

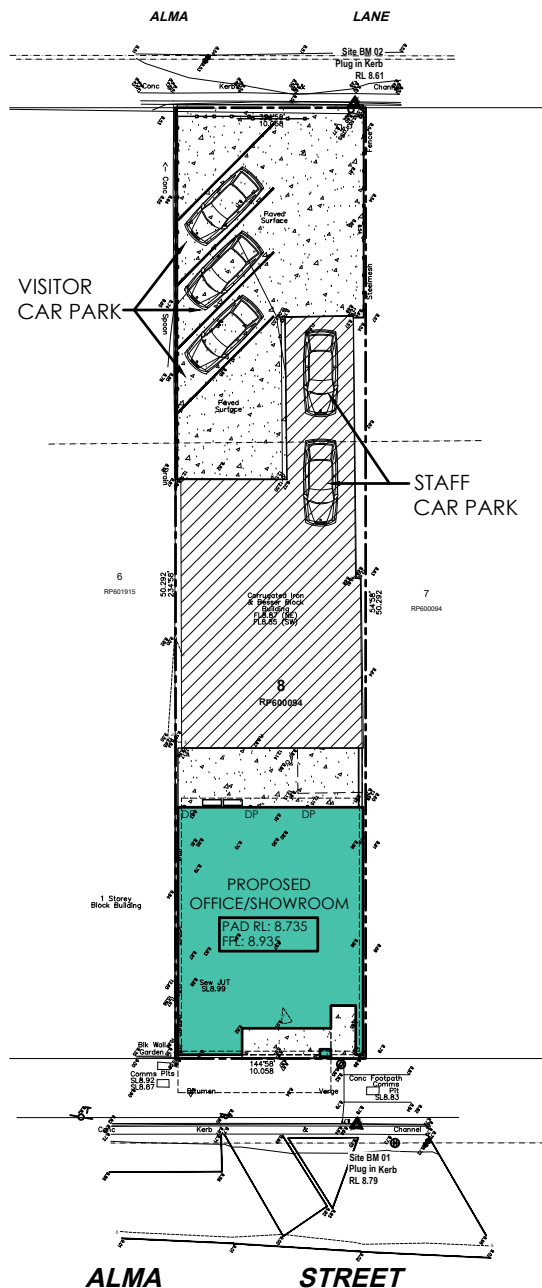
OFFICE / SHOWROOM

NOTES

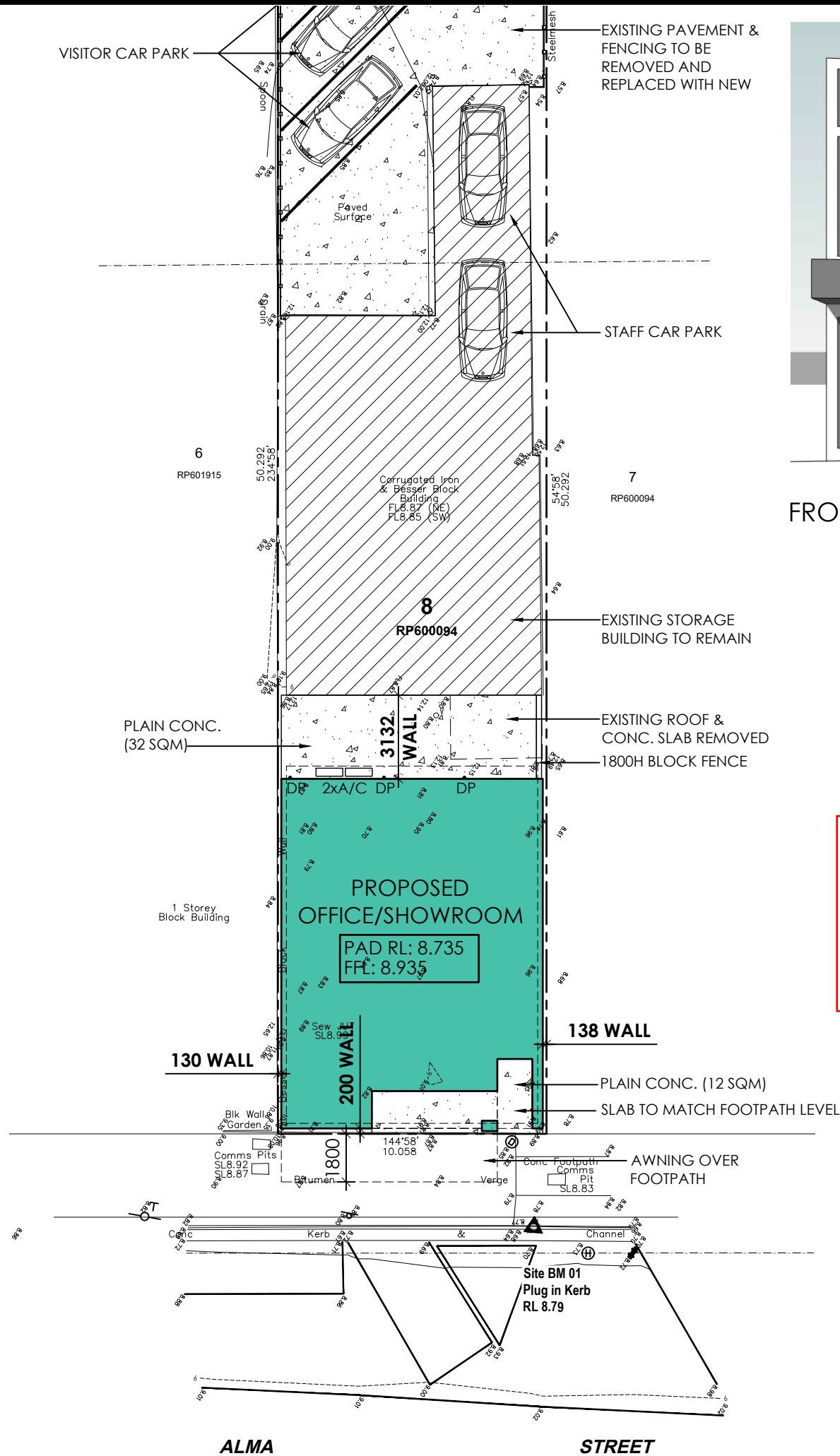
- SITE INFORMATION BASED UPON SURVEY PLAN ONLY
- SERVICES (BOTH UNDERGROUND & ON FOOTPATH) ARE YET TO BE IDENTIFIED

SITE COVER CALCULATIONS.

SITE AREA:	506m ²
EXISTING BUILDING:	164.60m ²
NEW BUILDING:	128.21m ²
SITE COVER:	57.87%



O/A SITE PLAN
SCALE 1:400



FRONT ELEVATION (3D)

ROCKHAMPTON REGIONAL COUNCIL
APPROVED PLANS
These plans are approved subject to the current conditions of approval associated with
Development Permit No.: D/95-2024
Dated: 29 October 2024

I/WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER THE CONTRACT
SIGN..... DATE.....
SIGN..... DATE.....

NO	DESCRIPTION	DATE	DRWN
2	AMENDMENTS	26/06/24	GH
3	AMENDMENTS	16/07/24	AL
4	UPDATE CARPARK	27/08/24	GH

PRELIMINARY
NOT FOR CONSTRUCTION

- LEGEND:**
- ~ DENOTES EXISTING RET. WALL
 - - - DENOTES PROPOSED FENCE
 - ▨ DENOTES PROPOSED RET. WALL
 - W DENOTES WATER METER
 - E DENOTES ELECTRICAL PILLAR
 - COM DENOTES TELECOM PIT

- NOTES:**
- ALL SITEWORKS & LEVELS TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION
 - FINAL LOCATION OF DOWNPIPES, METERBOX, TAPS, A/C, WATERTANKS, GAS BOTTLES & HOT WATER SYSTEM, MAY DIFFER DUE TO SITE CONDITIONS.
 - CONNECT STORMWATER DRAINAGE TO LEGAL POINT OF DISCHARGE OR AS DIRECTED BY LOCAL COUNCIL

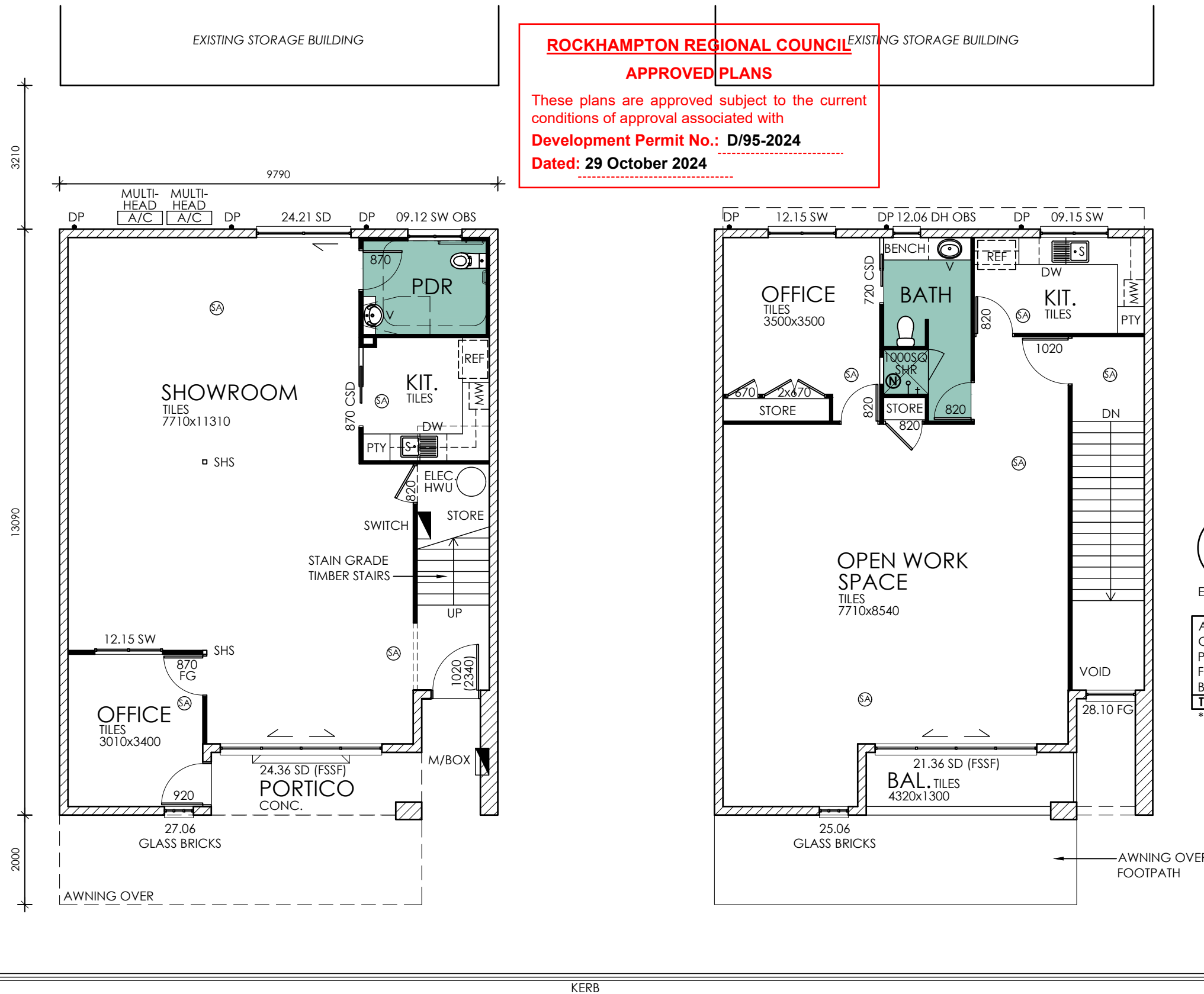


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QBCC No. 1062071
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CONTRACTOR TO VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED. NOTIFY DRAFTSPERSON OF ANY DISCREPANCIES.

PROJECT	
PROPOSED OFFICE	
CLIENT	
CJ HOMES	
SITE INFORMATION	
LOT 8 ON RP600094	
No.	108
STREET	ALMA STREET
SUBURB	ROCKHAMPTON
STATE	QLD P/CODE 4700
ESTATE	N/A
COUNCIL ROCKHAMPTON	
C2 WIND CAT.	DRAWN JC
	SHEET No. 01 of 03
	SCALE 1:200/1:400
SITE PLANS	

OFFICE / SHOWROOM



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LEGEND:

B - BATH	DW - DISHWASHER
V - VANITY	HWU - HOT WATER UNIT
SHR - SHOWER	DP - DOWN PIPE
T - LAUNDRY TUB	OBS - OBSCURE GLASS
WM - WASHING MACHINE SPACE	FG - FIXED GLASS
REF - REFRIGERATOR	AW - AWNING WINDOW
SPACE	DH - DOUBLE HUNG WINDOW
PTY - PANTRY	CSD - CAVITY SLIDING DOOR
WO - WALL OVEN	FSD - FACE SLIDING DOOR
MW - MICROWAVE	OSD - OVERHEAD SECTIONAL DOOR
HP - HOT PLATE	
RH - RANGEHOOD	

(SA) DENOTES SMOKE ALARM IN ACCORDANCE WITH AS 3786
 i+ DENOTES TAP SET - REFER SPEC. FOR DETAIL
 DENOTES BRICK VENEER WALL
 DENOTES STUD WALL WITH LINING/CLADDING



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AREAS:

GROUND FLOOR	118.16sqm
PORTICO*	10.04sqm
FIRST FLOOR	118.16sqm
BALCONY	6.63sqm
TOTAL AREA:	252.99sqm

* EXCLUDES AWNING AREA

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C2 WIND CAT.	DRAWN JC
	SHEET No. 02 of 03
	SCALE 1:100

SKETCH PLANS

○ GROUND FLOOR

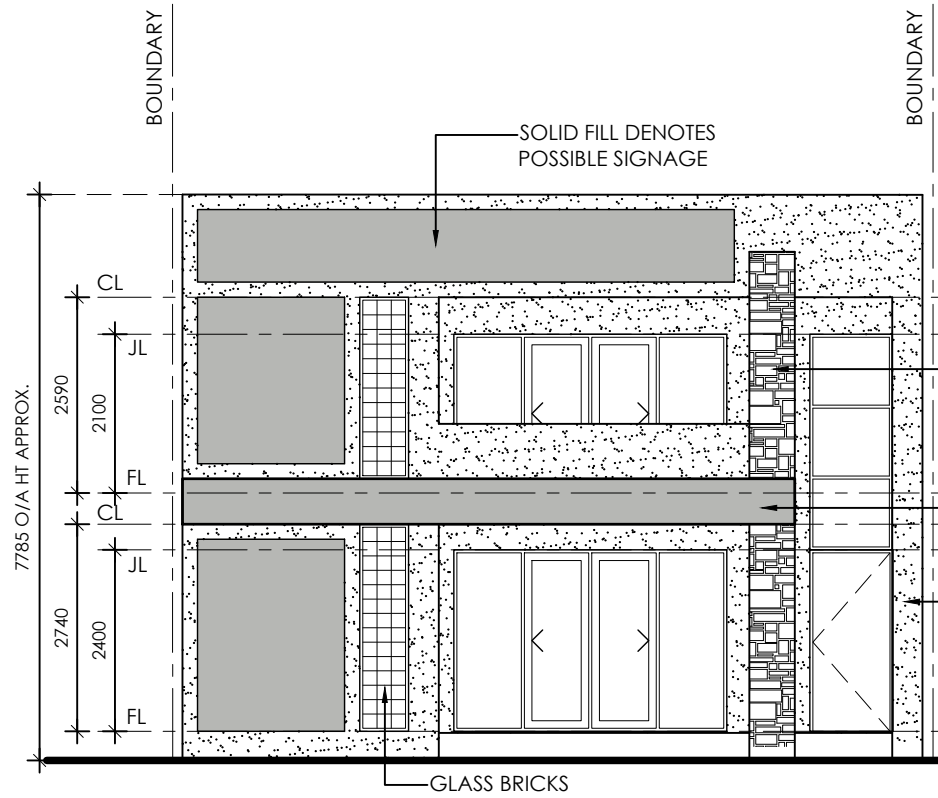
○ FIRST FLOOR

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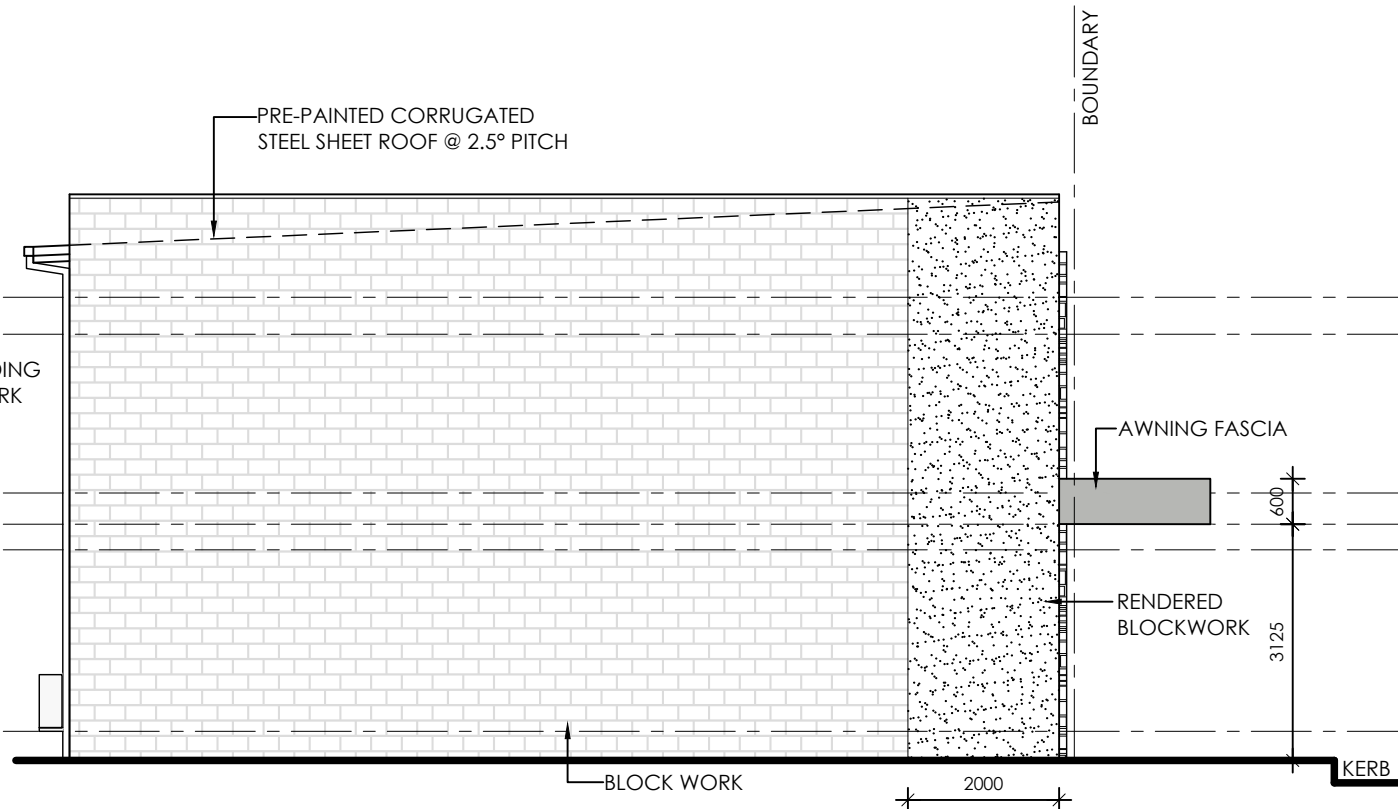
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1 FRONT ELEVATION

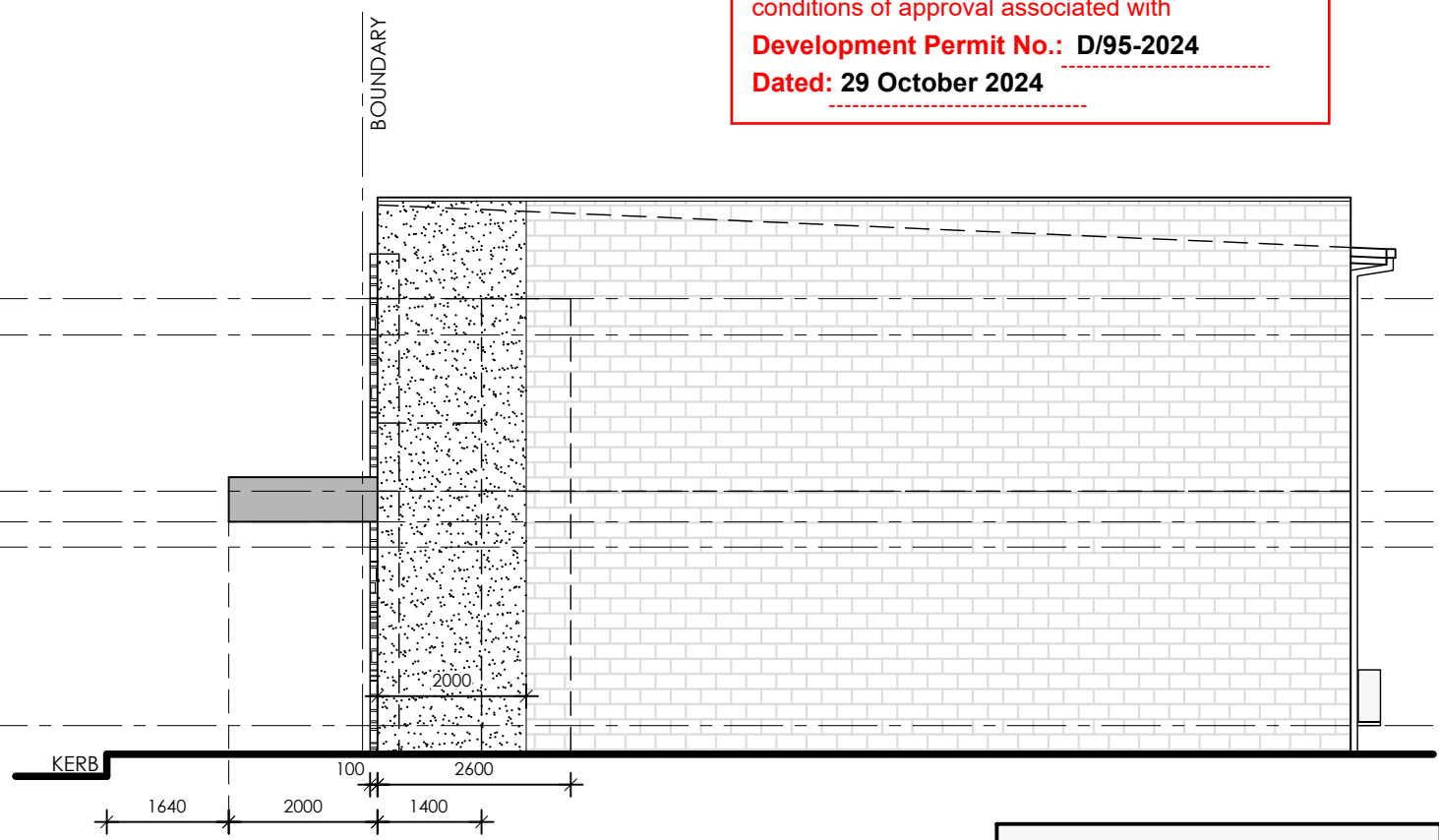


2 SIDE ELEVATION

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3 SIDE ELEVATION



4 SIDE ELEVATION

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	SHEET No. 03 of 03
	SCALE 1:100
ELEVATIONS	