



ARTIST IMPRESSION
ONLY MATERIALS AND COLOURS WILL VARY

RP DESCRIPTION

Lot 22 on SP 301475
Site Area: 472.00 m²
Local Authority: MBRC



LIVING	87.17 m ²
GARAGE	21.28 m ²
ALFRESCO	5.62 m ²
PORCH	2.52 m ²
UNIT 1 TOTAL	116.60 m ²
LIVING	45.00 m ²
ALFRESCO	12.46 m ²
GARAGE	22.24 m ²
PORCH	2.62 m ²
UNIT 2 TOTAL	82.31 m ²
TOTAL	198.91 m ²

SITE INFORMATION

NOTE: CONCEPT DESIGN PREPARED
PRIOR TO ACCURATE SITING
INFORMATION BEING PROVIDED
ALL RETAINING AND SERVICES
LOCATIONS NOTED ARE SUBJECT TO
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ALL LEVELS TO BE CONFIRMED BY BUILDER
ON SITE PRIOR TO CONSTRUCTION
SUBJECT TO COVENANT & LOCAL GOVT.
APPROVAL. ALL SETBACKS TBC ON SITE

DESIGN CONCEPT

Rev.	Date	Description	Iss.
-	10/10/19	CONCEPT DESIGN	DM

Drawing Title:
Concept

Proposed Residence for: New Client
At : Lot 22 CRONIN STREET, MORAYFIELD HEIGHTS
(STAGE 4) MORAYFIELD

Facade Type:
1

Colour Selection:

Landscape Selection:

Date:
10/10/2019

Drawing No.
19602

Design Name:
DUAL OCC

Drawn:
DM

Sheet No.
0

REAL PROPERTY DESCRIPTION:

Lot 22 on SP 301475
Site Area: 472.00 m²
Local Authority: MBRC

DRAINAGE:
Soil & Sullage Drainage to Council Sewer in accordance with Water Supply & Sewerage Act & Amendments
Stormwater Drainage to be in accordance with A.S.3500 & Local Authority requirements

NOTES:
All Drainage to comply with B.C.A. Part 3.1.2 Drainage.
Fall finished ground @1:20 for min 1000mm around perimeter of Foundations.
Alternative methods of surface water control to be approved by private Certifier prior to instillation.
All Earthworks to be in accordance with B.C.A. Part 3.1.1 OR Engineers Specification.

SITE WORKS:

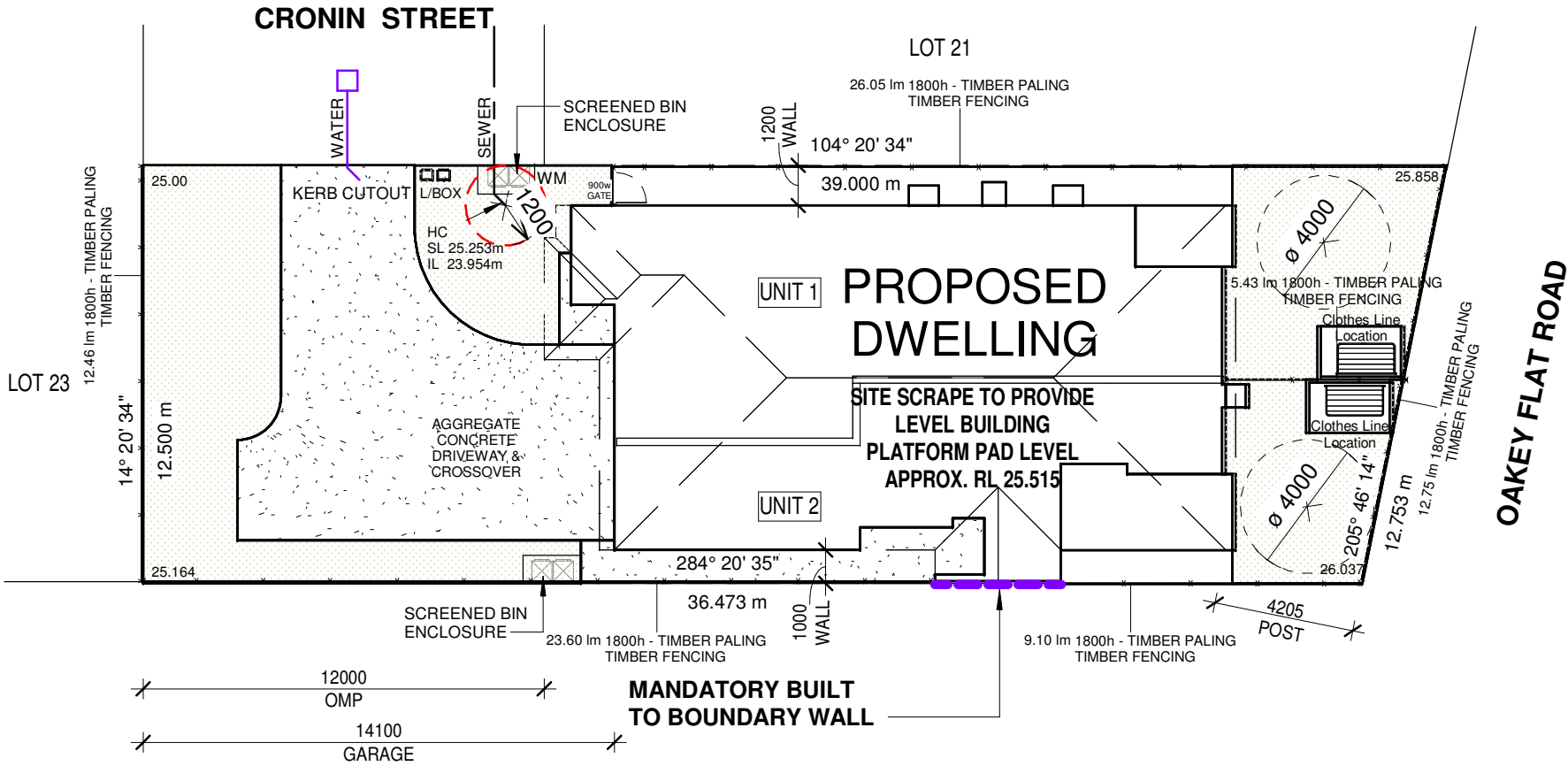
- ALL CONTOURS AND LEVELS SHOWN SHOULD BE CONFIRMED BY A LICENSED SURVEYOR.
- ALL SURVEY PEGS ARE TO BE LOCATED BEFORE THE COMMENCEMENT OF ANY EARTH WORKS.
- THE SITE IS TO BE PREPARED IN ACCORDANCE WITH THE ENGINEER' REPORT IF APPLICABLE.
- FOUNDATIONS ARE TO BE PREPARED SO THAT FOOTINGS ARE PLACED ON LEVEL, UNDISTURBED MATERIAL.
- THE SITE IS TO BE EXCAVATED AND/OR FILL TO THE LEVELS SHOWN.
- CONSTRUCTION AREA IS TO BE CLEARED OF ALL VEGETATION, TOPSOIL AND UPPER STRATA CONTAINING ORGANIC MATTER.
- GROUND SURFACE IS TO BE SLOPED AWAY FROM THE BUILDING AT A MINIMUM SLOPE OF 1:20 FOR A MINIMUM DISTANCE OF 1000mm, AND TO A POINT WHERE PONDING WILL NOT OCCUR.
- DISH DRAINS, STORMWATER LINES OR AGG PIPES ARE TO BE PROVIDED AS REQUIRED OR INDICATED TO FACILITATE DRAINAGE OF WATER AWAY FROM THE BUILDING.
- ROOFWATER IS TO RUN OFF TO A STREET CHANNEL OR STORMWATER WITH PIPES AS SHOWN ON HYDRAULICS PLAN WITH A MINIMUM FALL OF 1:100 AWAY FROM THE BUILDING.
- ALL DOWN PIPES ARE TO BE CONNECTED TO STORMWATER LINES.
- TEMPORARY DOWN PIPES ARE TO BE PROVIDED AT DOWN PIPE LOCATIONS DURING CONSTRUCTION, TO ALLOW ROOF WATER TO DRAIN ONTO THE GROUND A MINIMUM OF 2m AWAY FROM THE BUILDING.
- ALL DOWNPIPE LOCATIONS, UNDERGROUND SERVICES AND STORMWATER LINE, ETC ARE TO BE LOCATED PRIOR TO CONSTRUCTION.
- ANY SLAB WHICH IS CONSTRUCTED ON EITHER CUT OR FILL, TAPER BATTERS WILL HAVE A MAXIMUM SLOPE OF 1:1 FOR CUT, AND 1:2 FOR FILL.
- ALL VEHICULAR ACCESS AND DRIVEWAY ARE TO HAVE A MAXIMUM SLOPE OF 1:4.
- ANY FENCES OR RETAINING WALLS ARE TO HAVE A MAXIMUM HEIGHT OF 1800mm WHEN PLACED ON A BOUNDARY UNLESS APPROVED OTHERWISE.
- SANITARY DRAINAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AUTHORITY AND THE HYDRAULIC DRAWINGS OR PLANS PROVIDED BY THEM.
- PRIOR TO EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHALL BE CONTACTED BY THE BUILDER FOR THE POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES.
- ALL WORKS ARE TO COMPLY WITH THE LOCAL AUTHORITY'S EROSION AND SEDIMENT CONTROL STANDARDS.
- EXTERNAL GROUND LEVELS ADJACENT TO THE BUILDING SHALL BE IN ACCORDANCE WITH BCA PART 3.3.2.3.

GENERAL NOTES
(APPLICABLE TO ALL DRAWINGS)

- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE COMPLIANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, RELEVANT LOCAL AUTHORITY CODES & THE BCA.
- TERMITE TREATMENT TO COMPLY WITH AUSTRALIAN STANDARD 3660.1, BCA & RELEVANT LOCAL AUTHORITY CODES.
- HANDRAILS AND BALUSTRADE TO COMPLY WITH THE BCA AND RELEVANT AUSTRALIAN STANDARDS.
- WHERE ITEMS REQUIRED FOR GOOD BUILDING PRACTICE, BUT NOT INCLUDED WITH SPECIFICATIONS OR DRAWINGS AND NOT REFERENCED IN EITHER, CONTRACTOR TO INCLUDE.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PHYSICALLY LOCATE THE EXTENT OF THE EXISTING SERVICES AND ONSITE FEATURES BOTH ABOVE AND BELOW THE GROUND AND NOTIFY THE PROPRIETOR OF ANY CLASH PRIOR TO CONSTRUCTION.
- ALL FLOOR AREAS SHOWN ARE INDICATIVE ONLY AND MAYBE SUBJECT TO CHANGE DUE TO CONSTRUCTION TOLERANCES.
- THESE DOCUMENTS HAVE BEEN PREPARED FOR THE BUILDING APPROVAL ONLY. CONTRACTOR TO CHECK DRAWINGS AND NOTIFY THE AUTHOR OF ANY DISCREPANCIES.
- CONTRACTOR TO PREPARE ADDITIONAL CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS AS IS DEEMED NECESSARY.
- ALL WINDOWS TO HAVE CLEAR GLAZING UNLESS OTHERWISE SPECIFIED. LAMINATED GLAZING TO WET AREA WINDOWS TO AS1288-2006.
- WC DOOR TO BE REMOVABLE AND FITTED WITH LIFT OFF HINGES WHERE REQUIRED AS PER BCA PART 3.8.3.3.
- WATERPROOFING TO WET AREAS TO COMPLY WITH AS3740.

RP DESCRIPTION

Lot 22 on SP 301475
Site Area: 472.00 m²
Local Authority: MBRC



AREA SCHEDULE - Site...	
Gross Building Area	175.686 m²
Exterior Area	23.226 m²

AREA SCHEDULE	
PORCH	2.52 m²
ALFRESCO	5.62 m²
GARAGE	21.28 m²
LIVING	87.17 m²
UNIT 1 TOTAL	116.60 m²
PORCH	2.62 m²
ALFRESCO	12.46 m²
GARAGE	22.24 m²
LIVING	45.00 m²
UNIT 2 TOTAL	82.31 m²
TOTAL FLOOR AREA	198.91 m²

SITE COVER			
SITE AREA :	472.00 m²	ACTUAL	REQUIRED
HABITABLE AREA :	175.42 m²	37.17 %	50 %
OPEN ELEMENTS:	23.49 m²	4.98 %	10 %
TOTAL SITE COVERAGE :	198.91 m²	42.14 %	

SITE PLAN

1 : 200

SITE INFORMATION

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SUNVISTA HOMES
HOMES FOR THE FUTURE

APEX

ALL LEVELS TO BE CONFIRMED BY BUILDER
ON SITE PRIOR TO CONSTRUCTION
SUBJECT TO COVENANT & LOCAL GOVT.
APPROVAL. ALL SETBACKS TBC ON SITE

DESIGN CONCEPT

Rev.	Date	Description	Iss.
-	10/10/19	CONCEPT DESIGN	DM

Drawing Title:
Site Plan

Proposed Residence for: New Client
At : Lot 22 CRONIN STREET, MORAYFIELD HEIGHTS
(STAGE 4) MORAYFIELD

Facade Type: 1

Colour Selection:

Landscape Selection:

Date:
10/10/2019

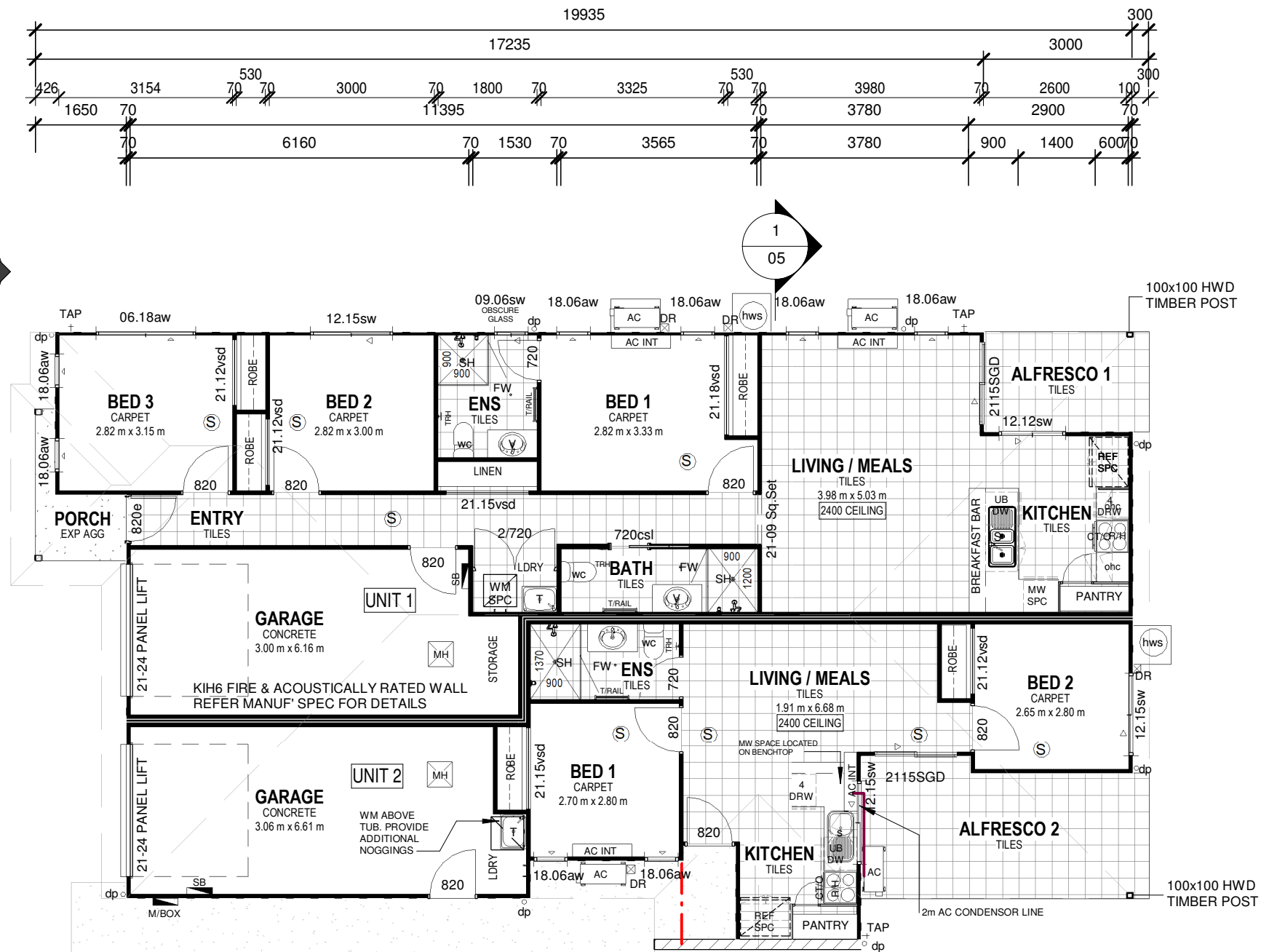
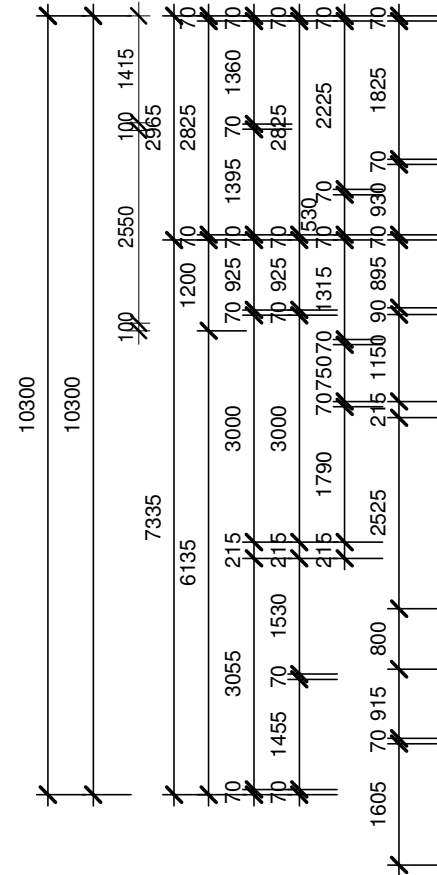
Drawing No.
19602

Design Name:
DUAL OCC

Drawn:
DM

Sheet No.
01

A/C	AIR CONDITIONER	OV	OVEN
B	BATHTUB	PTY	PANTRY
BR	BROOM CUPBOARD	RH	RANGE HOOD
CT	COOK TOP	RO	ROBE HOOK
DP	DOWN PIPE	S	SINK
DR	OVERFLOW DRAIN	S/A	SMOKE ALARM
DRW	DRAWERS	SH	SHOWER
DW	DISHWASHER	T	LAUNDRY TUB
FRG	FRIDGE	TR	TOWEL RAIL
HWS	HOT WATER SYSTEM	TRH	TOILET ROLL HOLDER
MH	MANHOLE	VB	VANITY BASIN
MW	MICROWAVE	WC	TOILET BASIN
OHC	OVERHEAD CUPBOARD	WM	WASHING MACHINE



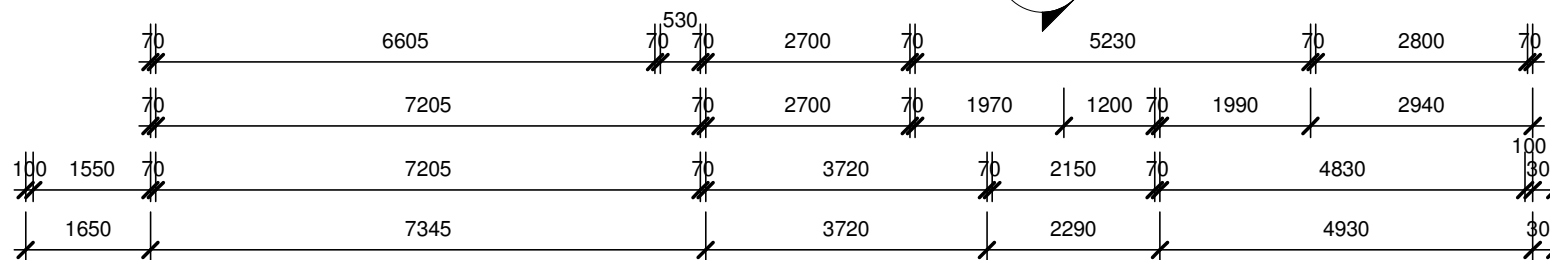
1

AREA SCHEDULE

<u>AREA SCHEDULE</u>	
PORCH	2.52 m ²
ALFRESCO	5.62 m ²
GARAGE	21.28 m ²
LIVING	87.17 m ²
UNIT 1 TOTAL	116.60 m ²
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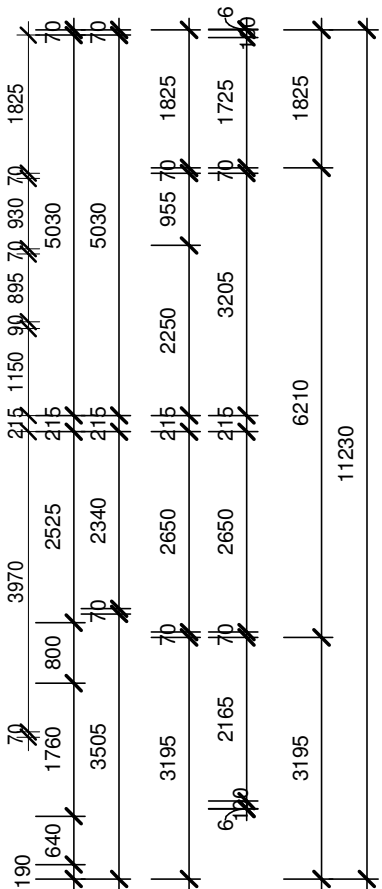
Floor Finish

Floor Finish	Area
CARPET	45.71 m ²
CONCRETE	41.14 m ²
EXP AGG	0.00 m ²
EXPOSED AGREGATE	0.00 m ²
TILES	85.12 m ²
WET AREA TILES	0.00 m ²



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Level	QUANTITY
F FFL	8
Total :	8



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Ground Floor

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(STAGE 4) MORAYFIELD

Landscape Selection:

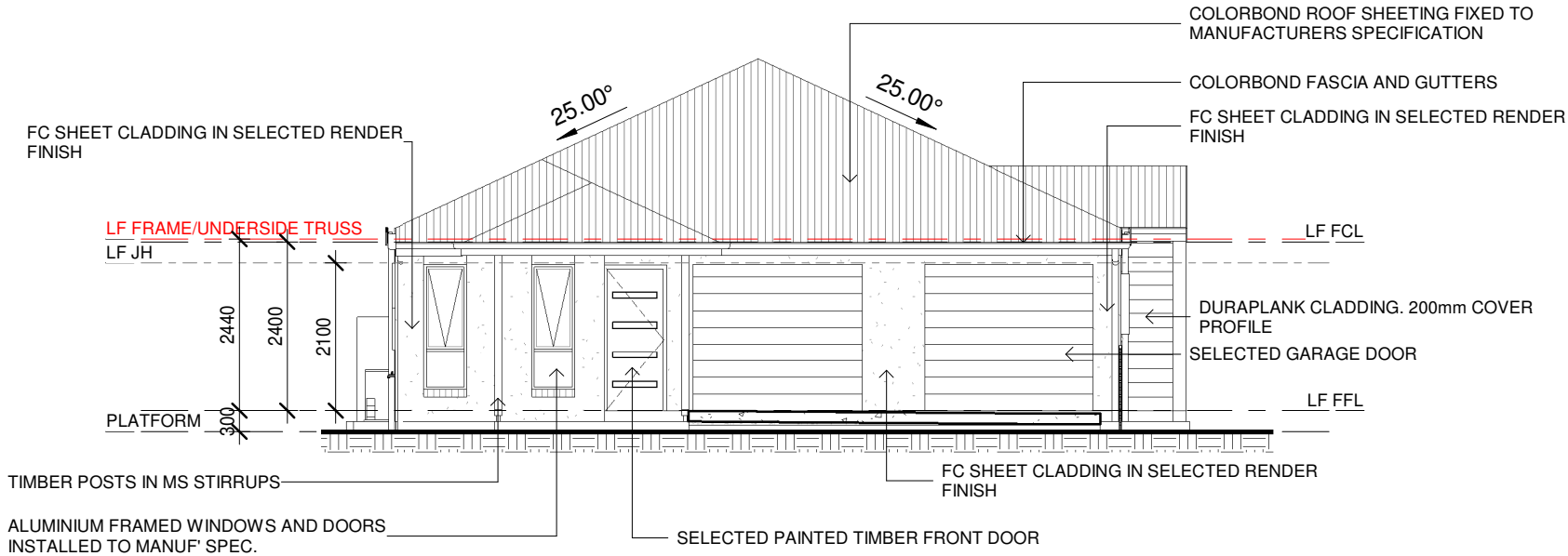
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DUAL OCC

Drawn: DM	Sheet No. 02
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RP DESCRIPTION

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Local Authority: MBRC

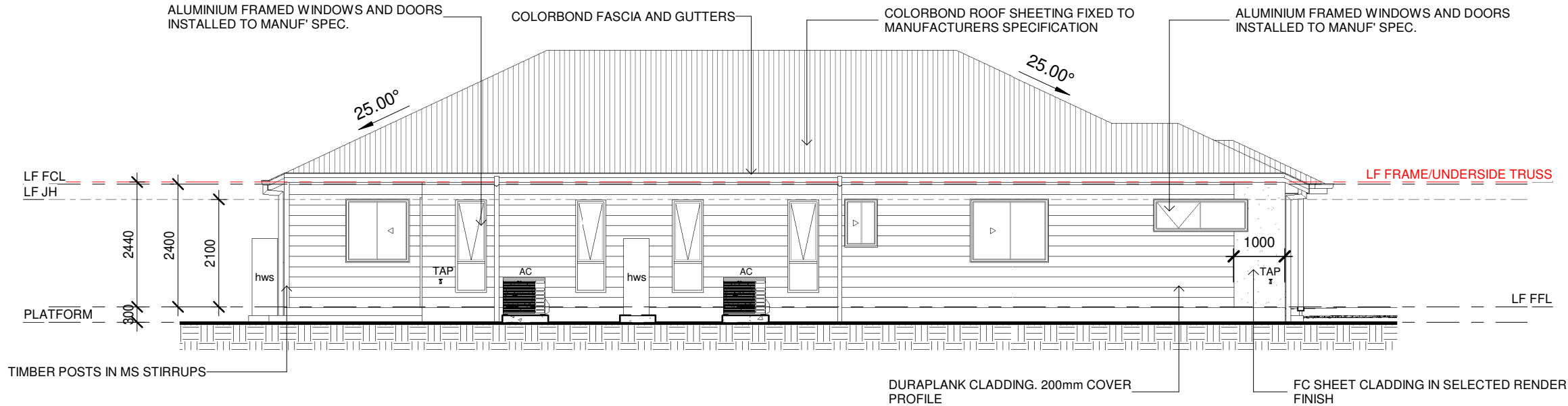
DOWNPIPE SCHEDULE	
Level	QUANTITY
LF FFL	8
Total :	8



1

Front Elevation

1 : 100



2

Side Elevation

1 : 100

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APEX

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Rev.	Date	Description	Iss.
-	10/10/19	CONCEPT DESIGN	DM

Drawing Title:
Elevations

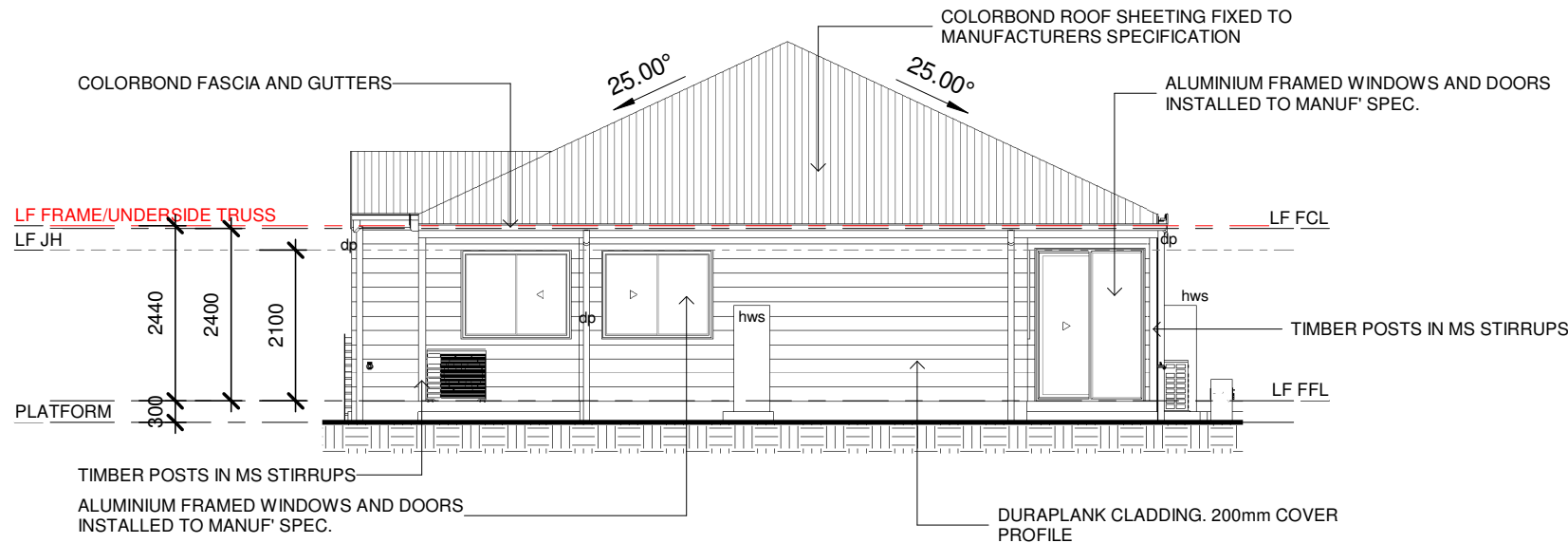
Proposed Residence for: New Client
At : Lot 22 CRONIN STREET, MORAYFIELD HEIGHTS (STAGE 4) MORAYFIELD

Facade Type: 1	Colour Selection:	Landscape Selection:
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Date: 10/10/2019	Drawing No. 19602
Design Name: DUAL OCC	Drawn: DM
	Sheet No. 03

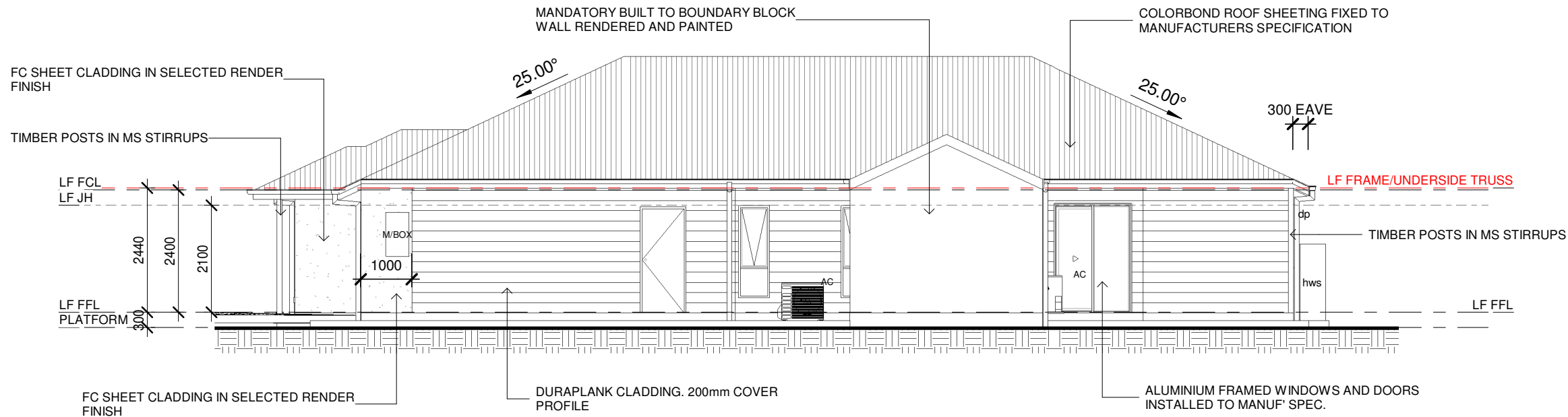
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DOWNPIPE SCHEDULE	
Level	QUANTITY
LF FFL	8
Total :	8



3 Rear Elevation

1 : 100



4 Side Elevation.

1 : 100

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<div>APEX</div>			<div>Facade Type:</div> <div>1</div>	<div>Colour Selection:</div>	<div>Landscape Selection:</div>														