



63 Watergum Crescent Ningi QLD

4 2 4

All the hard work has been done for you, and this home is ready for your immediate move in!

Consisting of four bedrooms, with two bathrooms and two living areas, 9ft ceilings throughout, most of all it has 7 meters of side access and a two bay titan shed. Featuring air conditioned living areas and master bedroom, 6kw solar panel system and an additional 6m x 6m concrete hardstand in front of the shed.

Your inspection is welcomed!

- * Four bedrooms and two bathrooms (master ensuite)
- * Family/dining area plus separate media room
- * 9' ceilings throughout
- * Stone benchtops
- * North aspect to front

Price : \$765,000
Building Size : 189 sqm
Land Size : 600 sqm
View : <https://www.kdnorth.com.au/sale/qld/red-cliffe-bribie-caboulture/ningi/residential/house/7056792>



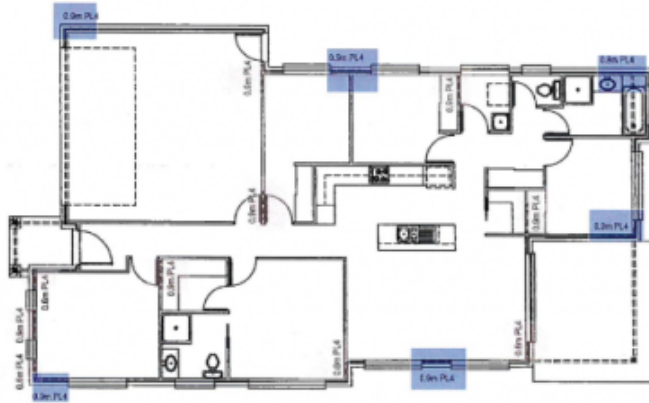
Keith Wilkins
07 3410 7721



DIRECTION - A. BRACING REQUIRED
61.8 sqm x 0.72 kPa/sqm = 44.5 kN FORCE.



DIRECTION - B. BRACING REQUIRED
30.6 sqm x 0.77 kPa/sqm = 23.6 kN FORCE.



BRACING PLAN
DESIGN WIND LOADING N2

RESISTANCE PROVIDED

WIND DIR	BRACE TYPE	STRENGTH kN/m	RESISTANCE kN	TOTAL RESISTANCE kN
A	PL 4	6.0	46.8	46.8
B	PL 4	6.0	32.4	32.4

BRACING LEGEND

PL 4 - PLYBRACE TO GIRTH WITH ANCHOR BOLTS (6x10) TIED IN ACCORDANCE WITH THE AS 1842 - 2010 TABLE 6.16.

NOTE: PLY BRACES UNDER ROOF
WIRE ARE TO HAVE 10M DITCH BOLT BRACED FROM EACH CORNER TOP AND BOTTOM.

NOTE - PROVIDE TEMPORARY BRACING EQUIVALENT TO AT LEAST 60% OF THE PERMANENT BRACING REQUIRED IN ACCORDANCE WITH AS 1842 - 2010.

NOTE:
ALL LINTELS SUPPORTING GIRDERS/TRUSSES TO BE CERTIFIED BY TIMBER SUPPLIER.
LOCATIONS OF GIRDERS & TRUSSES TO BE CONFIRMED PRIOR TO CONSTRUCTION BY TRUSS ENGINEER.



WIND DIRECTION A



WIND DIRECTION B

**SUNSET
DESIGN DRAFTING**
"Building your dream starts here"

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CLIENT: CROMAR
PROJECT: PROPOSED DWELLING
LOT 573 WATER GUM CRESCENT
NINGI

DATE: 15/08/2020
SCALE: 1:100
DRAWN BY: A.J.D.
CHECKED BY: E.J.B.
SHEET NO: 6 OF 8

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**D. J. ROBERTS
CONSTRUCTION**

REGISTERED
STRUCTURAL
ENGINEER
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