

Lot 81

17 Penford Crescent Rochedale, Qld.

SHEET INDEX

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3.	GROUND FLOOR PLAN
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Real Property Description

Lot: 81
RPD Part of Lot 5 on RP62430
Locality: Rochedale
Local Authority: Brisbane City

SITE
Lot Area = 332.07 m²
Site Cover Allowed 60.0%
Site Cover Provided 46.60% = 155.00 m²

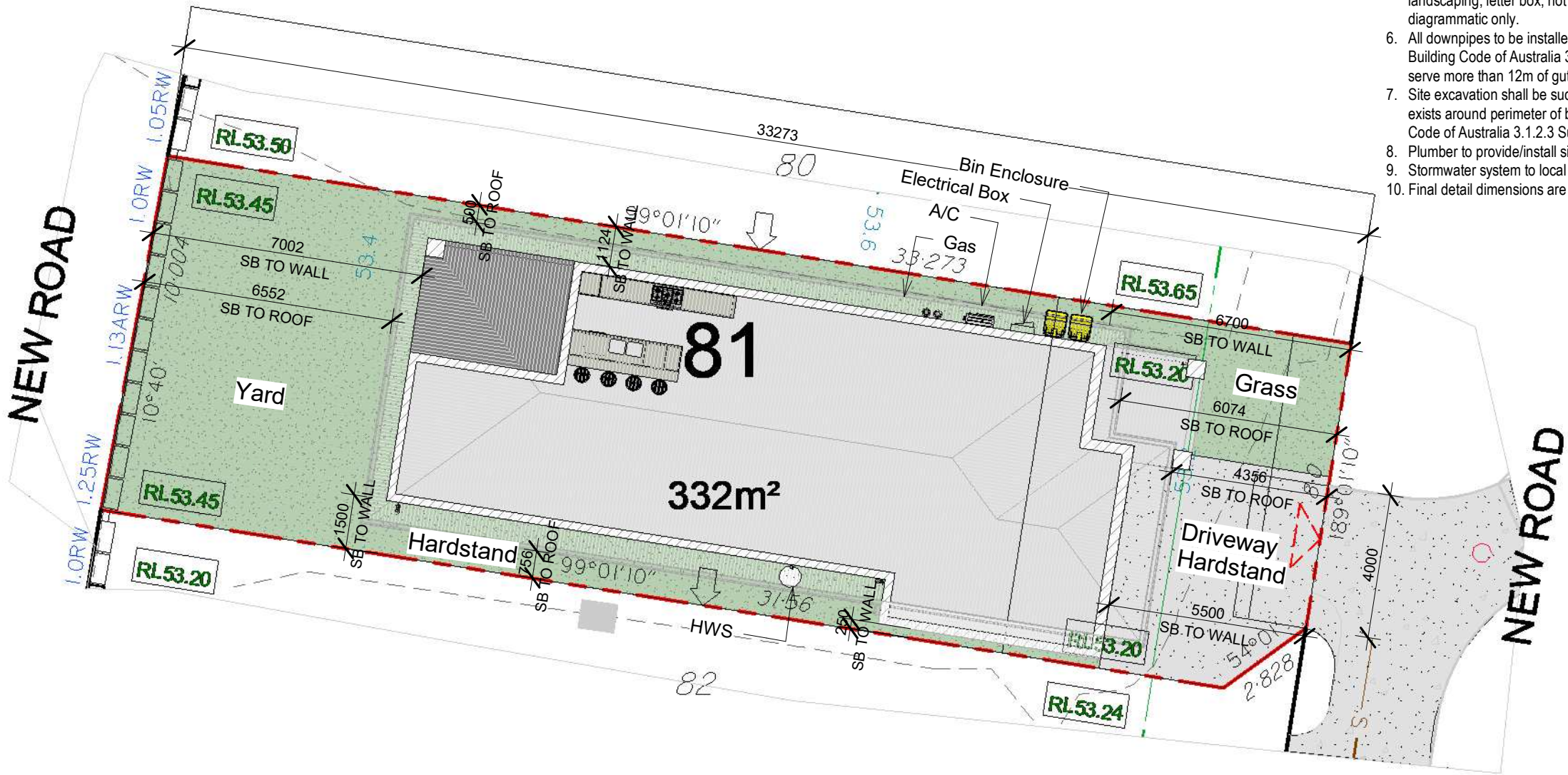
Area Schedule

01-GFL
Porch 8 m²
Alfresco 16 m²
Garage 31 m²
Ground Floor Living 99 m²

02-First Floor Lvl
Balcony 31 m²
First Floor living 117 m²
Grand total 302 m²

- NOTE:
- 1. ALL DOORS, ELECTRICAL APPLIANCE & PLUMBING SYMBOLS ARE DIAGRAMMATIC ONLY.
 - 2. REFER TO BUILDERS SPECIFICATIONS FOR DETAILS OF ALL FIXTURES.
 - 3. REFER FLOOR PLAN FOR DOWN PIPES LOCATIONS.
 - 4. CARPENTER TO ENSURE TIE DOWN & SUPPORT STUDS TO GIRDER LOCATIONS AS REQUIRED BY TRUSS MANUFACTURER.
 - 5. SMOKE ALARMS COMPLYING WITH AS 3786 TO BE INSTALLED AND CONNECTED TO CONSUMER MAINS
 - 6. POWER IN ACCORDANCE WITH B.C.A. 3.7.2
 - 7. ALL WET AREAS TO BE IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF AUSTRALIA 3.8.1

- NOTES:
- 1. All ground levels are approximate only.
 - 2. All plumbing and draining is to comply with standard sewerage by-laws and requirements of the local authority.
 - 3. All stairs are to have 190mm max risers and 240mm min goings.
 - 4. All works are to be constructed in accordance with the current National Construction Code Suite, Building Code of Australia, the current Australian Standards and all relevant current trade and technical manuals.
 - 5. Disclaimer: Driveway, paths, clothes lines, storm water lines, landscaping, letter box, hot water system & ground pits are diagrammatic only.
 - 6. All downpipes to be installed in accordance with the current Building Code of Australia 3.5.2.5. Each downpipe must not serve more than 12m of gutter length.
 - 7. Site excavation shall be such that 1000mm wide by 1:20 grade exists around perimeter of building as per the current Building Code of Australia 3.1.2.3 Surface Water Drainage.
 - 8. Plumber to provide/install site drainage as required.
 - 9. Stormwater system to local council requirements.
 - 10. Final detail dimensions are to be decided on site.



1 00-Site Lvl
1 : 150

- NOTES:
- 1. LEVELS OF DWELLING TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
 - 2. BUILDER TO CHECK AND CONFIRM ALL MEASUREMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - 3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE AT ALL TIMES.
 - 4. STORM WATER THROUGH P.V.C. PIPE TO LOCAL COUNCIL REGULATIONS.
 - 5. BUILDER TO ENSURE ALL RELEVANT SEARCHES HAVE BEEN CARRIED OUT REGARDING LOCATION OF EASEMENTS, STORM WATER & SEWER PRIOR TO CONSTRUCTION.

Project: Proposed Lot 81
Client: Luxstar Homes
Location: 17 Penford Crescent
Rochedale, Qld.

No. 4
Description DA Set
Date 2021.04.18

A1-01

Date 2021.03.12
Drawn by MOA
Checked by FBH
Scale 1 : 150 Sheet

Site Plan

Project number
0620-006

Rev No: 4

NORTH POINT



Window Schedule				
Type Mark	Level	Width	Height	Count
01-GFL				
W1	01-GFL	1200	1200	3
W2	01-GFL	900	1200	1
W3	01-GFL	900	600	1
W4	01-GFL	600	1800	1
W8	01-GFL	1200	1800	1
W9	01-GFL	2670	1760	1

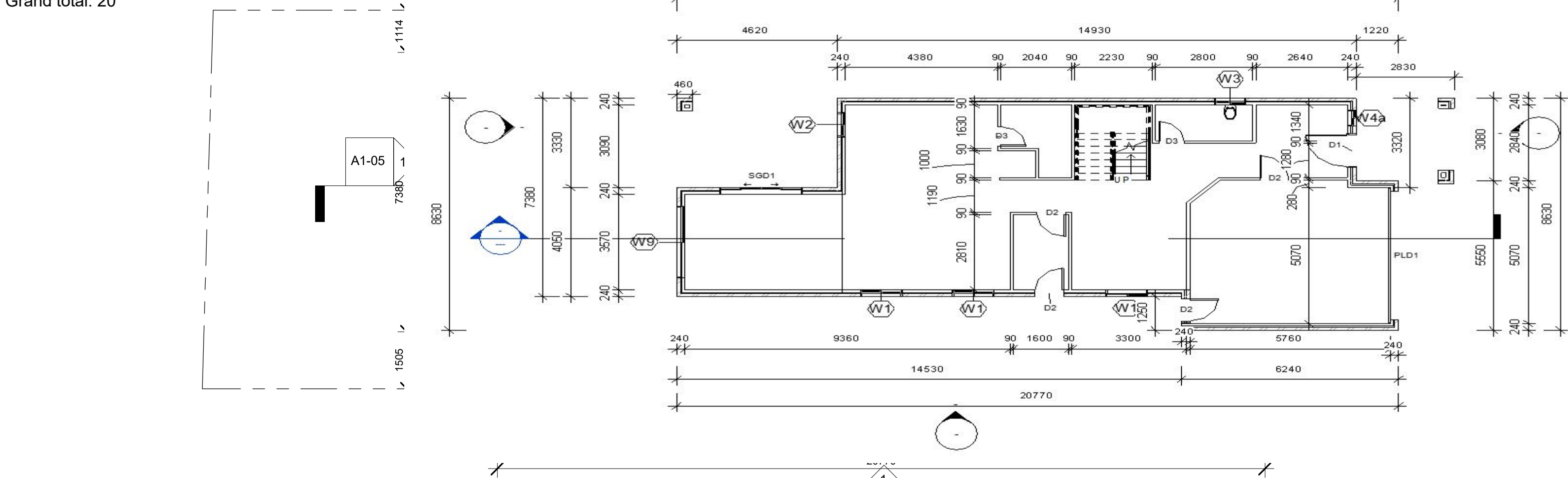
02-First Floor Lvl				
W1	02-First Floor Lvl	1200	1200	5
W3	02-First Floor Lvl	900	600	2
W3a	02-First Floor Lvl	900	300	1
W4a	02-First Floor Lvl	600	1800	1
W5	02-First Floor Lvl	2000	1200	2
W7	02-First Floor Lvl	2100	1500	1

Grand total: 20

Door Schedule				
Type Mark	Level	Width	Height	Count
00-Site Lvl				
PLD1	00-Site Lvl	4800	2100	1
01-GFL				
D1	01-GFL	1200	2040	1
D2	01-GFL	820	2040	4
D3	01-GFL	720	2040	2
SGD1	01-GFL	2400	2100	1
02-First Floor Lvl				
D2	02-First Floor Lvl	820	2040	4
D3	02-First Floor Lvl	720	2040	3
D5	02-First Floor Lvl	720	2040	2
SGD1	02-First Floor Lvl	2400	2100	1

Grand total: 18

NOTE:
Metal sheet roofing installation to be carried out in accordance with National Construction Code and product manufacturers specifications.

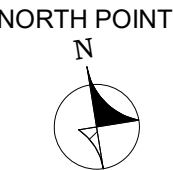


1 01-GFL
1 : 100

No. 5
Description Revised Setbacks
Date 2021.06.19

A1-02
Date 2021.03.12
Drawn by MOA
Checked by FBH
Scale 1 : 100 Sheet
Project number **0620-006**
Rev No: 5

Ground Floor Plan



NOTES:
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W3	01-GFL	900	600	1
W4	01-GFL	600	1800	1
W8	01-GFL	1200	1800	1
W9	01-GFL	2670	1760	1

02-First Floor Lvl

W1	02-First Floor Lvl	1200	1200	5
W3	02-First Floor Lvl	900	600	2
W3a	02-First Floor Lvl	900	300	1
W4a	02-First Floor Lvl	600	1800	1
W5	02-First Floor Lvl	2000	1200	2
W7	02-First Floor Lvl	2100	1500	1

Grand total: 20

Door Schedule				
Type Mark	Level	Width	Height	Count

00-Site Lvl

PLD1	00-Site Lvl	4800	2100	1
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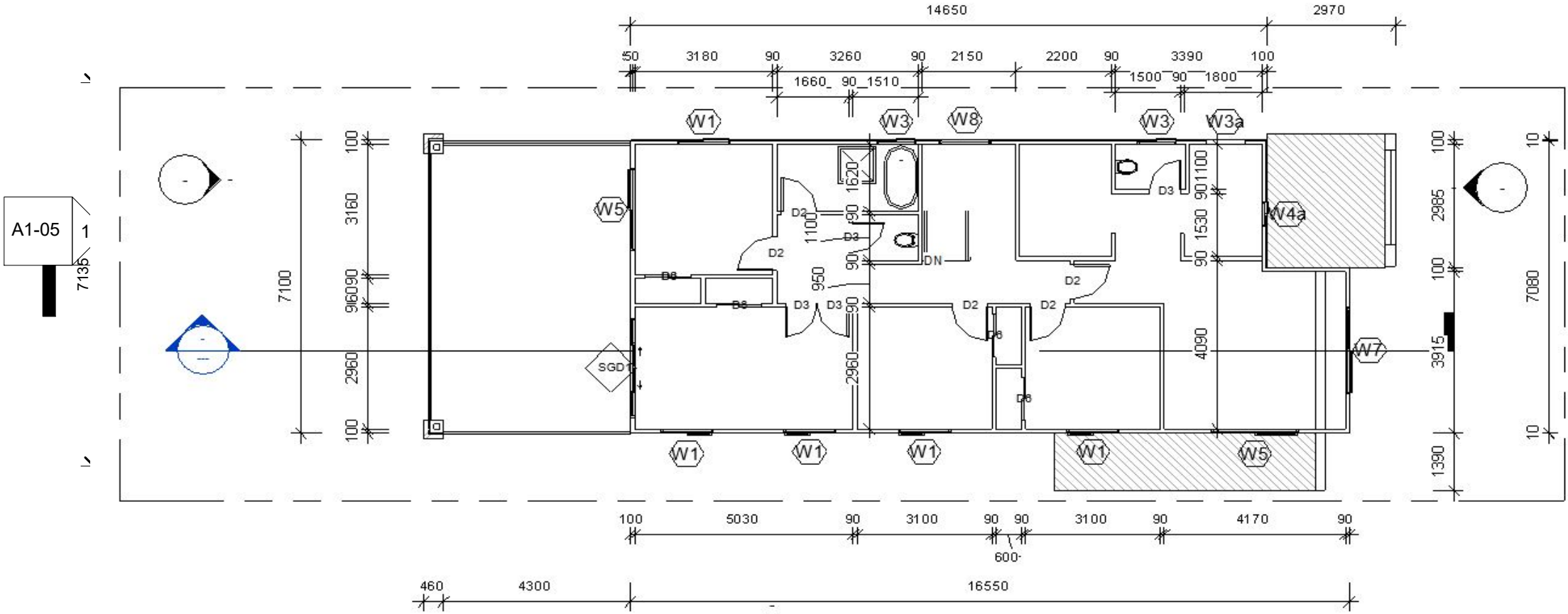
01-GFL

D1	01-GFL	1200	2040	1
D2	01-GFL	820	2040	4
D3	01-GFL	720	2040	2
SGD1	01-GFL	2400	2100	1

02-First Floor Lvl

D2	02-First Floor Lvl	820	2040	4
D3	02-First Floor Lvl	720	2040	3
D5	02-First Floor Lvl	720	2040	2
SGD1	02-First Floor Lvl	2400	2100	1

Grand total: 18



1 02-First Floor Lvl
1 : 100

No.	Description	Date
5	Revised Setbacks	2021.06.19

A1-03

Date	2021.03.12
Drawn by	MOA
Checked by	FBH
Scale	1 : 100 Sheet

Level 1 Plan

Project number	0620-006
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Rev No: 5

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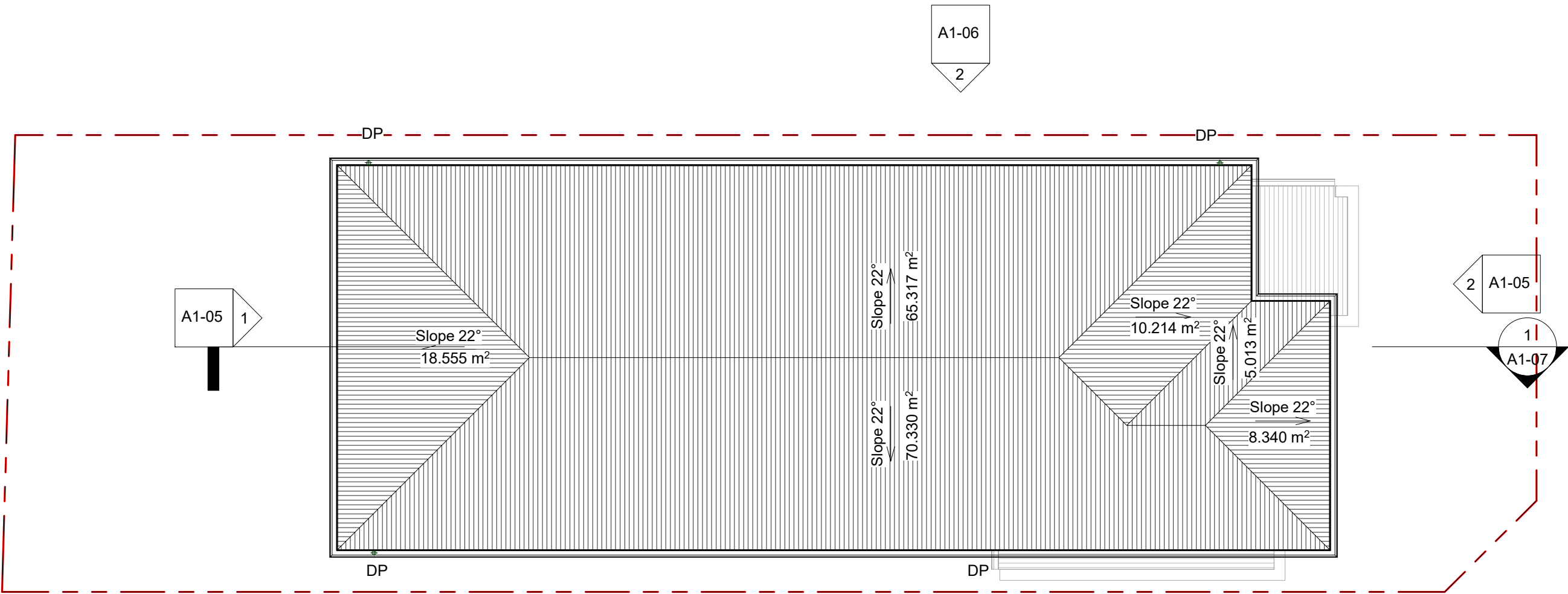
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Location: 17 Penford Crescent,
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BUILDER:



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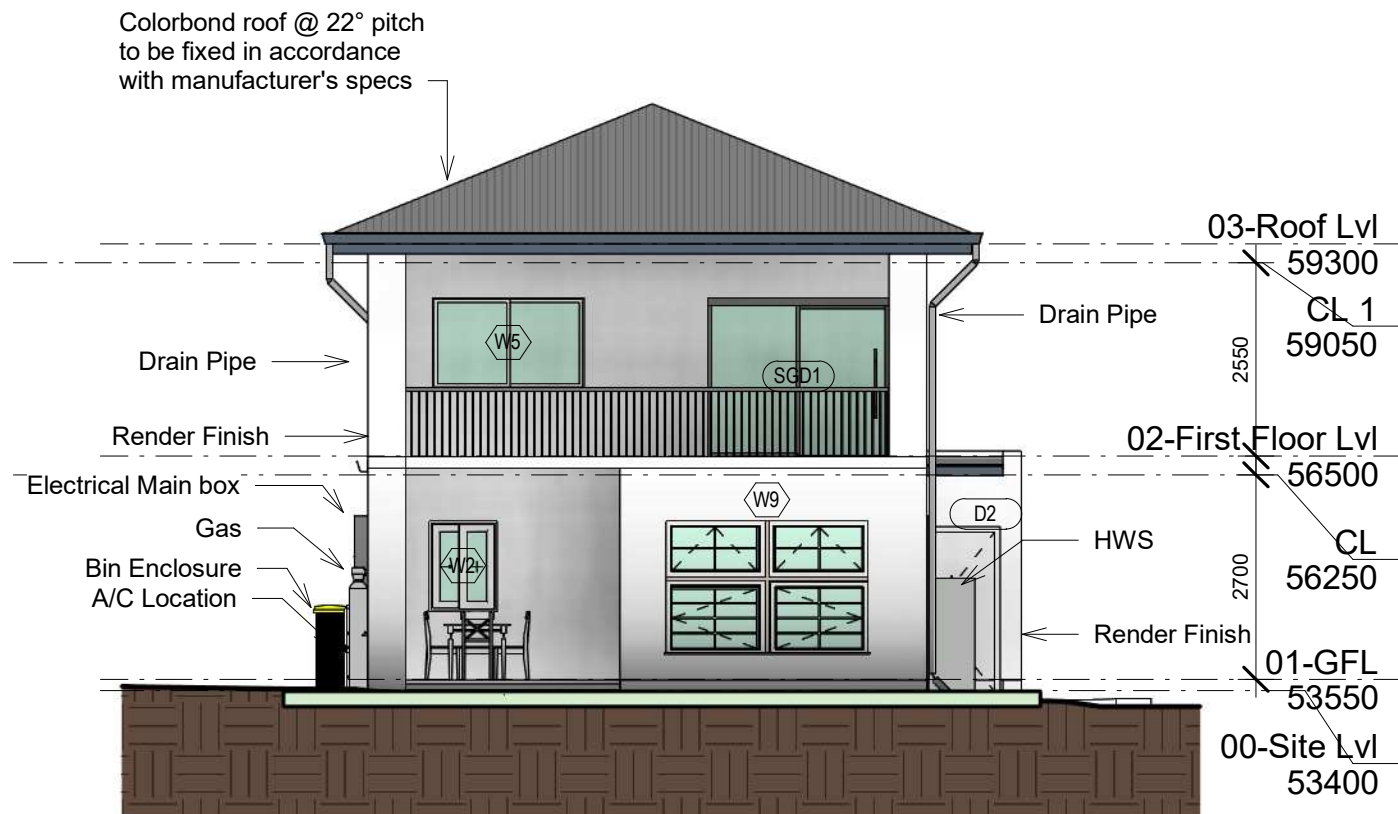


1 03-Roof Lvl
1 : 100
Roof Area 191.731 m²

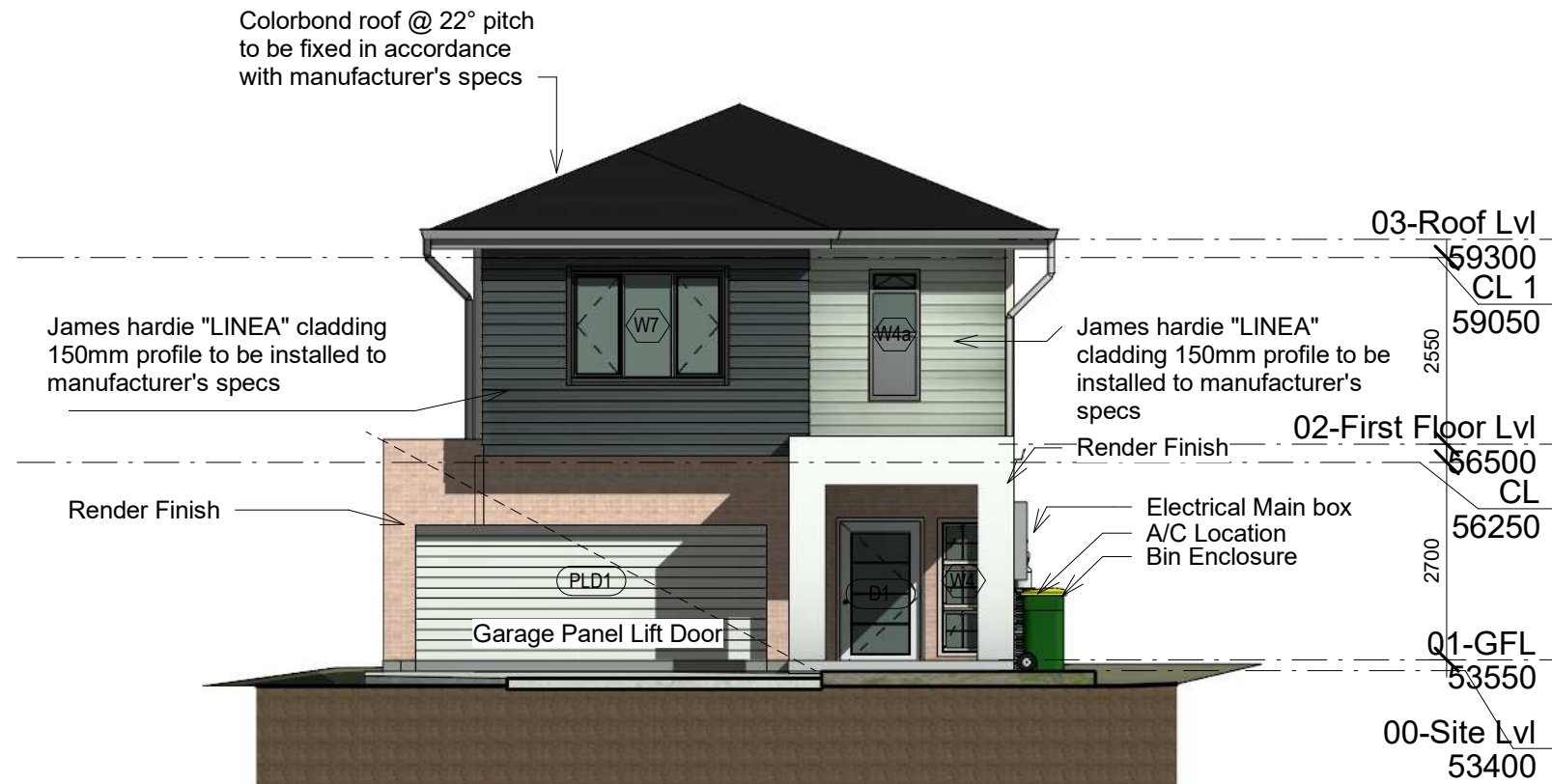
1 A1-06									
No.	Description	Date	A1-04		<u>Roof Plan</u>		NORTH POINT		
5	Revised Setbacks	2021.06.19	Date	2021.03.12	MOA	Project number			
			Drawn by	FBH	<u>0620-006</u>				
			Checked by						
			Scale	1 : 100 Sheet	Rev No: 5				

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① East
1 : 100



② West
1 : 100



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Project: Proposed Lot 81

Client: Luxstar Homes

Location: 17 Penford Crescent,
Rosedale, Qld.

No.

5

Description

Revised Setbacks

Date

2021.06.19

A1-06

Date

2021.03.12

Drawn by

MOA

Checked by

FBH

Scale

1 : 100 Sheet

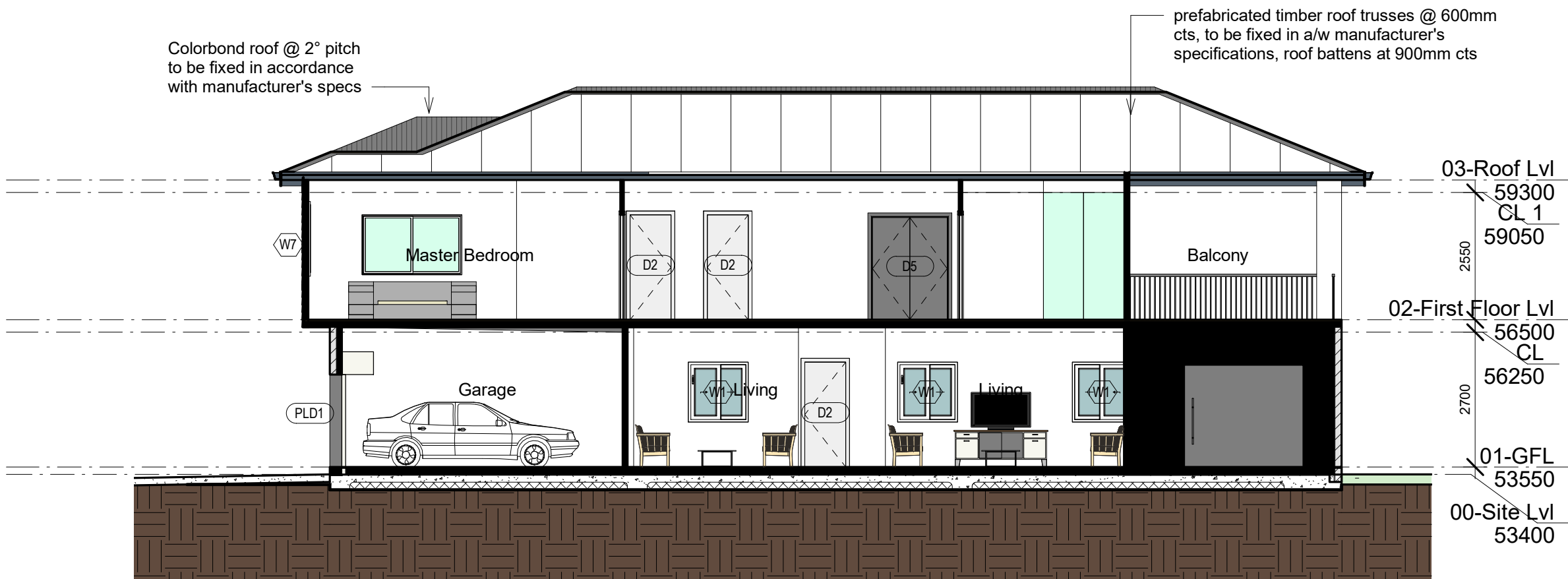
Elevation 3, 4

Project number

0620-006

Rev No: 5

NORTH POINT



1 Section A
1 : 100

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Rosedale, Qld.

No.

5

Description

Revised Setbacks

Date

2021.06.19

A1-07

Date

2021.03.12

Drawn by

MOA

Checked by

FBH

Scale

1 : 100 Sheet

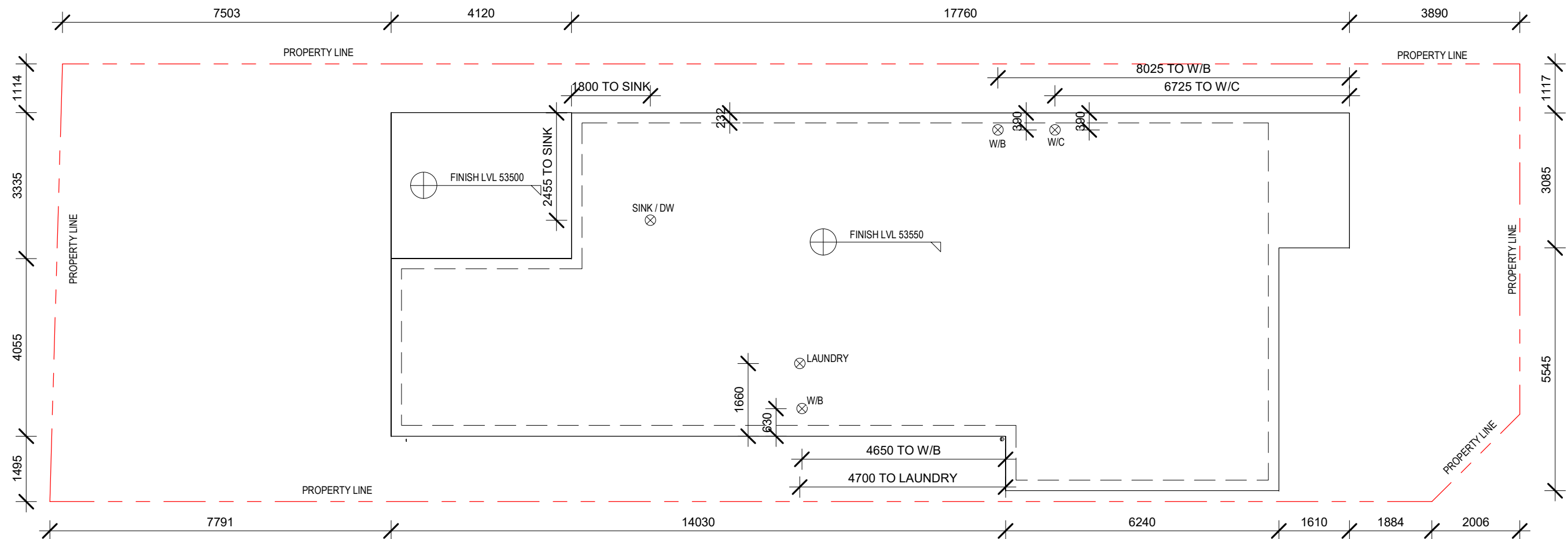
Section A

Project number

0620-006

Rev No: 5

NORTH POINT



1 01-GF SLAB SETTING OUT
1 : 100

