



LIVIA HAWKER
DESIGN & DRAFTING

**UNIT 3, LOT 888 COASTAL RISE,
QUINNS ROCKS.**

AHLQUIST

1/4/21 balcony and window amends

DRAWN - Livia Hawker

DATE - 18/02/21

SCALE - 1:100

SHEET 1 OF 5

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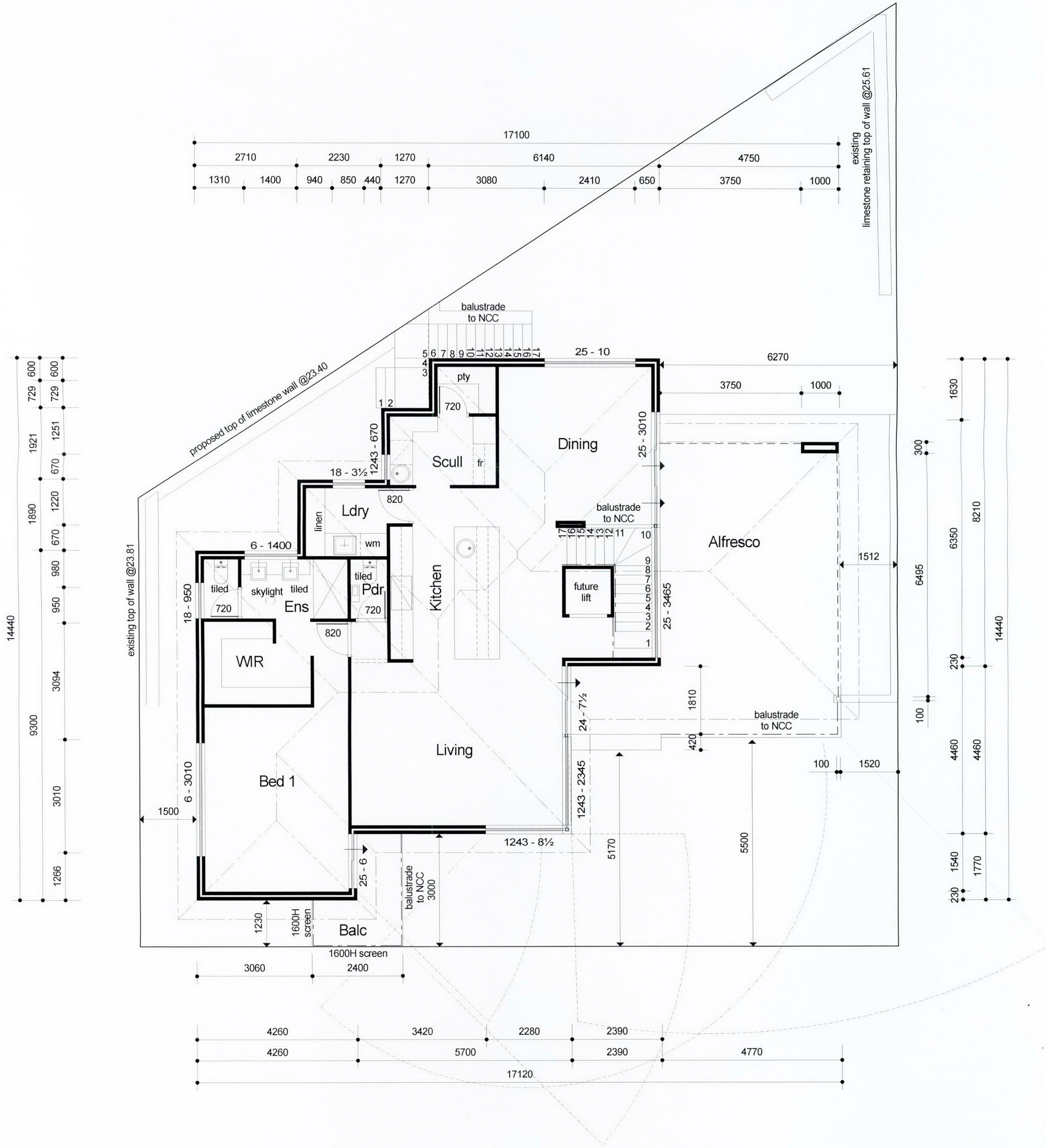
AREAS	
Ground Floor	128.90m ²
Upper Floor	130.44m ²
Garage/Store	49.22m ²
Porch	3.92m ²
Alfresco	42.80m ²
Balcony	5.97m ²
TOTAL AREA	361.25m²
Site	: 372.44m ²
Driveway 50%	: 88.65m ²
Site cover	: 177.16m ²
Site Coverage	: 46.5%

S SMOKE DETECTORS
SMOKE DETECTOR HARDWIRED & INTERLINKED IN ACCORDANCE WITH THE BCA AND AS 3786

PLUMBER NOTE
RWP LOCATIONS ARE INDICATIVE ONLY NUMBER AND POSITION OF RWP'S AT THE DISCRETION OF PLUMBER.

BUILDER NOTE
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS WHERE THEY DIFFER ENGINEERS DRAWINGS MUST TAKE PRECEDENCE
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION

GENERAL NOTES
CEILING HEIGHTS AS SHOWN ON PLANS.
COLORBOND ROOF 25 DEGREE PITCH.
STANDARD CONCRETE FOOTINGS TO ENGINEERS DETAILS TO AS3600.
ROOF & WALL FRAMING MGP10 TO AS1684.2.
COLORBOND GUTTER - PROFILE TO MATCH EXISTING.
STANDARD GYPROCK LINING TO CEILINGS THROUGHOUT WITH WATER RESISTANT GYPROCK LINING TO WET AREAS.
R4.1 FIBREGLASS INSULATION TO CEILINGS & R2 INSULATION TO ALL FRAMED WALLS IN ACCORDANCE WITH BCA ENERGY EFFICIENCY REGULATIONS.

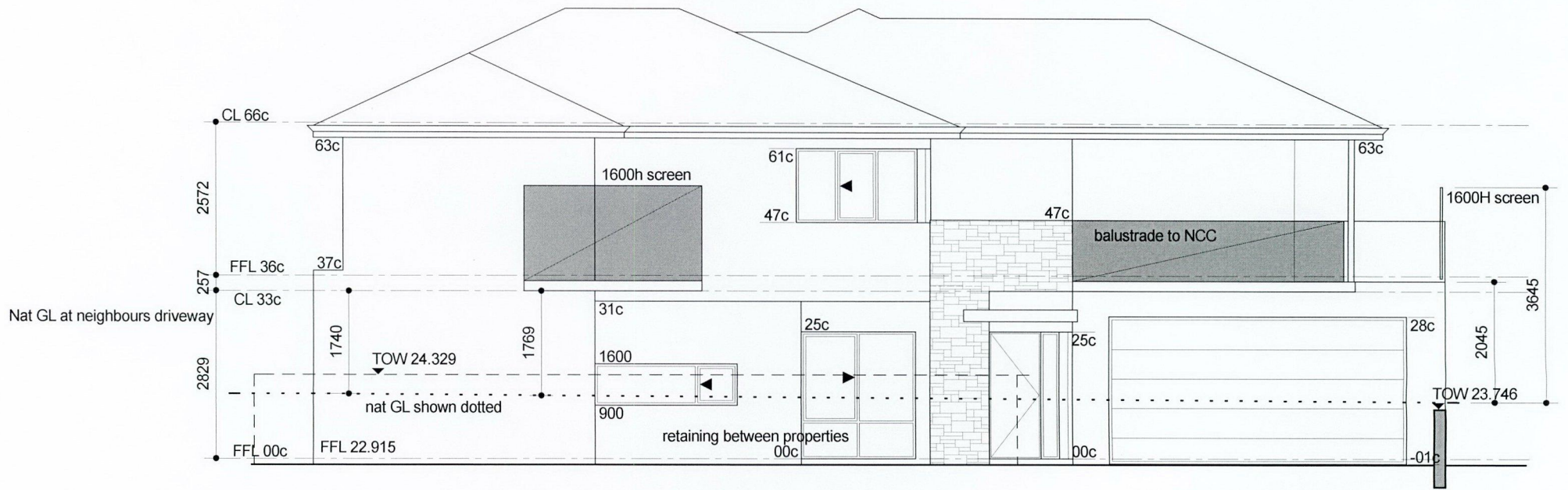


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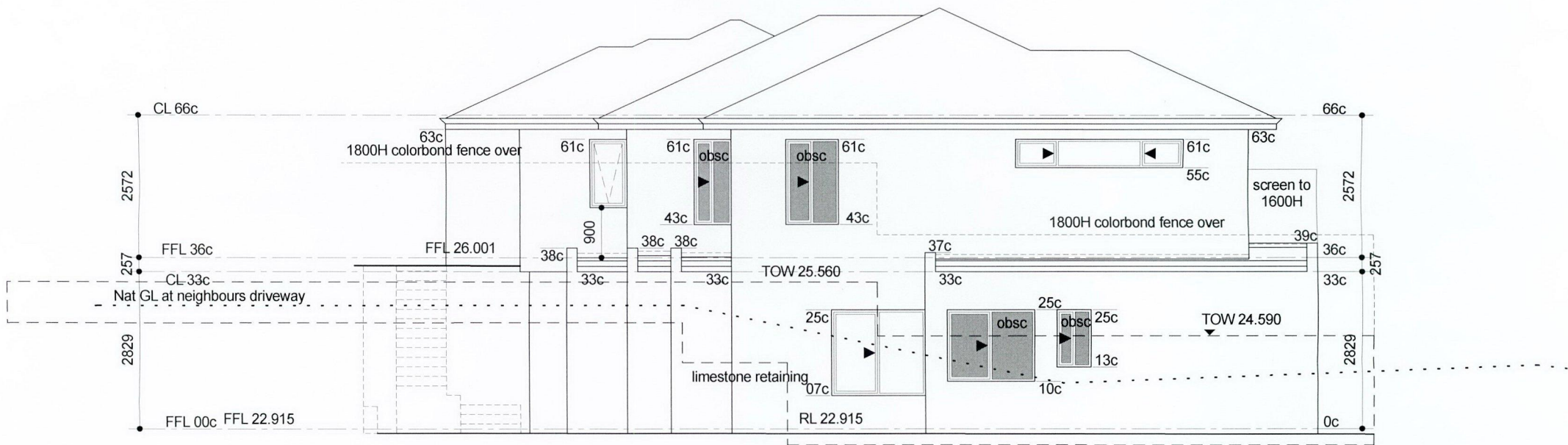
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AHLQUIST

1/4/21 balcony and window amends
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SHEET 2 OF 5

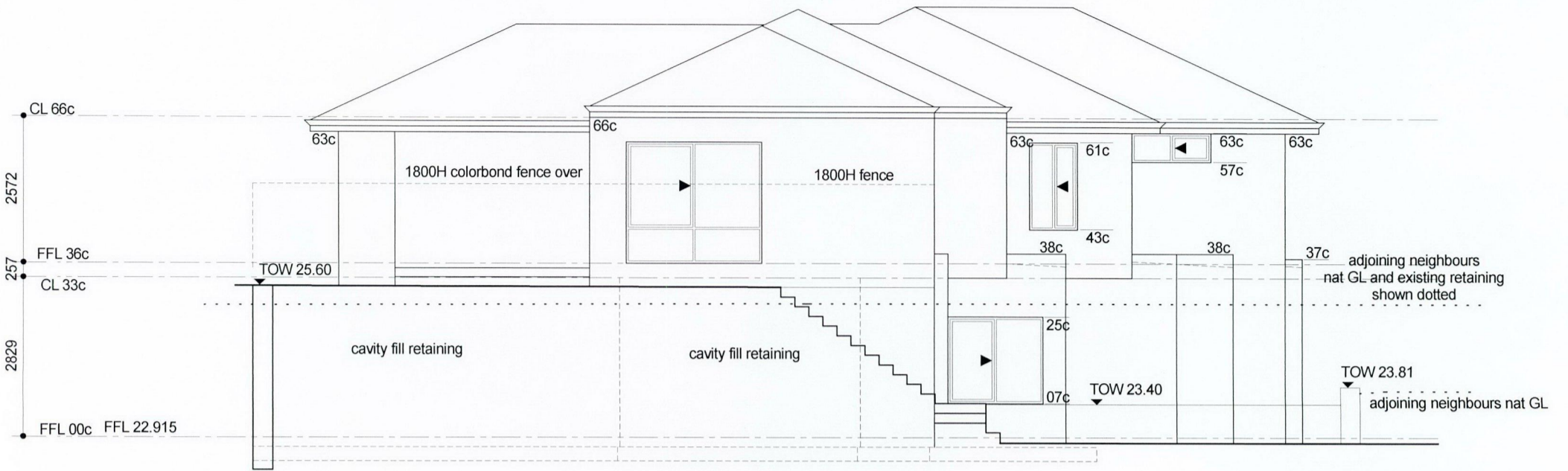
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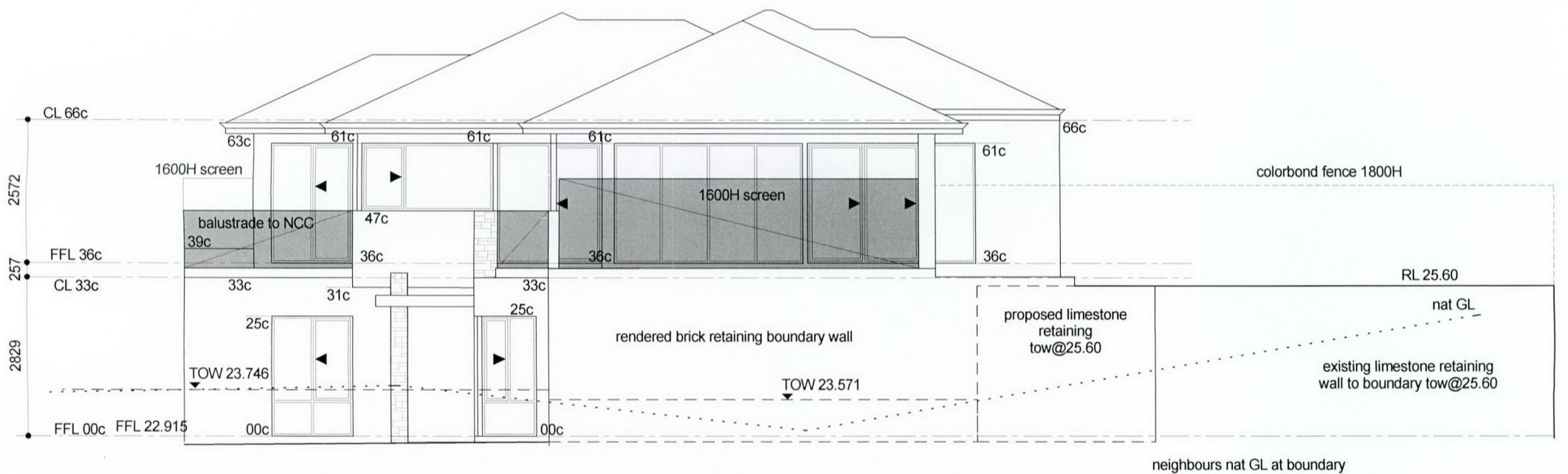
Northern Elevation



Eastern Elevation



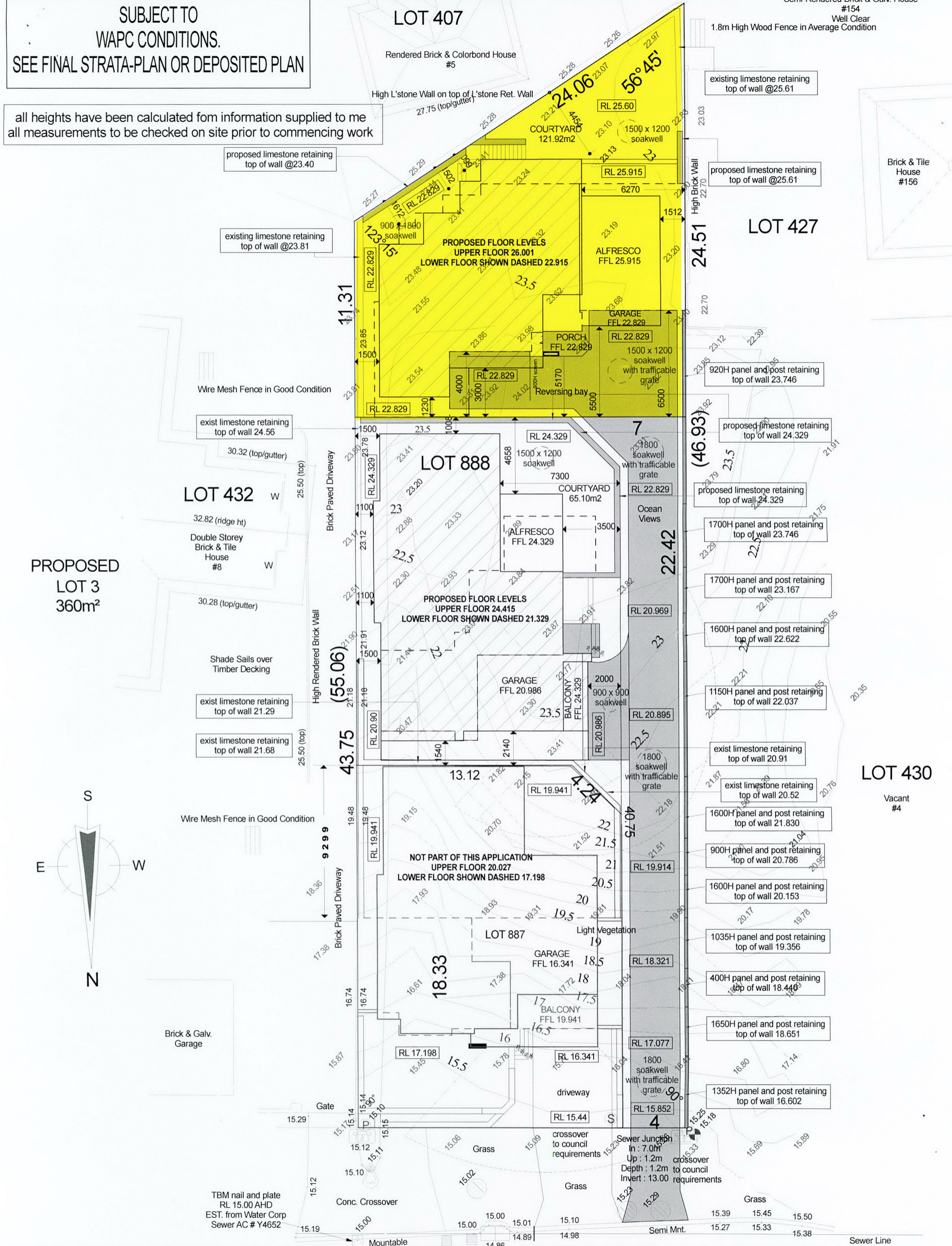
Southern Elevation



Western Elevation

**SUBJECT TO
WAPC CONDITIONS.
SEE FINAL STRATA-PLAN OR DEPOSITED PLAN**

all heights have been calculated from information supplied to me
all measurements to be checked on site prior to commencing work



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**UNIT 2 LOT 888 COASTAL RISE,
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AHLQUIST

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DRAWN - Livia Hawker
DATE - 19/09/19
SCALE - 1:200
SHEET 5 OF 5

**COASTAL
RISE**