ETCHD Building Design

DOCUMENTATION REGISTER AND TRANSMITTAL



Job No.: PC621

Project.: LOT 131 BLOOM AVENUE, COOMERA

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| Distributed to: For Queries Relating to this Drawing Issue Contact: KARTEL CONSTRUCTIONS | vv vveb-Upload | | I . I | Reason for Issue: | For App | roval | | | | | | | | | | | |
| KARTEL CONSTRUCTIONS | | AC AS Con | usb | | | | | | | | | | | | | | |
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| PC621 - DD02 Site Plan 1 0 | | | <u> </u> | | | | | | | | | | | | | | |
| PC621 - DD03 Ground Floor Plan 1 Image: Control of the control of t | | | | | | | | | | | | | | \vdash | | | |
| PC621 - DD04 First Floor Plan 1 Image: Control of the property of th | | | | | | | | | | | | | | | | | |
| PC621 - DD05 Elevations 1 | | | | | | | | | | | | | | | | | |
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Sheet 1 of 1 **Date:** 5/09/2016

PRELIMINARY

NOT FOR CONSTRUCTION PLANS ARE SUBJECT TO CHANGE TO

COMPLY WITH RELEVANT COVENANT & BUILDING CERTIFICATION APPROVALS





CLASS - BUILDING DESIGN MEDIUM RISE

TOWNSVILLE | BRISBANE

O7 47241722 | admin@etchdbd.com.au | www.etchdbd.com.au

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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 **STANDARDS & LEGISLATION**

4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT

EVERGREEN 251 SKILLION Project: **RIGHT** Client:

KARTEL CONSTRUCTIONS

Location: LOT 131 BLOOM AVENUE, COOMERA

Title: FRONT FACADE

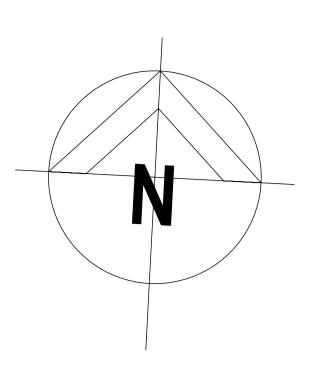
Designed:

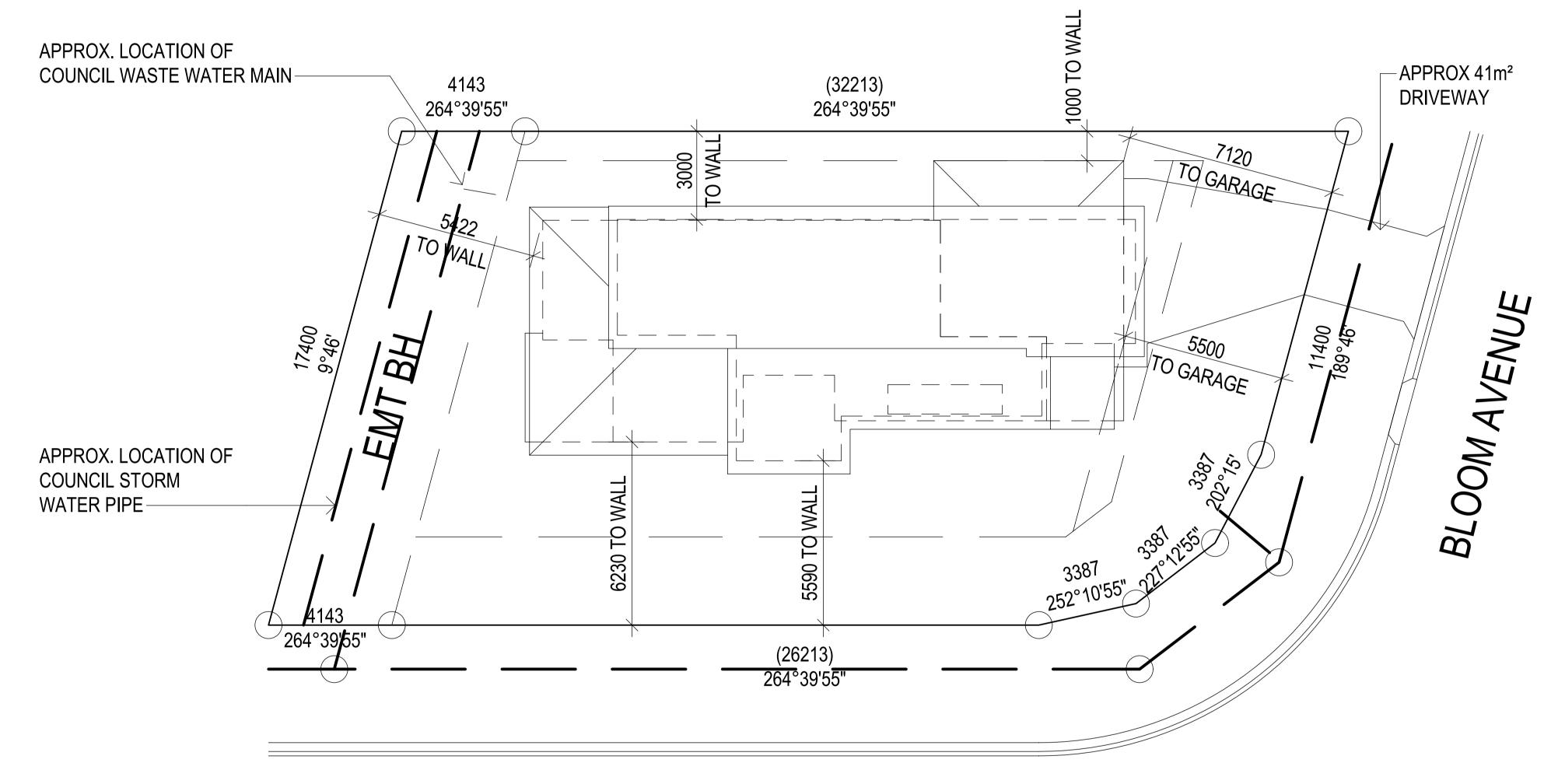
Date: 05.09.16

Scale:

Job No: PC621

Drawn: E.O Drawing No: DD 01





NOTE: - THIS SITE MAY REQUIRE CUT & FILL TO EXISTING GROUND LINES

- RETAINING WALLS MAY BE REQUIRED
- GROUND LINES SHOWN ARE SUBJECT TO CHANGE
- BUILDER TO DETERMINE ALL CUT & FILL PREFERRED METHODOLOGIES

PRELIMINARY

NOT FOR CONSTRUCTION PLANS ARE SUBJECT TO CHANGE TO **COMPLY WITH RELEVANT COVENANT &** BUILDING CERTIFICATION APPROVALS

BLOOM AVENUE



TOWNSVILLE BRISBANE 07 47241722 | admin@etchdbd.com.au | www.etchdbd.com.au © COPYRIGHT | QBCC LICENCE NO. 1168376 CLASS - BUILDING DESIGN MEDIUM RISE BUILDING DESIGN

| DUILDING LAW & ALL RELEVANT AUSTRALIAN | 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

Client: Location: 4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT COOMERA

Project: **EVERGREEN 251 SKILLION RIGHT** KARTEL CONSTRUCTIONS

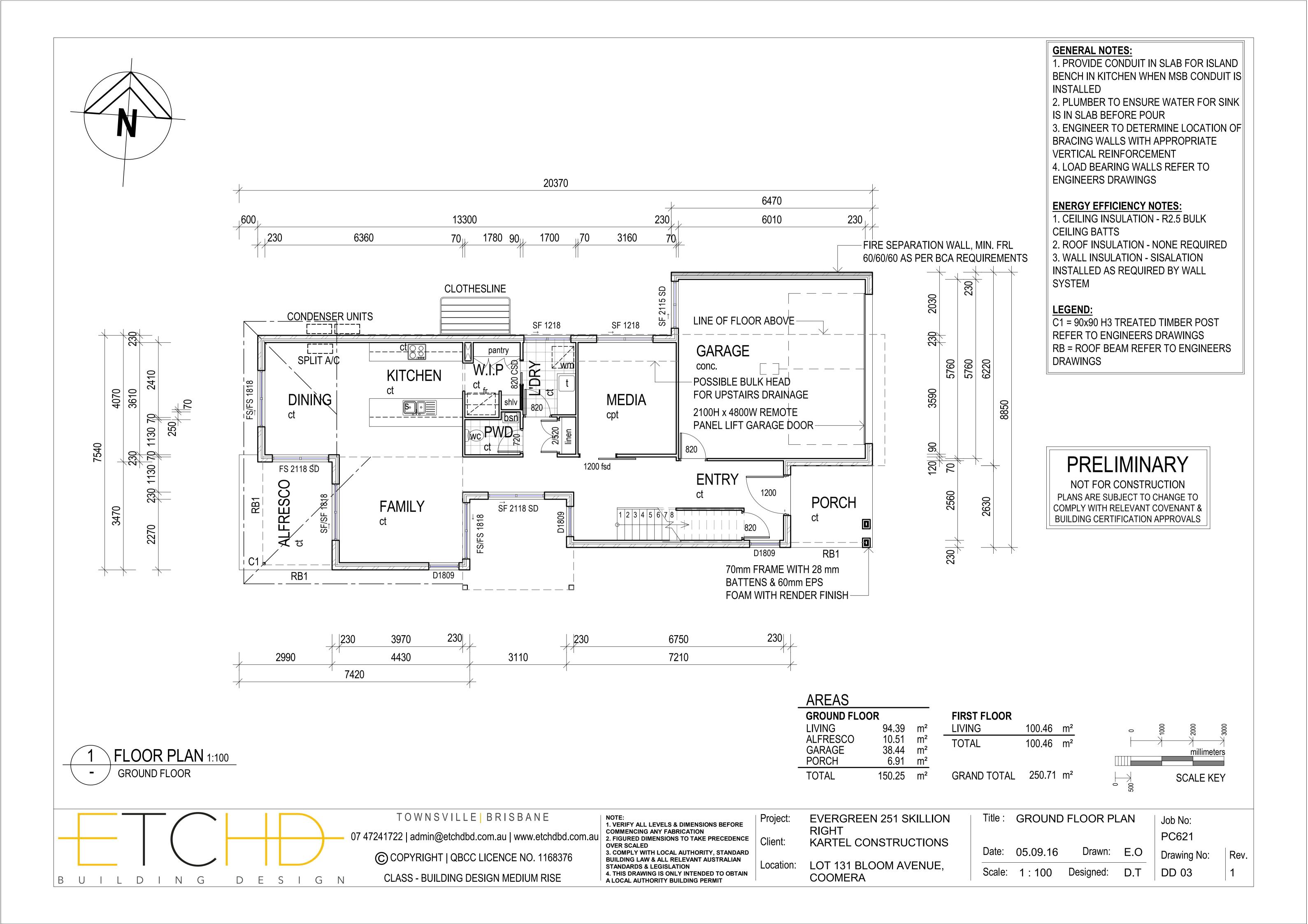
LOT 131 BLOOM AVENUE,

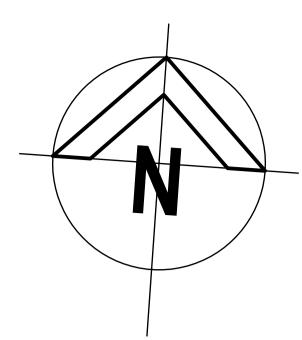
AREA OF LAND: 533m² LOCAL GOVERNMENT: GOLD COAST CITY COUNCIL

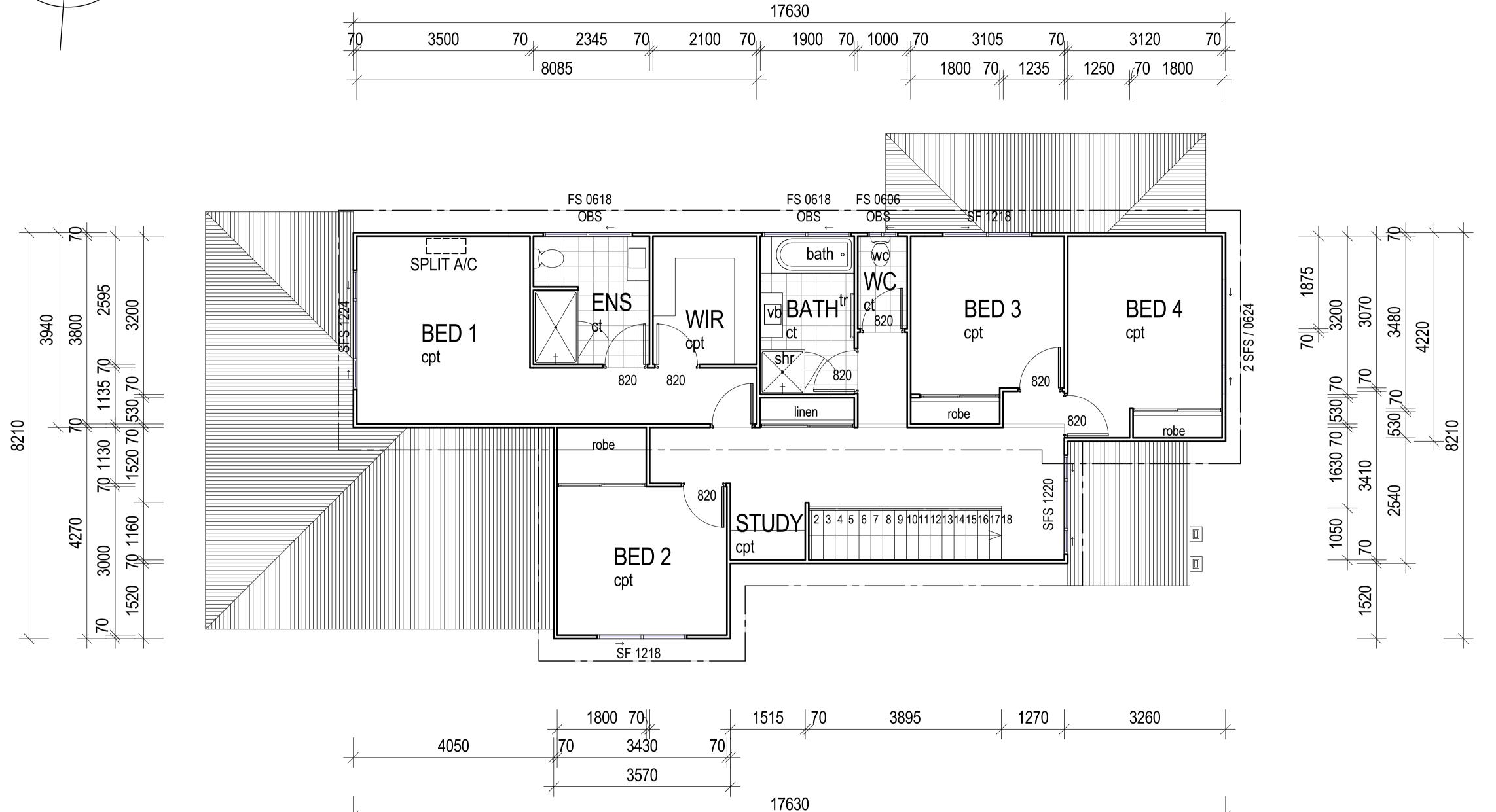
LOT 131 ON SP 283594

REAL PROPERTY DESCRIPTION

Title: SITE PLAN Job No: PC621 05.09.16 Drawn: E.O Drawing No: Designed: DD 02 D.T







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**

ENERGY EFFICIENCY NOTES:

- 1. CEILING INSULATION R2.5 BULK **CEILING BATTS**
- 2. ROOF INSULATION NONE REQUIRED 3. WALL INSULATION - SISALATION INSTALLED AS REQUIRED BY WALL
- SYSTEM

LEGEND:

 $\overline{C1} = 90x90 \text{ H3}$ TREATED TIMBER POST REFER TO ENGINEERS DRAWINGS RB = ROOF BEAM REFER TO ENGINEERS **DRAWINGS**

PRELIMINARY

NOT FOR CONSTRUCTION PLANS ARE SUBJECT TO CHANGE TO COMPLY WITH RELEVANT COVENANT & **BUILDING CERTIFICATION APPROVALS**



BUILDING

| | | TOWNSVILLE BRISBANE |
|---------|-------------------|---|
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D E S I G N

CLASS - BUILDING DESIGN MEDIUM RISE

| NOTE: |
|--|
| 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: **RIGHT** Client:

Location:

AREAS

ALFRESCO

GARAGE

PORCH

TOTAL

LIVING

GROUND FLOOR

EVERGREEN 251 SKILLION KARTEL CONSTRUCTIONS LOT 131 BLOOM AVENUE, COOMERA

94.39 m²

10.51 m² 38.44 m²

6.91

150.25 m²

| 0 | 1000 | 7000 millir | meters |
|------|------|----------------|--------|
| 2009 | | SCALE | KEY |

| Title: | FIRST FL | OOR PLAN | | Job No: | |
|--------|----------|-----------|-----|-------------|------|
| | | | | PC621 | |
| Date: | 05.09.16 | Drawn: | E.O | Drawing No: | Rev. |
| Scale: | 1 : 100 | Designed: | D.T | DD 04 | 1 |

100.46 m²

100.46 m²

FIRST FLOOR

GRAND TOTAL 250.71 m²

LIVING

TOTAL

