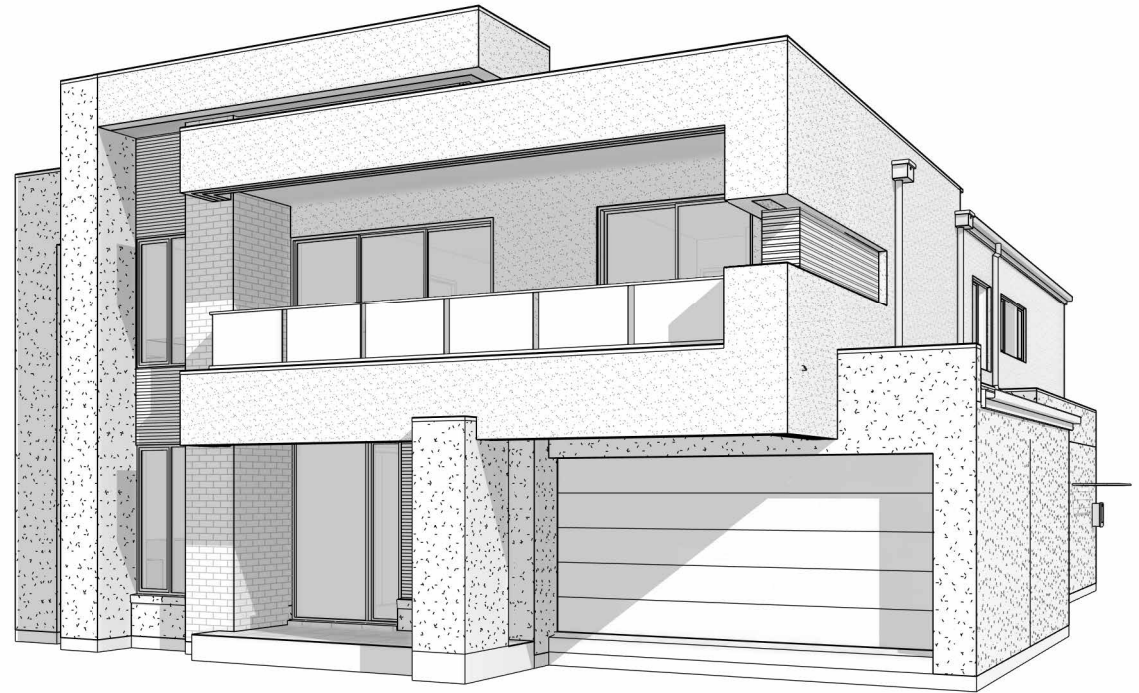




WATERFORD 47

PACIFIC

DRAWING LIST

SHEET No.	SHEET NAME
00	COVER SHEET
01	GENERAL NOTES
02	SITE PLAN
03	GROUND FLOOR PLAN
04	FIRST FLOOR PLAN
05	ROOF PLAN
06	ELEVATIONS
07	ELEVATIONS
08	SECTION
09	SLAB PLAN
10	INTERNAL ELEVATIONS
11	INTERNAL ELEVATIONS
12	INTERNAL ELEVATIONS
13	INTERNAL ELEVATIONS
14	INTERNAL ELEVATIONS
15	INTERNAL ELEVATIONS
16	INTERNAL ELEVATIONS
17	GROUND FLOOR FLOOR COVERINGS
18	FIRST FLOOR FLOOR COVERINGS

REVISIONS

REV.	DESCRIPTION	DATE	DRAWN	CHECKED
1	CONTRACT PLANS	11/04/2025	0SE	A0A
2	VO01	06/06/2025	A0A	
3	SITING ON CONTOUR	14/08/2025	NW8	A0A
4	VO02	04/10/2025	PG9	3LB
5	FC PLANS	31/10/2025	3LB	
6	RFI	17/11/2025	3LB	

REVISIONS

REV	DESCRIPTION	DATE	DRAWN	CHECKED

DRAWING TITLE:
COVER SHEET



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DESIGNER

SPEC: S1

DESIGN:
WATERFORD 47

FACADE:
PACIFIC

209 Robina Town Centre Dr, Robina, QLD, 4226
QBCC Licence N°: 40992
NSW Contractor's Licence N°: 36654C
ACN: 005 149 137
Tel: 1300 786 773
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PRODUCT CODE:
QD3WAT47PACDN

CEILING:
27G, 25F R

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OWNER:
S. SHARMA & Y.QIN

LOT 218 SORA PLACE, UPPER COOMERA
QLD 4209

JOB N°: 754797	PERMIT N°: TBC
WIND SPEED: 49.03 m/s	MASTER ISSUED: 01/04/2023
DRAWN: 3LB	CHECKED:
AMENDED CONSTRUCTION	
DATE: 17/11/2025	
SHEET: 00/18	

STANDARD NOTES:

AS PER NCC 2022

GENERAL

- REFER TO ALL ASSOCIATED ENGINEERING DRAWINGS FOR DESIGN AND CONSTRUCTION REQUIREMENTS OF STRUCTURAL, SLAB & HYDRAULIC ELEMENTS (where applicable).
- WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE.
- FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE ONLY.
- INTERNAL ELEVATION DIMENSIONS ARE TO PLASTER.
- ALL DIMENSIONS ARE SUBJECT TO SITE MEASURE.

FRAMING

- ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH AS1684.2-2021 NATIONAL TIMBER FRAMING CODE & OR ENGINEERS STRUCTURAL COMPUTATIONS.
- PREFABRICATED ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS & LAYOUTS.
- WALL BRACING, FIXING, TIE DOWNS, DURABILITY NOTES & ANY ADDITIONAL ENGINEERING REQ. TO BE AS PER ENGINEERS DETAIL
- SPECIFIED EAVE WIDTH, MEASURED FROM FACE OF BRICK (UNO).
- PROVIDE 2No. JAMB STUDS TO ALL INTERNAL DOOR OPENINGS AND ALL SLIDING ROBE DOOR OPENINGS AS PER DETAILS-TYP-DOOR-01N.
- ENSURE RETURN AIR GRILLE & AC VOIDS ARE CLEAR OF TRUSS &/OR FRAMING CONSTRUCTION.

CEILING/WALL - GENERAL

- PROVIDE PLASTER LINED CEILINGS TO ALL AREAS (UNO).
- SOFFITS 4.5mm FC SHEET (UNO).
- ALL PARAPET WALLS TO BE PROVIDED WITH COLORBOND METAL CAPPING/FLASHING (50mm MIN' LAP TO ALL JOINS WITH CONTINUOUS SILICON SEAL BETWEEN & 50mm MIN' VERTICAL OVERHANG.)
- PROVIDE CAVITY FLASHING & WEEPHOLES AS PER NCC 2022 H1D5 HOUSING PROVISIONS 5.7.5
- WATERPROOFING FOR EXTERNAL ABOVE GROUND USE TO COMPLY WITH AS4654.1-2012 & AS4654.2-2012.

STEPS/STAIRS & BALUSTRADES

- ALL STEPS MUST COMPLY WITH NCC 2022 H5D2 HOUSING PROVISIONS 11.2.2
- BARRIERS & HANDRAILS MUST COMPLY WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3
- BALUSTRADE IN ACCORDANCE WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.3 TO BE INSTALLED WHERE VOIDS, OR INTERNAL & EXTERNAL LANDINGS EXCEED 1000mm ABOVE FINISHED GROUND/FLOOR LEVEL.
- PROVIDE SLIP RESISTANCE IN ACCORDANCE WITH NCC 2022 H5D2 HOUSING PROVISIONS 11.2.4 & AS4586-2013.
- STAIRS ARE INDICATIVE ONLY. REFER TO DETAILS, SPECIFICATIONS & SELECTION DOCUMENTS.

WET AREAS

- WATERPROOFING OF WET AREAS TO COMPLY WITH NCC 2022 H4D2 HOUSING PROVISIONS 10.2 INCLUDING STATE VARIATIONS AND ADDITIONS.
- WALL LINING TO WET AREAS TO BE APPROVED WET AREA BOARD (UNO).
- ALL INWARD SWING HINGED WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH NCC 2022 H4D5 HOUSING PROVISIONS 10.4.2

WINDOWS & DOORS

- CENTRE ALL WINDOWS & DOORS INTERNALLY TO ROOM (UNO).
- SIZES NOMINATED AS A GENERIC CODE (UNO). FIRST 2 NUMBERS REFER TO HEIGHT & SECOND 2 RELATE TO WIDTH.
- EXTERNAL WINDOWS & DOORS TO COMPLY WITH NCC 2022 H6D1 HOUSING PROVISIONS 13.4.4.
- WINDOWS TO COMPLY WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.7 & NCC 2022 H1D8 HOUSING PROVISIONS 8.4.6.
- ALL GLAZING TO COMPLY WITH AS1288-2021 & AS2047-2014, & WITH AS4055-2021 FOR WIND LOADING (UNO).
- WINDOWS SHALL BE PROTECTED IN ACCORDANCE WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.7 & 11.3.8
- WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS (UNO).
- PROVIDE LIGHTWEIGHT CLADDING ABOVE ALL CORNER WINDOWS & CORNER DOORS (UNO).
- SAFETY GLAZING IN HUMAN IMPACT AREAS INCLUDING ADJACENT TO BATHS OR SHOWERS TO BE IN ACCORDANCE WITH NCC 2022 H1D8 HOUSING PROVISIONS 8.4.6

ENERGY EFFICIENCY NOTES

- NOTE: DESIGN MODIFICATIONS MAY BE NECESSARY TO ACHIEVE REQUIRED ENERGY RATING, BASED ON SPECIFIC SITING. REFER TO SPECIFICATION & CONTRACT DOCUMENTATION.
- PROVIDE BULK CEILING INSULATION & EXTERNAL WALL INSULATION AS PER STD SPECIFICATIONS (UNO).
 - PROVIDE WEATHER STRIPPING TO WINDOWS & ALL EXTERNAL HINGED DOORS.
 - PROVIDE DRAFT PREVENTION TO EXHAUST FANS, AS PER RELEVANT BUILDING CODES.
 - SEALED GAPS AROUND WINDOWS & EXTERNAL DOORS TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 H1D7 HOUSING PROVISIONS 7.5.6 & AS/NZS 2904-1995.
 - INSULATION OF SERVICES AS PER NCC 2022 H6D2 HOUSING PROVISIONS 13.7.2
 - HEATING AND COOLING DUCTWORK AS PER NCC 2022 HOUSING PROVISIONS H6D2 13.7.4 & SEALING PER AS4254-2021.
 - ARTIFICIAL LIGHTING AS PER NCC 2022 H6D2 HOUSING PROVISIONS 13.7.6
 - WHERE APPLICABLE, PROVIDE SUB-FLOOR VENTILATION IN ACCORDANCE WITH NCC 2022 H2D5 HOUSING PROVISIONS 6.2.1 TO SUSPENDED TIMBER FLOORS.

MISCELLANEOUS

- PROVIDE CAVITY FLASHING & WEEPHOLES AS PER NCC 2022 H1D5 HOUSING PROVISIONS 5.7.5.
- PLIABLE BUILDING MEMBRANES TO COMPLY WITH NCC 2022 H4D9 HOUSING PROVISIONS 10.8.1 & AS4200.1-2017 & BE INSTALLED IN ACCORDANCE WITH AS4200.2-2017.
- ALL PLUMBING, DRAINAGE & ASSOCIATED WORKS TO COMPLY WITH THE PLUMBING CODE OF AUSTRALIA, NCC 2022 H2D2 HOUSING PROVISIONS 3.3 & AS/NZS 3500.3-2021.
- PROVIDE MINIMUM 115mm SLOTTED GUTTERS WITH APPROVED OVERFLOW PROVISIONS AS REQUIRED.
- ALL EXHAUST SYSTEMS TO COMPLY WITH NCC 2022 H4D9 HOUSING PROVISIONS 10.8.2, INCLUDING "MAKE UP AIR" VENTILATION METHOD AS PER 10.8.2 (5)(a)
- WHERE REQUIRED, BATHROOM AND SANITARY COMPARTMENT EXHAUST FANS TO ACHIEVE A MINIMUM FLOW RATE OF 25 L/s, & 40 L/s FOR A KITCHEN OR LAUNDRY.
- PROVIDE TERMITE MGT. SYSTEM AS PER AS3660.1-2014.
- ALL SMOKE ALARMS TO COMPLY WITH AS3786-2014, CONNECTED TO MAINS POWER, AND INTERCONNECTED WHERE APPLICABLE. INSTALLATION TO BE IN ACCORDANCE WITH NCC 2022 H3D6 HOUSING PROVISIONS 9.5.4
- LOCATIONS OF ELECTRICAL COMPONENTS & VENTS SHOWN ARE INDICATIVE ONLY, AND MUST BE INSTALLED TO REQUIRED DISTANCES FROM WALL & CEILING JUNCTIONS.
- BUILDINGS IN BUSHFIRE PRONE AREAS TO COMPLY WITH AS3959-2018.
- DWELLINGS WITHIN 1km OF A BAY/10km OF A SURF COAST MUST HAVE ALL STEEL & MORTAR IN ACCORDANCE WITH SECTION 5 OF AS3700-2018.
- TEMPORARY DOWNPIPES TO BE INSTALLED DURING CONSTRUCTION TO PREVENT WATER PONDING NEAR THE FOOTINGS.

STEEL FRAMING REQUIREMENTS (WHERE APPLICABLE):

- STEEL FRAME & TRUSSES REQUIRING THE ISSUE OF A SIGNED COMPLIANCE CERTIFICATE FOR THE BUILDING DESIGN - FORM 15 UPON COMPLETION AND PRIOR TO FINAL CERTIFICATION
- STEEL FRAMES AND TRUSSES TO COMPLY WITH:
 - AS/NZS 1170.0-2002 STRUCTURAL DESIGN ACTIONS: PART 0: GENERAL PRINCIPLES
 - AS/NZS 1170.1-2002 STRUCTURAL DESIGN ACTIONS: PART 1: PERMANENT, IMPOSED AND OTHER ACTIONS
 - AS/NZS 4600-2018 COLD-FORMED STEEL STRUCTURES
 - AS4055-2021 WIND LOADS FOR HOUSING
 - AS4100-2020 STEEL STRUCTURES CODE
 - AS3623-1993 DOMESTIC METAL FRAMING
 - AS3566.1-2002 SELF DRILLING SCREWS
 - NASH STANDARDS

STEEL FRAMING SUPPLIER TO PROVIDE DESIGN, CONNECTORS AND FIXING HARDWARE FOR ALL STEEL TO STRUCTURAL TIMBER MEMBERS (UNO BY ENGINEER).

BUSHFIRE HAZARD REQUIREMENTS BAL 12.5

AS PER A.S.-3959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

- PROVIDE BAL COMPLIANT SCREENS WITH A MAXIMUM APERTURE SIZE OF 2.0mm TO ALL OPENING WINDOWS AND EXTERNAL HINGED DOORS IN ACCORDANCE WITH A.S. 3959 CLAUSE 5.5.1 A
- PROVIDE SARKING UNDER ROOF TILES, ANTICON UNDER SHEET ROOFING.
- PROVIDE SPARK GUARDS WITH A MAXIMUM APERTURE SIZE OF 2.0mm TO ALL WEEP HOLES, ROOF & EAVE VENTS.
- PROVIDE DOOR SEALS TO ALL EXTERNAL DOORS AND GARAGE SECTIONAL OVERHEAD DOOR.
- PROVIDE FIRE RESISTANT CLADDING & TIMBER TO ALL EXPOSED LOCATION (WHERE APPLICABLE).
- PROVIDE TOUGHENED GLASS (WHERE APPLICABLE).

S-TYP-PACI-02N	FACADE DETAIL
QS-TYP-CLAD-16	EPS CLADDING DETAIL
S-TYP-CLAD-19H	BIOWOOD CASTELLATED (Horizontal)
QO-TYP-DOOR-13	REBATED DOOR
QS-TYP-WIND-03	WINDOW HEAD HEIGHT FLUSH TO SOFFIT
QS-TYP-WIND-05a	SUMMARY - INFILL ABOVE WINDOWS AND DOORS
S-TYP-DOOR-01N	TYPICAL DOOR JAMB DETAILS & OPENING WIDTHS
S-TYP-SILL-04N	GARAGE INTERNAL ACCESS DOOR DETAIL
S-TYP-GARA-01N	BRICK VENEER GARAGE DETAIL
QS-TYP-EAVE-05	OUTDOOR ROOM/BALCONY TYPICAL EAVE DETAIL
O-TYP-WET-01	TILED RECESS/TILED SHELF
QS-TYP-SHOW-03	FLUSH TILED SHOWER
QS-TYP-SHOW-05	SHOWER STEPDOWN
S-TYP-WET-11	WET AREA DOORWAY WATERSTOP
WAG.D-001	WET AREAS GENERIC DETAIL
S-TYP-BALU-12	PRINCETON / PACIFIC BALUSTRADE
QS-TYP-BALC-04	BALCONY WATERPROOFING
QS-TYP-MISC-04	FLASHING DETAILS
QS-TYP-MISC-08	STANDARD RAINHEAD
QS-TYP-MISC-22	STAIR VOID EDGE TRIMMER (STEEL FRAME)
S-TYP-BALC-04	OVERFLOW SCUPPER
S-TYP-BLOC-01N	WET AREA REINFORCED ZONES

NOTES:

- REFER TO "METRICON - WINDOW AND DOOR CODE SIZE GUIDE"

DRAWING TITLE:

GENERAL NOTES



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DESIGNER

SPEC: S1

DESIGN:

WATERFORD 47

PRODUCT CODE:

QD3WAT47PACDN

FACADE:

PACIFIC

CEILING:

27G, 25F R

OWNER:

S. SHARMA & Y.QIN

LOT 218 SORA PLACE, UPPER COOMERA
QLD 4209

JOB N°: 754797

PERMIT N°: TBC

WIND SPEED:49.03 m/s

MASTER ISSUED: 01/04/2023

DRAWN: 3LB

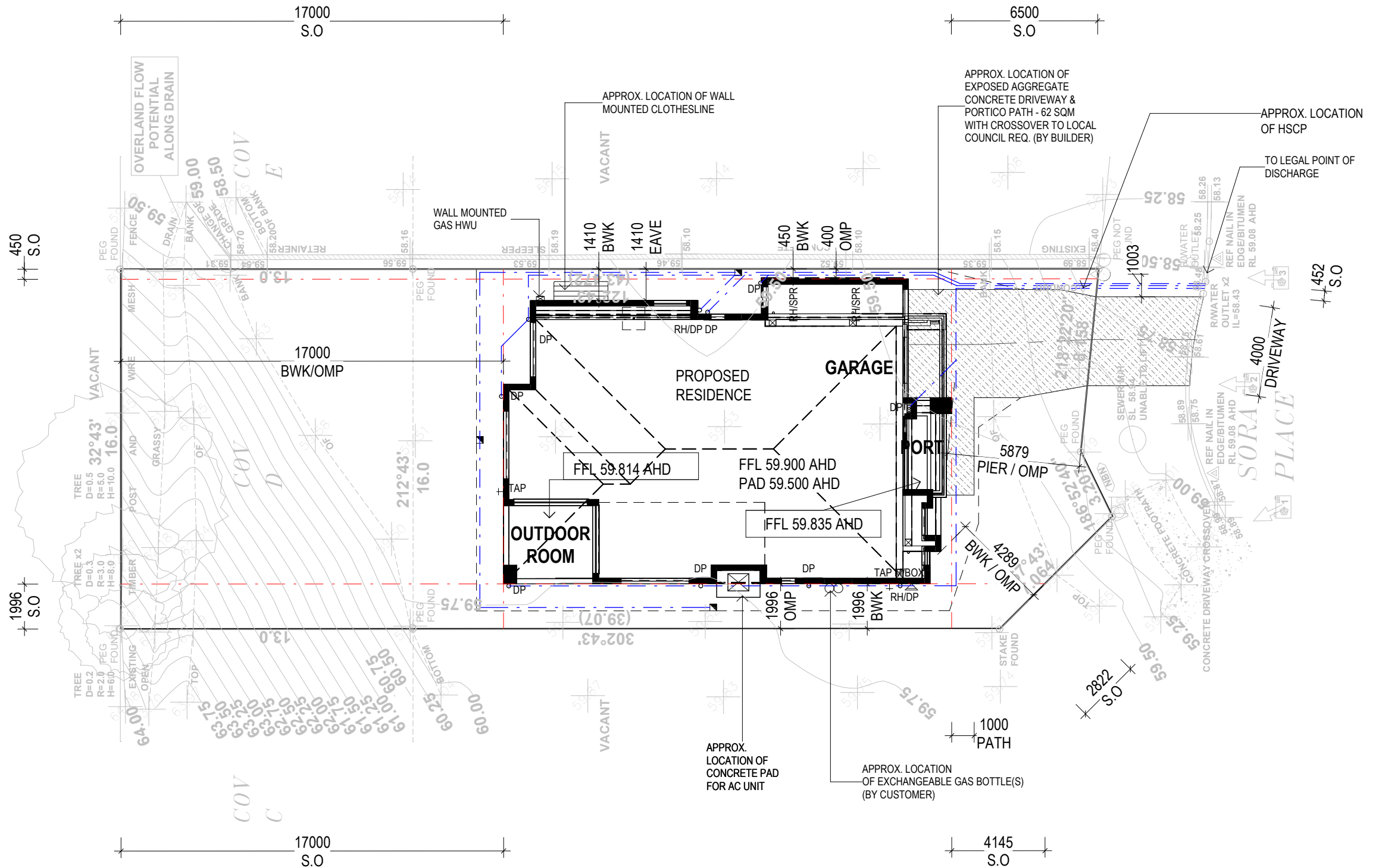
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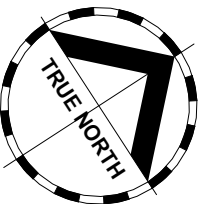
CONSTRUCTION PLANS
DATE: 31/10/2025

01/18

EXCAVATION NOTES	
PAD LEVEL - 59.500 AHD - BALANCED CUT & FILL (UP TO 150MM): BUILDER TO PROVIDE BALANCED CUT & FILL OVER HOUSE AND GARAGE UNTIL LEVEL	
BATTER ANGLE: MAXIMUM 1:2	
BUILDER TO EXCAVATE & SPREAD FILL OVER REMAINING BUILDING AREA TO LEVEL. LEVELS ARE APPROX. & MAY VARY TO SUIT SITE CONDITIONS (U.N.O)	
EXCAVATIONS TO START MIN. 1200MM FROM BUILDING. EMBANKMENT BATTER MUST NOT EXTEND BEYOND TITLE BOUNDARY (U.N.O).	
PAD SHAPE IS INDICATIVE ONLY AND SUBJECT TO CHANGE	
IF REQUIRED BUILDER TO PROVIDE DRIVEWAY ACCESS CUT AT MAX. GRADIENT OF 1:5 (U.N.O).	
IF CONCRETE DRIVEWAY IS NOT PROVIDED IT IS THE CUSTOMERS RESPONSIBILITY TO PROVIDE A GRATED DRAIN ACROSS GARAGE OPENINGS WHERE REQUIRED TO AVOID PONDING.	
STORMWATER DESIGN: STORMWATER DRAIN AND DOWN PIPE LAYOUT SHOWN IS INDICATIVE ONLY. PROVIDE MINIMUM 90mm DIA U.P.V.C. STORMWATER DRAINS WITH MIN 1:100 FALL CONNECTED TO LEGAL POINT OF DISCHARGE. PROVIDE 100mm DIA 'SEWER' QUALITY U.P.V.C. DRAINS TO UNDERSIDE OF GARAGE CONCRETE SLAB. PROVIDE 300mm GROUND COVER TO ALL DRAINS. GRADE SOIL AWAY FROM PERIMETER OF BUILDING TO AVOID PONDING.	
SLIP COUPLINGS: REQUIRED FOR ALL "H", "P" AND "E" SOIL CLASS SITES. REFER TO ENGINEERS SPECIFICATIONS FOR FURTHER INFORMATION.	
NOTE: PRELIMINARY SERVICES/AS-CONS AS-CONSTRUCTED SERVICES INFORMATION WAS NOT AVAILABLE AT TIME OF SURVEY. SERVICES SHOWN ARE APPROXIMATE ONLY. SITING IS SUBJECT TO RECEIPT OF AS- CONS, AND CONFIRMATION OF SEWER/STORMWATER LOCATIONS.	
NOTE: LIVABLE HOUSING ENTRY PATH & ACCESS NOT REQUIRED UNDER NCC H8D2	
CERTIFICATE OF STRUCTURAL ADEQUACY REQUIRED BY CUSTOMER, FOR EXISTING RETAINING WALLS	



REFER ENGINEER'S FOOTING DESIGN
SOIL CLASSIFICATION 'ASSUMED H2'
REFER SOIL REPORT (REF. No: 254339)



SITE AREA		SITE DESCRIPTION	
682.00 m ²		LOT:	218
O/ALL SITE COVERAGE		ON:	SP348194
266.78 m ²	39.12%	LOCAL AUTHORITY:	GOLD COAST CITY COUNCIL
COVENANT APPLICABLE		CONTOUR INTERVAL:	25
CALLI		DATUM:	AHD
		SURVEYED BY:	STEVE COOPER & ASSOCIATES PTY LTD
		DATE SURVEYED:	02/07/2025
		PLAN NO. REV:	A
		THIS SURVEY MAPS THE SITE FEATURES AND LEVEL, IT DOES NOT GUARANTEE THE POSITION OF PEGS, ALLOTMENT BOUNDARIES OR FENCES. CHECK TITLE FOR ANY EASEMENTS.	

LEGEND:	
	EXISTING TREE
	TREE REMOVED
	STRUCTURAL ROOT ZONE
	TREE PROTECTION ZONE
	TELSTRA PIT
	SEWER TIE
	POWER POLE
	LIGHT POLE
	FIRE HYDRANT
	METER BOX
	GAS METER
	ELEC HWU
	GAS HWU
	WATER METER
	SURFACE DRAIN
	DOWNPIPE
	FENCE/GATE
	STORMWATER
	SEWER RUN
	ROOF LINES
	BATTER - CUT
	BATTER - FILL

DRAWING TITLE:
SITE PLAN

0 1 2 3m
SCALE 1:200 (A3)

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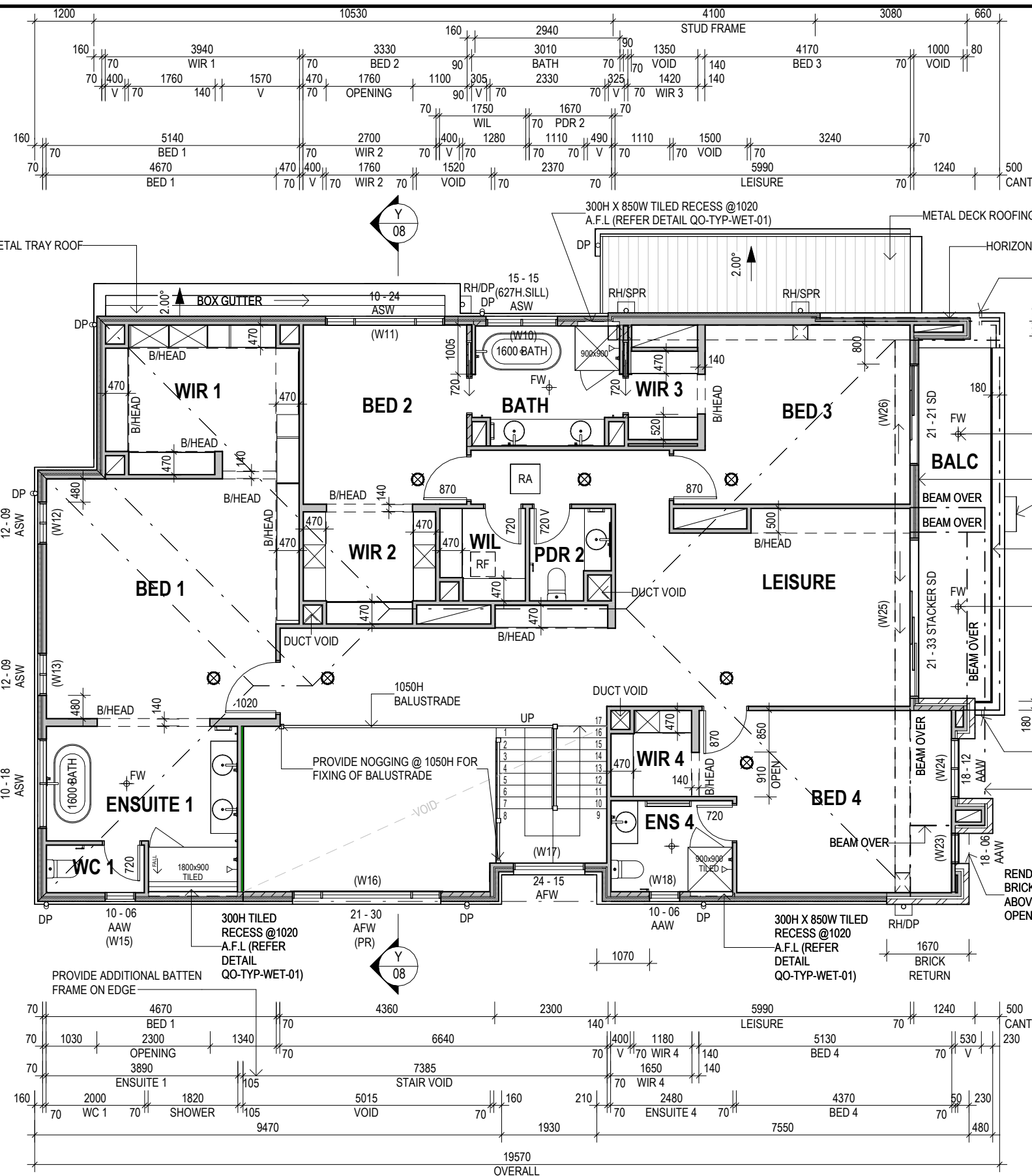
m DESIGNER
metricon

SPEC: S1

DESIGN: WATERFORD 47	PRODUCT CODE: QD3WAT47PACDN	OWNER: S. SHARMA & Y.QIN
FACADE: PACIFIC	CEILING: 27G, 25F R	LOT 218 SORA PLACE, UPPER COOMERA QLD 4209
209 Robina Town Centre Dr, Robina, QLD, 4226 QBCC Licence N°: 40992 NSW Contractor's Licence N°: 36654C ACN: 005 149 137 Tel: 1300 786 773 www.metriconhomes.com.au	© COPYRIGHT Metricon homes owns copyright in this drawing. Unauthorised use, reproduction or adaption is forbidden and will be prosecuted.	JOB N°: 754797 WIND SPEED: 49.03 m/s DRAWN: 3LB CHECKED: AMENDED CONSTRUCTION DATE: 17/11/2025
	PERMIT N°: TBC MASTER ISSUED: 01/04/2023 SHEET: 02/18	



CONSTRUCTION PLANS
DATE: 31/10/2025



NOTES:

- CENTRE ALL WINDOWS & EXTERNAL DOORS INTERNALLY TO ROOM (UNO) INTERNAL HINGED DOORS TO BE CENTRED TO THE HALLWAY
- 300D. BULKHEAD TO GROUND FLOOR (U.N.O)
- 245D. BULKHEAD TO FIRST FLOOR (U.N.O)
- 2340MM HIGH INTERNAL DOORS THROUGHOUT GF
- PROVIDE 3 PHASE POWER SUPPLY

PROVIDE BUSHFIRE HAZARD REQUIREMENTS

NOTE:

VESSELS AND FIXTURES COMPLY WITH QDC MP4.5 A5 (2)(e)

LEGEND:

- UNDER STAIR WALLS (WHERE APPLICABLE) - TO BE BUILT AFTER STAIR
- 90MM STUD WALLS

V (Noted on INTERNAL DOOR size) = 20mm MAX. UNDERCUT

- 70mm STEEL FRAME & TRUSSES
- PROVIDE NO CORNICE & FULL HEIGHT TILING TO PDR 1, 2, BATH & ENSUITE 1 (EXCL. WC) UNO
- PROVIDE SELECTED PLASTERBOARD TO CEILING GROUND FLOOR

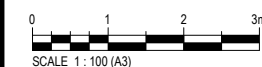
RA DUCTED RETURN AIR

RF ROOF ACCESS

SMOKE ALARM

DRAWING TITLE:

FIRST FLOOR PLAN

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DESIGNER

SPEC: S1

DESIGN:

WATERFORD 47

FACADE:

PACIFIC

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CEILING:

27G, 25F R

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OWNER:

S. SHARMA & Y.QIN

LOT 218 SORA PLACE, UPPER COOMERA
QLD 4209

JOB N°: 754797

WIND SPEED: 49.03 m/s

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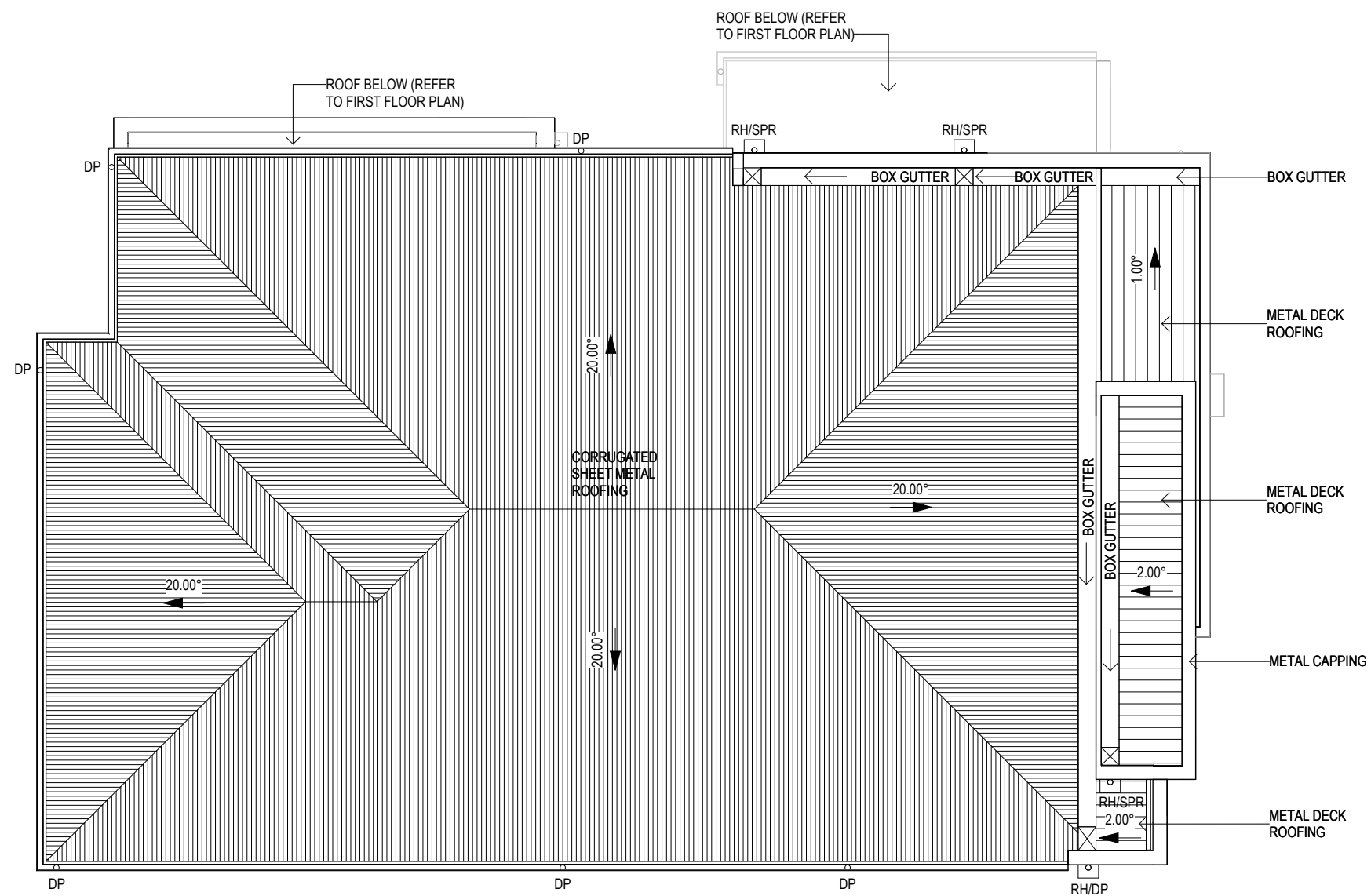
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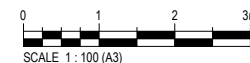
SHEET:

04/18



- 70mm STEEL FRAME & TRUSSES

DRAWING TITLE:
ROOF PLAN



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WATERFORD 47

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OWNER:
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DATE: 31/10/2025

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SPEC: S1

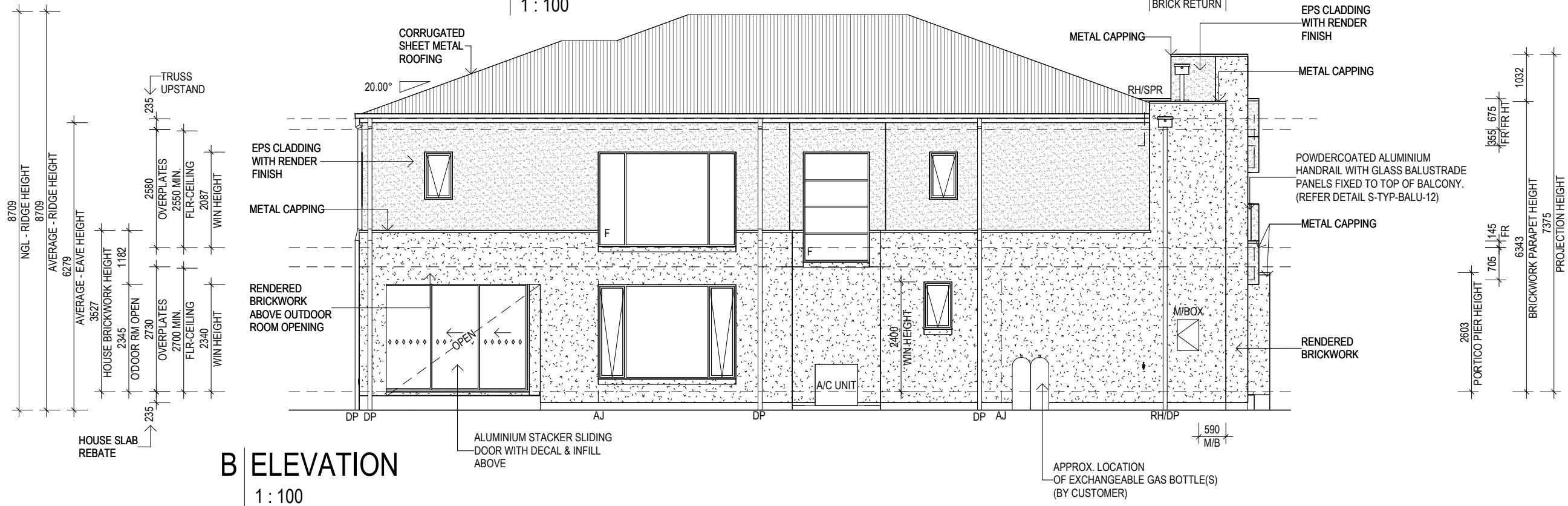
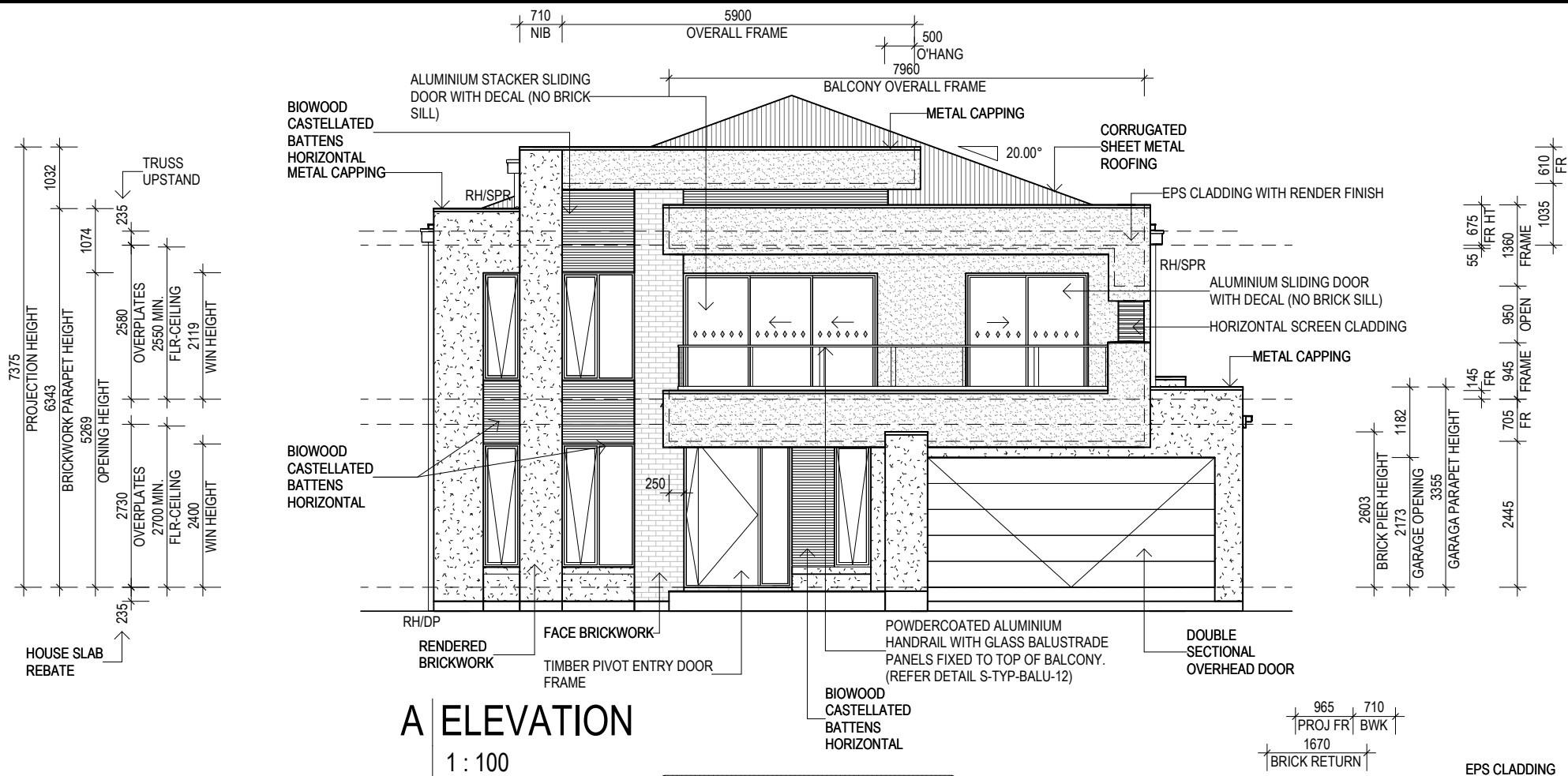
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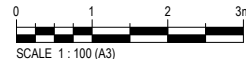
FACADE FINISHES		
FACADE AREA: (EXCLUDING GLAZING, ROOFS & OPENINGS)		
		44.74 m²
SCREEN CLADDING	6.04 m²	13.50%
RENDERED BRICKWORK/EPS	33.77 m²	75.48%
FACE BRICKWORK	4.93 m²	11.02%



NOTES:

- PROVIDE BRICKWORK INFILL ABOVE SIDE & REAR ELEVATIONS GROUND FLOOR WINDOWS & DOORS UNLESS NOTED OTHERWISE.
- PROVIDE BRICKWORK ABOVE GARAGE DOOR OPENING UNLESS NOTED OTHERWISE.
- PROVIDE SELECTED SCREENS TO ALL OPENABLE WINDOWS, SLIDING GLASS DOORS, AND EXTERNAL HINGED DOOR (EXCL. FRONT ENTRY)
- 70mm STEEL FRAME & TRUSSES

DRAWING TITLE:
ELEVATIONS



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m
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DESIGNER

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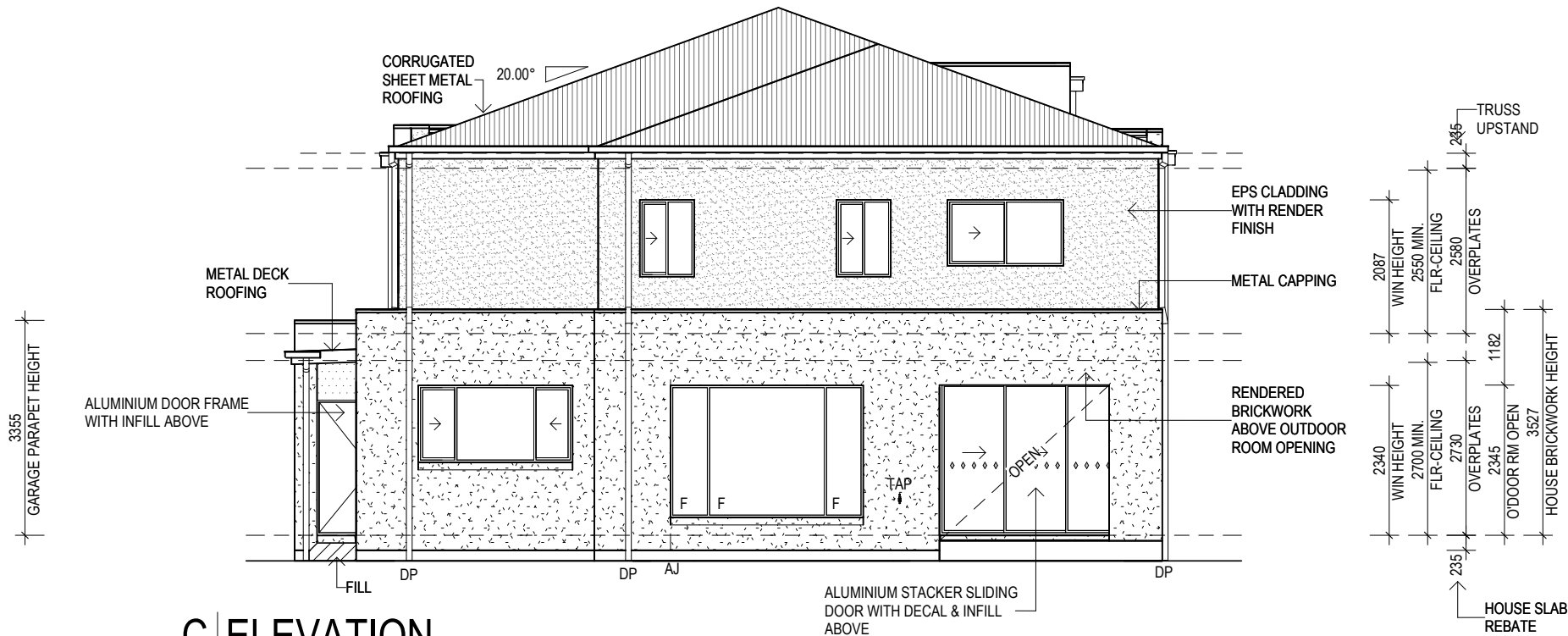
WIND SPEED: 49.03 m/s MASTER ISSUED: 01/04/2023

DRAWN: 3LB CHECKED: SHEET:

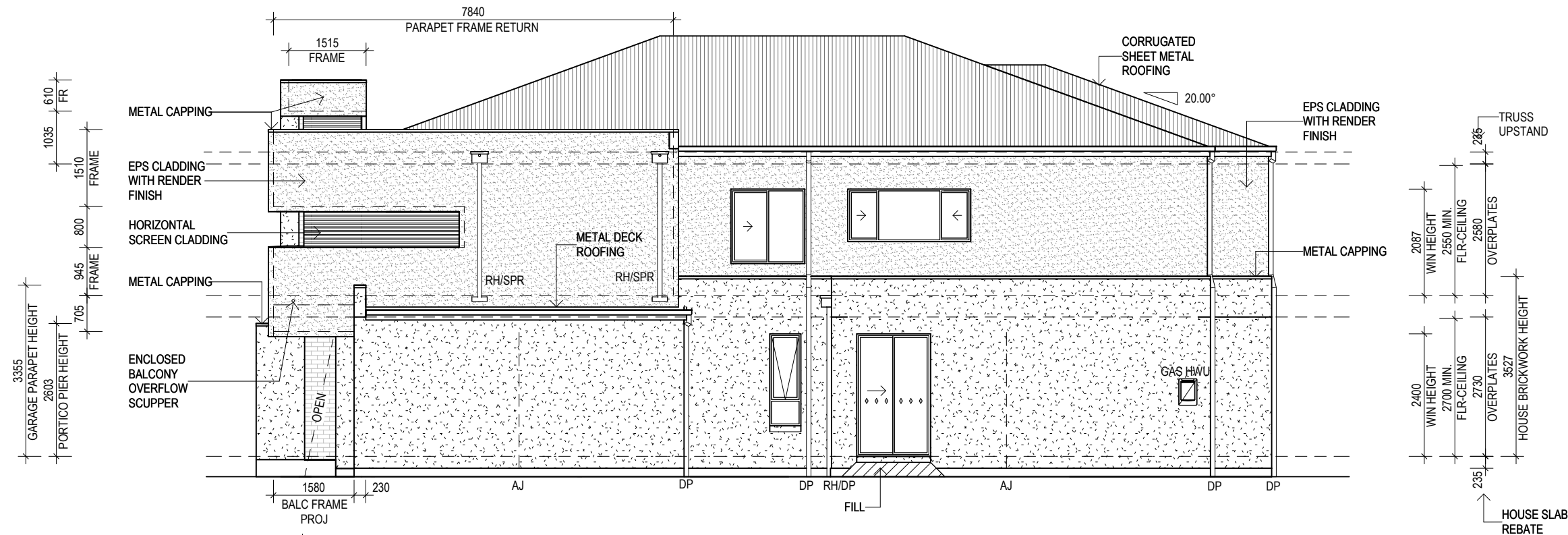
CONSTRUCTION PLANS
DATE: 31/10/2025

06/18

31/10/2025 2:20:56 PM



C ELEVATION
1 : 100



D ELEVATION
1 : 100

NOTES:

- PROVIDE BRICKWORK INFILL ABOVE SIDE & REAR ELEVATIONS GROUND FLOOR WINDOWS & DOORS UNLESS NOTED OTHERWISE.

- PROVIDE SELECTED SCREENS TO ALL OPENABLE WINDOWS, SLIDING GLASS DOORS, AND EXTERNAL HINGED DOOR (EXCL. FRONT ENTRY)
- 70mm STEEL FRAME & TRUSSES

DRAWING TITLE:
ELEVATIONS



Do NOT scale this drawing.
All written dimensions take precedence
over scaled dimension. *If in doubt, ASK.*

m
metricon

DESIGNER

SPEC: S1

DESIGN:
WATERFORD 47

FACADE:
PACIFIC

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QBCC Licence N°: 40992
NSW Contractor's Licence N°: 36654C
ACN: 005 149 137
Tel: 1300 786 773
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PRODUCT CODE:
QD3WAT47PACDN

CEILING:
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LOT 218 SORA PLACE, UPPER COOMERA
QLD 4209

JOB N°: 754797

PERMIT N°: TBC

WIND SPEED: 49.03 m/s

MASTER ISSUED: 01/04/2023

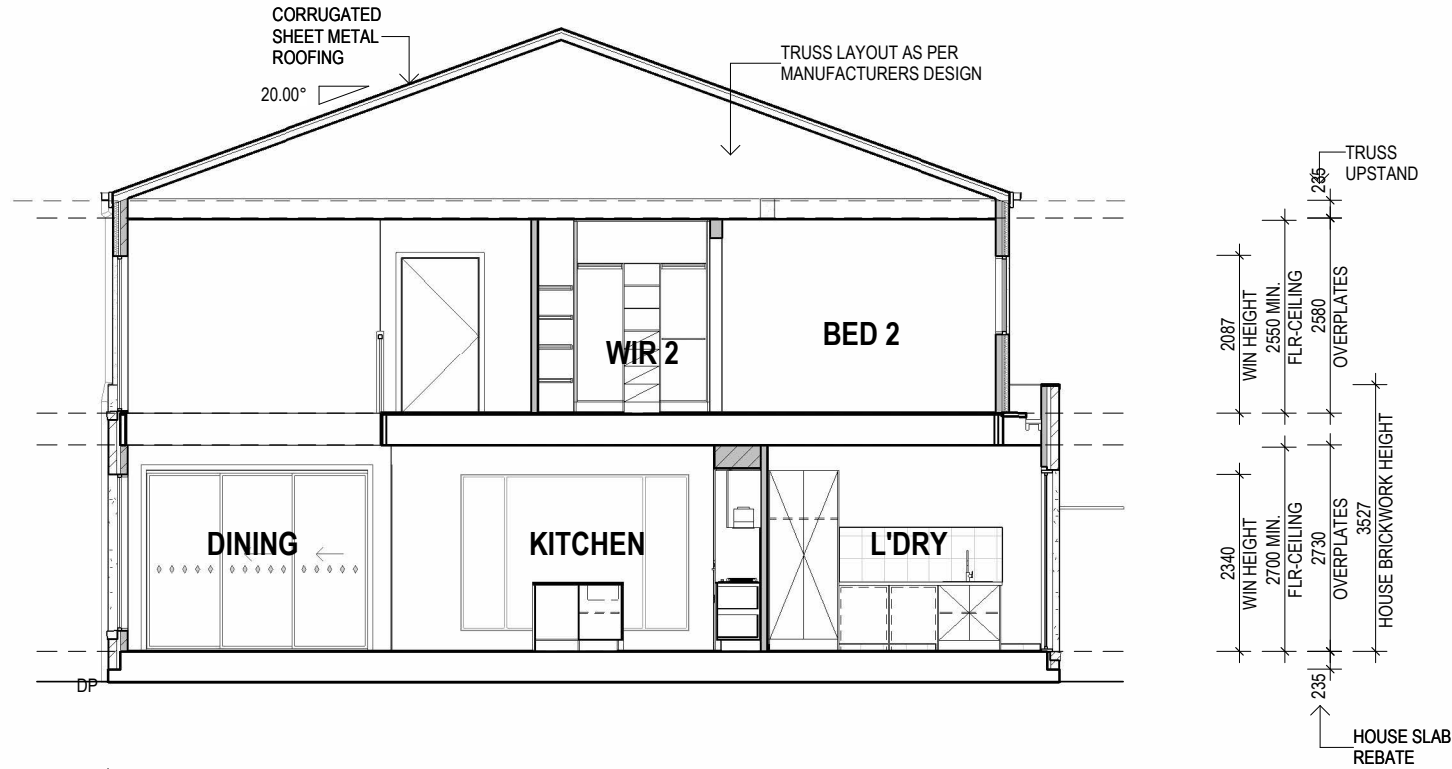
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CHECKED:

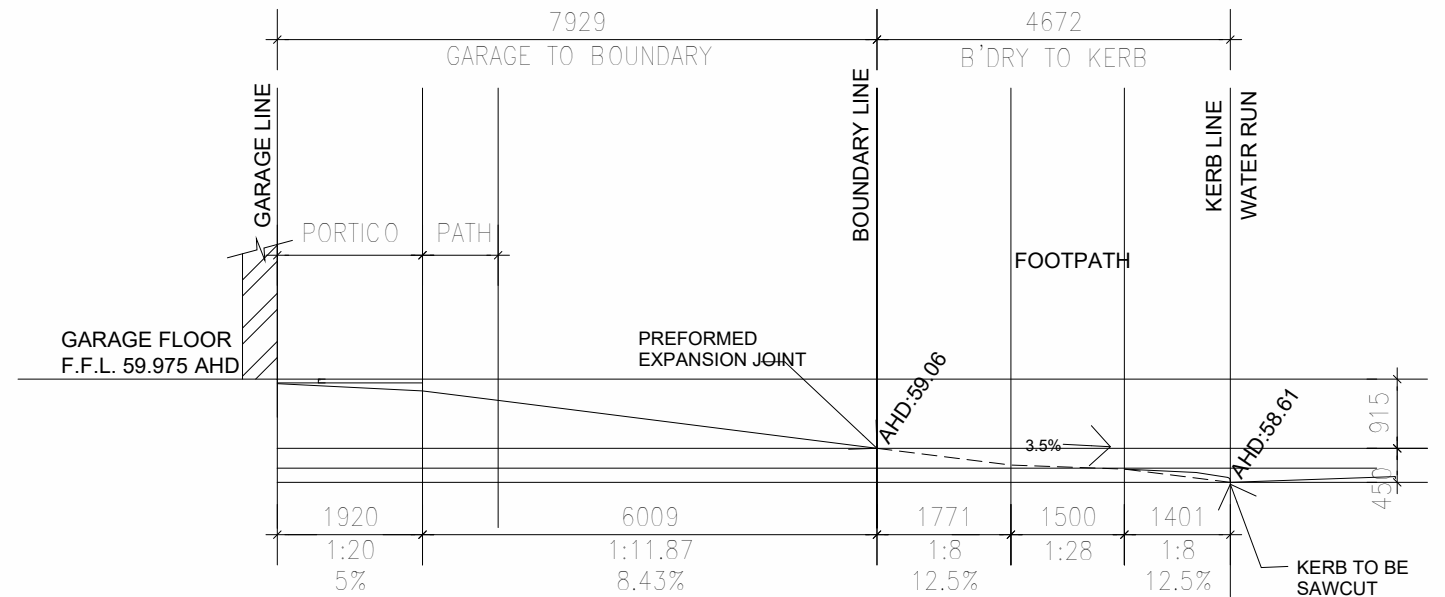
SHEET:

CONSTRUCTION PLANS
DATE: 31/10/2025

07/18



Y SECTION
1 : 100



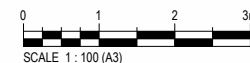
SECTION A-A 1:100
DRIVEWAY & VEHICULAR CROSSING

NOTE: SECTION VIEW IS INDICATIVE ONLY- CONSTRUCTION DETAILS, COLOUR SELECTION & CONTRACT DOCUMENTATION ITEMS TAKE PRECEDENCE

NOTES:

- STAIR / BALUSTRADE SHOWN ARE INDICATIVE ONLY. REFER COLOUR SELECTION.
- 70mm STEEL FRAME & TRUSSES

DRAWING TITLE:
SECTION



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DESIGNER

SPEC: S1

DESIGN:
WATERFORD 47

FACADE:
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LOT 218 SORA PLACE, UPPER COOMERA
QLD 4209

JOB N°: 754797

WIND SPEED: 49.03 m/s

DRAWN: 3LB

PERMIT N°: TBC

MASTER ISSUED: 01/04/2023

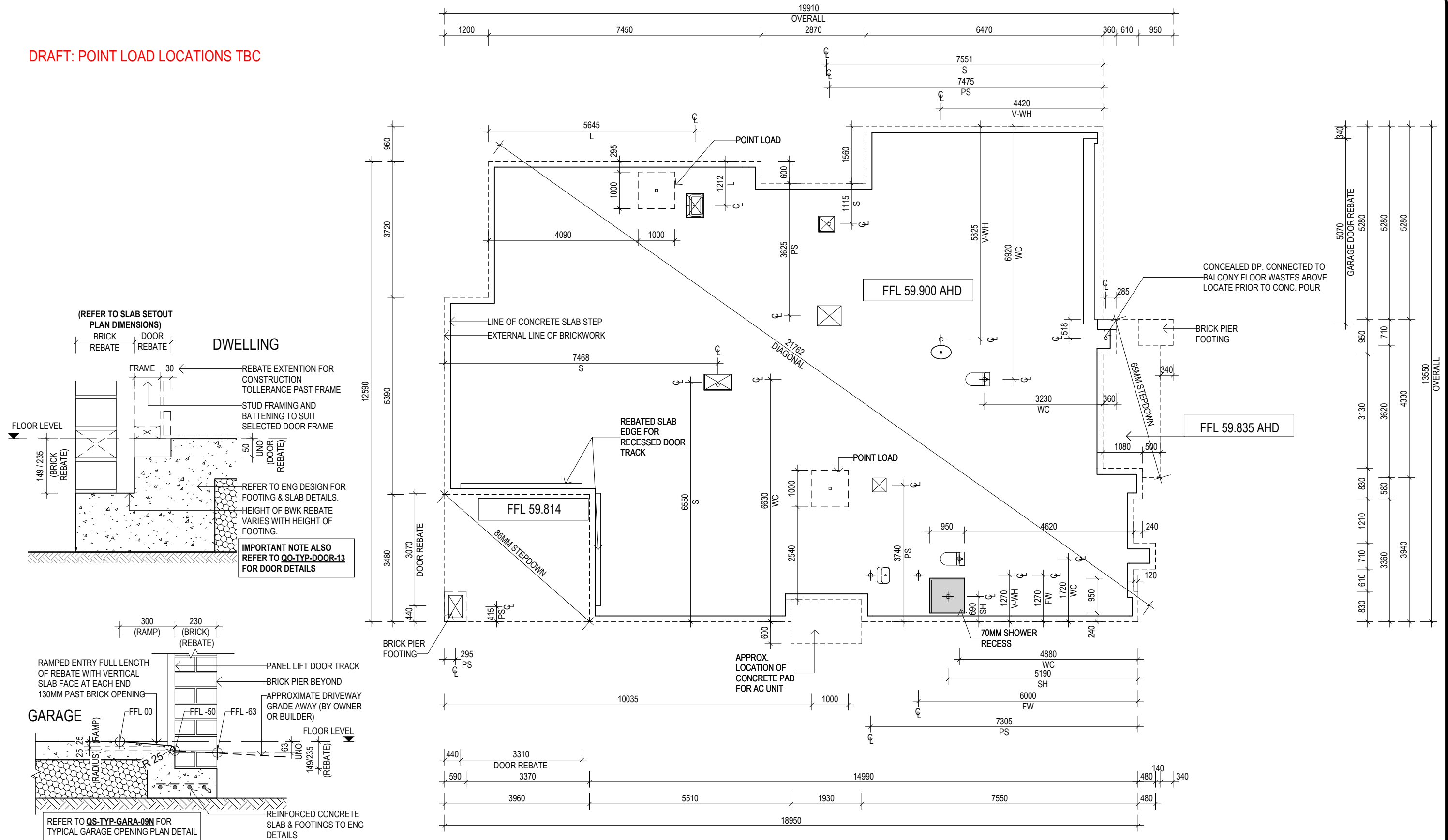
CHECKED:

SHEET:

CONSTRUCTION PLANS
DATE: 31/10/2025

08/18

DRAFT: POINT LOAD LOCATIONS TBC

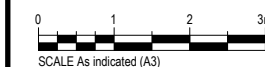


INTERNAL PLUMBING LAYOUT - DIMENSIONS LEGEND

NOTE: SPECIFIC LOCATION OF REQUIRED PLUMBING POINTS MUST BE DETERMINED IN CONJUNCTION WITH PRODUCT SPECIFICATIONS, COLOUR SELECTION AND CONTRACT.

FW = CENTRELINE FLOOR WASTE
V = VANITY BASIN (NOTE: WASTE IS DIMENSIONED TO CENTER OF STUD)
V-WH = WALL HUNG VANITY BASIN (NOTE: WASTE IS DIMENSIONED TO CENTRELINE OF BASIN WITHIN STUD FRAME)
WC = CENTRELINE TOILET (NOTE: WASTE POINT IS DIMENSIONED 150MM FROM FACE OF STUD)
B = CENTRELINE BATH (NOTE: WASTE POINT IS INDICATIVE ONLY - REFER TO SPECS TO CLARIFY)
PS = CENTRELINE PLUMBING STACK
SH = CENTRELINE SHOWER BASE
SH-S = STRIP DRAIN TO SHOWER (NOTE: WASTE POINT IS DIMENSIONED TO CENTRELINE OF DRAIN & 150MM OFF WALL)
S = CENTRELINE KITCHEN SINK BOWLS
L = CENTRELINE LAUNDRY TUB

DRAWING TITLE:
SLAB PLAN



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DESIGN:
WATERFORD 47

PRODUCT CODE:
QD3WAT47PACDN

OWNER:
S. SHARMA & Y.QIN

FACADE:
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LOT 218 SORA PLACE, UPPER COOMERA
QLD 4209

JOB N°: 754797	PERMIT N°: TBC
WIND SPEED: 49.03 m/s	MASTER ISSUED: 01/04/2023

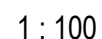
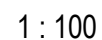
AWN: 3LB CHECKED:

SHEET:

CONSTRUCTION PLANS
DATE: 31/10/2025

09/18

31/10/2025 2:20:58 PM



- 10/18

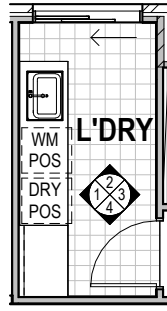


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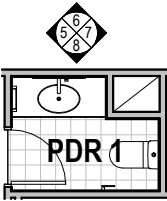
SPEC: S1

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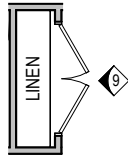
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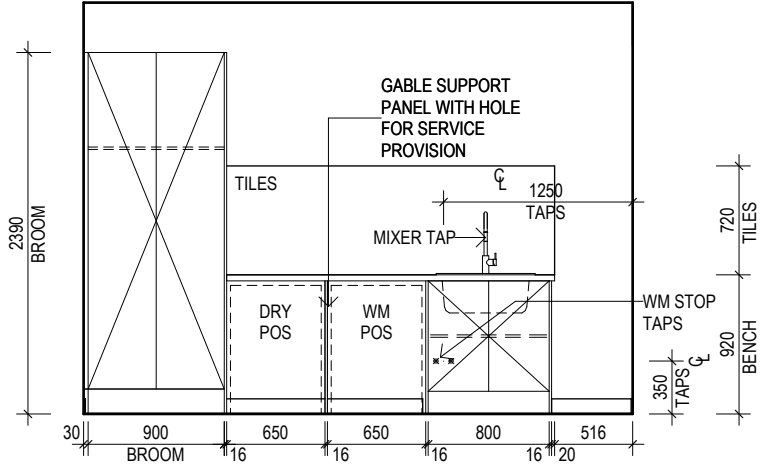
L'DRY
1 : 100



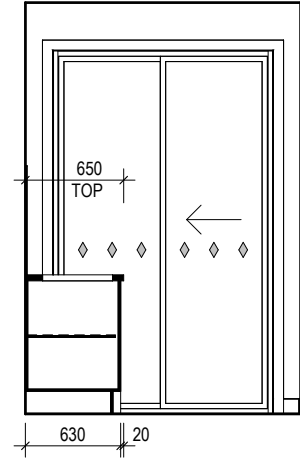
PDR 1
1 : 100



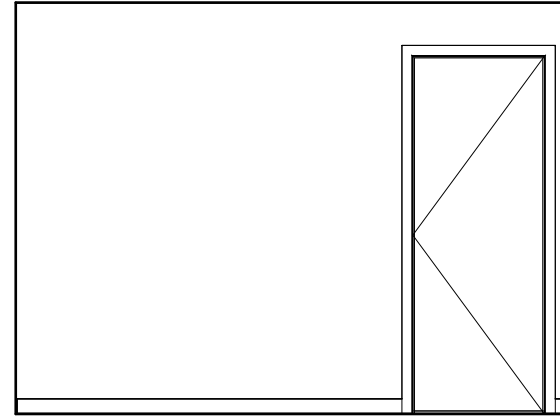
LINEN
1 : 100



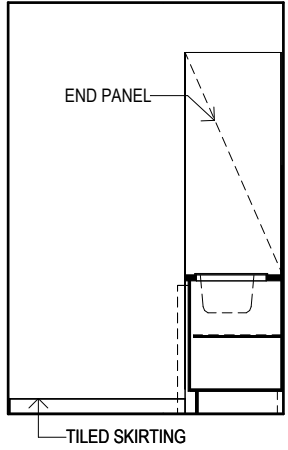
1 L'DRY
1 : 50



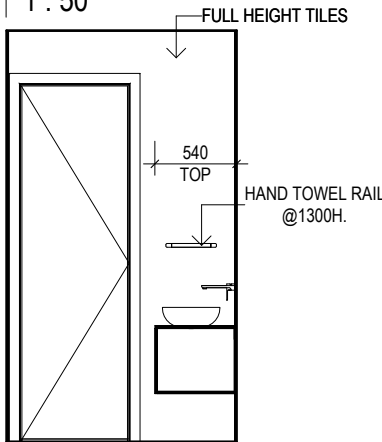
2 L'DRY
1 : 50



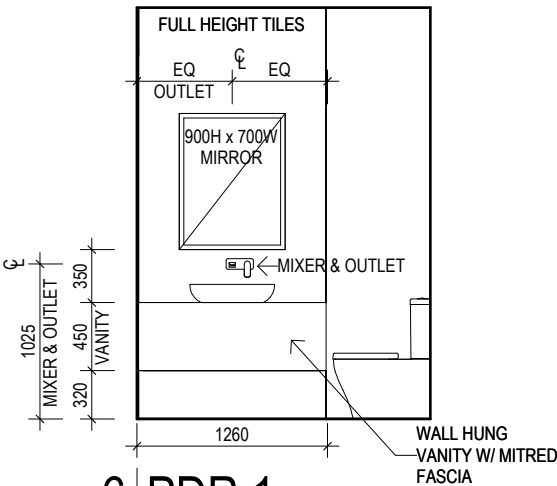
3 L'DRY
1 : 50



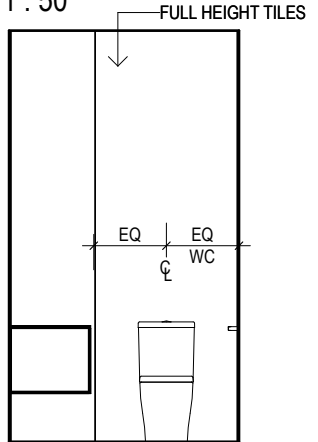
4 L'DRY
1 : 50



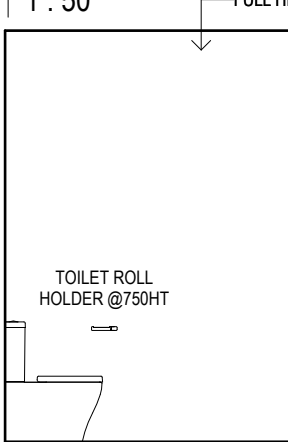
5 PDR 1
1 : 50



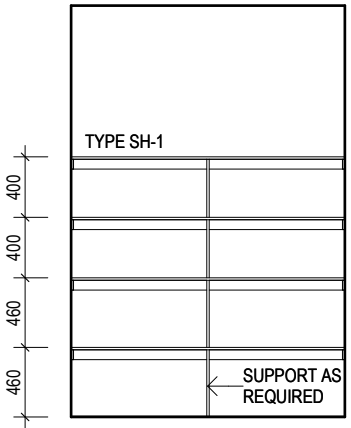
6 PDR 1
1 : 50



7 PDR 1
1 : 50



8 PDR 1
1 : 50



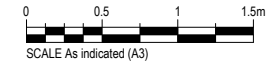
9 LINEN
1 : 50

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- INTERNAL HEIGHT DIMENSIONS ARE TAKEN FROM FINISHED STRUCTURAL F.L. FLOOR COVERINGS ARE NOT ACCOUNTED FOR.
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- TILE & CUPBOARD DIMENSIONS ARE APPROXIMATE ONLY & MAY BE ALTERED TO SUIT MODULAR SIZES & FINISH THICKNESSES
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- BENCHTOPS AND ISLAND BENCH BACK PANELS MAY HAVE A JOIN DEPENDANT ON SIZE & CONFIGURATION, POSITIONED AT THE MANUFACTURERS DISCRETION.
- PROFILE LINES DRAWN ON CABINETRY ARE INDICATIVE ONLY, REFER TO COLOUR SELECTION.
- REFER TO WAG.D-001 FOR WET AREA GENERIC DETAILS

STONE BENCH:
PROVIDE SELECT STONE BENCHTOP TO LAUNDRY WITH 40mm EDGE UNO

STONE BENCH:
PROVIDE SELECT STONE BENCHTOP TO VANITIES WITH 20mm EDGE UNO

DRAWING TITLE:
INTERNAL ELEVATIONS



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DESIGNER

SPEC: S1

DESIGN:
WATERFORD 47

PRODUCT CODE:

FACADE:
PACIFIC

CEILING:
27G, 25F R

OWNER:
S. SHARMA & Y.QIN

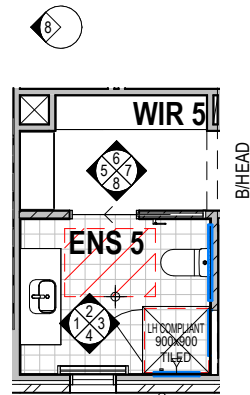
LOT 218 SORA PLACE, UPPER COOMERA
QLD 4209

JOB N°: 754797 PERMIT N°: TBC
WIND SPEED: 49.03 m/s MASTER ISSUED: 01/04/2023

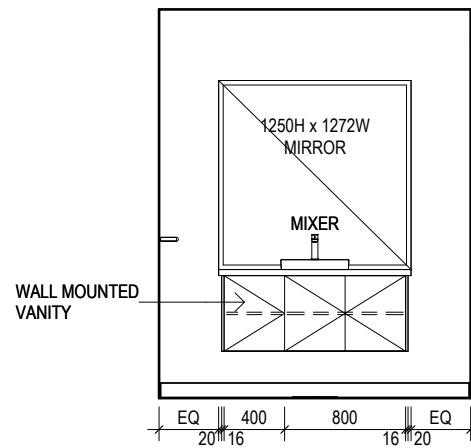
DRAWN: 3LB CHECKED: SHEET: 11/18
CONSTRUCTION PLANS
DATE: 31/10/2025

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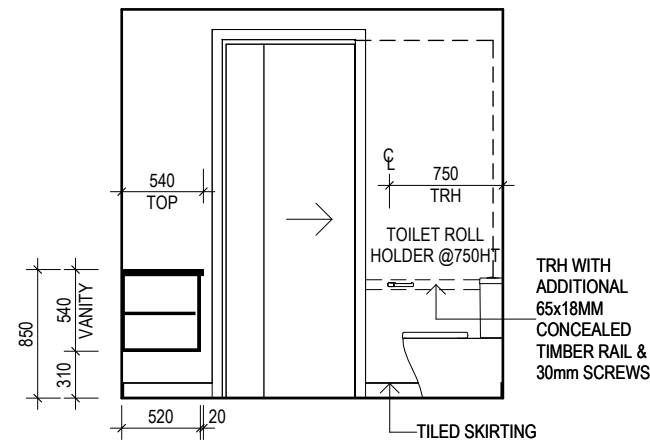
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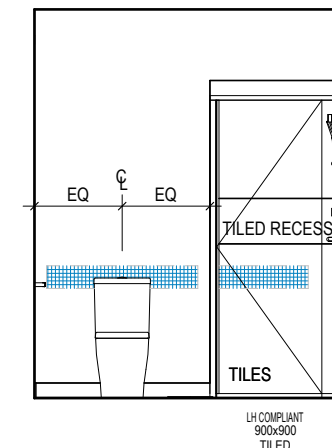
ENSUITE 5 / WIR 5
1 : 100



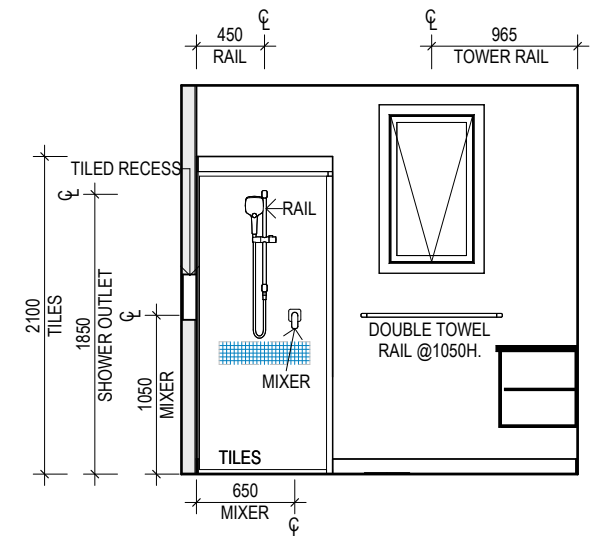
1 ENSUITE 5
1 : 50



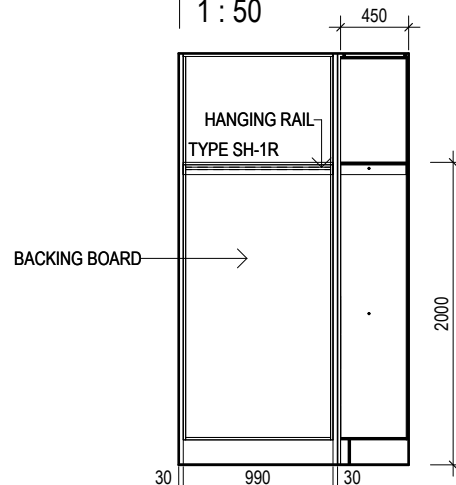
2 ENSUITE 5
1 : 50



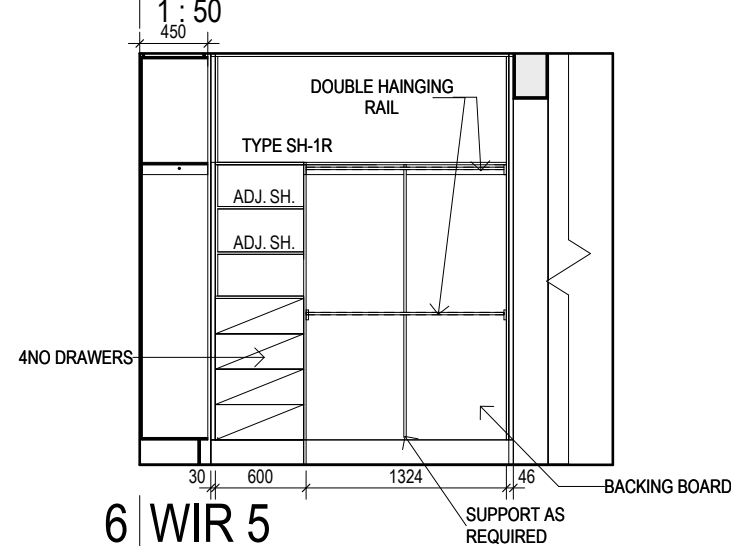
3 ENSUITE 5
1 : 50



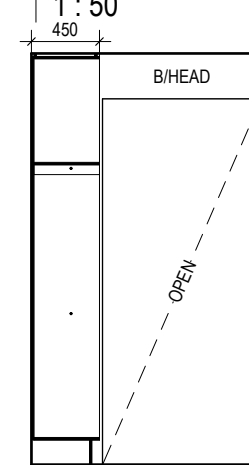
4 ENSUITE 5
1 : 50



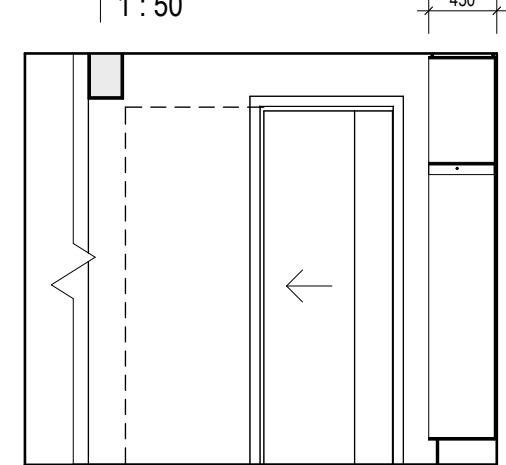
5 WIR 5
1 : 50



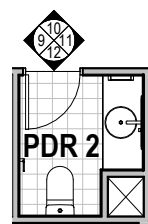
6 WIR 5
1 : 50



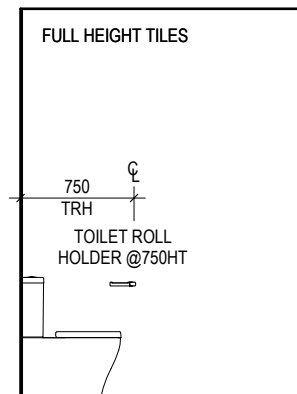
7 WIR 5
1 : 50



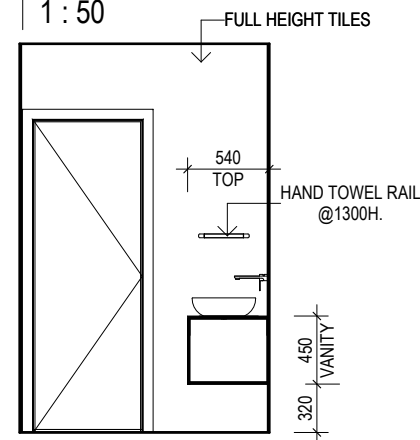
8 WIR 5
1 : 50



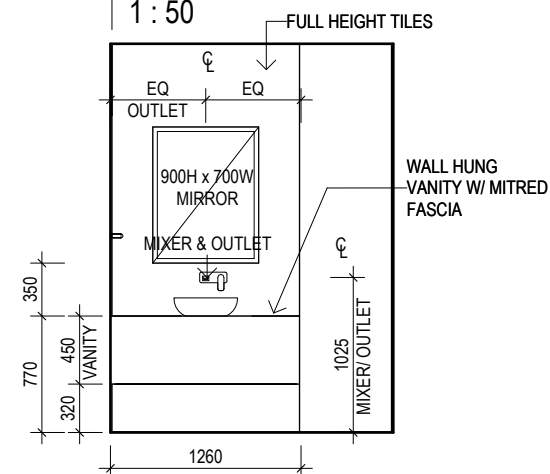
PDR 2
1 : 100



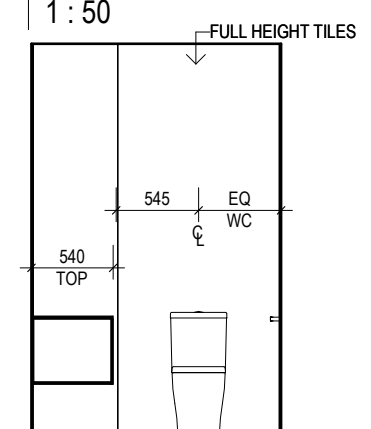
9 PDR 2
1 : 50



10 PDR 2
1 : 50



11 PDR 2
1 : 50



12 PDR 2
1 : 50

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- INTERNAL HEIGHT DIMENSIONS ARE TAKEN FROM FINISHED STRUCTURAL F.L. FLOOR COVERINGS ARE NOT ACCOUNTED FOR.
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- TILE & CUPBOARD DIMENSIONS ARE APPROXIMATE ONLY & MAY BE ALTERED TO SUIT MODULAR SIZES & FINISH THICKNESSES.
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- PROFILE LINES DRAWN ON CABINETRY ARE INDICATIVE ONLY, REFER TO COLOUR SELECTION.
- REFER TO WAG.D-001 FOR WET AREA GENERIC DETAILS.

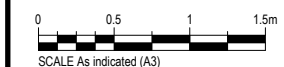
STONE BENCH:
PROVIDE SELECT STONE BENCHTOP TO ENSUITE 5 VANITY WITH 40mm EDGE UNO

STONE BENCH:
PROVIDE SELECT STONE BENCHTOP TO PDR 2 VANITY WITH 20mm EDGE UNO

- IN WALL REINFORCING REFER DETAIL
- 900W. x 1200D. CIRCULATION SPACE TO FRONT EDGE OF TOILET PAN
- INDICATIVE LOCATION OF FLOOR WASTE



DRAWING TITLE:
INTERNAL ELEVATIONS



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DESIGNER

SPEC: S1

DESIGN:
WATERFORD 47

FACADE:
PACIFIC

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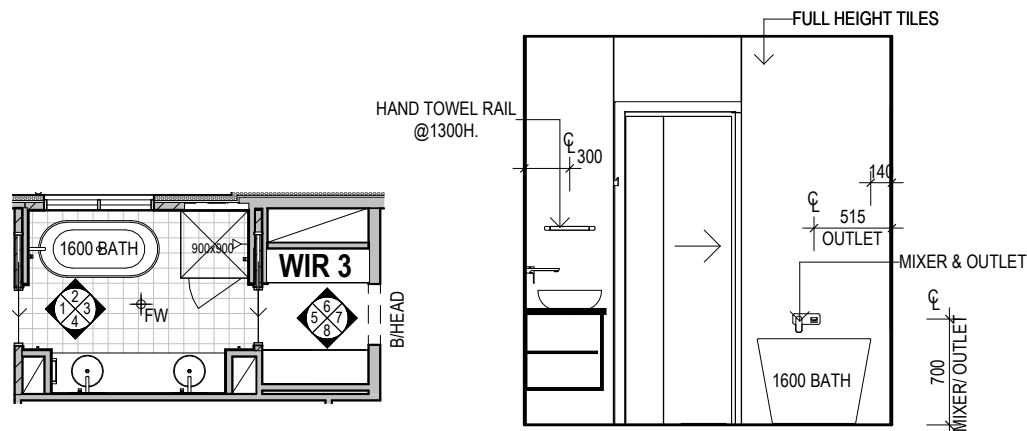
LOT 218 SORA PLACE, UPPER COOMERA
QLD 4209

JOB N°: 754797 PERMIT N°: TBC

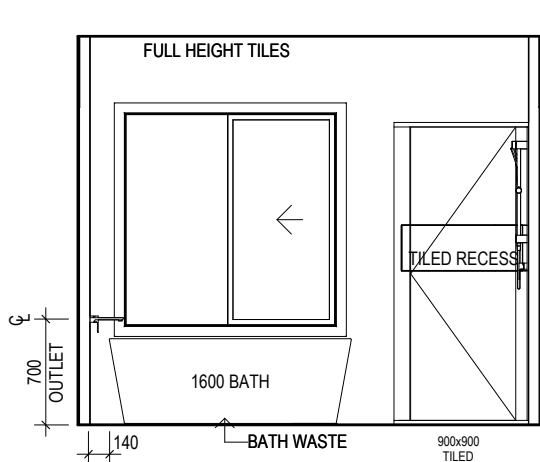
WIND SPEED: 49.03 m/s MASTER ISSUED: 01/04/2023

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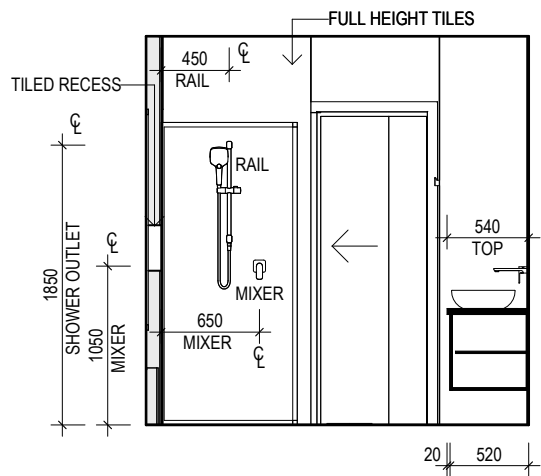
CONSTRUCTION PLANS
DATE: 31/10/2025 12/18



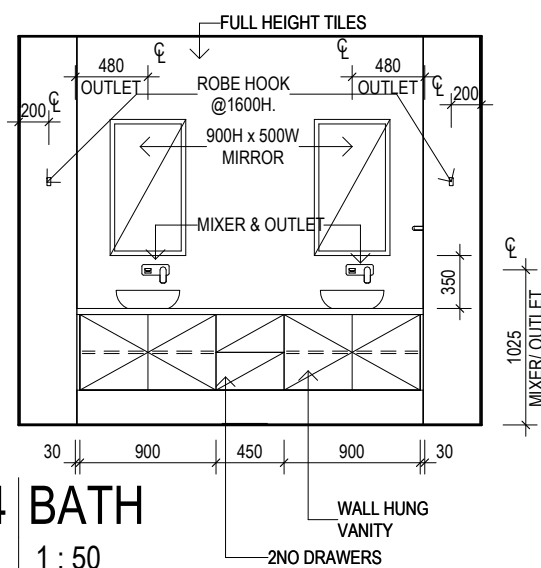
BATH / WIR 3
1 : 100



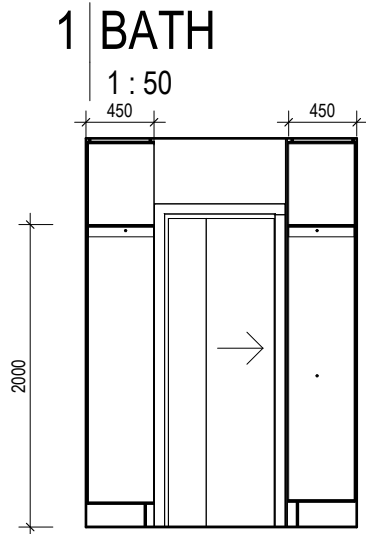
2 BATH
1 : 50



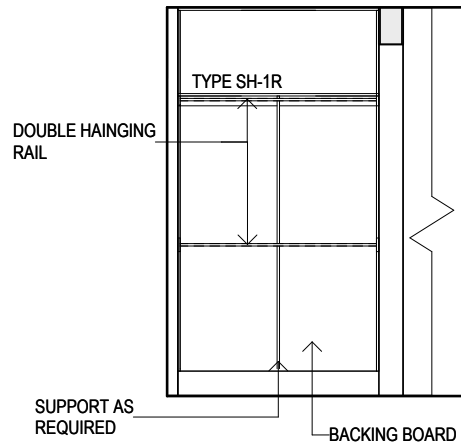
3 BATH
1 : 50



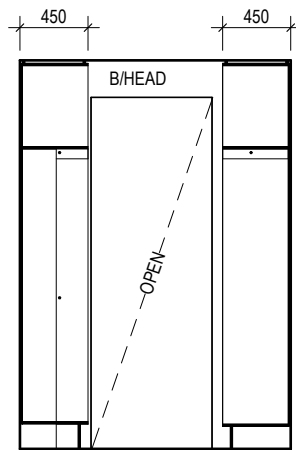
4 BATH
1 : 50



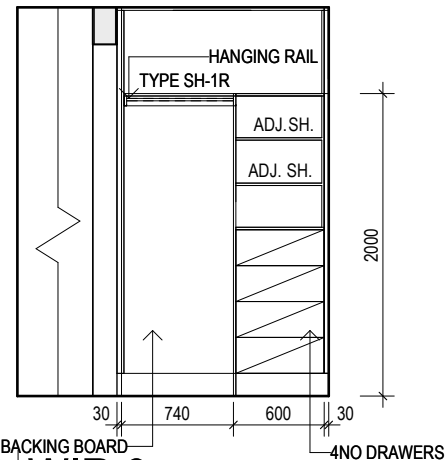
5 WIR 3
1 : 50



6 WIR 3
1 : 50



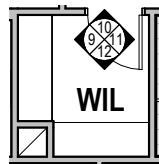
7 WIR 3
1 : 50



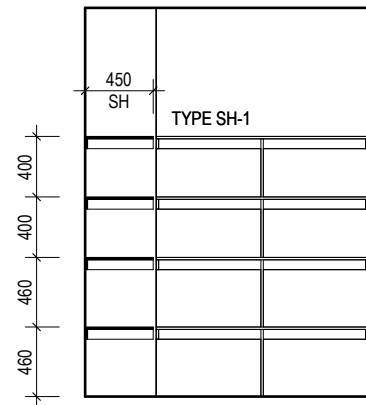
8 WIR 3
1 : 50



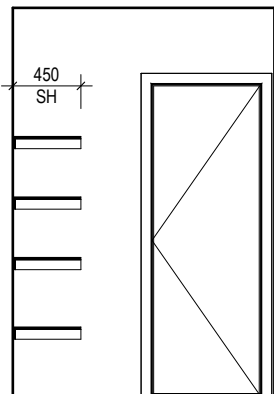
BATH 3D VIEW



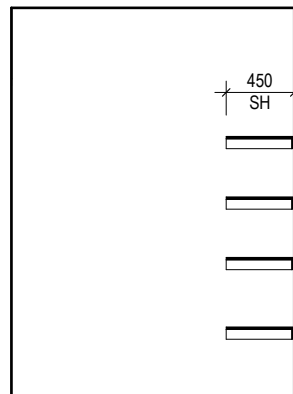
WIL
1 : 100



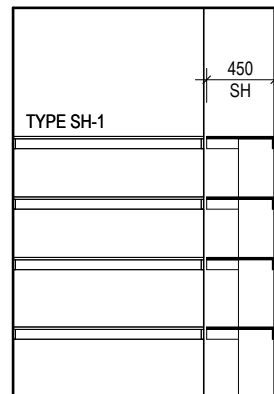
9 WIL
1 : 50



10 WIL
1 : 50



11 WIL
1 : 50



12 WIL
1 : 50

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- INTERNAL HEIGHT DIMENSIONS ARE TAKEN FROM FINISHED STRUCTURAL F.L. FLOOR COVERINGS ARE NOT ACCOUNTED FOR.
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- REFER TO WAG-D-001 FOR WET AREA GENERIC DETAILS

STONE BENCH:
PROVIDE SELECT STONE BENCHTOP TO VANITIES WITH 40mm EDGE UNO

DRAWING TITLE:
INTERNAL ELEVATIONS



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DESIGNER

SPEC: S1

DESIGN:
WATERFORD 47

PRODUCT CODE:

FACADE:
PACIFIC

CEILING:
27G, 25F R

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LOT 218 SORA PLACE, UPPER COOMERA
QLD 4209

JOB N°: 754797

PERMIT N°: TBC

WIND SPEED: 49.03 m/s

MASTER ISSUED: 01/04/2023

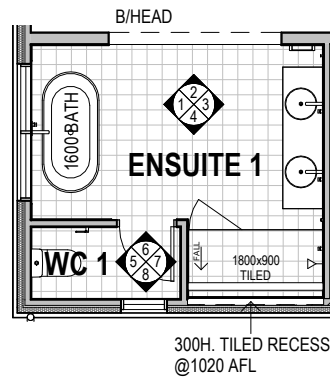
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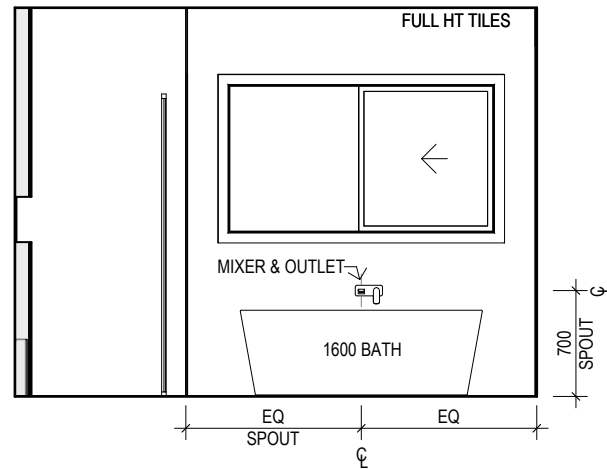
SHEET:

CONSTRUCTION PLANS
DATE: 31/10/2025

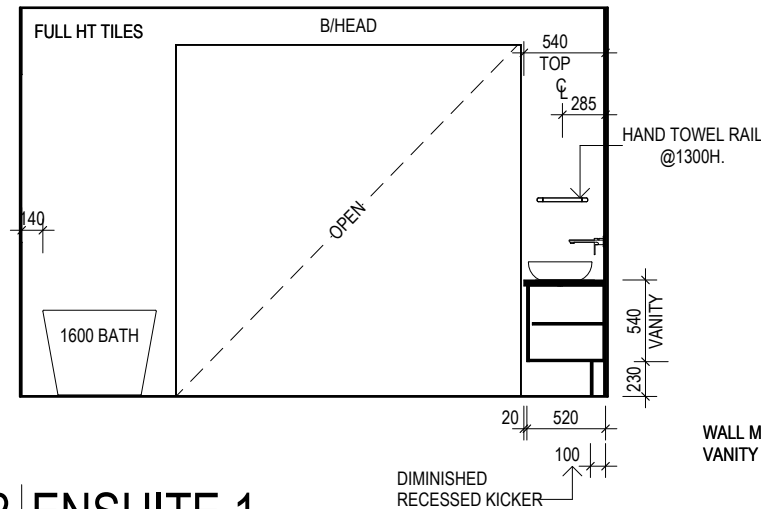
13/18



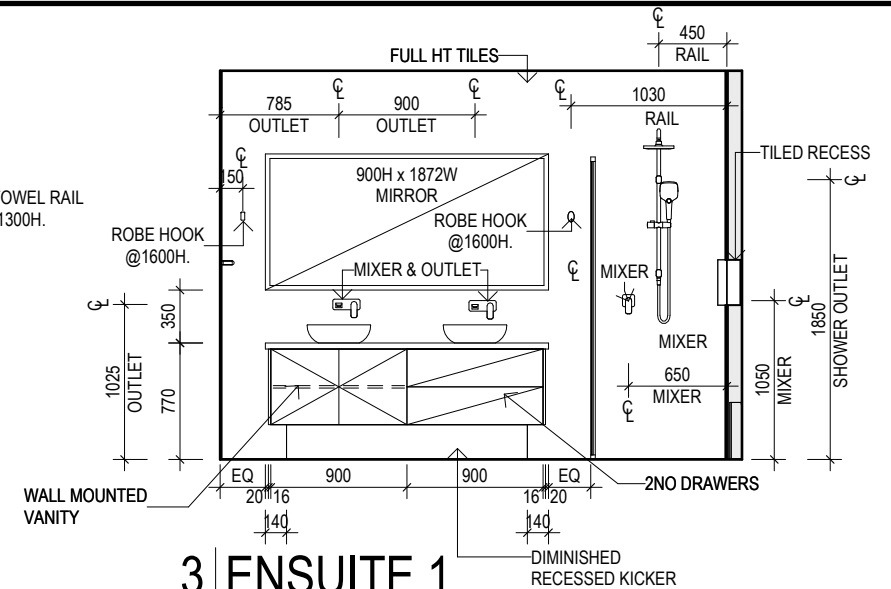
ENSUITE 1 / WC 1
1 : 100



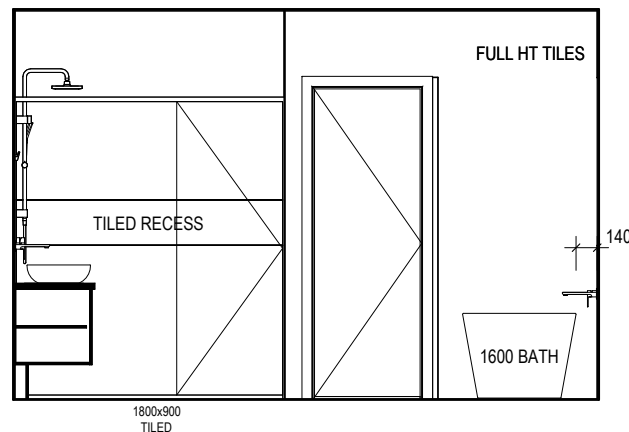
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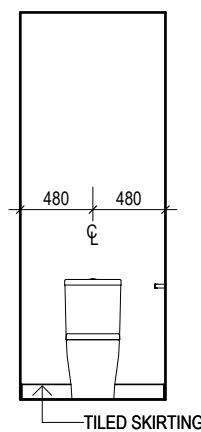
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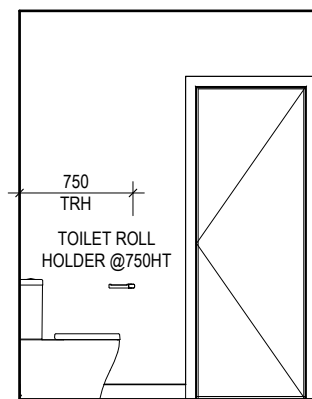
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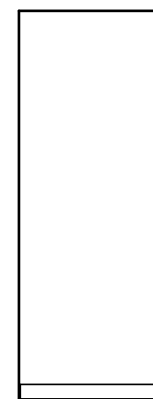
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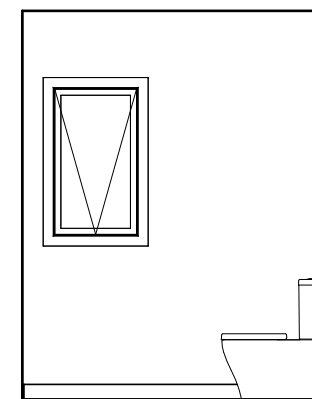
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1 : 50



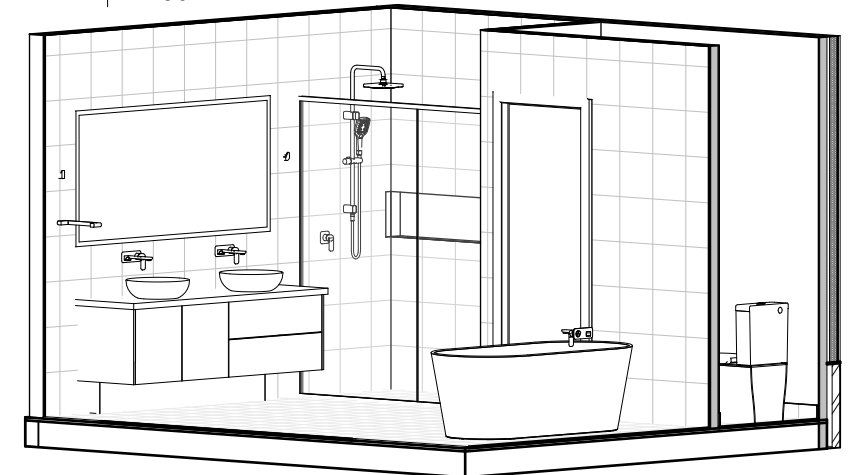
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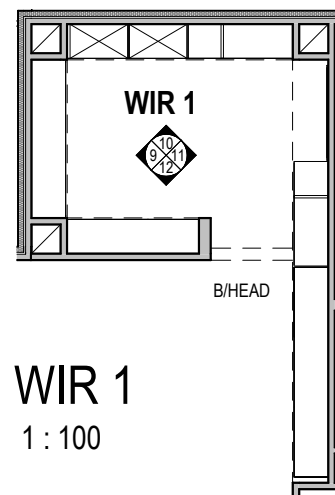
7 WC 1
1 : 50



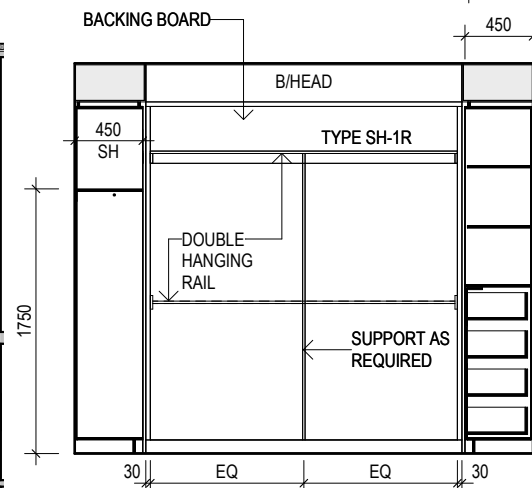
8 WC 1
1 : 50



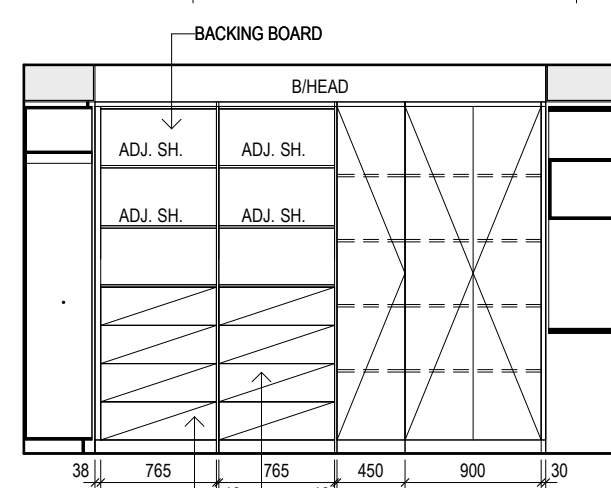
ENSUITE 1 3D VIEW



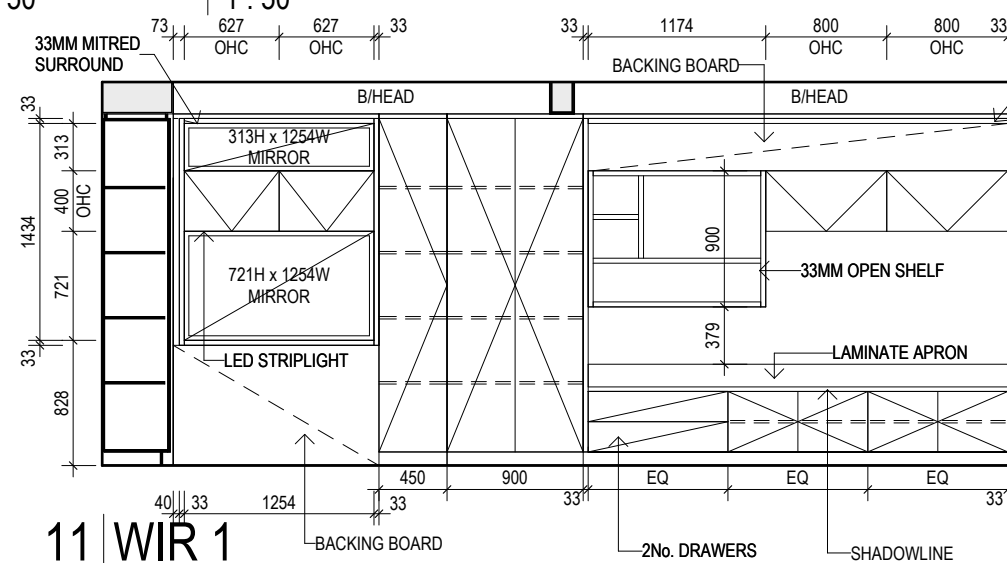
WIR 1
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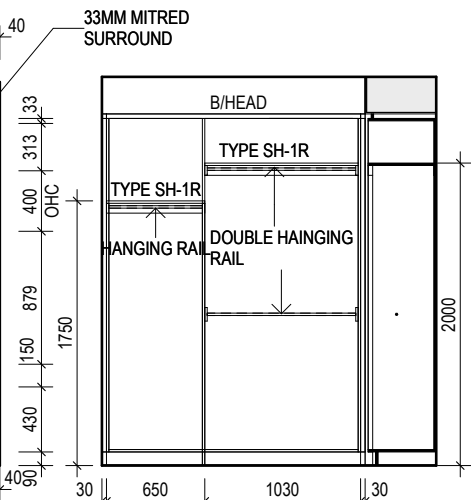
9 WIR 1
1 : 50



10 WIR 1
1 : 50



11 WIR 1
1 : 50

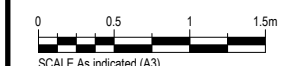


12 WIR 1
1 : 50

- INTERNAL DIMENSIONS ARE TAKEN FROM PLASTER.
- INTERNAL HEIGHT DIMENSIONS ARE TAKEN FROM FINISHED STRUCTURAL F.L. FLOOR COVERINGS ARE NOT ACCOUNTED FOR.
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- REFER TO WAG-D-001 FOR WET AREA GENERIC DETAILS.

STONE BENCH:
PROVIDE SELECT STONE BENCHTOP TO VANITIES WITH 40mm EDGE UNO

DRAWING TITLE:
INTERNAL ELEVATIONS



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DESIGNER

SPEC: S1

DESIGN:
WATERFORD 47

PRODUCT CODE:

FACADE:
PACIFIC

CEILING:
27G, 25F R

OWNER:
S. SHARMA & Y.QIN

LOT 218 SORA PLACE, UPPER COOMERA
QLD 4209

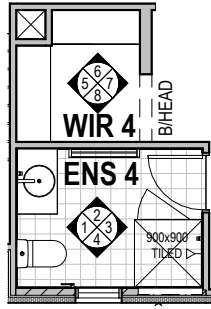
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WIND SPEED: 49.03 m/s MASTER ISSUED: 01/04/2023

DRAWN: 3LB CHECKED: SHEET:

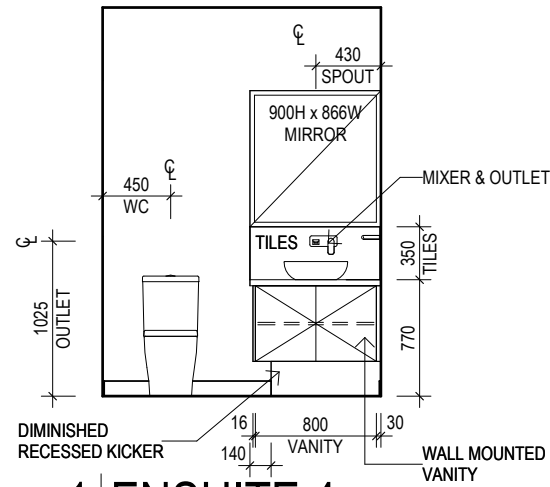
CONSTRUCTION PLANS
DATE: 31/10/2025

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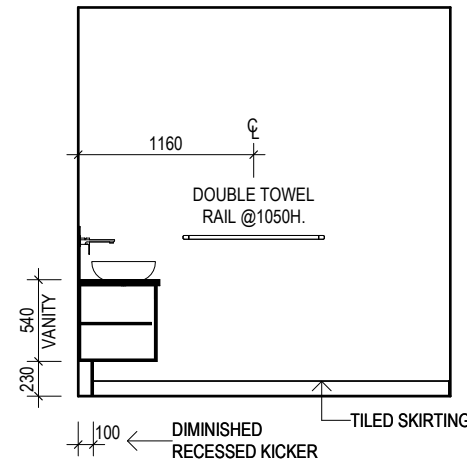
ENSUITE 4 / WIR 4

1 : 100



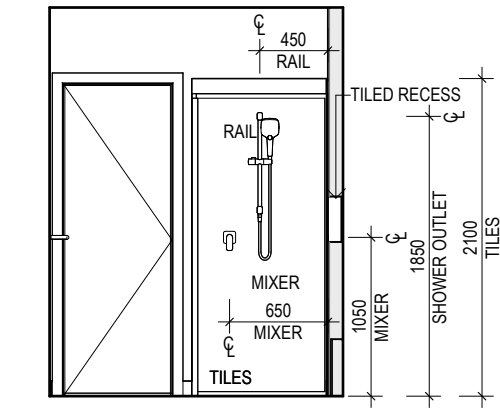
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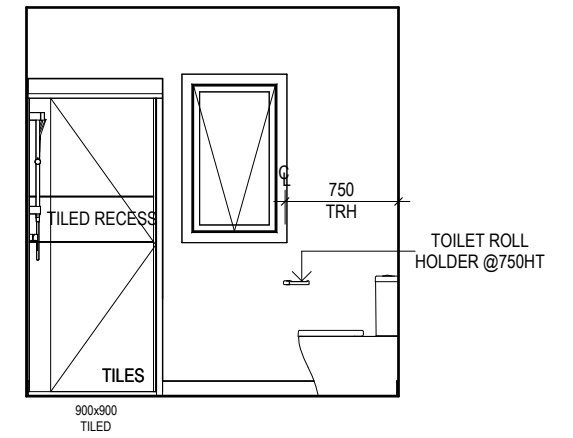
2 ENSUITE 4

1 : 50



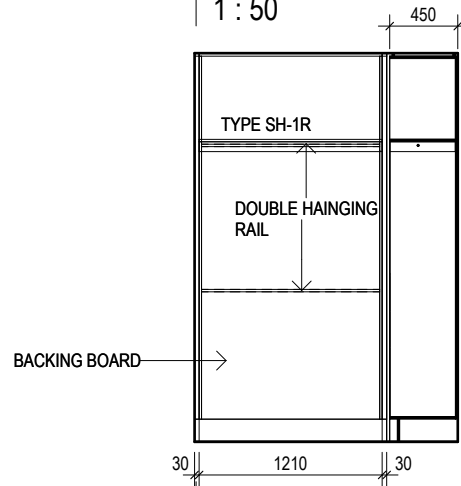
3 ENSUITE 4

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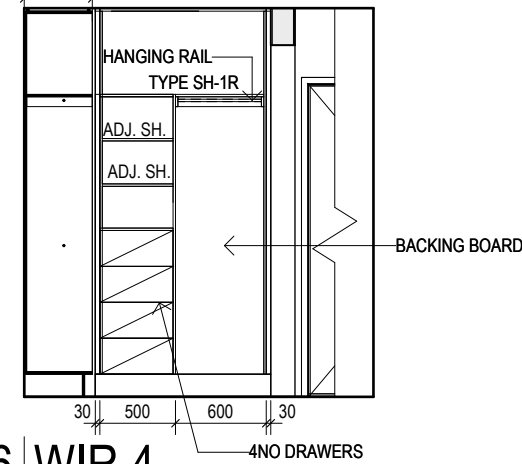
4 ENSUITE 4

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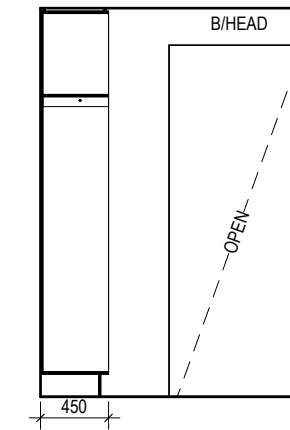
5 WIR 4

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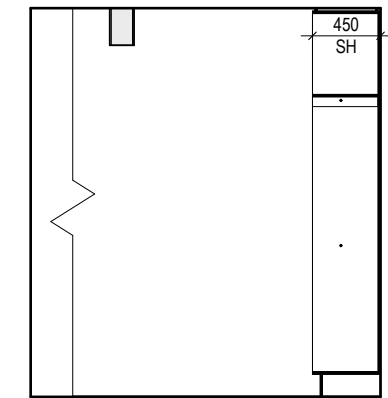
6 WIR 4

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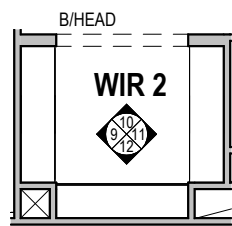
7 WIR 4

1 : 50



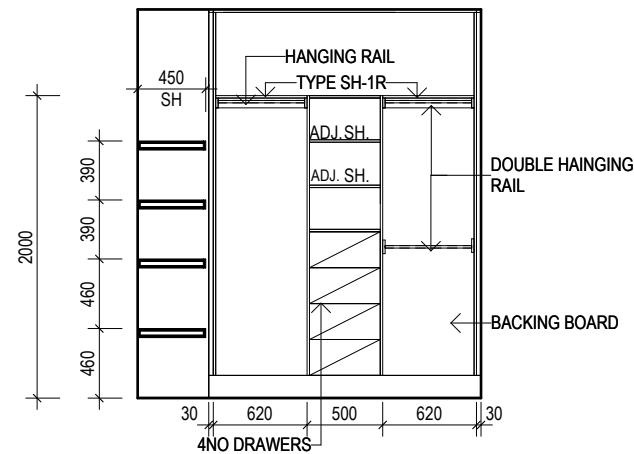
8 WIR 4

1 : 50



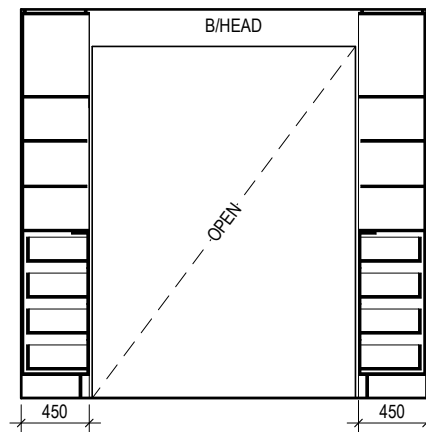
WIR 2

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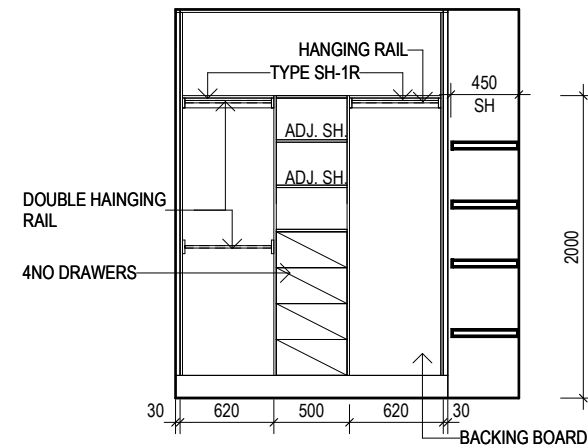
9 WIR 2

1 : 50



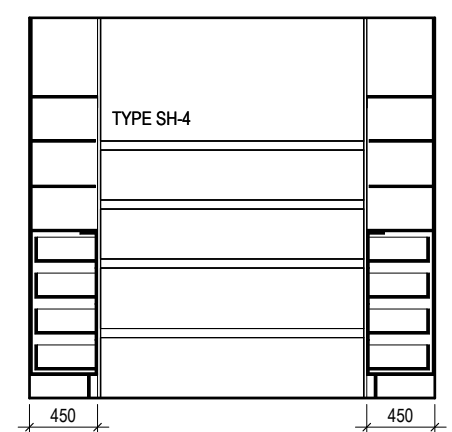
10 WIR 2

1 : 50



11 WIR 2

1 : 50



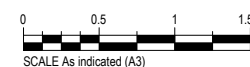
12 WIR 2

1 : 50

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STONE BENCH:
PROVIDE SELECT STONE BENCHTOP TO VANITIES WITH 40mm EDGE UNO

DRAWING TITLE:
INTERNAL ELEVATIONS



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DESIGNER

SPEC: S1

DESIGN:
WATERFORD 47

FACADE:
PACIFIC

209 Robina Town Centre Dr, Robina, QLD, 4226
QBCC Licence N°: 40992
NSW Contractor's Licence N°: 36654C
ACN: 005 149 137
Tel: 1300 786 773
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CEILING:
27G, 25F R

OWNER:
S. SHARMA & Y.QIN

LOT 218 SORA PLACE, UPPER COOMERA
QLD 4209

JOB N°: 754797 PERMIT N°: TBC

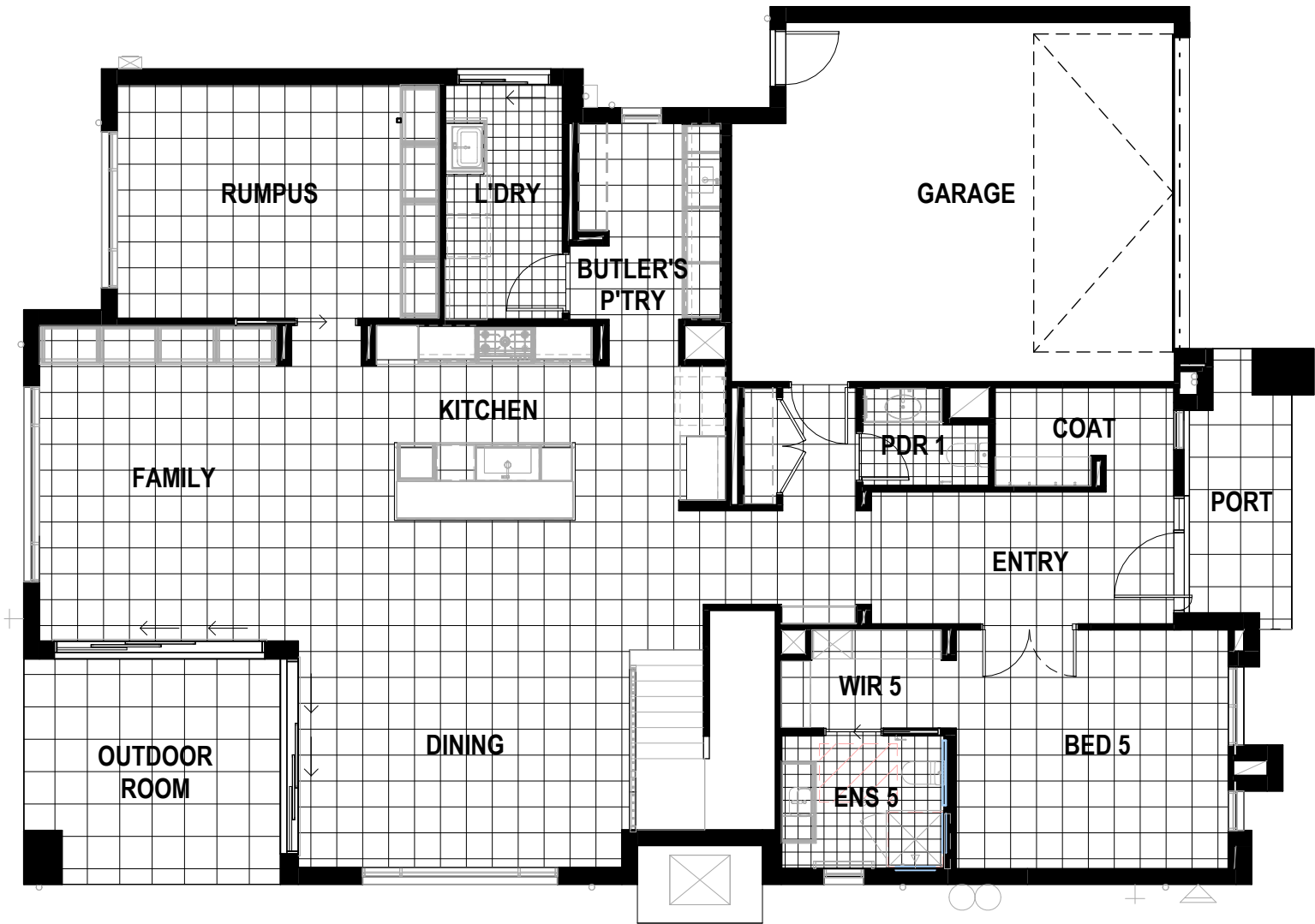
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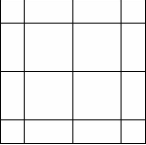
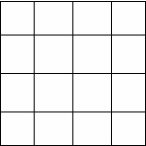
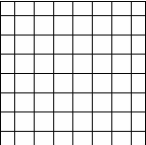
DRAWN: 3LB CHECKED: SHEET:

AMENDED CONSTRUCTION
DATE: 17/11/2025

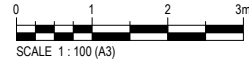
15/18

31/10/2025 2:21:12 PM



FLOOR COVERINGS		
	OUTDOOR TILES	19.1 m ²
	TILES	128.4 m ²
	WET AREA TILES	14.0 m ²

DRAWING TITLE:
GROUND FLOOR FLOOR COVERINGS



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PRODUCT CODE:
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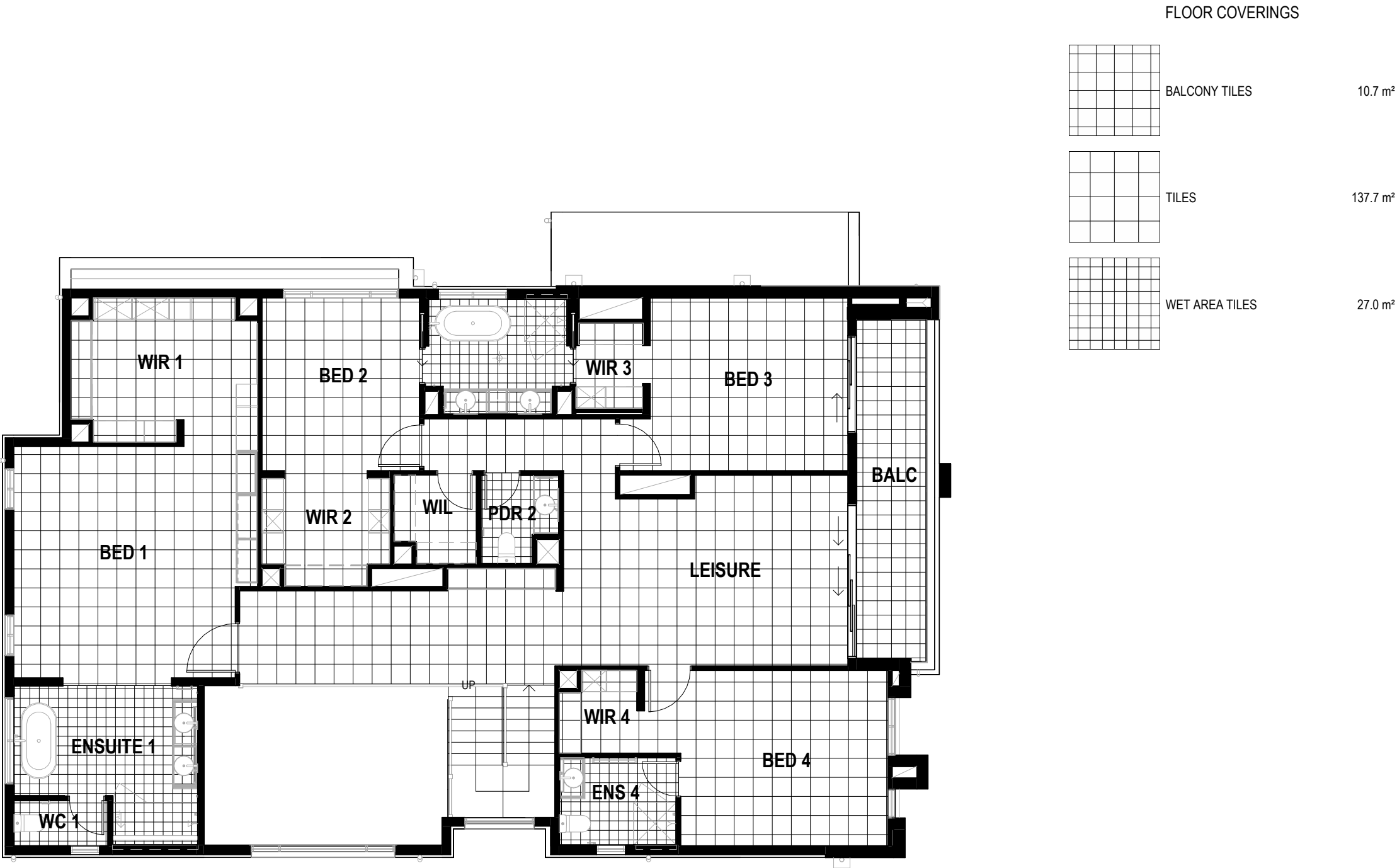
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QLD 4209

JOB N°: 754797	PERMIT N°: TBC	SHEET: 17/18
WIND SPEED: 49.03 m/s	MASTER ISSUED: 01/04/2023	
DRAWN: 3LB	CHECKED:	CONSTRUCTION PLANS DATE: 31/10/2025

17/11/2025 10:22:51 AM



DRAWING TITLE:
FIRST FLOOR FLOOR COVERINGS



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QLD 4209

JOB N°: 754797

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DATE: 17/11/2025

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