50mm 100mm Original Scale

50mm

100mm

WIND ZONE CALCULATIONS.

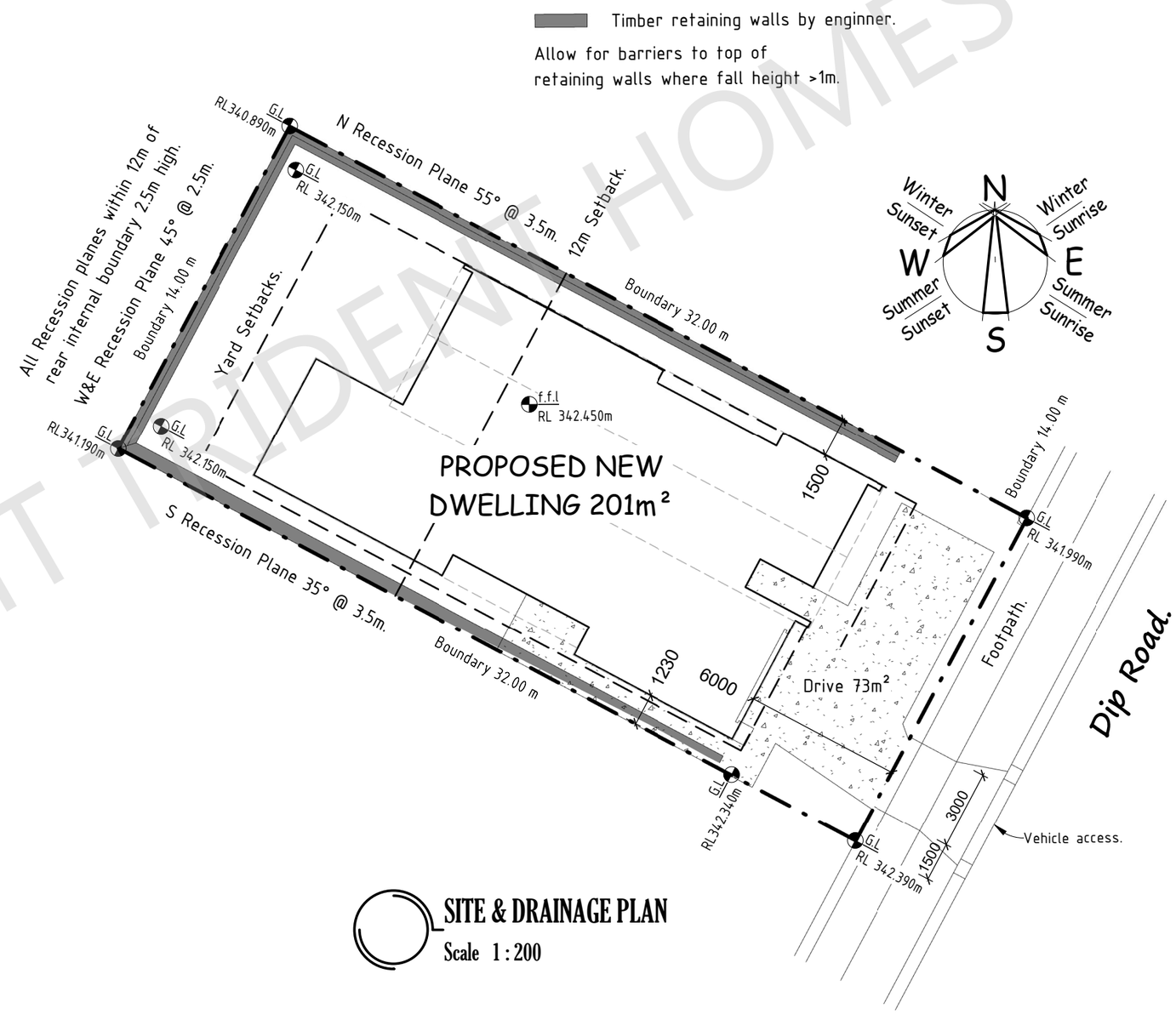
DETERMINATION OF A WIND ZONE - NZS3604:2011

Wind Region -	A
Lee Zone -	No
Ground roughness -	Open
Site exposure -	Exposed
Topography Class -	T1 - Undulations <10m
Building wind zone -	H = Wind speed of 44 m/s

Wind Zone -	High Wind Zone
Exposure Zone -	B
Earthquake Zone -	3
Snow Zone -	N5
Snow Loading -	2 kPa
Altitude -	342m - ASL
Legal Description:	Lot 1159
Site Address:	Lot 1159 Dip Road
Valuation Number:	#
Site Area:	448 m²
Zone:	#
Region:	QLDC

SITE COVERAGE		
ACTUAL COVERAGE	SITE AREA	SITE COVERAGE
201 m²	448 m²	44.9%

Proposed NEW DWELLING for Andre & Montana Sorbello, Address: Lot 1159 Dip Road



SITE & DRAINAGE PLAN

Scale 1 : 200

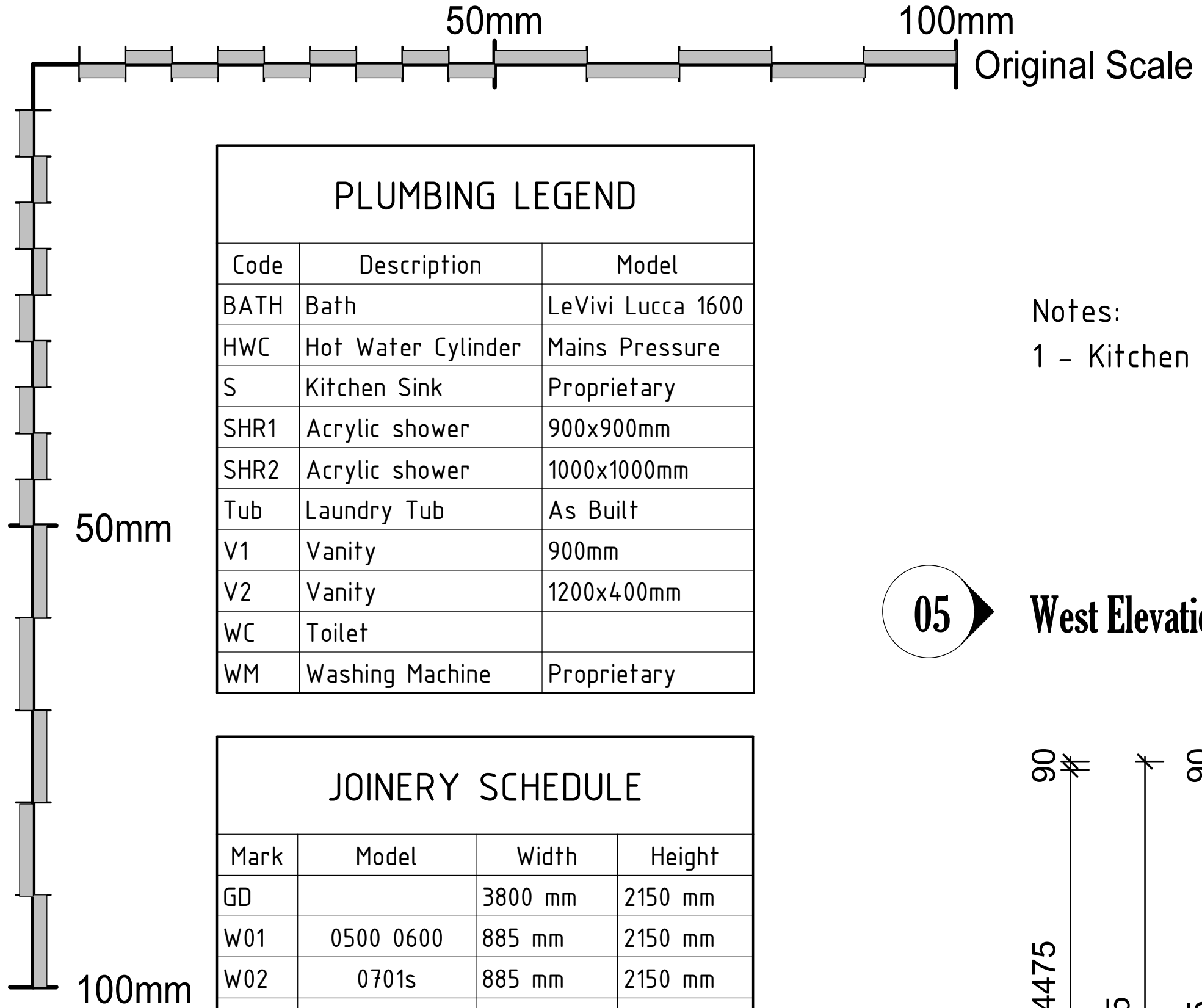
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Project : PROPOSED NEW DWELLING for Client : Andre & Montana Sorbello Address : Lot 1159 Dip Road	JOB # : Lot1159_Dip	Drw Name : SITE & DRAINAGE			Builder.	Client.
	Drawn By : LBP 113870	DATE : APRIL 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. As indicated	REV # E	DRW # 01

7/04/2026 2:32:52 pm



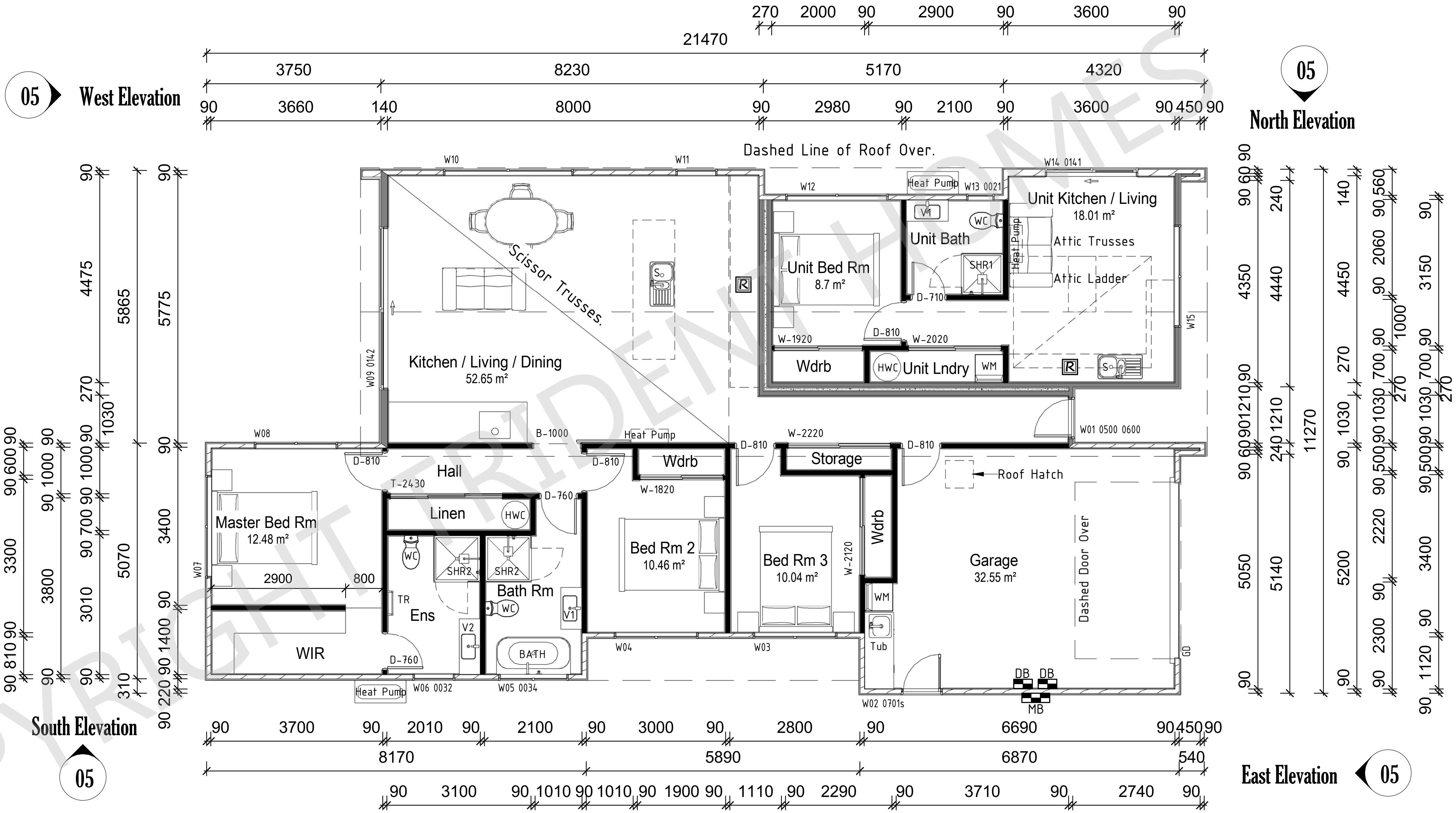
PLUMBING LEGEND

Code	Description	Model
BATH	Bath	LeVivi Lucca 1600
HWC	Hot Water Cylinder	Mains Pressure
S	Kitchen Sink	Proprietary
SHR1	Acrylic shower	900x900mm
SHR2	Acrylic shower	1000x1000mm
Tub	Laundry Tub	As Built
V1	Vanity	900mm
V2	Vanity	1200x400mm
WC	Toilet	
WM	Washing Machine	Proprietary

JOINERY SCHEDULE

Mark	Model	Width	Height
GD		3800 mm	2150 mm
W01	0500 0600	885 mm	2150 mm
W02	0701s	885 mm	2150 mm
W03		1800 mm	900 mm
W04		1800 mm	900 mm
W05	0034	1500 mm	1200 mm
W06	0032	900 mm	1200 mm
W07		2200 mm	900 mm
W08		1800 mm	900 mm
W09	0142	3500 mm	2150 mm
W10		2800 mm	1200 mm
W11		900 mm	1850 mm
W12		2200 mm	900 mm
W13	0021	600 mm	900 mm
W14	0141	2000 mm	2150 mm
W15		2200 mm	900 mm

Notes:
1 - Kitchen Layout indicative only, refer to Kitchen designers Plan.



PROPOSED FLOOR PLAN

Scale 1 : 100

FLOOR AREA SCHEDULE - CLAD

DESCRIPTION	AREA (O/FRAME) /	PERIMETER (O/FRAME) /	CLAD THICKNESS /	AREA OVER CLAD /
Insitu Slab	198.58 m^2	74.81 m	35 mm	201.2 m^2

CONSTRUCTION LEGEND.

- Internal wall.
- Internal Wall - HEBEL 1925 Intertenancy Fire wall.
- External Wall - Vert Stria Cladding System.
- External Wall - Timberline Thermory Pine Shiplap Cladding system.

G.F f.f.l	0.000 m
G.F T.P.	2.470 m

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Project : PROPOSED NEW DWELLING for
Client : Andre & Montana Sorbello
Address : Lot 1159 Dip Road

JOB # : Lot1159_Dip
Drawn By : LBP 113870

Drw Name : FLOOR PLAN
Builder.
Client.

DATE : APRIL 2026
NOTE : do not scale from this drawing.
SCALE @ A3 Sht. As indicated
REV # E
DRW # 03

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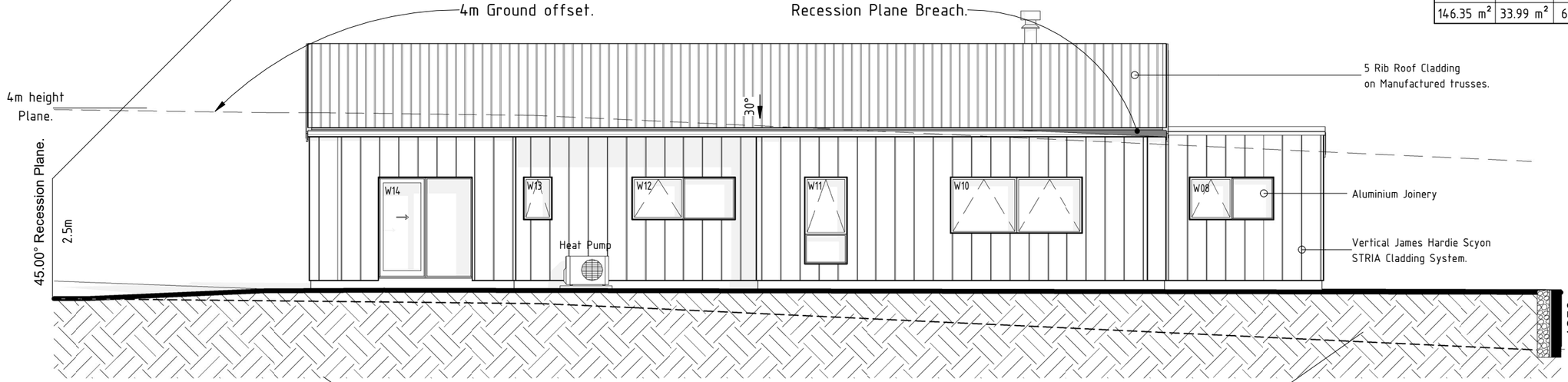
50mm 100mm Original Scale

50mm

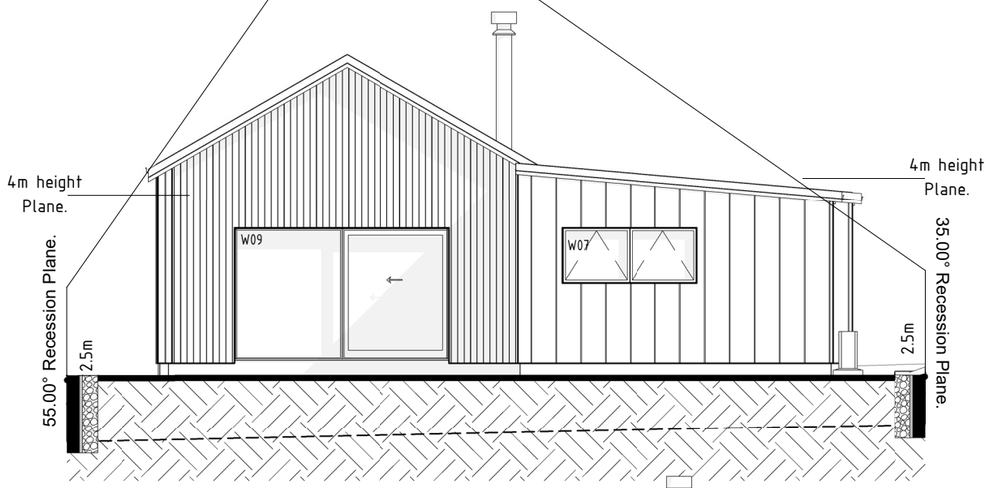
100mm

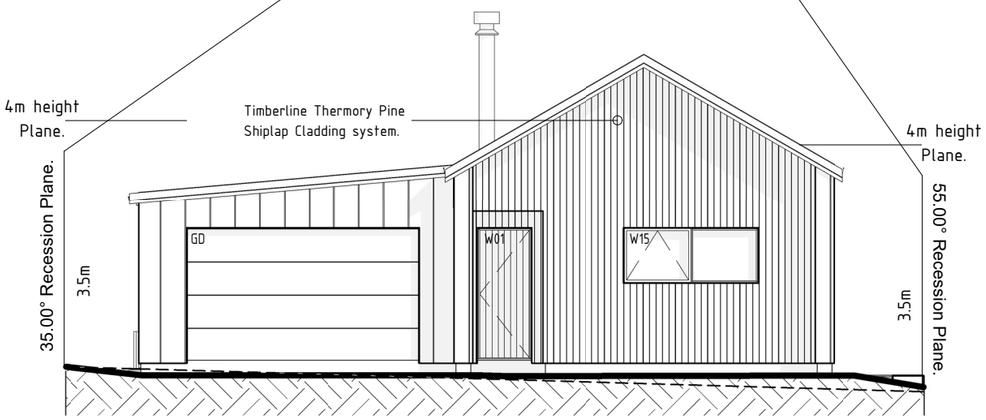
WALL CLADDING PERCENTAGES.						
Wall A Area	Wall B Area	Wall C Area	TOTAL AREA	Wall A %	Wall B %	Wall C %
146.35 m^2	33.99 m^2	6.78 m^2	187.12 m^2	78.2%	18.2%	3.6%

CLADDING PERCENTAGES
Wall A - Stria.
Wall B - Shiplap Cedar
Wall C - Shiplap Pine



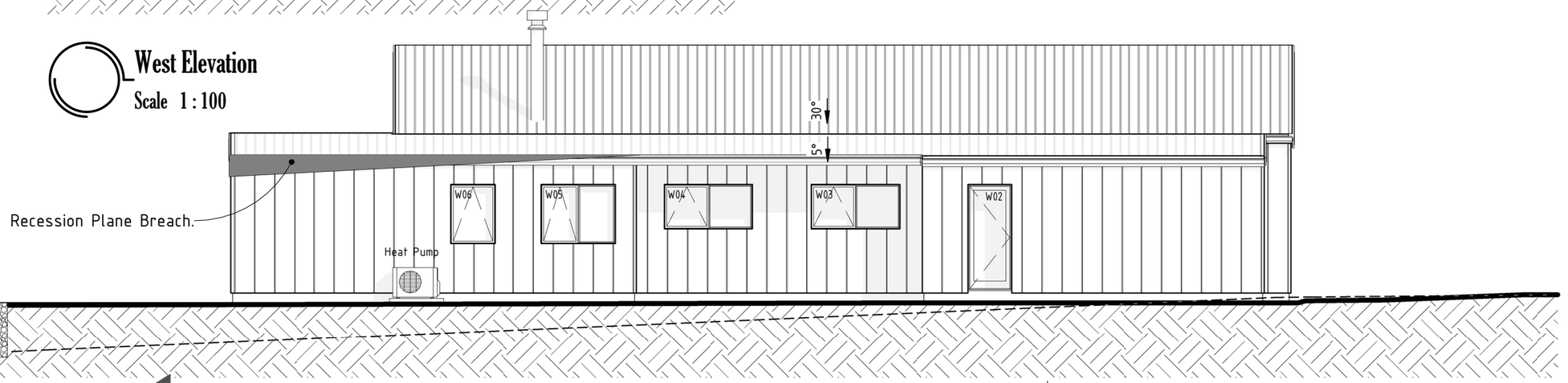
North Elevation
Scale 1 : 100





East Elevation
Scale 1 : 100

West Elevation
Scale 1 : 100



South Elevation
Scale 1 : 100

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Project : PROPOSED NEW DWELLING for Client : Andre & Montana Sorbello Address : Lot 1159 Dip Road	JOB # : Lot1159_Dip	Drw Name : ELEVATIONS			Builder.	Client.
	Drawn By : LBP 113870	DATE : APRIL 2026	NOTE : do not scale from this drawing.	SCALE @ A3 Sht. As indicated	REV # E	DRW # 05

28/04/2026 12:38:00 pm