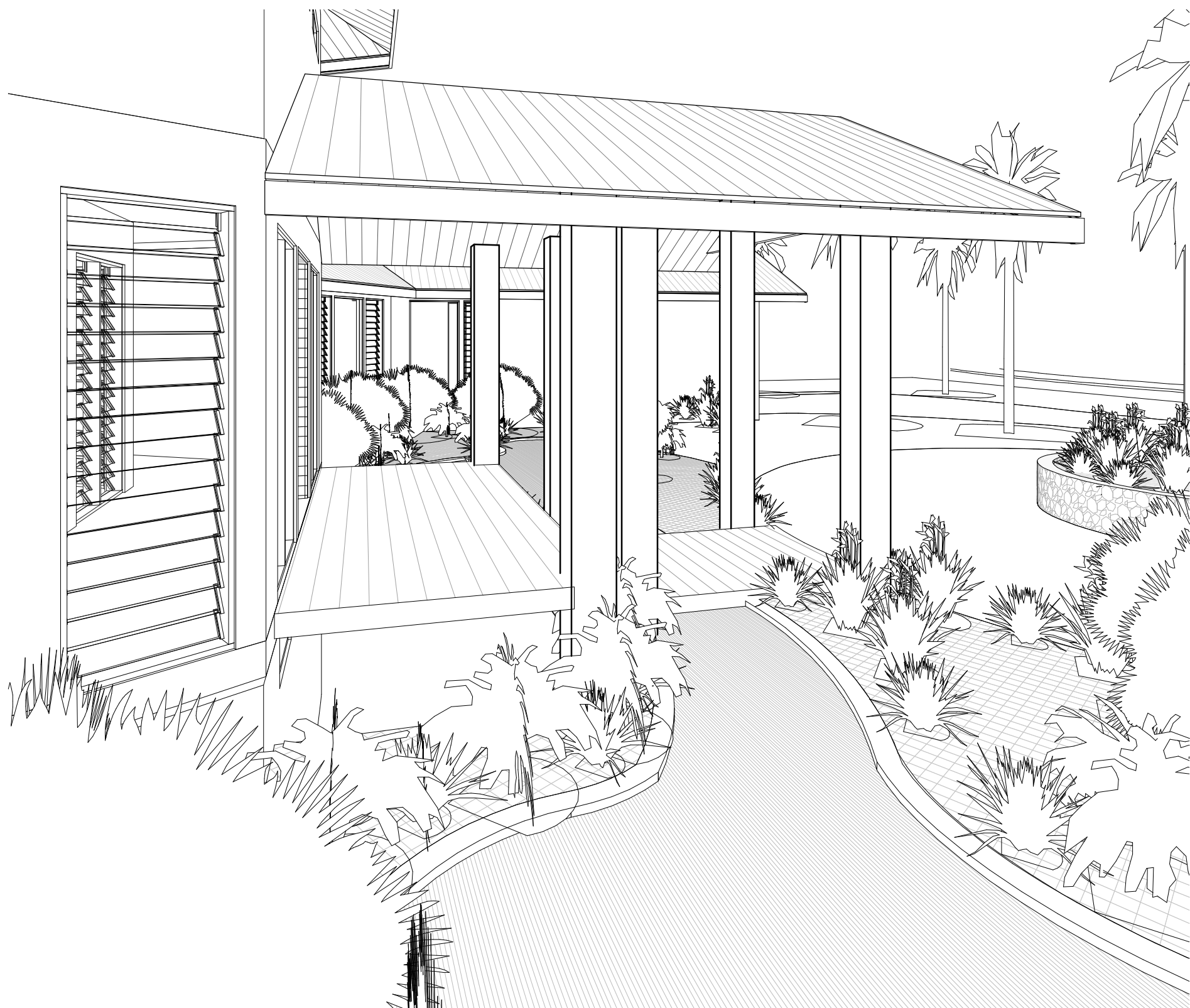


# QUAID RESIDENCE - 238 TATI ROAD MIALLO MOSSMAN QLD

## CONCEPT PLAN



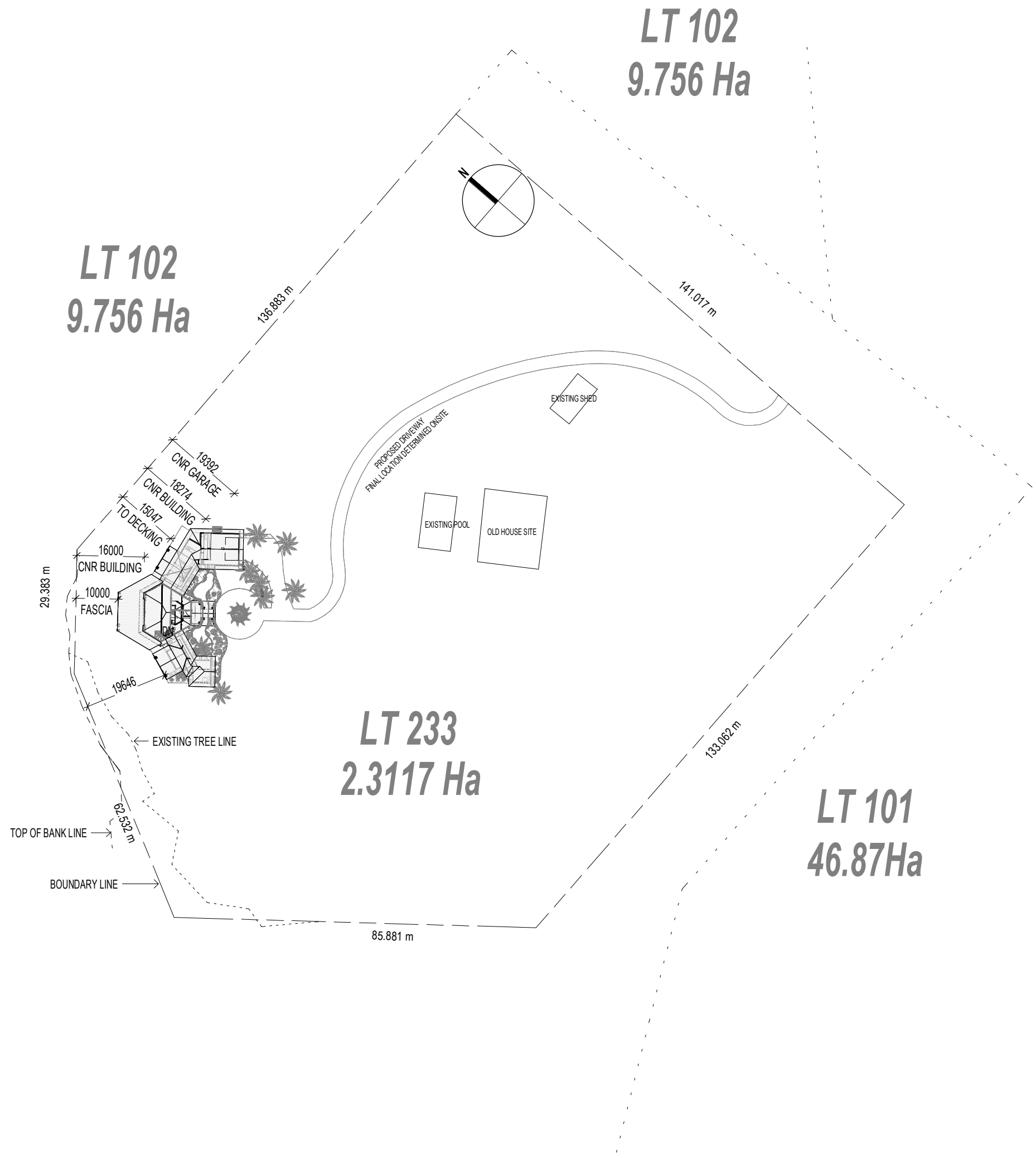
FLOOR AREAS	
BASEMENT FLOOR	
INTERNAL LIVING	113m²
SFL 1	
GARAGE	52m²
EXTERNAL UNDER COVER	163m²
INTERNAL NO COVER	20m²
INTERNAL LIVING	238m²
SFL 2	
INTERNAL LIVING	63m²
TOTAL AREAS	
GARAGE	52m²
EXTERNAL UNDER COVER	163m²
EXTERNAL NO COVER	20m²
INTERNAL LIVING	414m²
GFA SITE COVER	473m²
SITE AREA	23117m²
COVERAGE %	2.04%

MATERIALS & FINISHES SCHEDULE:	
WALLS:	
•	EXTERNAL WALLS TO BE MASONRY BLOCK CONSTRUCTION QUICKWALL CEMENT RENDER TO EXTERNAL SURFACES & PLASTER BOARD FINISH TO INTERNALS UNO.
•	INTERNAL WALLS TO BE TIMBER FRAME CONSTRUCTION PLASTER BOARD FINISH & PAINTED.
•	GABLES TO BE SCYON LINEAR CLADDING AND PAINTED
FLOORS:	
•	INTERNAL FLOORS TO BE POURED CONCRETE STRUCTURAL SLABS TILE FINISH UNO.
•	EXTERNAL FLOORS TO BE TILED OR DECKED AS NOTED.
ROOFS	
•	ALL ROOFS TO BE COLORBOND TRIMDECK PROFILE FINISH WITH COLORBOND FASCIA AND SQUARE GUTTER WOOLAND GREY COLOUR
PAINT & COLOURS	
•	EXTERNAL DULUX 2 COAT PAINT SYSTEM "DUNE" COLOUR
•	INTERNAL DULUX 3 COAT SYSTEM CEILING WHITE TO ALL CEILING UNO AND SELECTED COLOUR(WHITE BASE) FOR WALLS,GLOSS TO DOORS, ARCS AND SKIRTINGS
WINDOWS & DOORS	
•	ALUMINIUM DOORS AND WINDOWS AS NOTED POWDER COATED "PEARL WHITE"
•	CLEAR GLASS UNO
OTHER RECS	
•	POST TO BE TIMBER POST UNO AS PER ENG REC
•	GABLE WALL ENDS TO BE SCYON CLADDING PAINTED WHITE
•	DRIVE WAY TO BE BITUMEN FINISH TO TURN AROUND CIRCLE AND EXPOSED AGGREGATE AT ROUND ABOUT AND ASSOCIATED DRIVE AND PATHWAYS AS NOTED. PROPOSED DRIVE WAY TO MEANDER AROUND EXISTING TREES AND SITE OBJECTS TBD ONSITE.





**SITE PLAN OVERLAY**  
1 : 1000

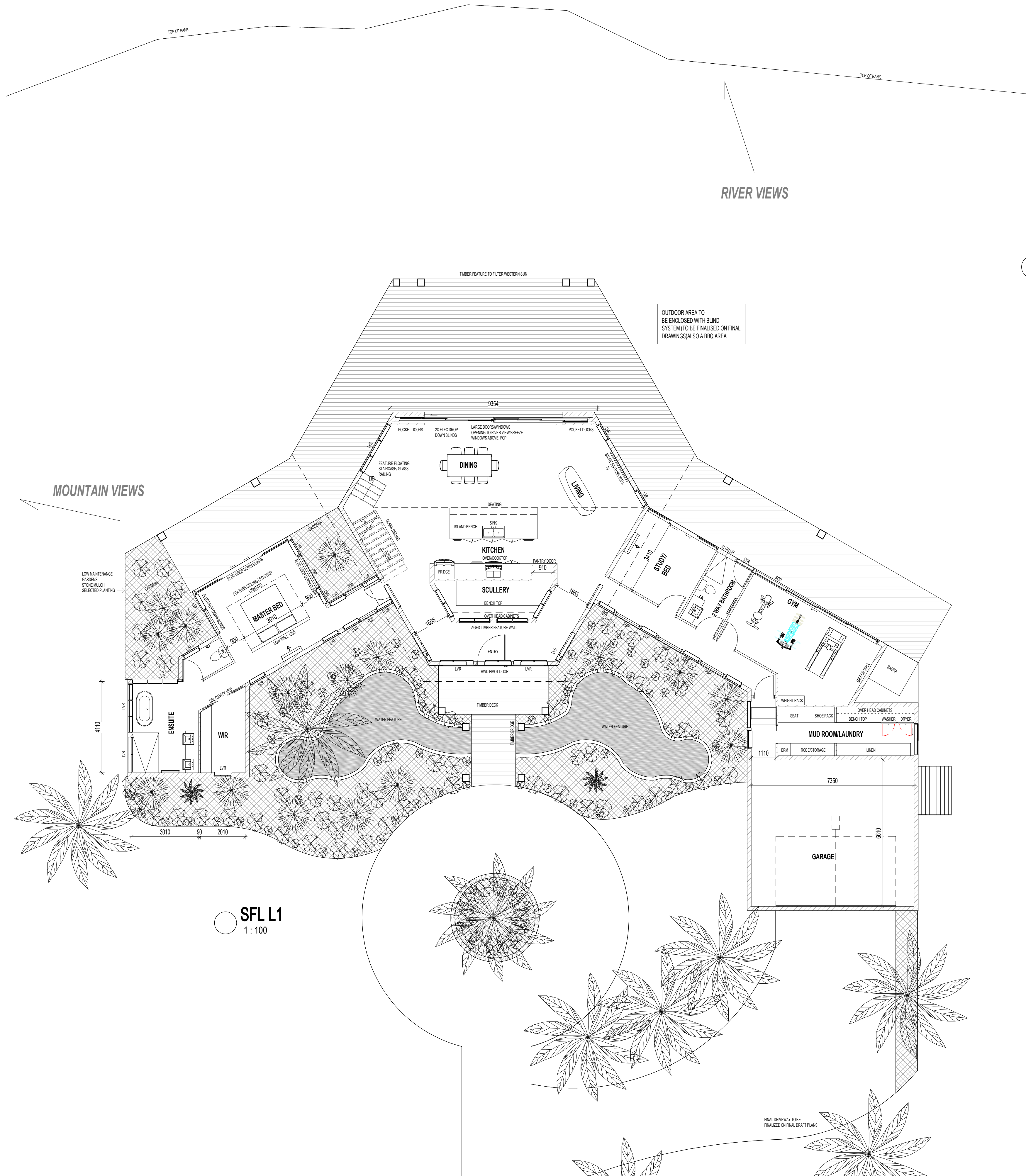


**SITE PLAN**  
1 : 1000

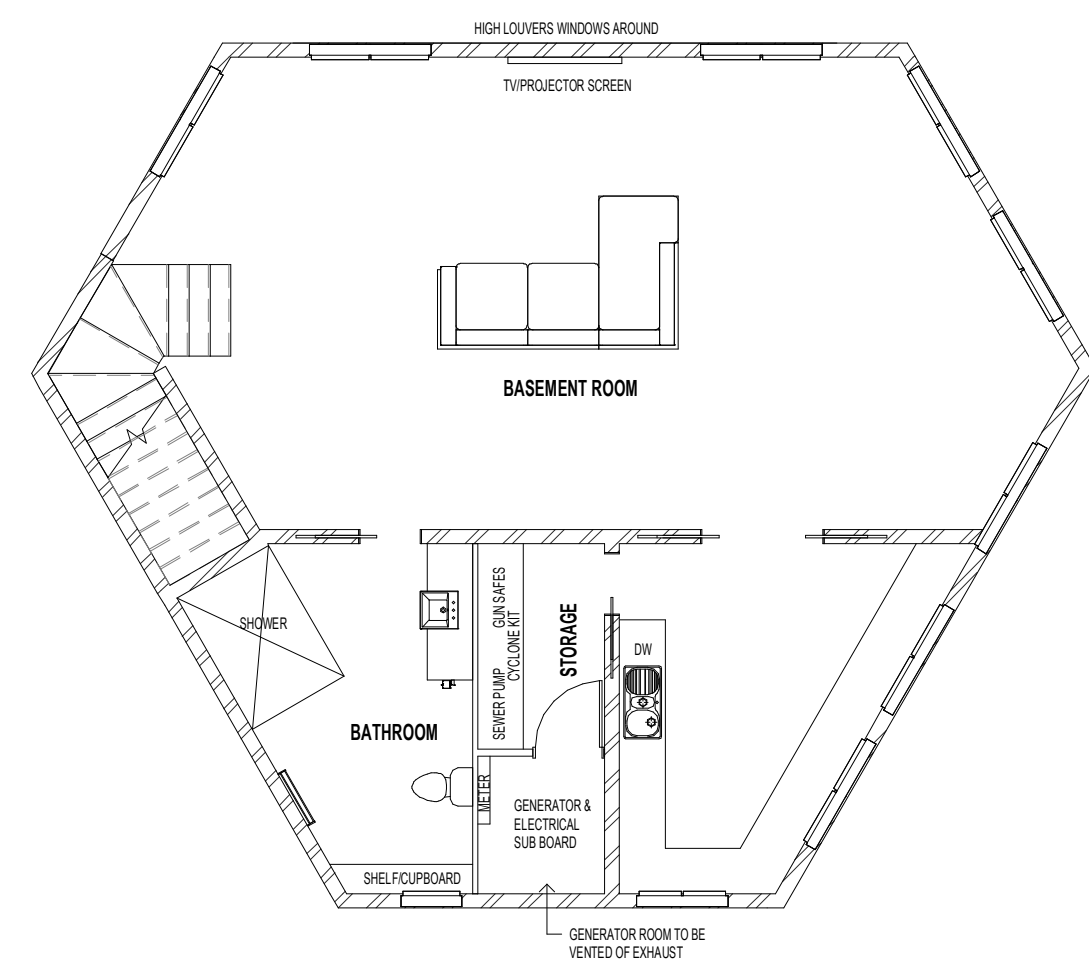
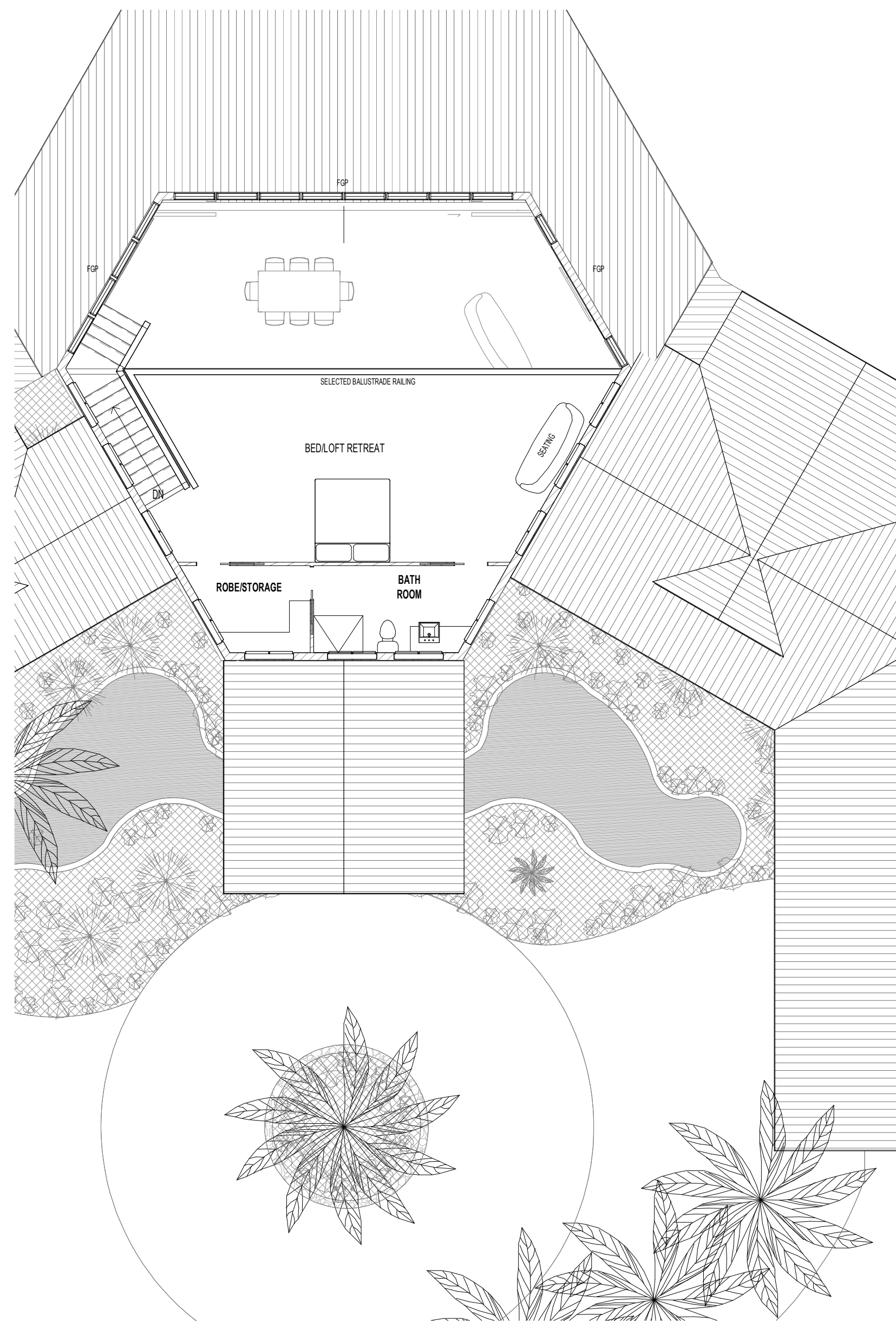
- MATERIALS & FINISHES SCHEDULE:**
- WALLS:**
    - EXTERNAL WALLS TO BE MASONRY BLOCK CONSTRUCTION QUICKWALL CEMENT RENDER TO EXTERNAL SURFACES & PLASTER BOARD FINISH TO INTERNALS UNO.
    - INTERNAL WALLS TO BE TIMBER FRAME CONSTRUCTION PLASTER BOARD FINISH & PAINTED. GABLES TO BE SCYON LINEAR CLADDING AND PAINTED.
  - FLOORS:**
    - INTERNAL FLOORS TO BE POURED CONCRETE STRUCTURAL SLABS TILE FINISH UNO.
    - EXTERNAL FLOORS TO BE TILED OR DECKED AS NOTED.
  - ROOFS**
    - ALL ROOFS TO BE COLORBOND TRIMDECK PROFILE FINISH WITH COLORBOND FASCIA AND SQUARE GUTTER WOODLAND GREY COLOUR.
  - PAINT & COLOURS**
    - EXTERNAL DULUX 2 COAT PAINT SYSTEM "DUNE" COLOUR.
    - INTERNAL DULUX 3 COAT SYSTEM CEILING WHITE TO ALL CEILING UNO AND SELECTED COLOUR(WHITE BASE) FOR WALLS GLOSS TO DOORS, ARCS AND SKIRTINGS.
  - WINDOWS & DOORS**
    - ALUMINIUM DOORS AND WINDOWS AS NOTED POWDER COATED "PEARL WHITE".
    - CLEAR GLASS UNO.
  - OTHER RECS**
    - POST TO BE TIMBER POST UNO AS PER ENG REC.
    - GABLE WALL ENDS TO BE SCYON CLADDING PAINTED WHITE.
    - DRIVE WAY TO BE BITUMEN FINISH TO TURN AROUND CIRCLE AND EXPOSED AGGREGATE AT ROUND ABOUT AND ASSOCIATED DRIVE AND PATHWAYS AS NOTED. PROPOSED DRIVE WAY TO MEANDER AROUND EXISTING TREES AND SITE OBJECTS TBD ONSITE.

FLOOR AREAS	
BASEMENT FLOOR	
INTERNAL LIVING	113m²
SFL 1	
GARAGE	52m²
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INTERNAL LIVING	414m²
GFA SITE COVER	473m²
SITE AREA	23117m²
COVERAGE %	2.04%





SFL L2  
1:100



- MATERIALS & FINISHES SCHEDULE:**
- WALLS:**
    - EXTERNAL WALLS TO BE MASONRY BLOCK CONSTRUCTION QUICKWALL CEMENT RENDER TO EXTERNAL SURFACES & PLASTER BOARD FINISH TO INTERNALS UNO.
    - INTERNAL WALLS TO BE TIMBER FRAME CONSTRUCTION PLASTER BOARD FINISH & PAINTED. GABLES TO BE SCYON LINEAR CLADDING AND PAINTED.
  - FLOORS:**
    - INTERNAL FLOORS TO BE POURED CONCRETE STRUCTURAL SLABS TILE FINISH UNO.
    - EXTERNAL FLOORS TO BE TILED OR DECKED AS NOTED.
  - ROOFS:**
    - ALL ROOFS TO BE COLORBOND TRIMDECK PROFILE FINISH WITH COLORBOND FASCIA AND SQUARE GUTTER WOODLAND GREY COLOUR.
  - PAIN & COLOURS:**
    - EXTERNAL DULUX 2 COAT PAINT SYSTEM 'TUNE' COLOUR.
    - INTERNAL DULUX 3 COAT SYSTEM CEILING WHITE TO ALL CEILING UNO AND SELECTED COLOUR(WHITE BASE) FOR WALLS GLESS TO DOORS, ARCS AND SKIRTINGS.
  - WINDOWS & DOORS:**
    - ALUMINIUM DOORS AND WINDOWS AS NOTED POWDER COATED 'PEARL WHITE' CLEAR GLASS UNO.
  - OTHER RECS:**
    - POST TO BE TIMBER POST UNO AS PER ENG REC.
    - GABLE WALL ENDS TO BE SCYON CLADDING PAINTED WHITE.
    - DRIVE WAY TO BE BITUMEN FINISH TO TURN AROUND CIRCLE AND EXPOSED AGGREGATE AT ROUND ABOUT AND ASSOCIATED DRIVE AND PATHWAYS AS NOTED. PROPOSED DRIVE WAY TO MEANDER AROUND EXISTING TREES AND SITE OBJECTS TBD ON SITE.



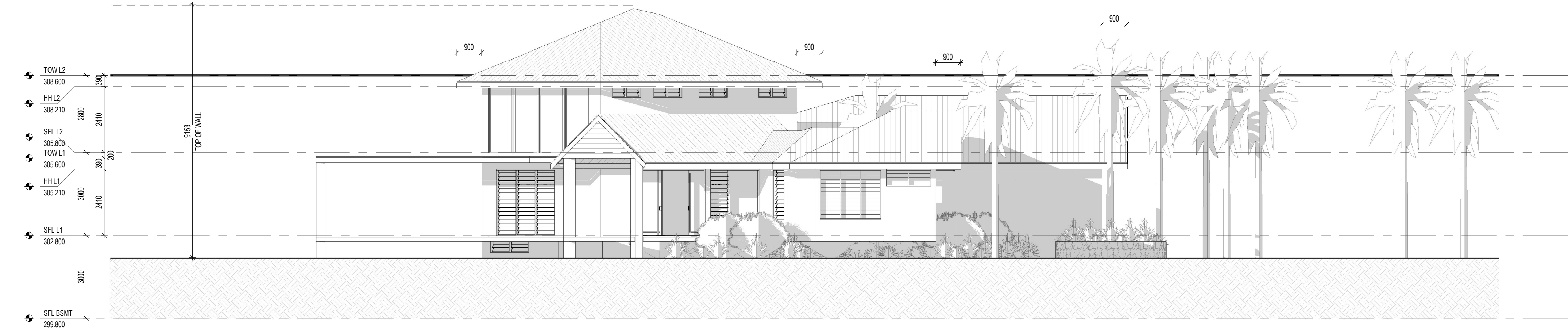
ELEVATION SOUTH  
1 : 100



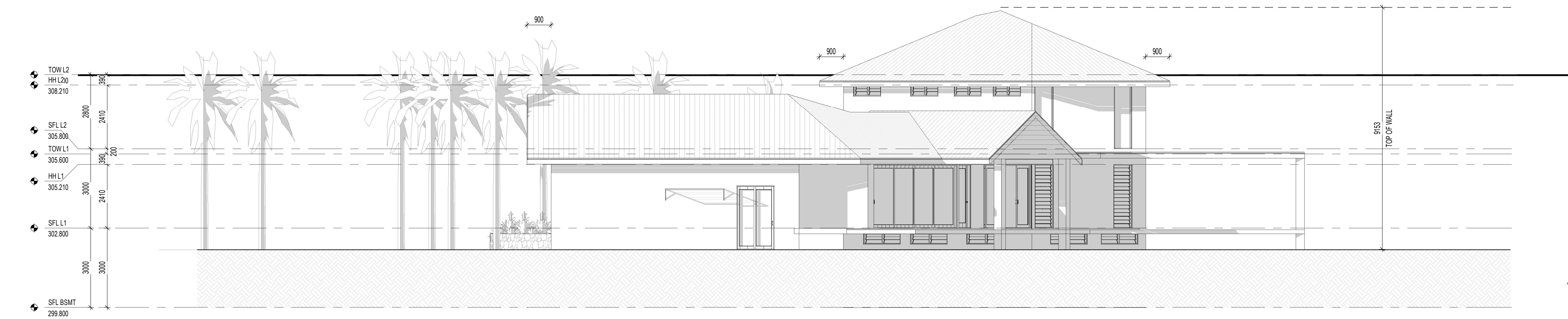
ELEVATION NORTH  
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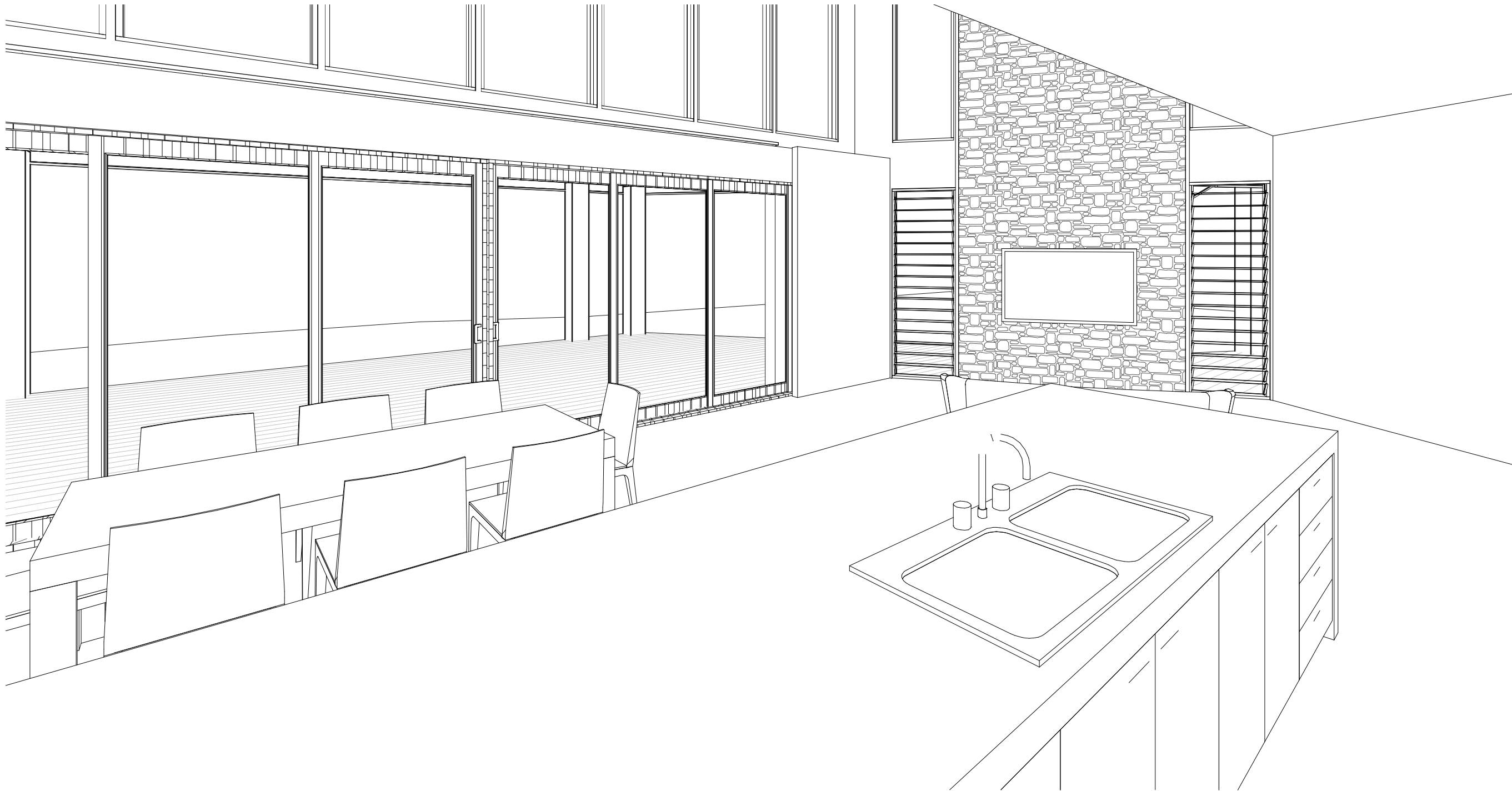
ELEVATION WEST  
1 : 100



ELEVATION EAST  
1 : 100

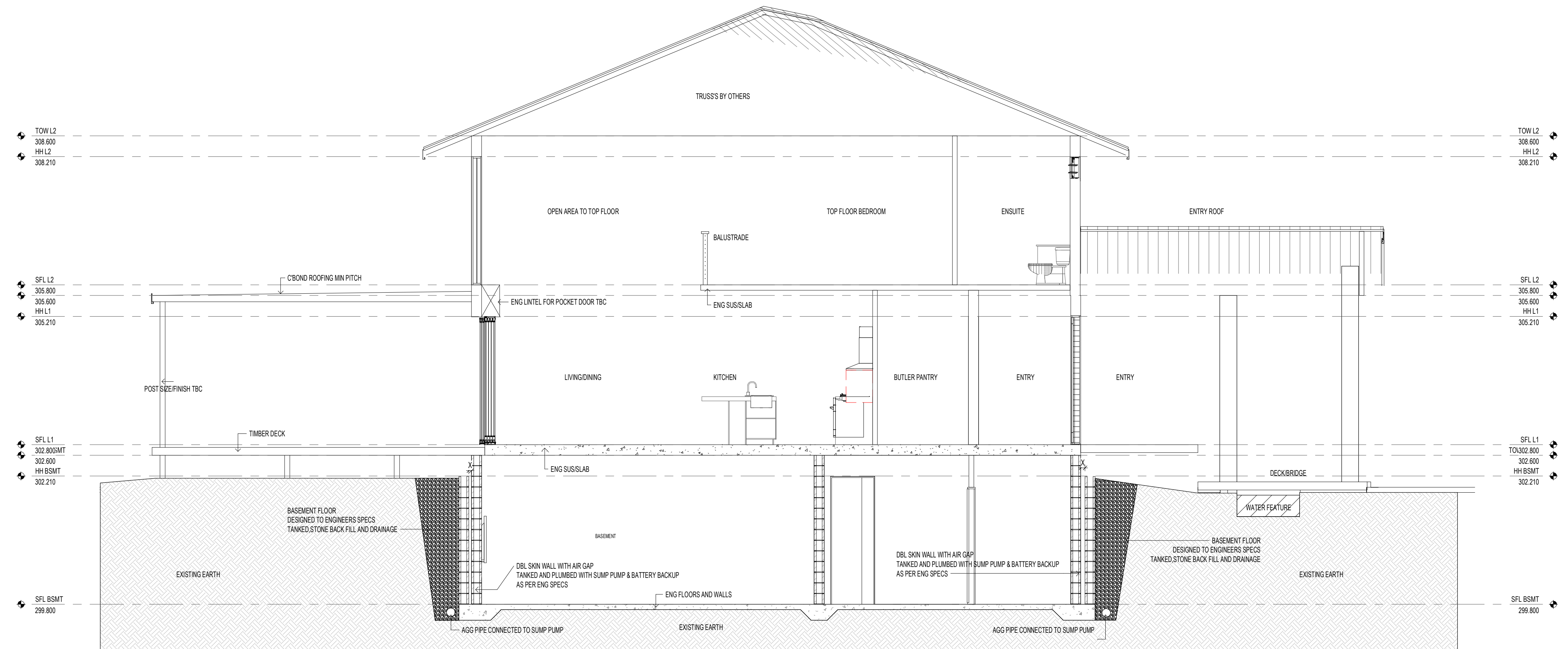








ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES						
WIND CLASS	DESIGN GUST WIND SPEED (m/s)		DESIGN PRESSURES (kPa)			
	V <sub>h,u</sub>	V <sub>h,s</sub>	GREATER THAN 1.2m FROM CORNERS		UP TO 1.2m FROM CORNERS	
			ULS	SLS	ULS	SLS
C2	61	39	±2.68	±0.88	-4.02	-1.23



**Section 1**  
1 : 50