PROPOSED RESIDENCE FOR

Michael Harvey

Lot 395, 44 Learmonth Drive
BELIVAH

GENERAL NOTES

DO NOT SCALE PLANS, USE WRITTEN DIMENSIONS ONLY.
THE OWNER/BUILDER SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE NCC OF AUSTRALIA 2017, CURRENT AUSTRALIAN STANDARDS,BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS, REPORT ANY DISCREPANCIES TO THIS OFFICE.

ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE NCC AND THE AUSTRALIAN STANDARDS.

AS1288-2006 GLASS IN BUILDINGS – SELECTION AND INSTALLATION
AS2047-2014 WINDOWS & EXTERNAL GLAZED DOORS IN BUILDINGS
AS1562.1-2018 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
AS1684-2010 NATIONAL TIMBER FRAMING CODE
AS2049-2002 ROOF TILES
AS2050-2018 INSTALLATION OF ROOF TILES
AS2870-2011 RESIDENTIAL SLAB AND FOOTINGS – CONSTRUCTION
AS/NZ2904-1995 DAMP-PROOF COURSES AND FLASHINGS
AS3600-2009 CONCRETE STRUCTURES
AS3660-2018 BARRIERS FOR SUBTERRANEAN TERMITES
AS3700-2018 MASONRY IN BUILDINGS
AS3740-2010 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
AS3786-2014 SMOKE ALARMS TO BE HARWIRED & INTERLINKED
AS4055-2012 WIND LOADING FOR HOUSING
AS4100-2020 STEEL STRUCTURES

THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL AND CIVIL ENGINEERING COMPACTIONS AND DRAWINGS.

ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS3660.1-2000.AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES-
- ALL ROOMS-WITHIN 500mm VERTICAL OF THE FLOOR
- BATHROOMS-WITHIN 1500mm VERTICAL OF THE BATH BASE
- FULLY GLAZED DOORS
- SHOWER SCREENS
- WITHIN 300mm OF A DOOR AND <1200mm ABOVE FLOOR LEVEL
- WINDOW SIZES ARE NOMINAL ONLY ACTUAL SIZES WILL VARY
- WITH MANUFACTURER FLASHING ALL ROUND.

GUTTERS WILL BE AS PER SPECIFICATION WITH MIN.100 X 50 RECTANGULAR , DOWNPIPES, BE POSITIONED AS PER AS 3500.3, 2018, SECTION 3.

STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE AS DETERMINED BY THE RELEVANT AUTHORITY.

TILED DECKS OVER LIVABLE AREAS ARE TO BE IN THE FOLLOWING ORDER OVER THE FLOOR JOISTS; 19mm COMPRESSED FIBRE CEMENT SHEET.

FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES OR EASEMENTS, IT IS RECOMMENDED THAT WHERE BUILDINGS ARE TO BE LOCATED IN CLOSE PROXIMITY OF BOUNDARIES, A CHECK SURVEY BE CONDUCTED BY A LICENSED SURVEYOR.

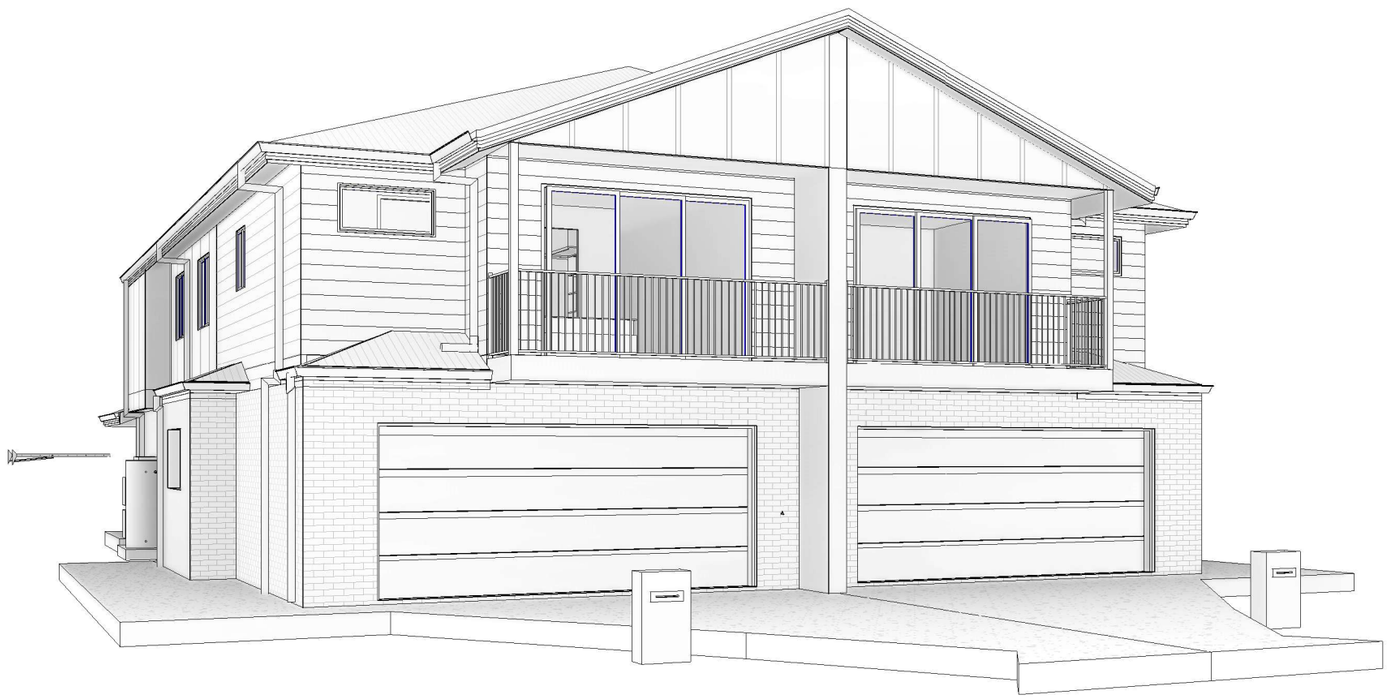
ALL STEELWORK IN MASONRY TO BE HOT DIP GALVANIZED.

ALL WET AREAS TO COMPLY WITH NCC AND AS 3740 . SPLASH BACKS SHALL BE IMPERVIOUS FOR 150mm ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75mm OF THE WALL.

PROVIDE WALL TIES AT 300mm SPACINGS BOTH VERTICAL AND HORIZONTAL AND WITHIN 300mm OF ARTICULATION JOINTS, BRICK TIES TO BE STAINLESS STEEL.

SUB-FLOOR VENTILATION MINIMUM 750mm.SQ FOR EXTERNAL WALLS AND 1500mm. SQ FOR INTERNAL WALLS BELOW BEARER.

THERMAL INSULATION AS PER ENERGY RATING REPORT.



AREA SCHEDULE	
NAME	AREA
UNIT 2	
Porch	2.29 m²
Balcony	4.61 m²
Alfresco	12.18 m²
Garage	40.47 m²
Ground Floor	102.26 m²
Level 1	122.66 m²
	284.48 m²

AREA SCHEDULE	
NAME	AREA
UNIT 1	
Porch	2.29 m²
Balcony	4.61 m²
Alfresco	12.18 m²
Garage	40.47 m²
Ground Floor	102.26 m²
Level 1	122.66 m²
	284.47 m²

DRAWING LIST

SHEET	NAME
1	Coversheet
2	Site Plan
3	Ground Floor Plan
4	Level 1 Floor Plan
5	Elevations - Sheet 1
6	Elevations - Sheet 2
7	3D's
8	Electrical - Ground Floor
9	Electrical - Level 1
10	Sections - Sheet 1
11	Roof Plan
12	Sub-Floor Plan
13	Slab / Penetration Plan
14	Wet Area Elevations - Sheet 1
15	Wet Area Elevations - Sheet 2
16	Wet Area Elevations - Sheet 3
17	Livable Housing Details
18	Building Details
19	Landscape Plan

BELCO CONSTRUCTIONS

BELCO CONSTRUCTIONS PTY LTD
PO BOX 2298
BEENLEIGH QLD 4207
QBCC 15052250 ABN 79 617 100 160
admin@belcoconstructions.com.au

NOTE: DO NOT SCALE FROM THE DRAWINGS. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION AND/OR CONSTRUCTION. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES. BELCO CONSTRUCTIONS RETAIN THE COPYRIGHT OF ALL DRAWINGS AT ALL TIMES. DRAWINGS MAY NOT BE REPRODUCED BY ANY PROCESS IN FULL OR IN PART WITHOUT THE PRIOR WRITTEN APPROVAL OF BELCO CONSTRUCTIONS.

REVISION

A	23.06.2025	Contract issue
B	01.07.2025	Revised Contract Issue
C	30.06.2026	Working Drawing Issue
D	01.07.2026	Revised working drawings

CONSTRUCTION TYPE
TIMBER FRAME & TRUSS

DESIGN NAME
BERRIGAN 566

TITLE Coversheet
DATE 01.07.2026
SCALE

ADDRESS Lot 395, 44 Learmonth Drive
BELIVAH

CLIENT Michael Harvey

PROJECT NO 395LEA

DWG no 1

ISSUE D

PROPERTY DESCRIPTION

LOT 395 ON SP290614
LOGAN CITY COUNCIL
AREA: APPROX. 551m²

SITE COVERAGE

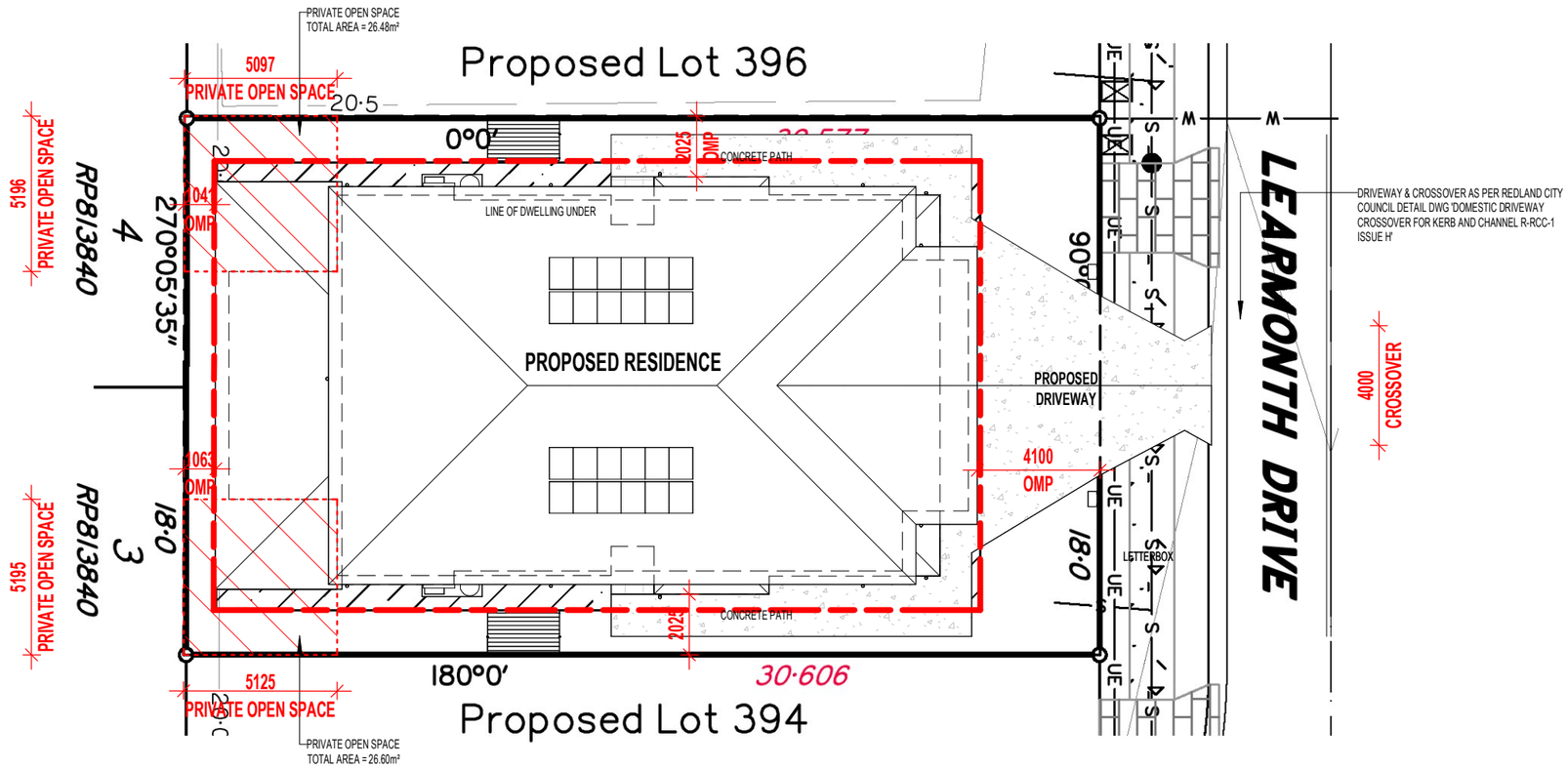
SITE AREA	~~554m²~~
TOTAL FOOTPRINT	316.47m²
SITE COVER	57.44%

AREA SCHEDULE

NAME	AREA
UNIT 1	
Porch	2.29 m²
Balcony	4.61 m²
Alfresco	12.18 m²
Garage	40.47 m²
Ground Floor	102.26 m²
Level 1	122.66 m²
	284.47 m²

AREA SCHEDULE

NAME	AREA
UNIT 2	
Porch	2.29 m²
Balcony	4.61 m²
Alfresco	12.18 m²
Garage	40.47 m²
Ground Floor	102.26 m²
Level 1	122.66 m²
	284.48 m²



LEGEND

DP DOWNPIPE
MB METER BOX (LOCATION TO BE CONFIRMED ON SITE BY ELECTRICIAN)
HWS HOT WATER SYSTEM
LB LETTERBOX
OMP OUTER MOST PROJECTION
FOW FACE OF WALL
STORMWATER PIT (ALLOCATION OF PITS TO BE CONFIRMED ON SITE BY PLUMBER)

Site Plan
1 : 200

GENERAL NOTES

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2. ALL DIMENSIONS, ANGLES AND LEVELS TO BE CHECKED AND VERIFIED ON SITE.
3. DO NOT SCALE FROM DRAWINGS.
4. DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTS, INCLUDING CONDITIONS OF APPROVAL, ETC.
5. ALL SURVEY PEGS ARE TO BE SITED IN POSITION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. THE DWELLING IS NOT TO EXCEED 8.5M ABOVE NATURAL GROUND LEVEL.
7. ALL VEGETATION, RUBBISH, TOPSOIL AND CONTAMINATED FILL SHALL BE REMOVED FROM SITE AND REPLACED WITH CLEAN FILL.
8. THE SITE IS TO BE ADEQUATELY DRAINED TO THE ENGINEERS RECOMMENDATIONS AS SET OUT IN THE SOIL REPORT AND CSIRO RECOMMENDATIONS FOR THE MAINTENANCES OF RESIDENTIAL SLABS AND FOOTINGS.
9. STORMWATER TO STREET KERB IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
10. ALL DOWNPIPES TO BE 90MM DIAMETER UPVC. NUMBER OF AS SHOWN.
11. REFER TO ENGINEERS DESIGN AND DETAILS FOR HOUSEHOLD WASTE.

SOIL TYPE - H2
WIND RATING - N2

PRELIMINARY SITING ONLY - LEVELS TO BE CONFIRMED ONCE SITE SURVEY COMPLETED

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CONSTRUCTION TYPE
TIMBER FRAME & TRUSS

DESIGN NAME
BERRIGAN 566

TITLE Site Plan
DATE 01.07.2026
SCALE As indicated

ADDRESS Lot 395, 44 Learmonth Drive BELIVAH
CLIENT Michael Harvey

PROJECT NO 395LEA
DWG no 2

ISSUE D

LEGEND

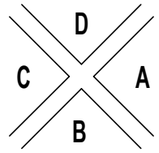
Ⓢ	SMOKE DETECTOR
✦	FLOOR WASTE GULLY
DP	DOWNPIPE
DT	DRAWER TOWER
MB	METER BOX
HWS	HOT WATER SYSTEM
OHC	OVERHEAD CUPBOARD
CT	COOKTOP
RH	RANGEHOOD
UBO	UNDERBENCH OVEN
▽	SHOWER HEAD
M	MIXER
⊥⊥	TAPS
TR	TOWEL RAIL
TH	TOILET ROLL HOLDER

WINDOW NOTES

ALL WINDOWS, WHERE A FALL HEIGHT FROM FLOOR TO GROUND IS 2M OR GREATER, OR WITH OPENINGS WITHIN 1700MM OF THE FLOOR MUST BE FITTED EITHER WITH A FALL PREVENTION DEVICE TO RESTRICT THE SIZE OF THE OPENING OR WITH A FITTED SCREEN WITH SECURE FITTINGS

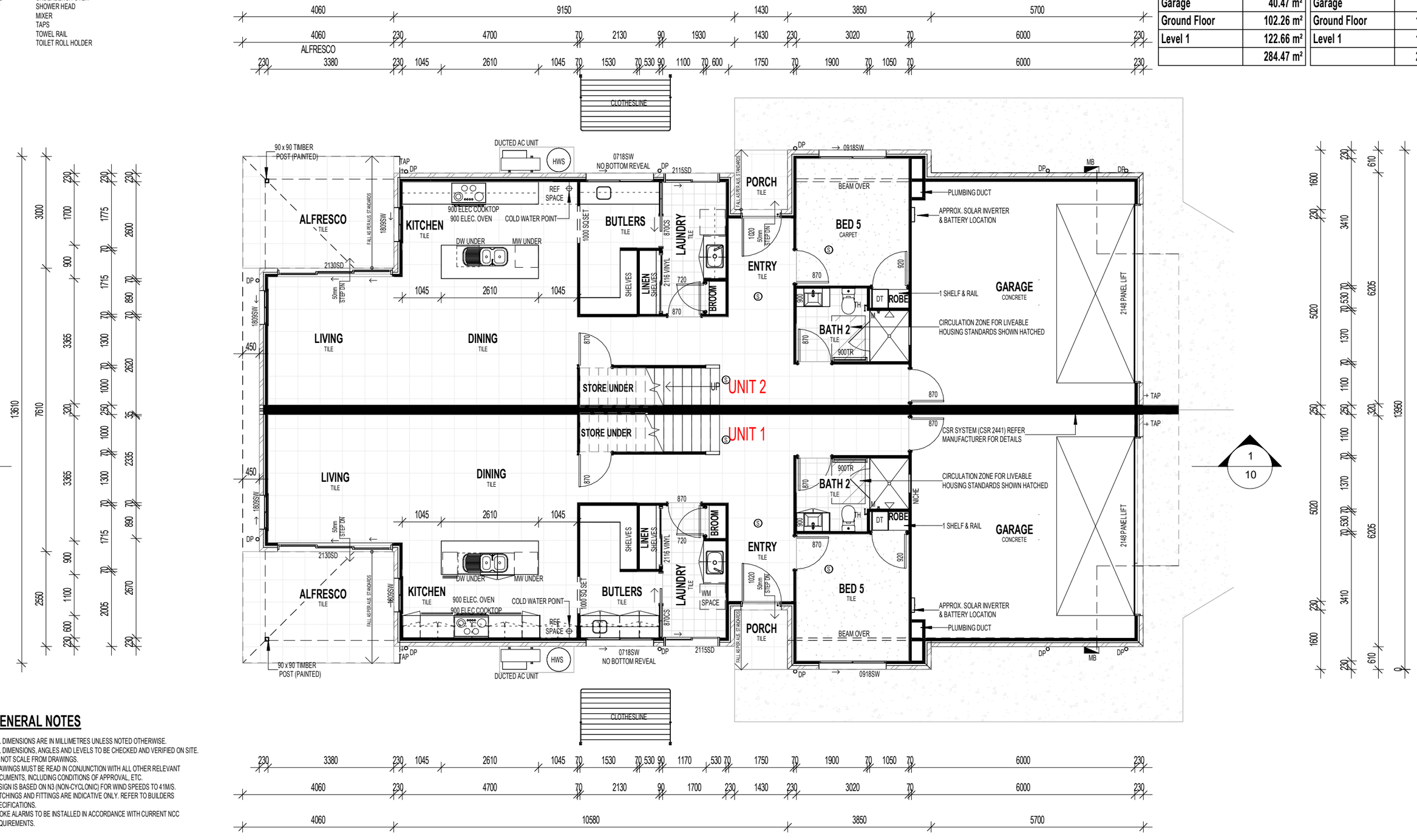
OBS	OBSCURE WINDOW
RO	RESTRICTED OPENINGS
FS	FIBREGLASS FLY SCREEN
SS	SECURE VIEW SECURITY SCREEN

ELEVATIONS



AREA SCHEDULE	
NAME	AREA
UNIT 1	
Porch	2.29 m²
Balcony	4.61 m²
Alfresco	12.18 m²
Garage	40.47 m²
Ground Floor	102.26 m²
Level 1	122.66 m²
	284.47 m²

AREA SCHEDULE	
NAME	AREA
UNIT 2	
Porch	2.29 m²
Balcony	4.61 m²
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DESIGN IS BASED ON N3 (NON-CYCLONIC) FOR WIND SPEEDS TO 41M/S.
HATCHINGS AND FITTINGS ARE INDICATIVE ONLY. REFER TO BUILDERS SPECIFICATIONS.
SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH CURRENT NCC REQUIREMENTS.

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CONSTRUCTION TYPE
TIMBER FRAME & TRUSS

DESIGN NAME
BERRIGAN 566

TITLE Ground Floor Plan
DATE 01.07.2026
SCALE 1 : 100

ADDRESS Lot 395, 44 Learmonth Drive BELIVAH
CLIENT Michael Harvey

PROJECT NO 395LEA
DWG no 3

ISSUE D

LEGEND

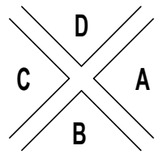
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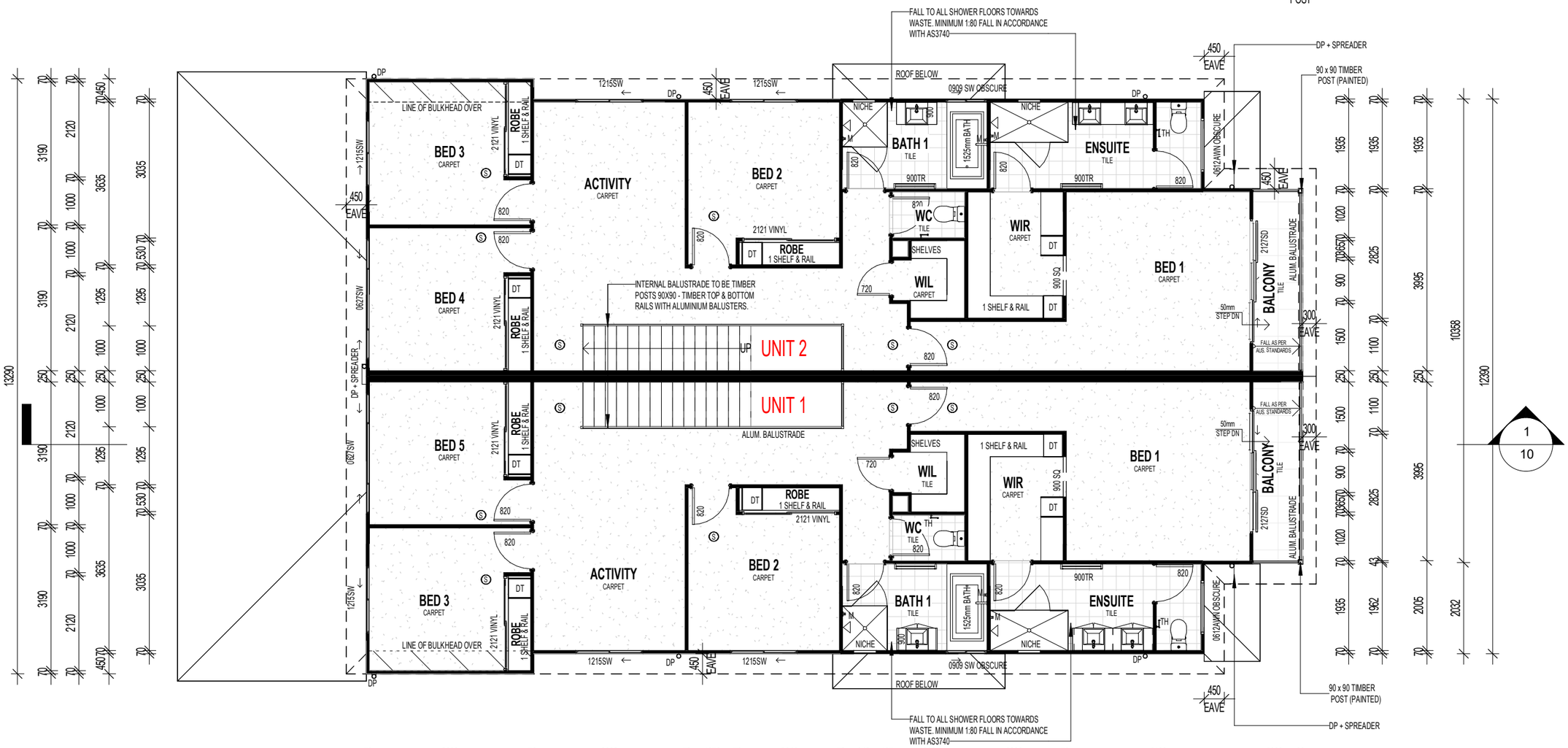
OBS	OBSCURE WINDOW
RO	RESTRICTED OPENINGS
FS	FIBREGLASS FLY SCREEN
SS	SECURE VIEW SECURITY SCREEN

ELEVATIONS



AREA SCHEDULE	
NAME	AREA
UNIT 1	
Porch	2.29 m²
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CONSTRUCTION TYPE
TIMBER FRAME & TRUSS

DESIGN NAME
BERRIGAN 566

TITLE Level 1 Floor Plan

DATE 01.07.2026

SCALE 1 : 100

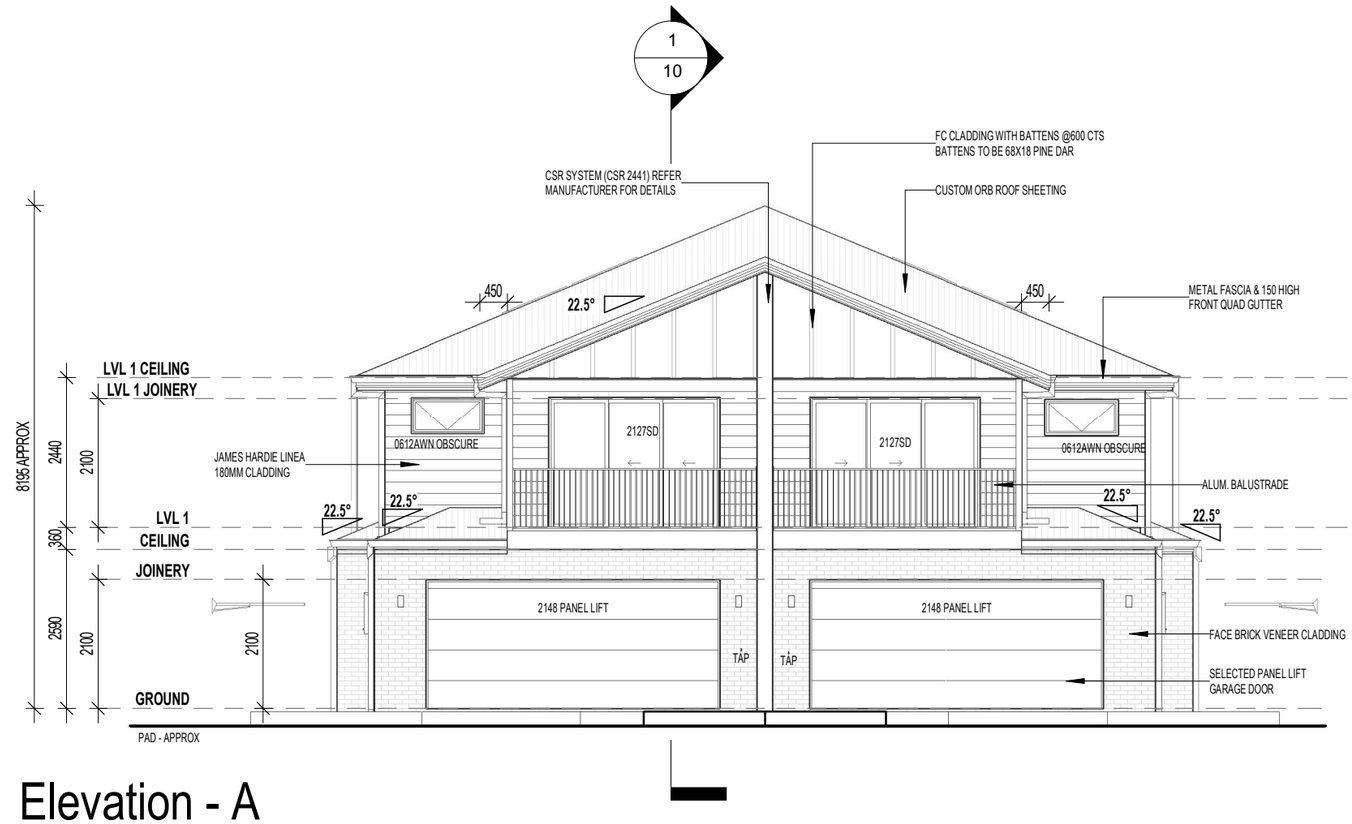
ADDRESS Lot 395, 44 Learmonth Drive BELIVAH

CLIENT Michael Harvey

PROJECT NO 395LEA

DWG no 4

ISSUE D



Elevation - A

1 : 100



Elevation - B

1 : 100

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CONSTRUCTION TYPE
TIMBER FRAME & TRUSS

DESIGN NAME
BERRIGAN 566

TITLE Elevations - Sheet 1

DATE 01.07.2026

SCALE 1 : 100

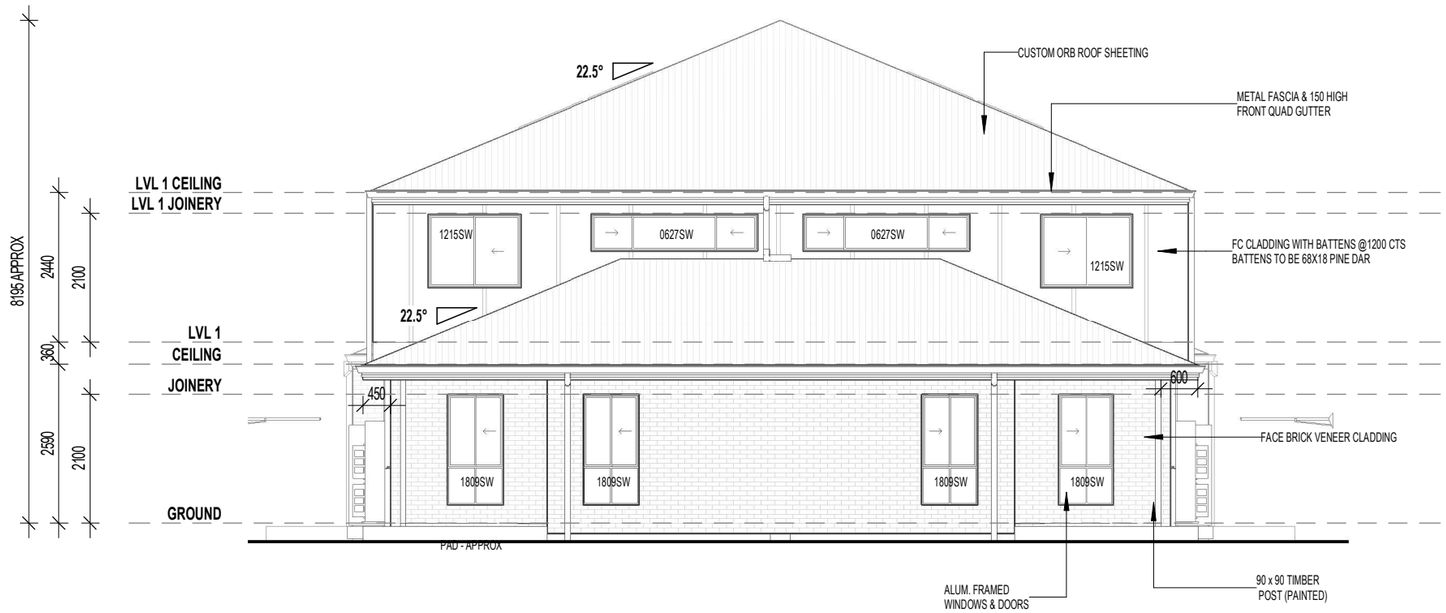
ADDRESS Lot 395, 44 Learmonth Drive
BELIVAH

CLIENT Michael Harvey

PROJECT NO 395LEA

DWG no 5

ISSUE D



Elevation - C
1 : 100



Elevation - D
1 : 100

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CONSTRUCTION TYPE
TIMBER FRAME & TRUSS

DESIGN NAME
BERRIGAN 566

TITLE Elevations - Sheet 2

DATE 01.07.2026

SCALE 1 : 100

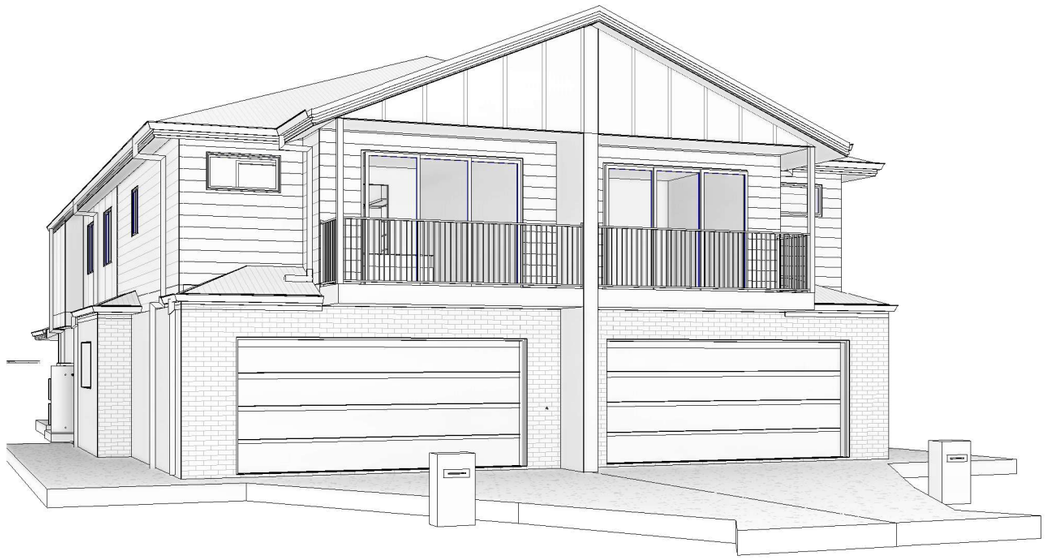
ADDRESS Lot 395, 44 Learmonth Drive
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CLIENT Michael Harvey

PROJECT NO 395LEA

DWG no 6

ISSUE D





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CONSTRUCTION TYPE
TIMBER FRAME & TRUSS

DESIGN NAME
BERRIGAN 566

TITLE 3D's

DATE 01.07.2026

SCALE

ADDRESS Lot 395, 44 Learmonth Drive
BELIVAH

CLIENT Michael Harvey

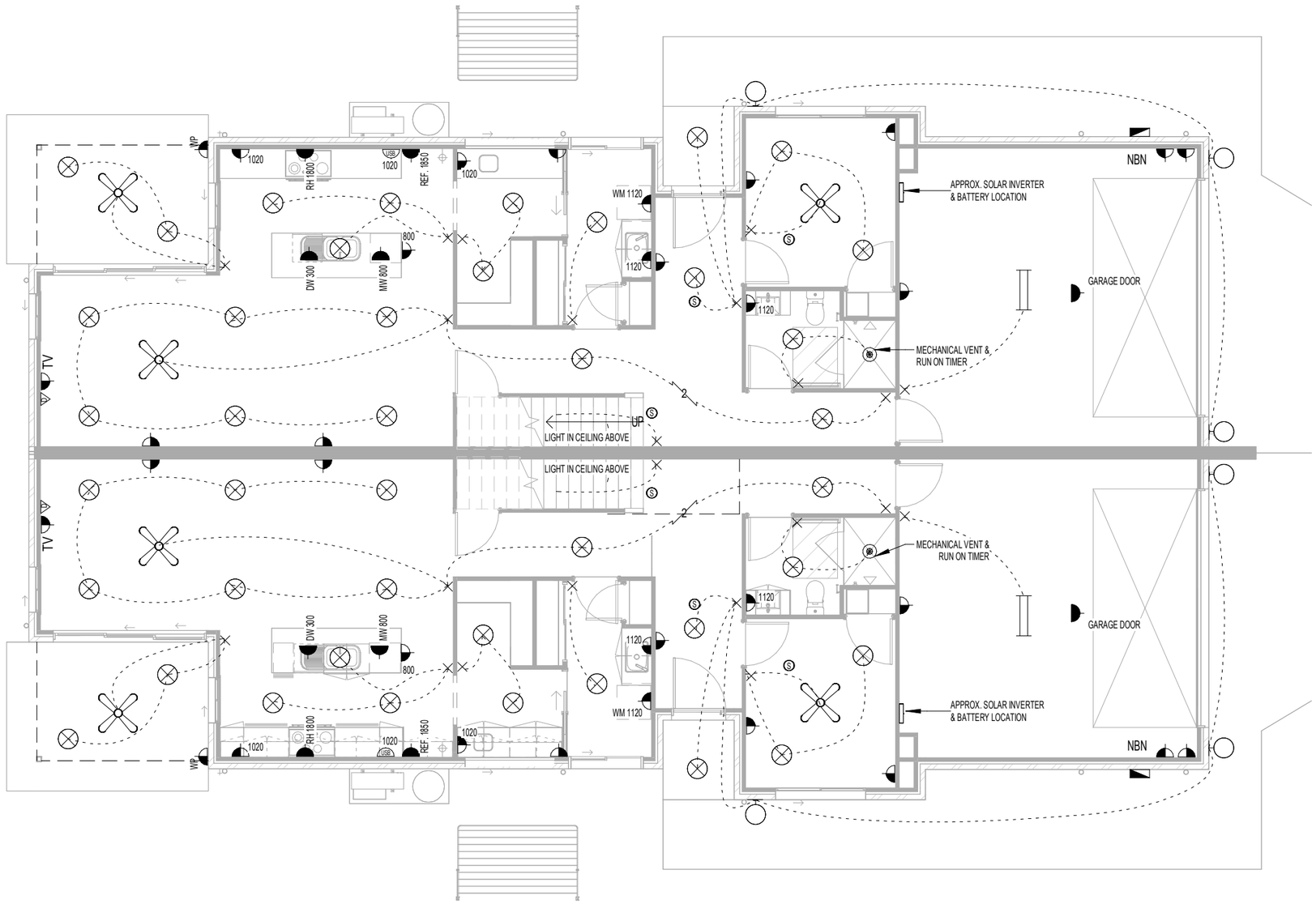
PROJECT NO 395LEA

DWG no 7

ISSUE D

ELECTRICAL LEGEND

SYMBOL	TYPE	TOTAL
NBN	NATIONAL BROADBAND NETWORK	2
	CEILING FAN	16
	DATA POINT LOCATE 300mm ABOVE F.F.L U.N.O	6
	DOUBLE POWERPOINT LOCATE 300mm ABOVE F.F.L U.N.O	58
USB	DOUBLE P/P WITH 2/USB POINTS LOCATE 300mm ABOVE F.F.L U.N.O	6
WP	WATERPROOF DOUBLE P/P LOCATE 300mm ABOVE F.F.L U.N.O	2
	SINGLE POWERPOINT LOCATE 300mm ABOVE F.F.L U.N.O	10
USB	LIGHT / FAN SWITCH LOCATE 1100mm ABOVE F.F.L U.N.O	48
TV	STANDARD TELEVISION POINT LOCATE 300mm ABOVE F.F.L U.N.O	6
2	2-WAY LIGHT SWITCH	6
	LED DOWNLIGHT	88
	EXHAUST FAN ONLY	8
	2/1200 FLUORESCENT LIGHT	2
	EXTERNAL UP/DOWN LIGHTS LOCATE 2000MM ABOVE FFL U.N.O.	6
S	SMOKE DETECTOR HARWIRED & INTERLINKED AS3786-2014	18



Electrical - Ground Floor

1 : 100

BELCO CONSTRUCTIONS

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CONSTRUCTION TYPE
TIMBER FRAME & TRUSS

DESIGN NAME
BERRIGAN 566

TITLE Electrical - Ground Floor

DATE 01.07.2026

SCALE 1 : 100

ADDRESS Lot 395, 44 Learmonth Drive
BELIVAH

CLIENT Michael Harvey

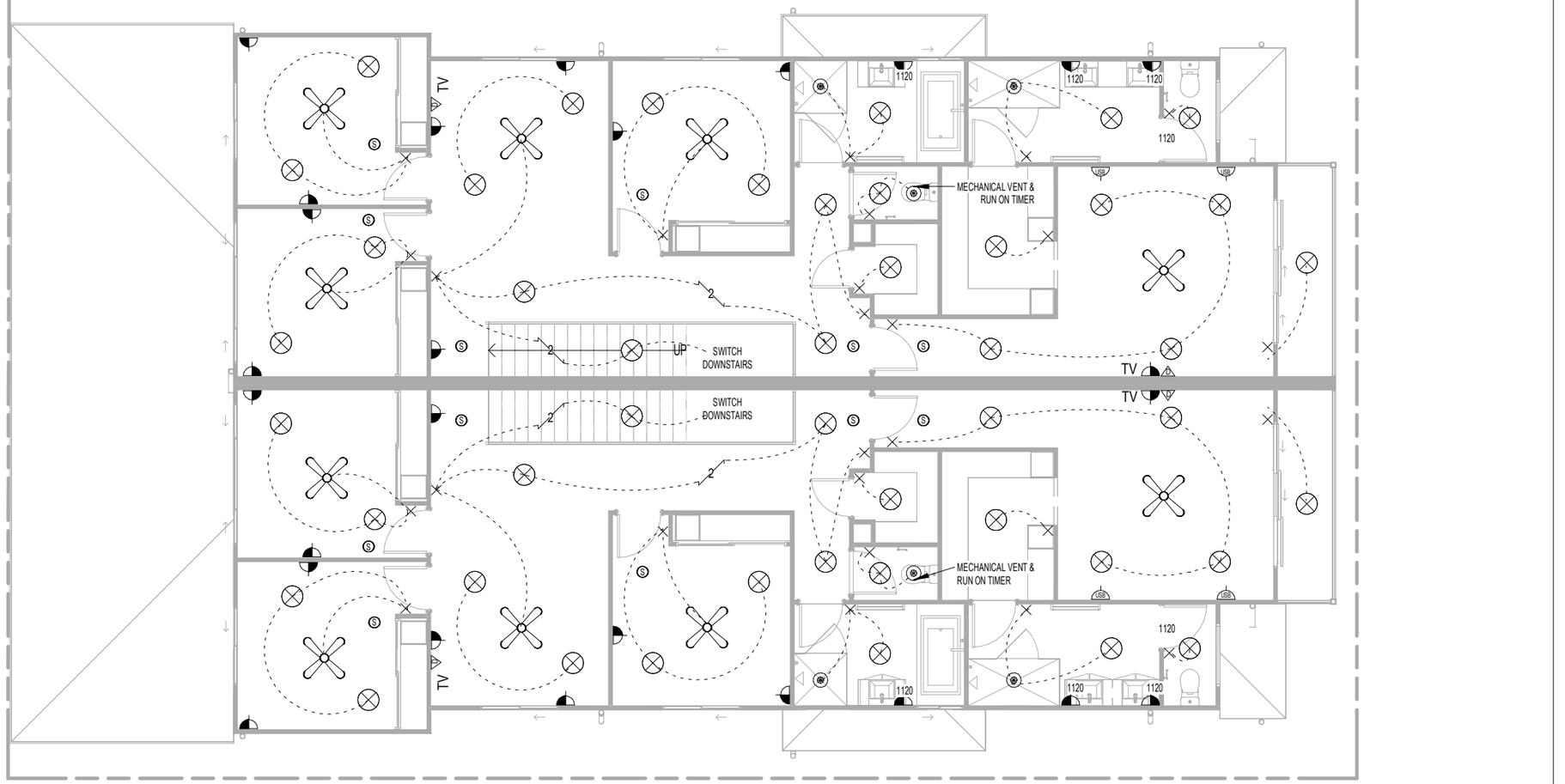
PROJECT NO 395LEA

DWG no 8

ISSUE D

ELECTRICAL LEGEND

SYMBOL	TYPE	TOTAL
NBN	NATIONAL BROADBAND NETWORK	2
	CEILING FAN	16
	DATA POINT LOCATE 300mm ABOVE F.F.L U.N.O	6
	DOUBLE POWERPOINT LOCATE 300mm ABOVE F.F.L U.N.O	58
USB	DOUBLE P/P WITH 2/USB POINTS LOCATE 300mm ABOVE F.F.L U.N.O	6
WP	WATERPROOF DOUBLE P/P LOCATE 300mm ABOVE F.F.L U.N.O	2
	SINGLE POWERPOINT LOCATE 300mm ABOVE F.F.L U.N.O	10
USB	LIGHT / FAN SWITCH LOCATE 1100mm ABOVE F.F.L U.N.O	48
TV	STANDARD TELEVISION POINT LOCATE 300mm ABOVE F.F.L U.N.O	6
2	2-WAY LIGHT SWITCH	6
	LED DOWNLIGHT	88
	EXHAUST FAN ONLY	8
	2/1200 FLUORESCENT LIGHT	2
	EXTERNAL UP/DOWN LIGHTS LOCATE 2000MM ABOVE FFL U.N.O.	6
S	SMOKE DETECTOR HARWIRED & INTERLINKED AS3786-2014	18



Electrical - Level 1
1 : 100

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REVISION

A	23.06.2025	Contract issue
B	01.07.2025	Revised Contract Issue
C	30.06.2026	Working Drawing Issue
D	01.07.2026	Revised working drawings

CONSTRUCTION TYPE
TIMBER FRAME & TRUSS

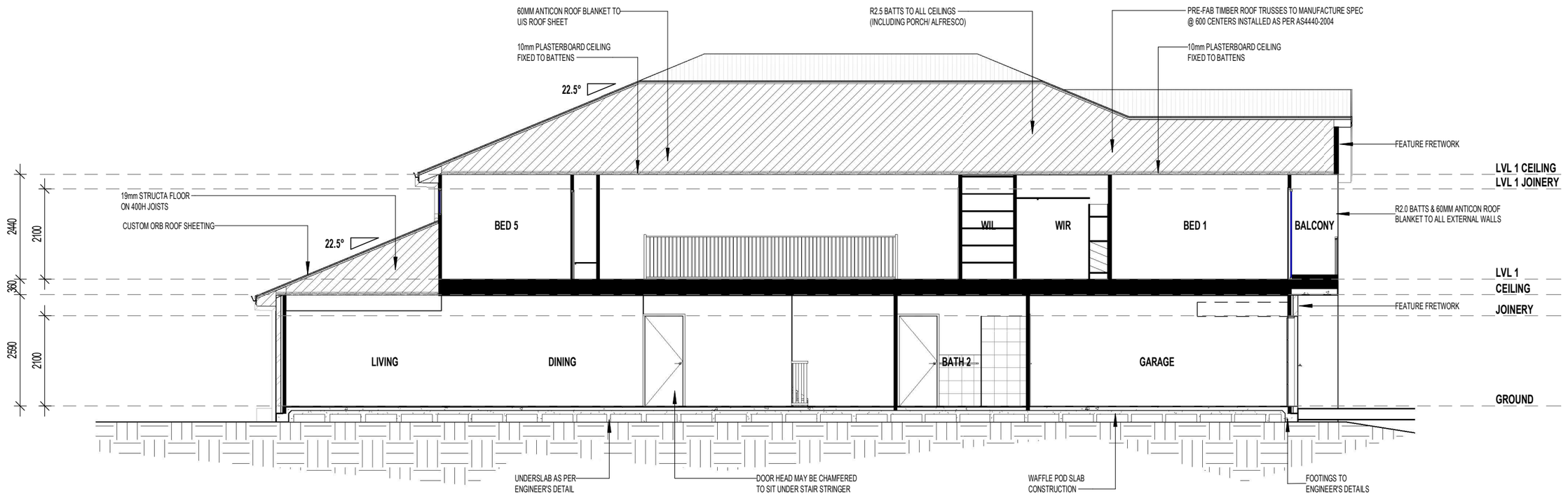
DESIGN NAME
BERRIGAN 566

TITLE Electrical - Level 1
DATE 01.07.2026
SCALE 1 : 100

ADDRESS Lot 395, 44 Learmonth Drive BELIVAH
CLIENT Michael Harvey

PROJECT NO 395LEA
DWG no 9

ISSUE D



Section 1

1 : 100

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CONSTRUCTION TYPE
TIMBER FRAME & TRUSS

DESIGN NAME
BERRIGAN 566

TITLE Sections - Sheet 1

DATE 01.07.2026

SCALE 1 : 100

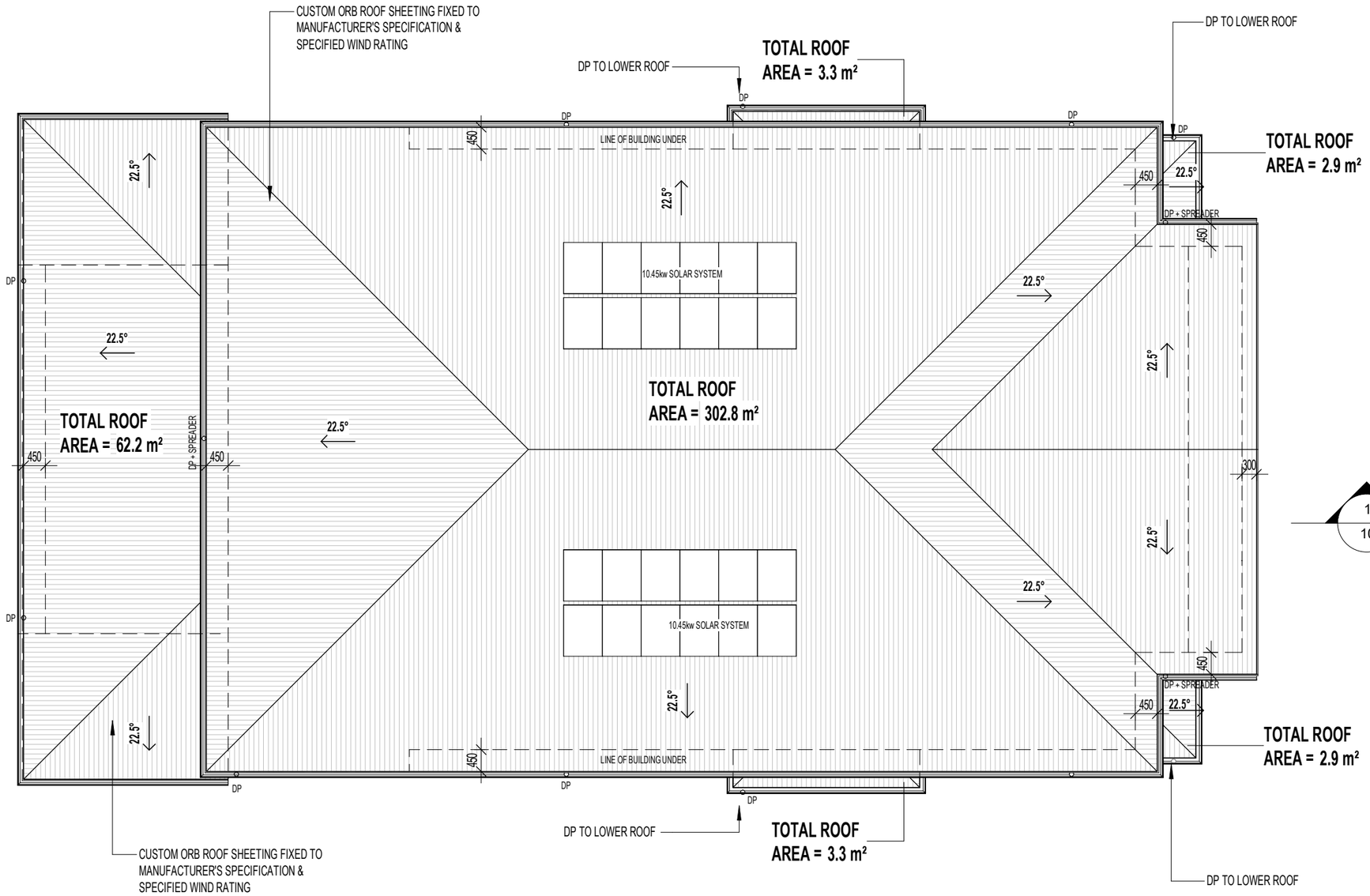
ADDRESS Lot 395, 44 Learmonth Drive BELIVAH

CLIENT Michael Harvey

PROJECT NO 395LEA

DWG no 10

ISSUE D



1
10

Lvl 1 Roof Plan

1 : 100

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CONSTRUCTION TYPE
TIMBER FRAME & TRUSS

DESIGN NAME
BERRIGAN 566

TITLE Roof Plan

DATE 01.07.2026

SCALE 1 : 100

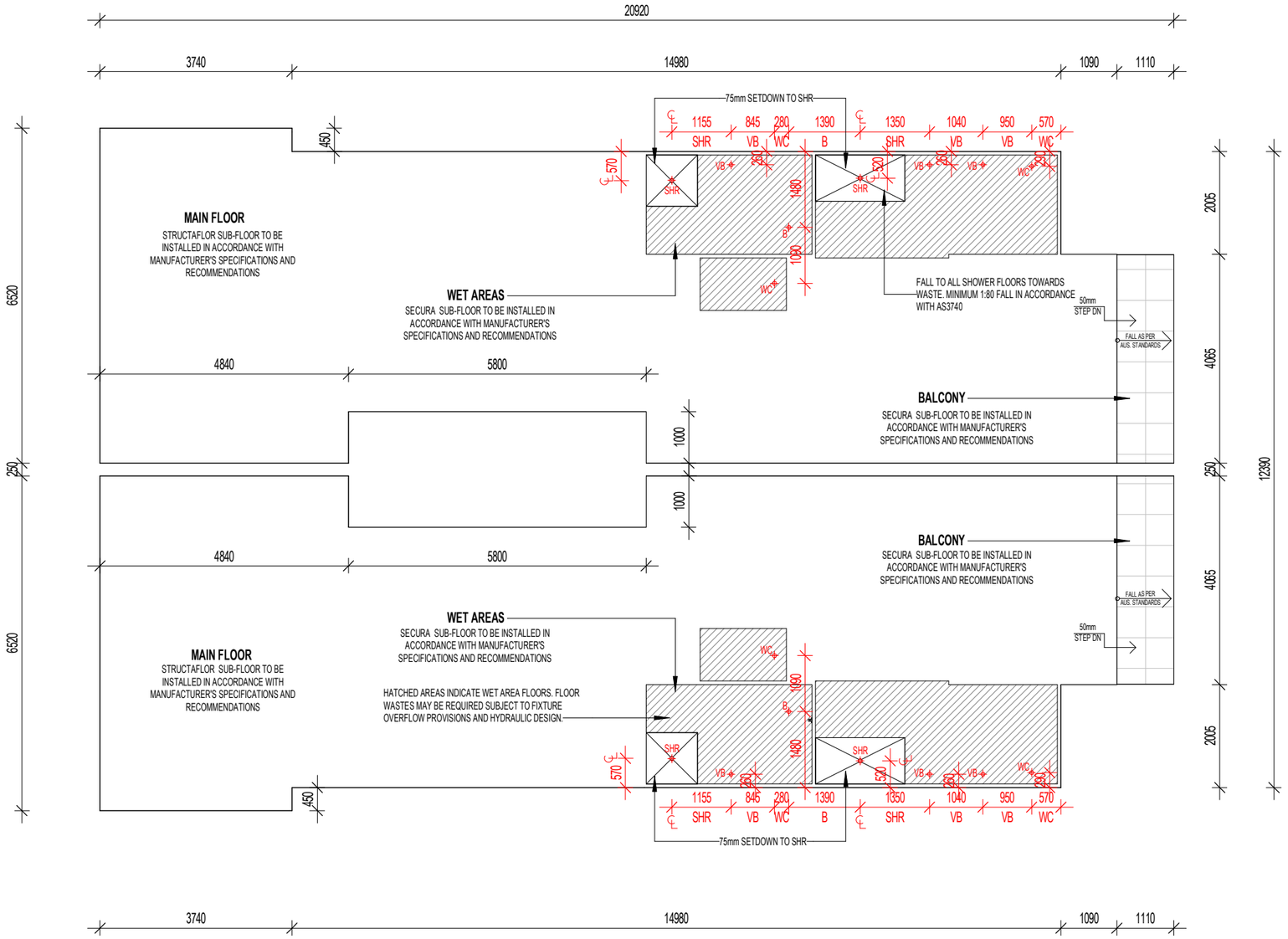
ADDRESS Lot 395, 44 Learmonth Drive
BELIVAH

CLIENT Michael Harvey

PROJECT NO 395LEA

DWG no 11

ISSUE D



LEGEND

- FWG FLOOR WASTE GULLY
- DP DOWNPIPE
- SHR SHOWER
- SK SINK
- VB VANITY BASIN
- WC WATER CLOSET
- B BATH
- T LAUNDRY TUB
- E ELECTRICAL CONDUIT
- P1 90 TIMBER POST
- P2 350x350 BRICK PIER WITH TIMBER POST ABOVE

GENERAL NOTES

1. THIS IS A SLAB LAYOUT PLAN ONLY, TO BE READ IN CONJUNCTION WITH ARCHITECTURAL FLOOR PLANS AND ENGINEERS SLAB DESIGN.
2. WHERE FLOOR WASTES ARE INSTALLED, ADEQUATE FALLS ARE TO BE IN ACCORDANCE WITH NCC VOL 2, 3.8.1 WET AREAS.
3. WATERPROOFING OF WET AREAS TO AS3740.
4. TERMITE PROTECTION IN ACCORDANCE WITH BCA VOL 2 AND AS3660.1.

Sub-Floor Plan

1 : 100

SITE CLASSIFICATION: CLASS H2
SLAB AND FOOTINGS TO BE DESIGNED BY STRUCTURAL ENGINEER IN ACCORDANCE WITH AS2870.

PLUMBING DIMENSIONS PROVIDED TO BE USED AS REFERENCE ONLY.
CONFIRMATION BETWEEN BUILDER & PLUMBER PRIOR TO COMMENCEMENT

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CONSTRUCTION TYPE
TIMBER FRAME & TRUSS

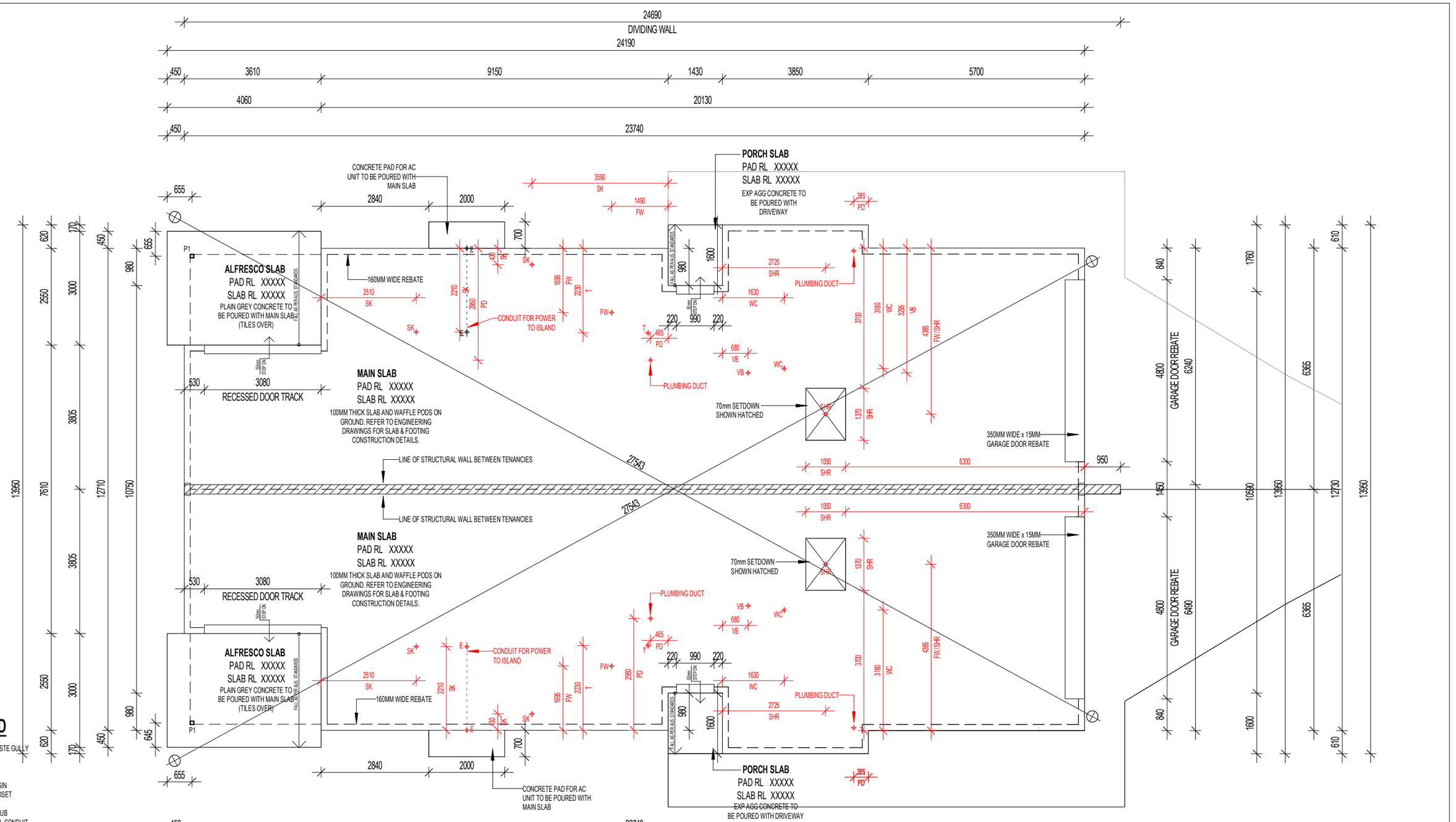
DESIGN NAME
BERRIGAN 566

TITLE Sub-Floor Plan
DATE 01.07.2026
SCALE 1 : 100

ADDRESS Lot 395, 44 Learmonth Drive BELIVAH
CLIENT Michael Harvey

PROJECT NO 395LEA
DWG no 12

ISSUE D



LEGEND

- FWG FLOOR WASTE GULLY
- DP DOWNPIPE
- SHR SHOWER
- SK SINK
- VB VANITY BASIN
- WC WATER CLOSET
- B BATH
- T LAUNDRY TUB
- E ELECTRICAL CONDUIT
- P1 90 TIMBER POST
- P2 350x350 BRICK PIER WITH TIMBER POST ABOVE

GENERAL NOTES

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3. WATERPROOFING OF WET AREAS TO AS3740.
4. TERMITE PROTECTION IN ACCORDANCE WITH BCA VOL 2 AND AS3660.1.

Slab & Penetration Plan

1 : 100

SITE CLASSIFICATION: CLASS H2
SLAB AND FOOTINGS TO BE DESIGNED BY STRUCTURAL ENGINEER IN ACCORDANCE WITH AS2870.

PLUMBING DIMENSIONS PROVIDED TO BE USED AS REFERENCE ONLY. CONFIRMATION BETWEEN BUILDER & PLUMBER PRIOR TO COMMENCEMENT

BELCO CONSTRUCTIONS

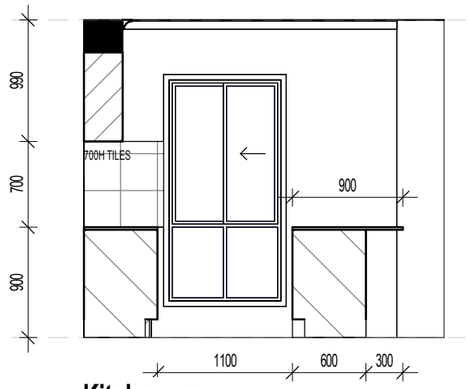
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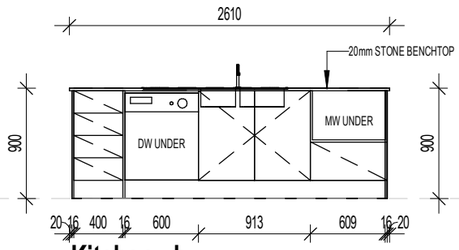
REVISION

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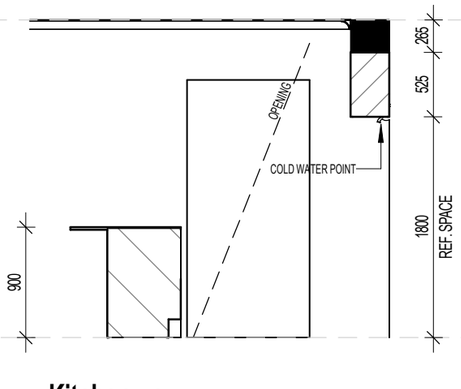
CONSTRUCTION TYPE: TIMBER FRAME & TRUSS	TITLE: Slab / Penetration Plan	ADDRESS: Lot 395, 44 Learmonth Drive BELIVAH	PROJECT NO: 395LEA
DESIGN NAME: BERRIGAN 566	DATE: 01.07.2026		ISSUE: D
	SCALE: 1 : 100	CLIENT: Michael Harvey	DWG no: 13



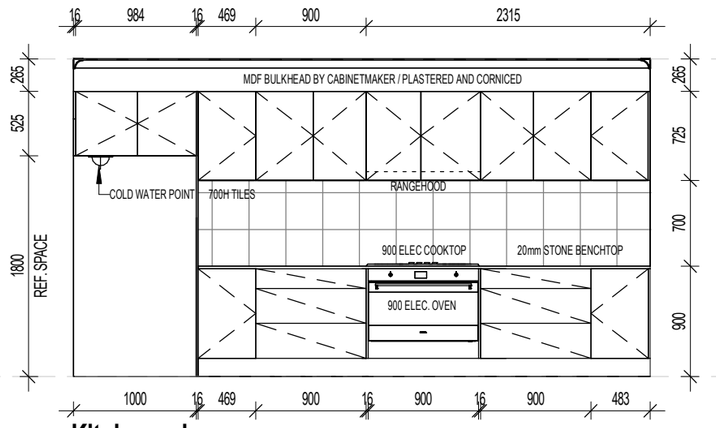
Kitchen - a



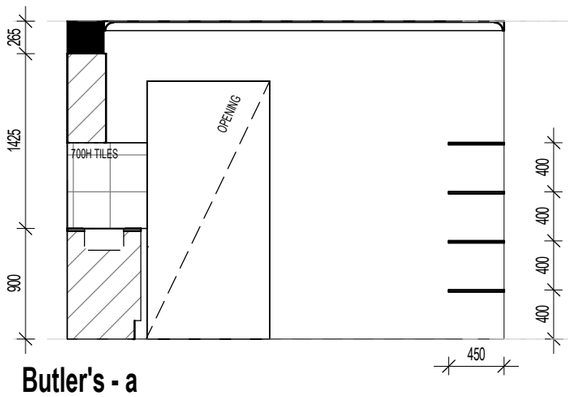
Kitchen - b



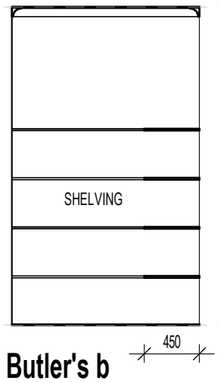
Kitchen - c



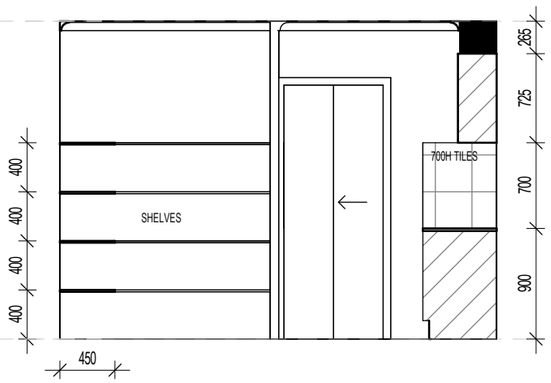
Kitchen - d



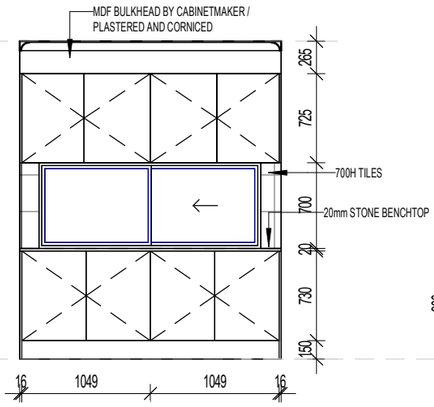
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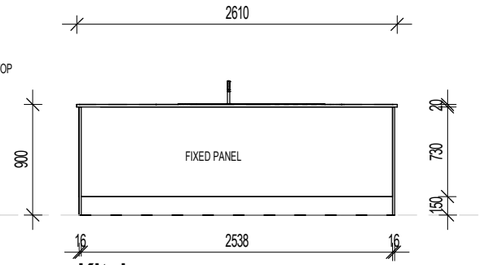
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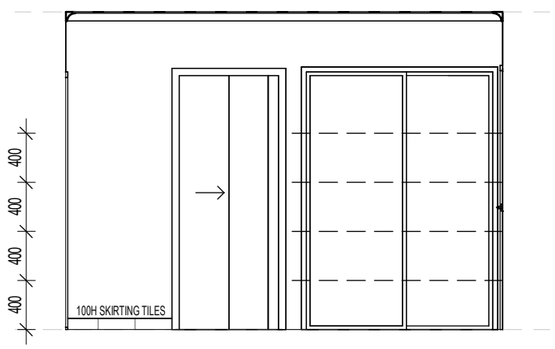
Butler's - c



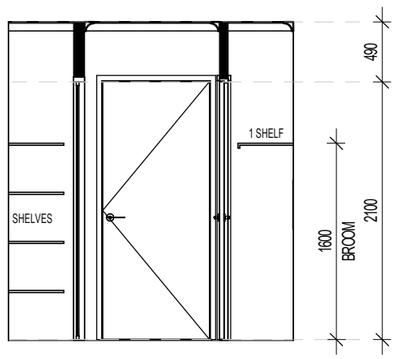
Butler's - d



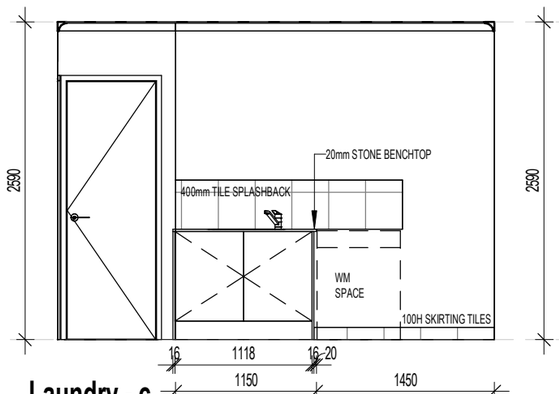
Kitchen - e



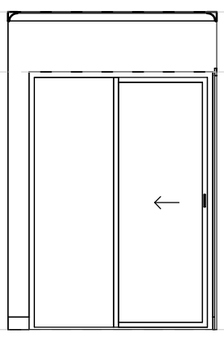
Laundry - a



Laundry - b



Laundry - c



Laundry - d

NOTE: PROVIDE FALL TO ALL SHOWER FLOORS TOWARDS WASTE. MINIMUM 1:80 FALL IN ACCORDANCE WITH AS3740

NOTE: METAL TRIM TO ALL EXPOSED TILES EDGES

ALL WET AREAS TO BE IN ACCORDANCE WITH NCC ABCB HOUSING PROVISIONS 10.2 WET AREA WATER PROOFING

NOTE: 20mm STONE BENCH THICKNESS UNO

NOTE: CABINETRY PLANS INDICATIVE ONLY. FOR ALL TECHNICAL INFORMATION, THE NUMBER OF DOORS/DRAWERS AND WIDTH OF DOOR, DRAWERS AND PANELS TO BE DETERMINED BY THE CABINETMAKER .ISLAND BACKING PANELS MAY HAVE VISIBLE JOINTS

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REVISION

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CONSTRUCTION TYPE
TIMBER FRAME & TRUSS

DESIGN NAME
BERRIGAN 566

TITLE Wet Area Elevations - Sheet 1

DATE 01.07.2026

SCALE As indicated

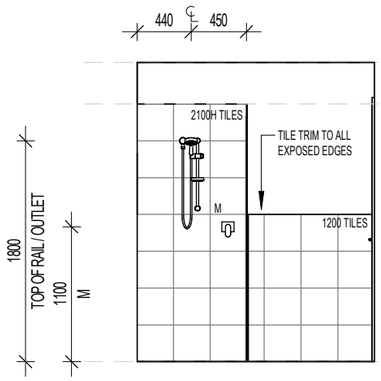
ADDRESS Lot 395, 44 Learmonth Drive BELIVAH

CLIENT Michael Harvey

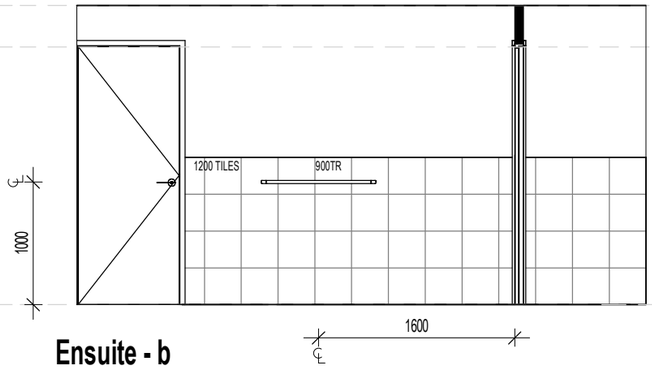
PROJECT NO 395LEA

DWG no 14

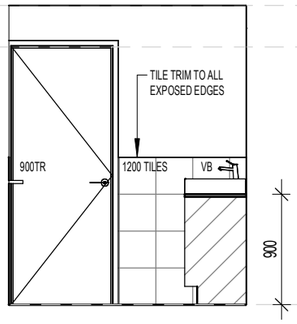
ISSUE D



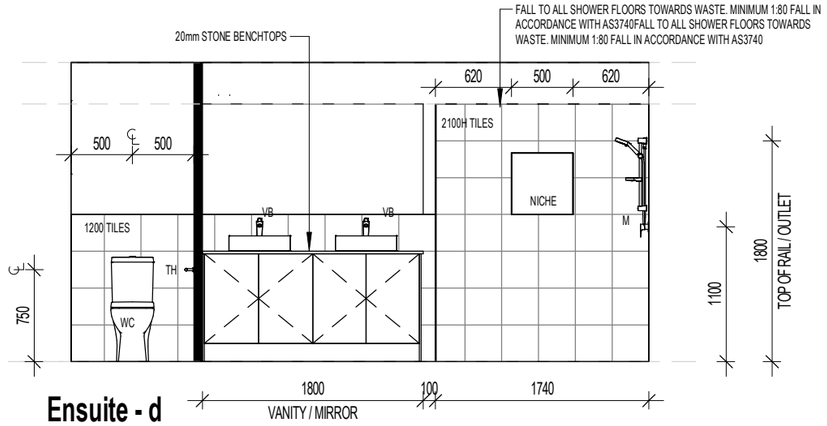
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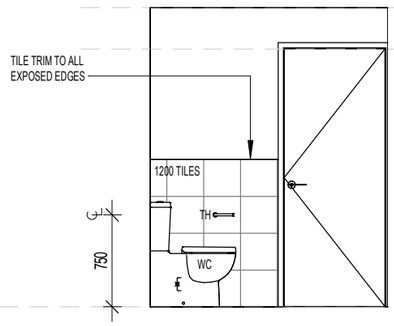
Ensuite - b



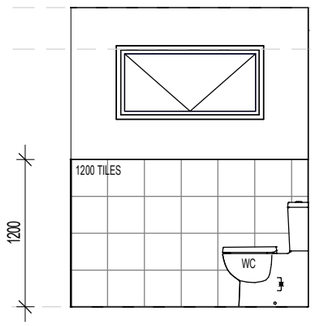
Ensuite - c



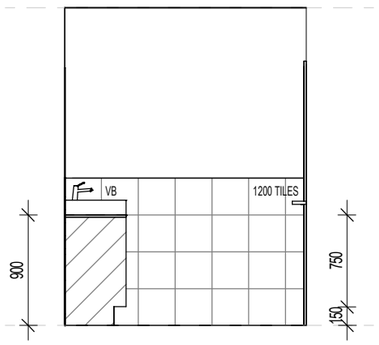
Ensuite - d



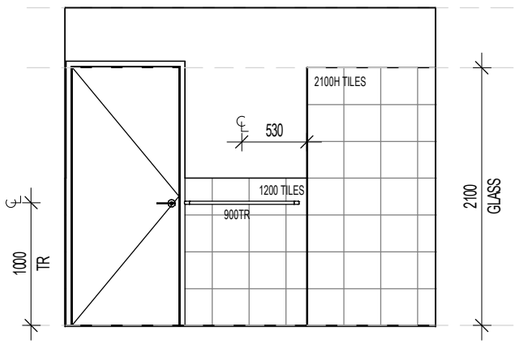
Ens WC - a



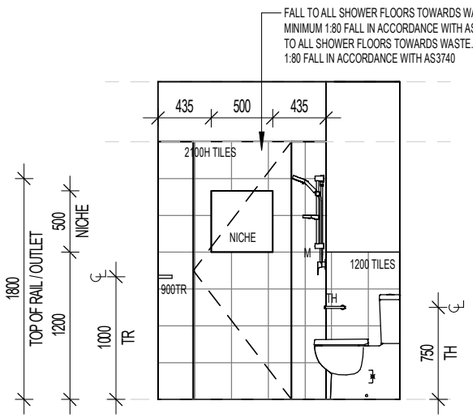
Ens WC - c



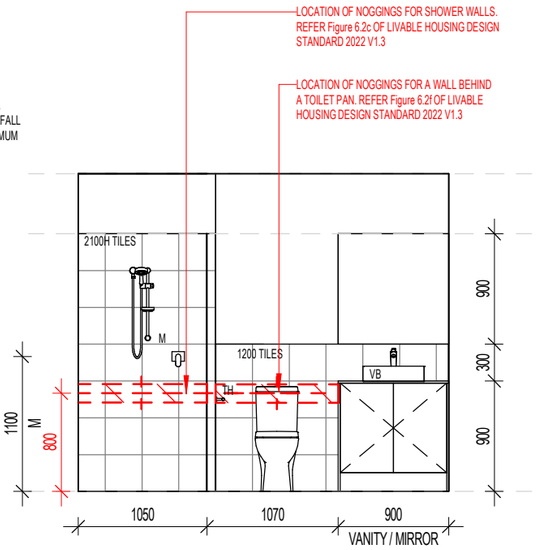
Bath 2 - a



Bath 2 - b



Bath 2 - c



Bath 2 - d

NOTE: PROVIDE FALL TO ALL SHOWER FLOORS TOWARDS WASTE. MINIMUM 1:80 FALL IN ACCORDANCE WITH AS3740

NOTE: METAL TRIM TO ALL EXPOSED TILES EDGES

ALL WET AREAS TO BE IN ACCORDANCE WITH NCC ABCB HOUSING PROVISIONS 10.2 WET AREA WATER PROOFING

NOTE: 20mm STONE BENCH THICKNESS UNO

NOTE: CABINETRY PLANS INDICATIVE ONLY. FOR ALL TECHNICAL INFORMATION, THE NUMBER OF DOORS/DRAWERS AND WIDTH OF DOOR, DRAWERS AND PANELS TO BE DETERMINED BY THE CABINETMAKER .ISLAND BACKING PANELS MAY HAVE VISIBLE JOINTS

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CONSTRUCTION TYPE
TIMBER FRAME & TRUSS

DESIGN NAME
BERRIGAN 566

TITLE Wet Area Elevations - Sheet 2

DATE 01.07.2026

SCALE As indicated

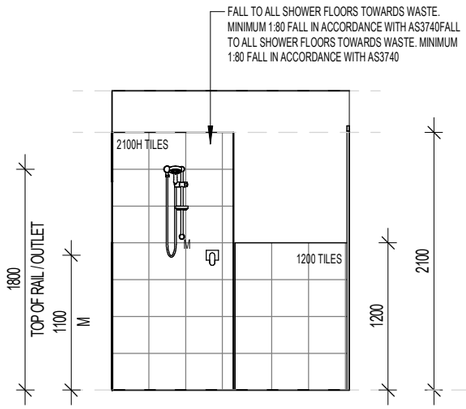
ADDRESS Lot 395, 44 Learmonth Drive BELIVAH

CLIENT Michael Harvey

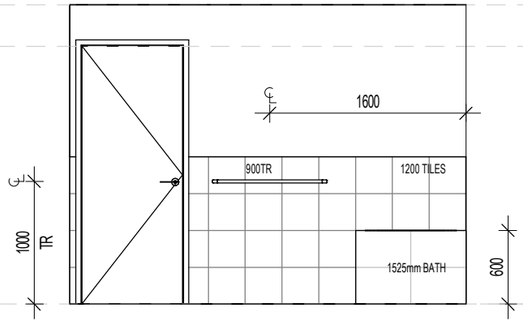
PROJECT NO 395LEA

DWG no 15

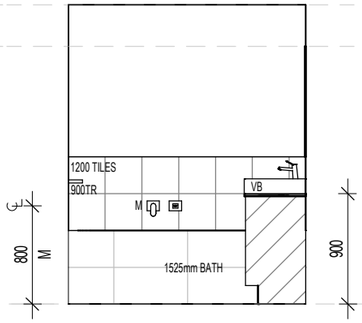
ISSUE D



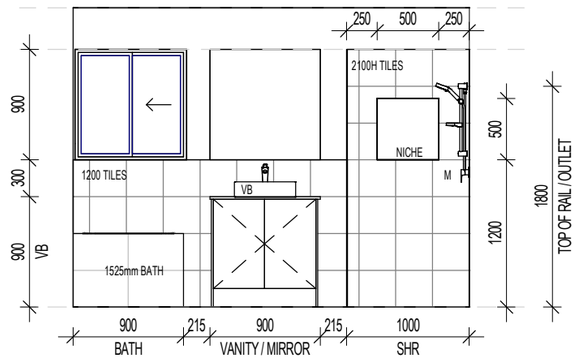
Bath 1 - a



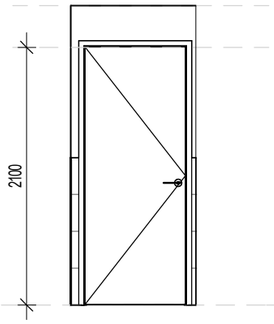
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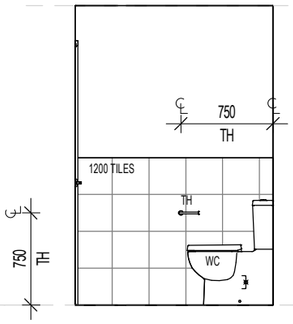
Bath 1- c



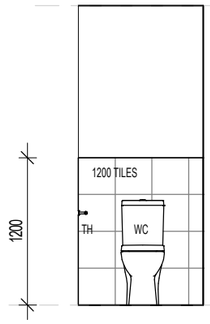
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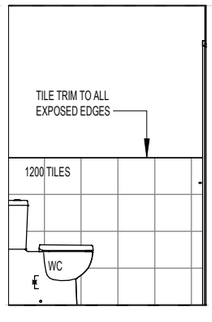
WC - a



WC - b



WC - c



WC - d

NOTE: PROVIDE FALL TO ALL SHOWER FLOORS TOWARDS WASTE. MINIMUM 1:80 FALL IN ACCORDANCE WITH AS3740

NOTE: METAL TRIM TO ALL EXPOSED TILES EDGES

ALL WET AREAS TO BE IN ACCORDANCE WITH NCC ABCB HOUSING PROVISIONS 10.2 WET AREA WATER PROOFING

NOTE: 20mm STONE BENCH THICKNESS UNO

NOTE: CABINETRY PLANS INDICATIVE ONLY. FOR ALL TECHNICAL INFORMATION, THE NUMBER OF DOORS/DRAWERS AND WIDTH OF DOOR, DRAWERS AND PANELS TO BE DETERMINED BY THE CABINETMAKER .ISLAND BACKING PANELS MAY HAVE VISIBLE JOINTS

BELCO CONSTRUCTIONS

BELCO CONSTRUCTIONS PTY LTD

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REVISION

A	23.06.2025	Contract issue
B	01.07.2025	Revised Contract Issue
C	30.06.2026	Working Drawing Issue
D	01.07.2026	Revised working drawings

CONSTRUCTION TYPE
TIMBER FRAME & TRUSS

DESIGN NAME
BERRIGAN 566

TITLE Wet Area Elevations - Sheet 3

DATE 01.07.2026

SCALE As indicated

ADDRESS Lot 395, 44 Learmonth Drive BELIVAH

CLIENT Michael Harvey

PROJECT NO 395LEA

DWG no 16

ISSUE D

Figure 6.2e: Minimum extent of sheeting for wall adjacent to a toilet pan

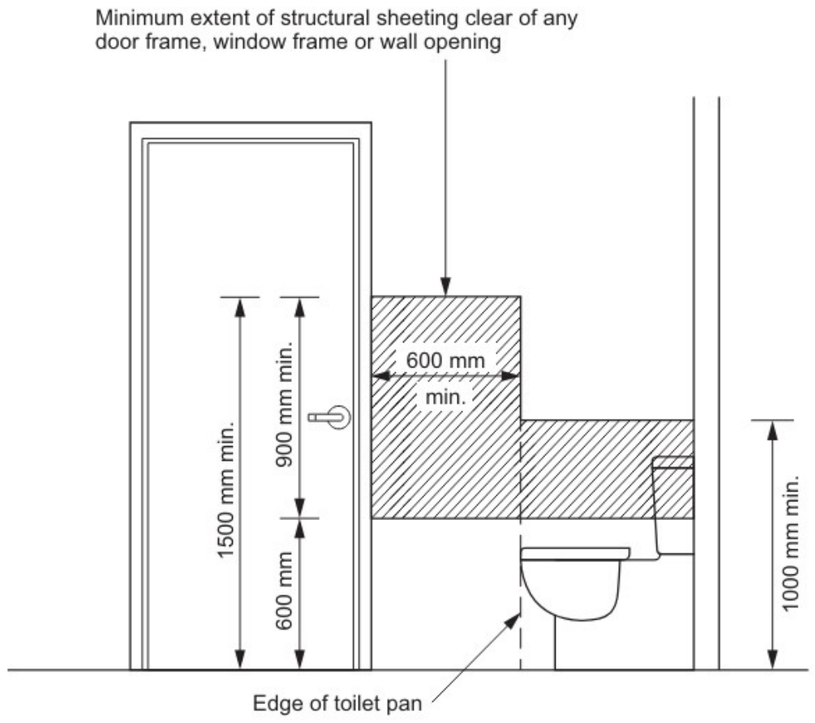


Figure 6.2g: Location of sheeting for a wall behind a toilet pan

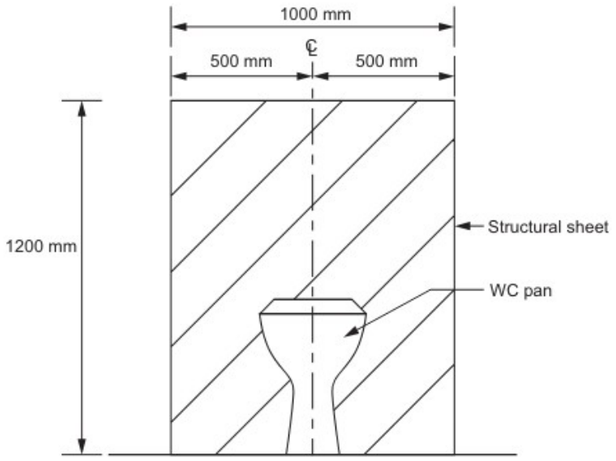


Figure 6.2d: Location of sheeting for shower walls

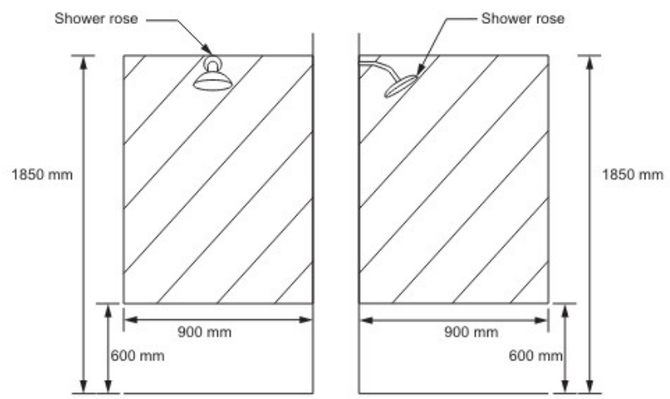


Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

ALL DETAILS PICTURED HAVE BEEN TAKEN FROM THE LIVABLE HOUSING DESIGN STANDARD

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CONSTRUCTION TYPE: TIMBER FRAME & TRUSS

DESIGN NAME: BERRIGAN 566

TITLE: Livable Housing Details

DATE: 01.07.2026

SCALE:

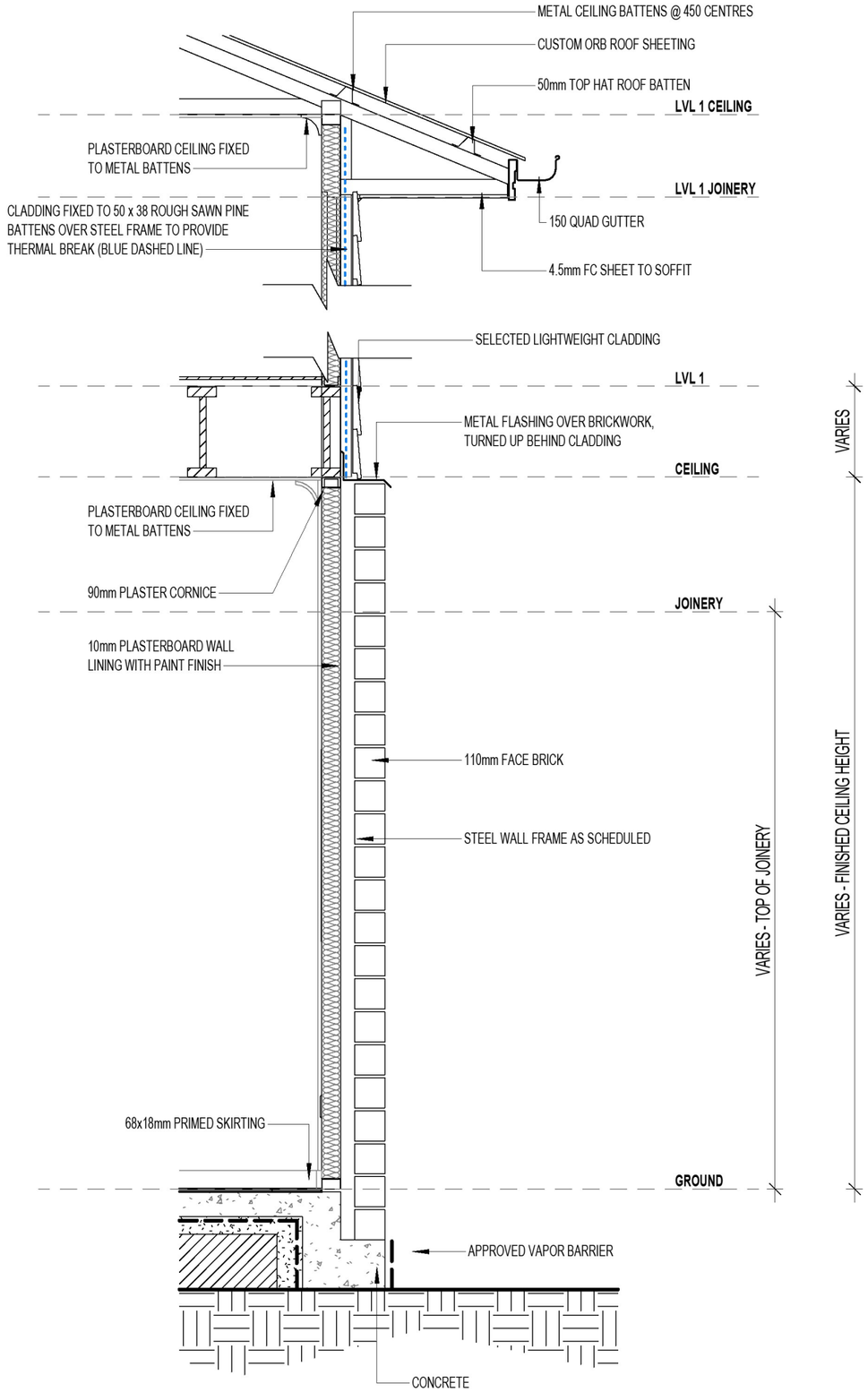
ADDRESS: Lot 395, 44 Learmonth Drive BELIVAH

CLIENT: Michael Harvey

PROJECT NO: 395LEA

DWG no: 17

ISSUE: D



Typical Brick Veneer Wall Detail

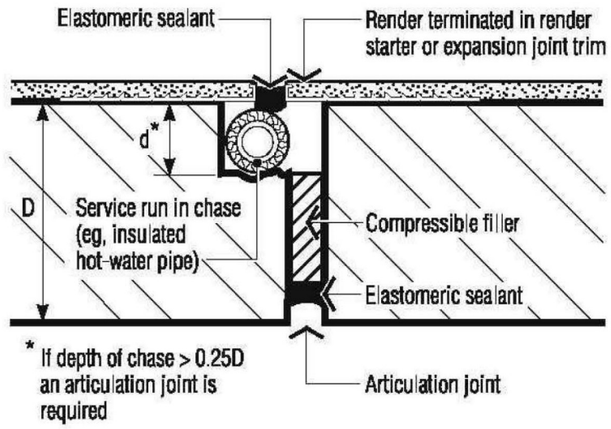


Figure 15 Articulation joints at deep chases

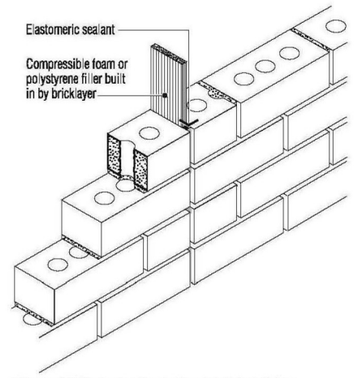


Figure 19 Typical articulation joint detail for external masonry wall

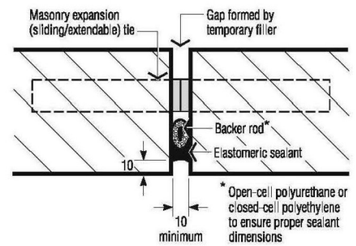


Figure 20 Alternative articulation joint detail for external masonry wall

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CONSTRUCTION TYPE
TIMBER FRAME & TRUSS

DESIGN NAME
BERRIGAN 566

TITLE Building Details

DATE 01.07.2026

SCALE

ADDRESS Lot 395, 44 Learmonth Drive BELIVAH

CLIENT Michael Harvey

PROJECT NO 395LEA

DWG no 18

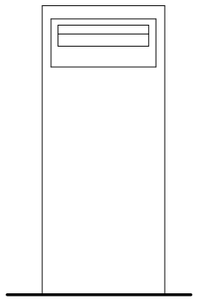
ISSUE D

LANDSCAPE LEGEND

GARDEN BED WITH TIMBER EDGE AND BARK MULCH	13.64m²	
RENDERED LETTERBOX	1	LB
DRAINAGE GRAVEL	42.30m²	
EXPOSED AGGREGATE	REFER TABLE	
PLAIN GREY CONCRETE	REFER TABLE	
IN SEASON TURF	80.93m²	

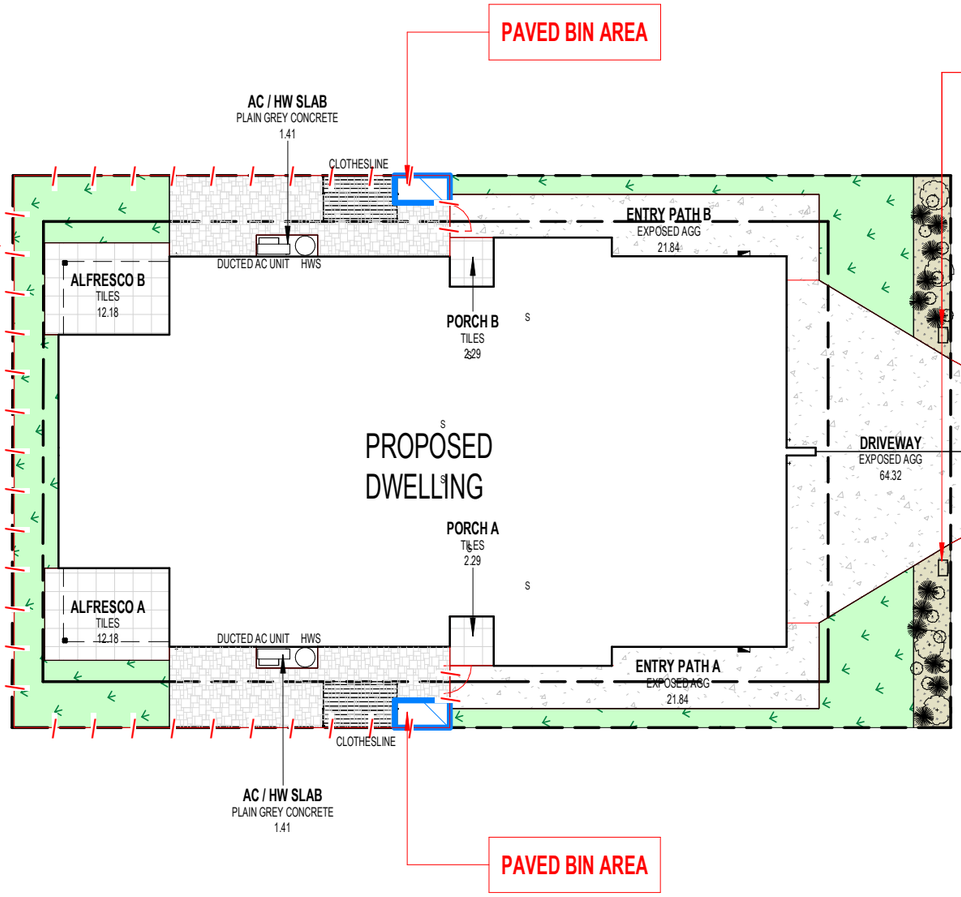
EXT.CONCRETE AREA W TYPE

NAME	COMMENTS	AREA
AC / HW SLAB	PLAIN GREY CONCRETE	1.41 m²
AC / HW SLAB	PLAIN GREY CONCRETE	1.41 m²
ALFRESCO A	TILES	12.18 m²
ALFRESCO B	TILES	12.18 m²
DRIVEWAY	EXPOSED AGG	64.32 m²
ENTRY PATH A	EXPOSED AGG	21.84 m²
ENTRY PATH B	EXPOSED AGG	21.84 m²
PORCH A	TILES	2.29 m²
PORCH B	TILES	2.29 m²
		139.75 m²



INDICATIVE LETTERBOX

1800 HIGH LAPPED & CAPPED TREATED TIMBER FENCING & SIDE GATES TO BE COMPLETED PRIOR TO OCCUPYING THE DWELLING



PAVED BIN AREA

POLYTEK "KEY LARGO" LETTERBOX

TURF TO THE FRONT & EXTENDING TO KERB & GARDEN TO BE COMPLETED PRIOR TO OCCUPYING THE DWELLING.

DRIVEWAY
EXPOSED AGG 64.32m²

TO BE CONSTRUCTED IN ACCORDANCE WITH LCC STANDARD DRAWINGS RS-049 & RS-050

PAVED BIN AREA

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CONSTRUCTION TYPE
TIMBER FRAME & TRUSS

DESIGN NAME
BERRIGAN 566

TITLE Landscape Plan

DATE 01.07.2026

SCALE As indicated

ADDRESS Lot 395, 44 Learmonth Drive BELIVAH

CLIENT Michael Harvey

PROJECT NO 395LEA

DWG no 19

ISSUE D