

COVER PAGE

JOB NO.: PC769

CLIENT: KARTEL

CONSTRUCTIONS

LOCATION: LOT 890 RIVINA CIRCUIT,
COOMERA



BRISBANE | TOWNSVILLE

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CLASS - BUILDING DESIGN MEDIUM RISE

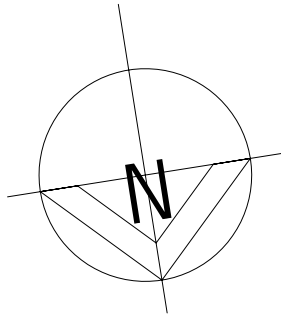
DOCUMENT REGISTER & TRANSMITTAL														
DISPATCH		ISSUE		TYPE	DISPATCH CODE:		E	E						
					ISSUE CODE:		P	P						
					TYPE CODE:		pdf	pdf						
H	BY HAND	A	APPROVAL	A1										
E	E-MAIL	C	CONSTRUCTION	A3										
M	MAIL	T	TENDER	zip										
C	COURIER	F	INFO/COMMENT	pdf										
X	COLLECT	R	REVISION	dwg										
W	WEB-UPLOAD	P	PRELIMINARY	disk	ISSUE DATE:		D	03	22					
							M	04	05					
		A/C	AS CON	usb			Y	17	17					
REASON FOR ISSUE:														
• ISSUE 1 - PRELIMINARY DESIGN														
• ISSUE 2 - NEW DESIGN														
•														
DISTRIBUTED TO: KARTEL CONSTRUCTIONS														
DRAWING NO.		TITLE					REV.							
DD01		GENERAL NOTES & FRONT FACADE					1	2						
DD02		SITE PLAN					1	2						
WD03		SITE LAYOUT PLAN												
DD04		FLOOR PLAN - GROUND FLOOR					1	2						
DD05		FLOOR PLAN - FIRST FLOOR					1	2						
DD06		ELEVATIONS					1	2						
DD07		ELEVATIONS					1	2						
WD08		SLAB LAYOUT PLAN - GROUND FLOOR												
WD09		FLOOR FRAMING PLAN - FIRST FLOOR												
WD10		SECTION												
WD11		SECTION												
WD12		SECTION												
WD13		SECTION												
WD14		DETAILS												
WD15		DRAINAGE PLAN - GROUND FLOOR												
WD16		DRAINAGE PLAN - FIRST FLOOR												
WD17		ELECTRICAL PLAN - GROUND FLOOR												
WD18		ELECTRICAL PLAN - FIRST FLOOR												
WD19		ENSUITE & BATHROOM ELEVATIONS												
WD20		PWD, WC & LAUNDRY ELEVATIONS												
WD21		KITCHEN ELEVATIONS												
WD22		LANDSCAPE PLAN												
WD23		EXTERNAL COLOUR SCHEDULE												
WD24		INTERNAL COLOUR SCHEDULE												
WD25		REO & BLOCKWORK SETOUT PLAN												

PRELIMINARY

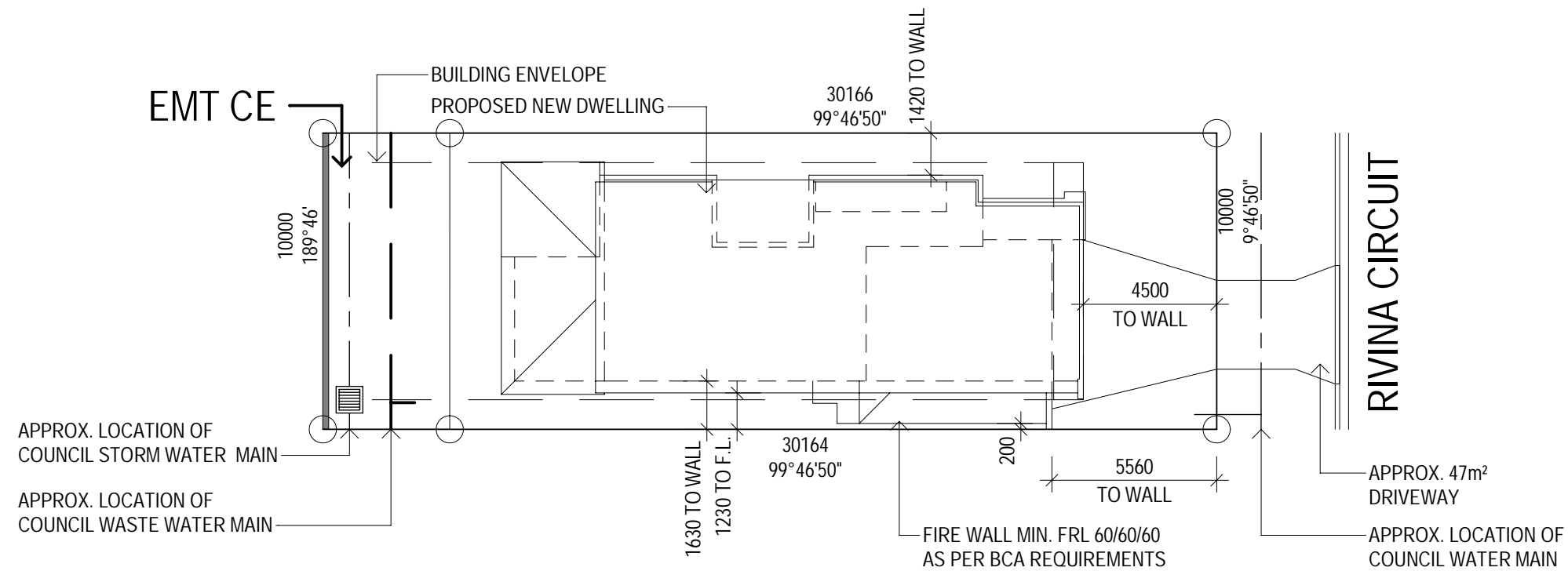
NOT FOR CONSTRUCTION

PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS.
BUILDING METHODS, MATERIALS & PLAN
RE-ARRANGEMENT ARE ALSO SUBJECT
TO CHANGE. BUILDING DESIGNER &
BUILDER MAY CHANGE PLANS TO SUITE
THE ABOVE AT ANY TIME.





- NOTE:
1. THIS SITE MAY REQUIRE CUT & FILL TO EXISTING GROUND LINES
 2. RETAINING WALLS MAY BE REQUIRED
 3. GROUND LINES SHOWN ARE SUBJECT TO CHANGE
 4. BUILDER TO DETERMINE ON SITE PREFERRED METHOD



1 SITE PLAN 1:200

REAL PROPERTY DESCRIPTION

LOT 890 ON SP 291410 (DRAFT)
AREA OF LAND: 302m²
LOCAL GOVERNMENT: GOLD COAST CITY COUNCIL



TOWNSVILLE | BRISBANE

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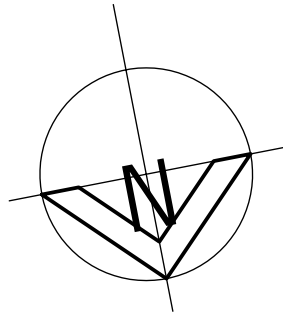
NOTE:
1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT

Project: ELYSE 225 PARAPET
Client: KARTEL CONSTRUCTIONS
Location: LOT 890 RIVINA CIRCUIT, COOMERA

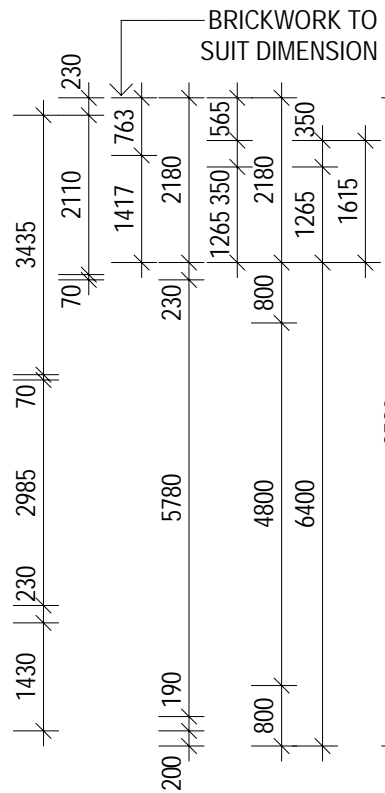
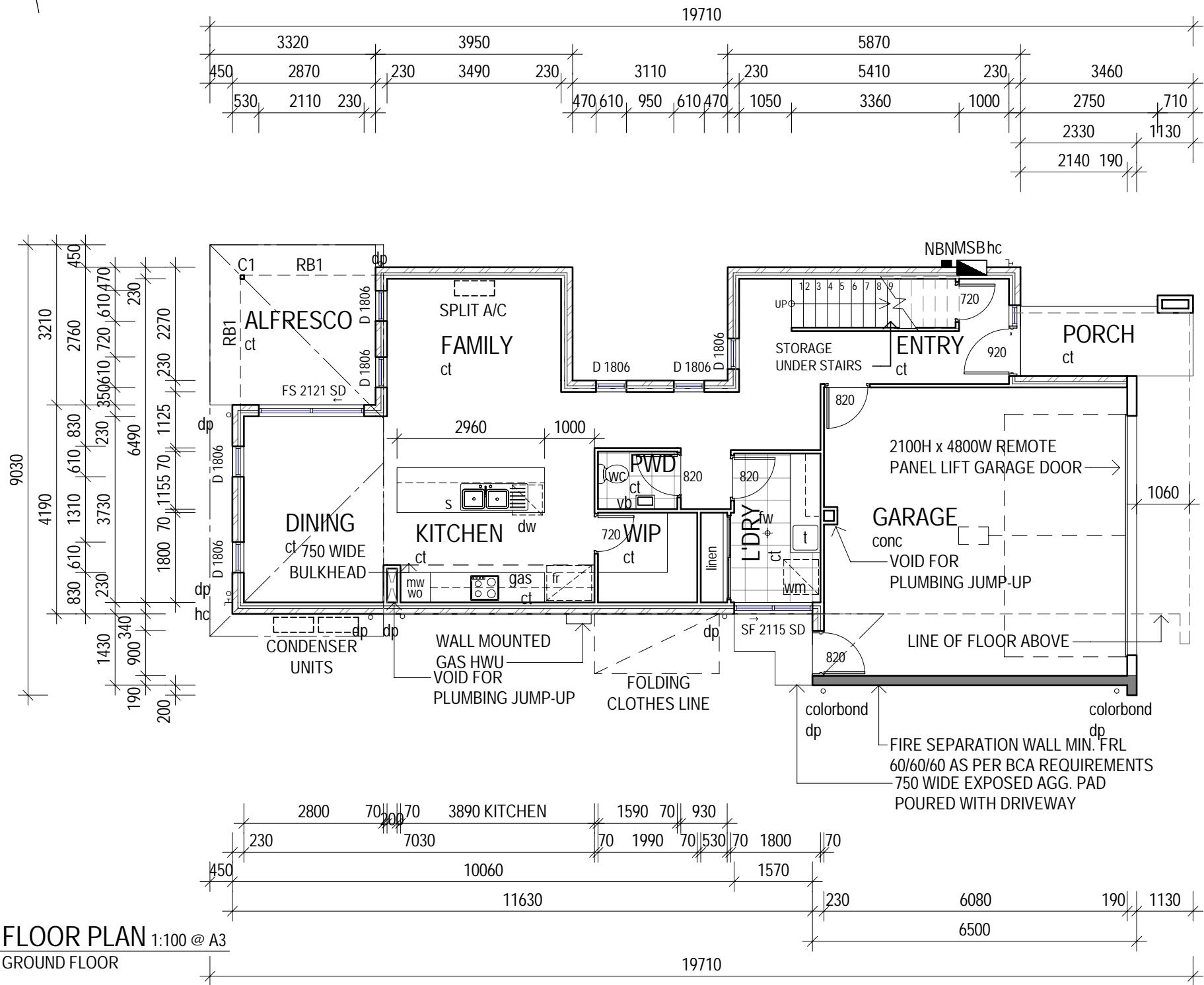
Title : SITE PLAN

Date: 22.05.17 Drawn: K.G
Scale: 1 : 200 Designed: D.T

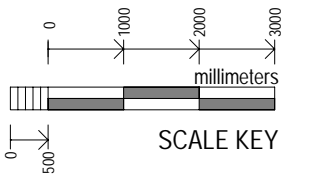
Job No: PC769
Drawing No: DD 02
Rev. 2



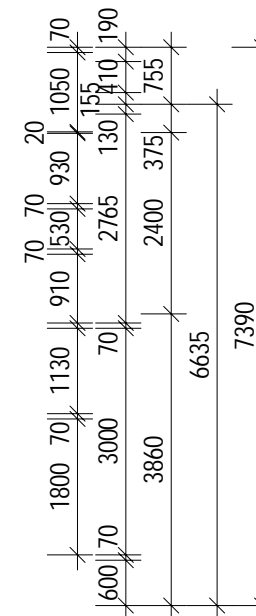
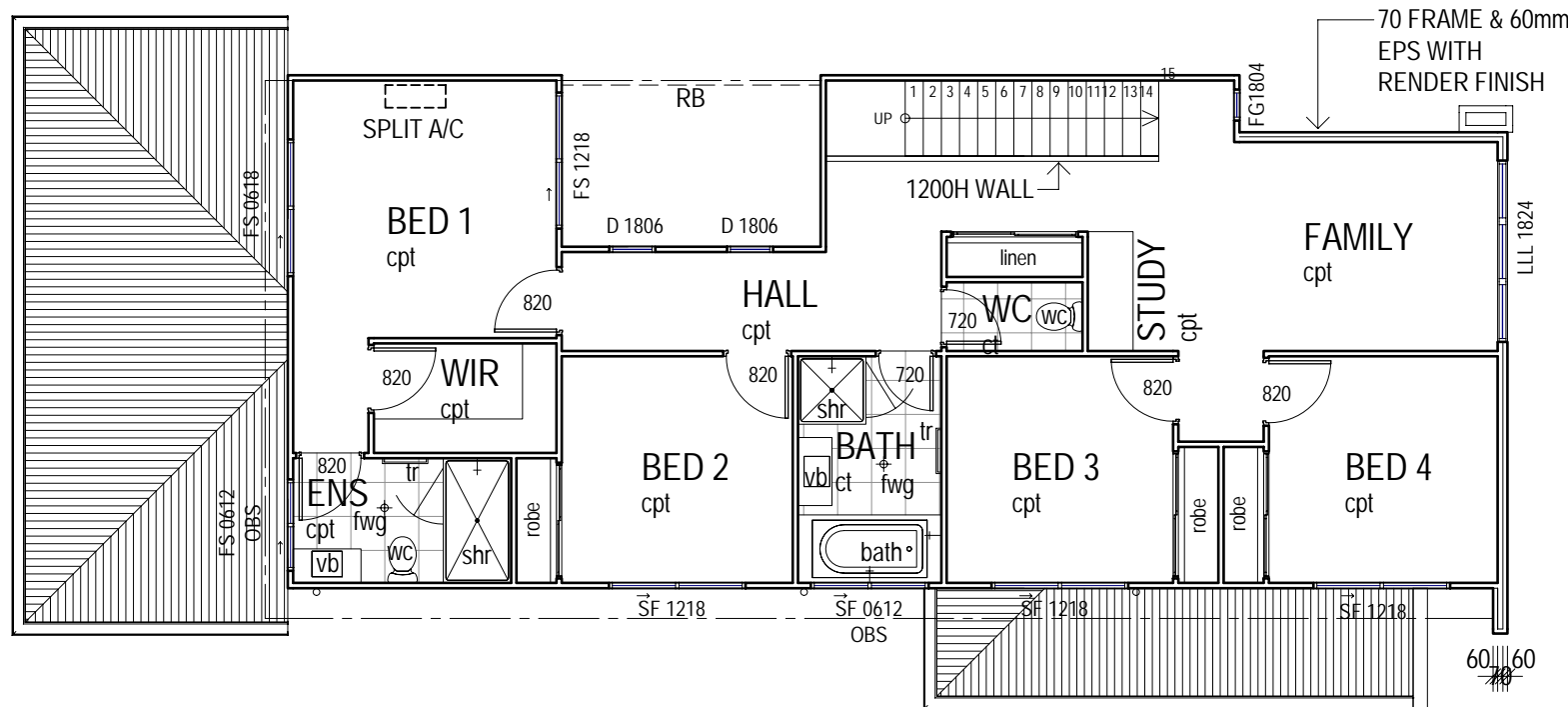
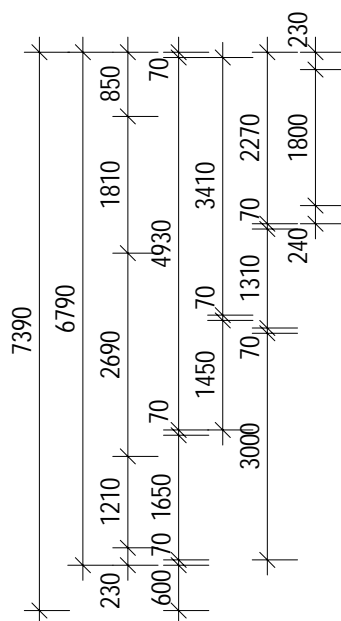
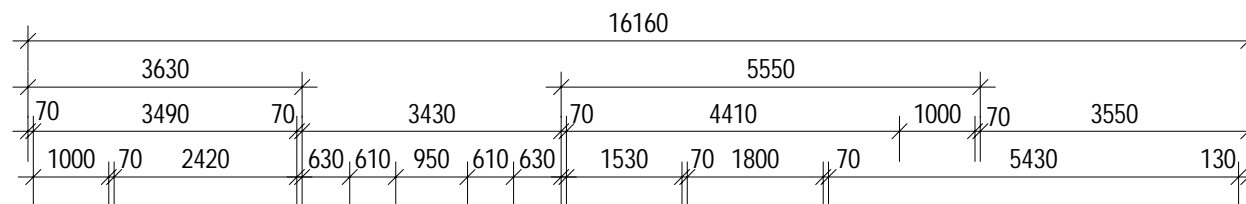
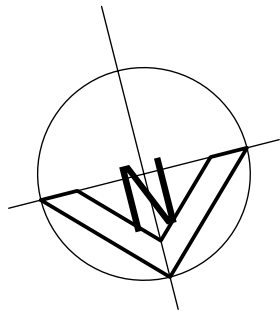
- GENERAL NOTES:**
1. PROVIDE CONDUIT IN SLAB FOR ISLAND BENCH IN KITCHEN WHEN MSB CONDUIT IS INSTALLED
 2. PLUMBER TO ENSURE WATER FOR SINK IS IN SLAB BEFORE POUR
 3. ENGINEER TO DETERMINE LOCATION OF BRACING WALLS WITH APPROPRIATE VERTICAL REINFORCEMENT
 4. LOAD BEARING WALLS REFER TO ENGINEERS DRAWINGS
- LEGEND:**
- C1 = 90x90 H3 TREATED TIMBER POST
REFER TO ENGINEERS DRAWINGS
RB = ROOF BEAM REFER TO ENGINEERS DRAWINGS



AREAS		
GROUND FLOOR		
ENTRY, KITCHEN, DINING, FAMILY	53.69	m ²
W.I.P.	3.70	m ²
PWD	1.83	m ²
LAUNDRY	5.16	m ²
FIRST FLOOR		
BED 1	13.42	m ²
BED 2	9.18	m ²
BED 3	9.00	m ²
BED 4	9.09	m ²
FAMILY/ STUDY/ HALL	31.58	m ²
WIR	3.59	m ²
ENSUITE	4.76	m ²
BATH	5.70	m ²
WC	1.64	m ²
GROUND FLOOR		
LIVING	76.94	m ²
ALFRESCO	10.66	m ²
GARAGE	38.33	m ²
PORCH	4.98	m ²
TOTAL	130.91	m ²
FIRST FLOOR		
LIVING	94.96	m ²
TOTAL	94.93	m ²
GRAND TOTAL	225.87	m ²

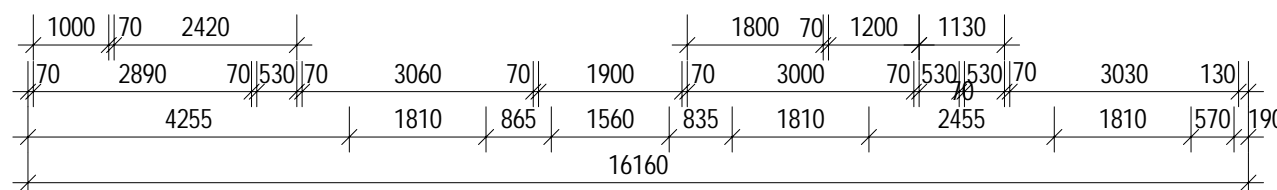


1 FLOOR PLAN 1:100 @ A3
- GROUND FLOOR



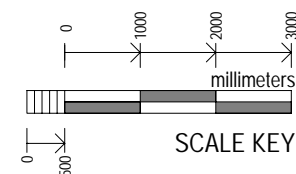
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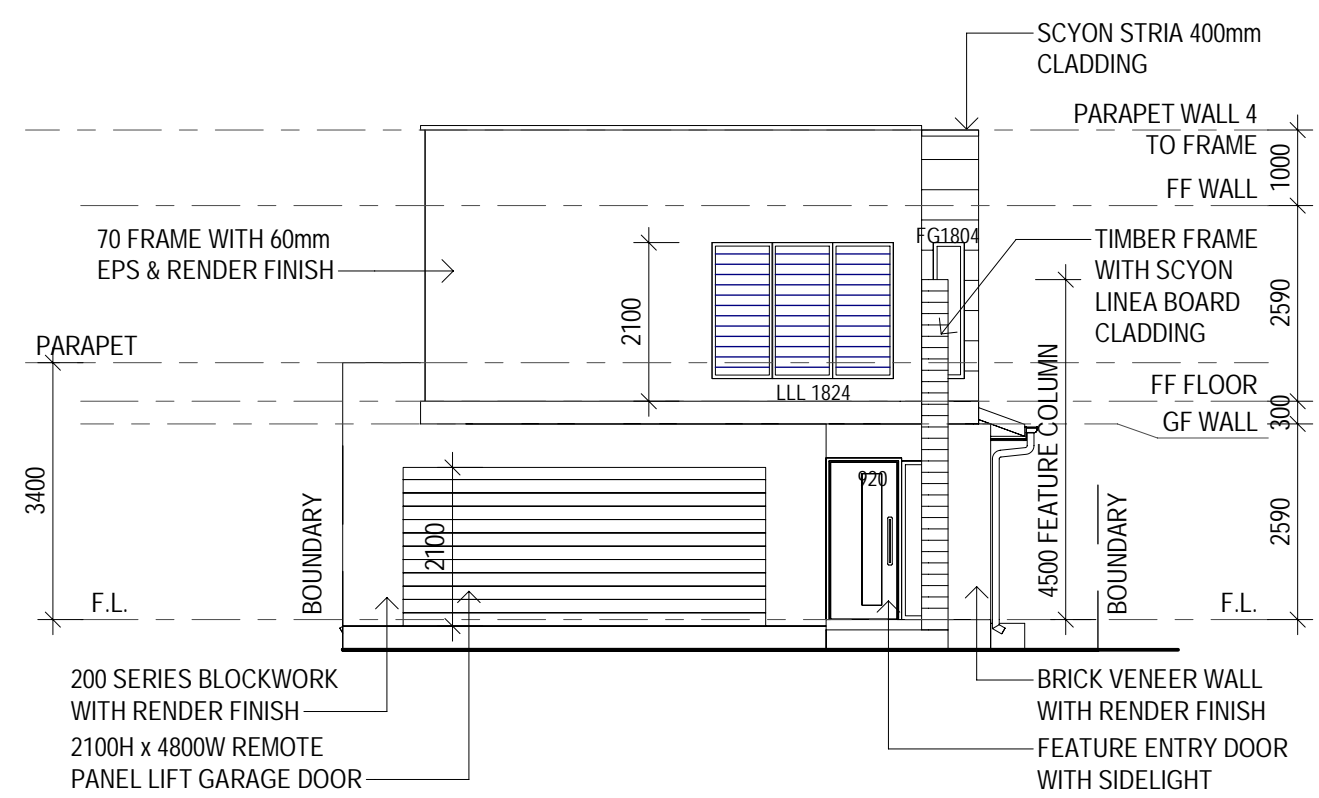
AREAS		
GROUND FLOOR		
ENTRY, KITCHEN, DINING, FAMILY	53.69	m²
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PWD	1.83	m²
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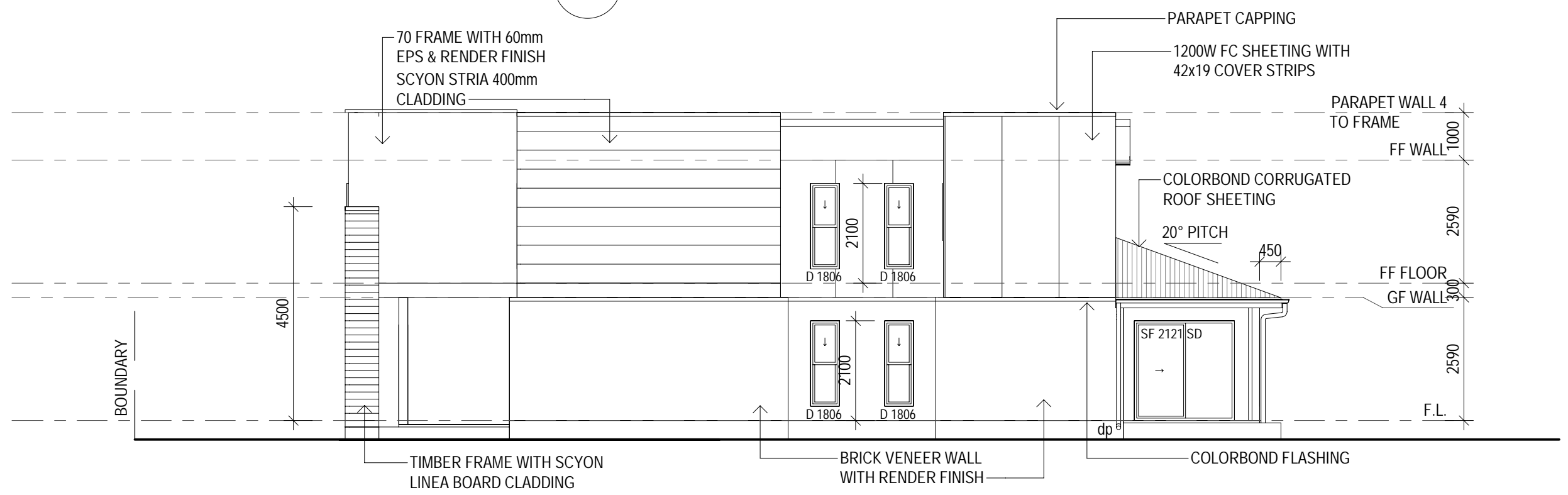
1 FLOOR PLAN 1:100 @ A3
- FIRST FLOOR

PRELIMINARY
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1 EAS ELEVATION 1:100



2 SOUT ELEVATION 1:100

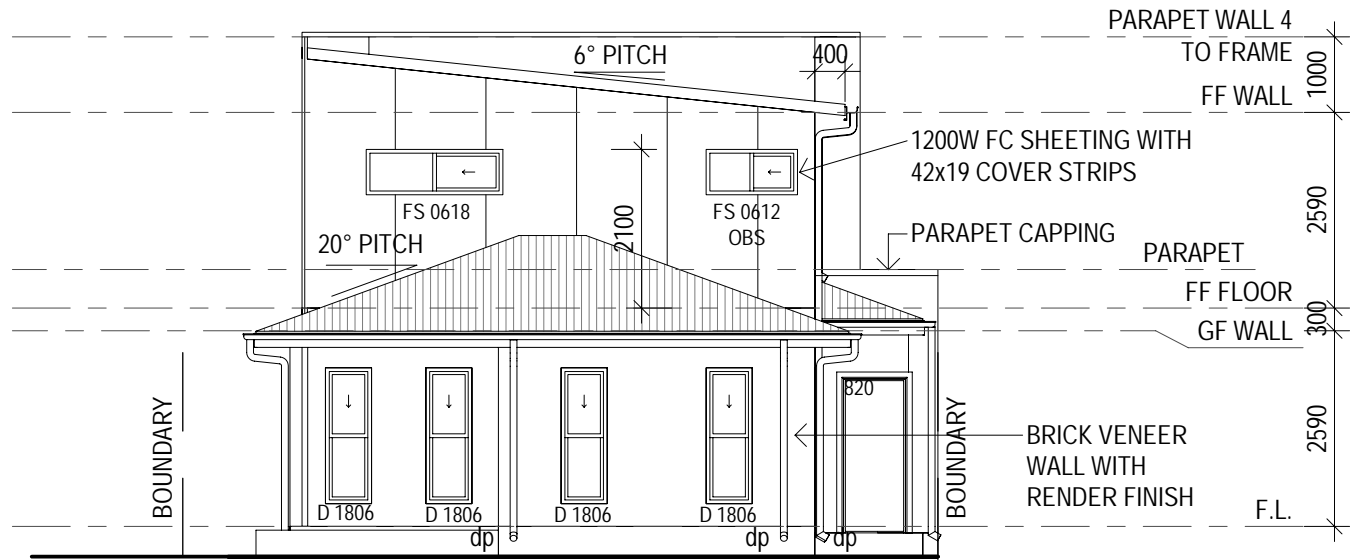
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 4. BUILDER TO DETERMINE ALL CUT & FILL PREFERRED METHODOLOGIES
 5. LOCATION OF JOINS IN FC SHEETING
 6. PROTECTION TO WINDOW TO COMPLY WITH NCC 3.9.2.5 REQUIREMENTS

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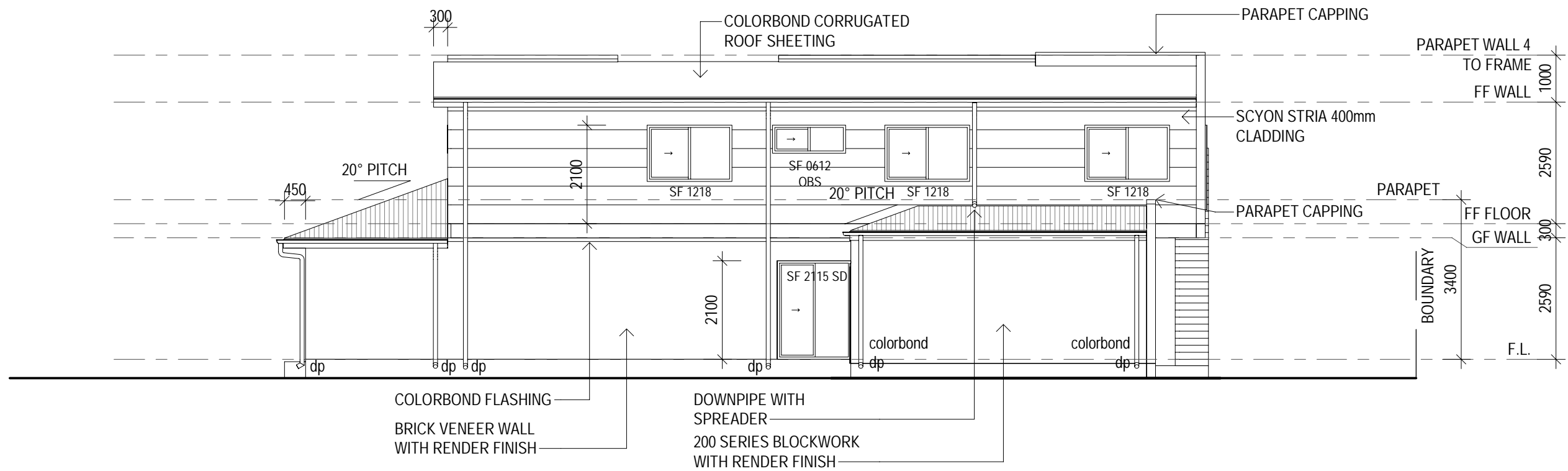
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1 WEST ELEVATION 1:100



2 NORTH ELEVATION 1:100