

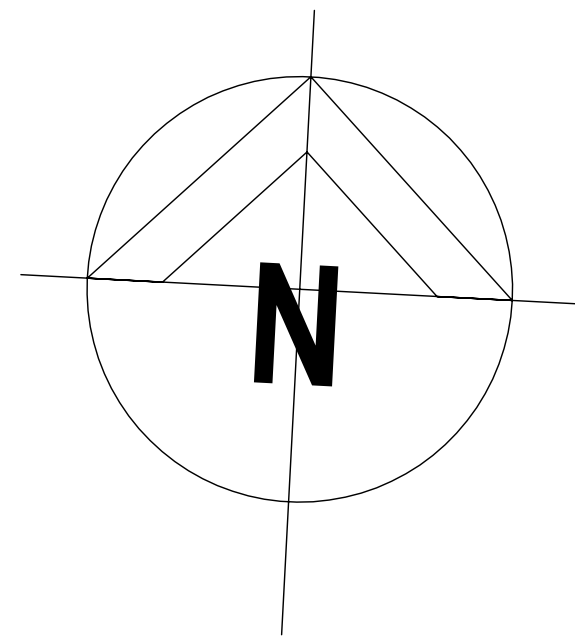
# DOCUMENTATION REGISTER AND TRANSMITTAL

**Project.: LOT 131 BLOOM AVENUE, COOMERA**[illegible]

PRELIMINARY

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

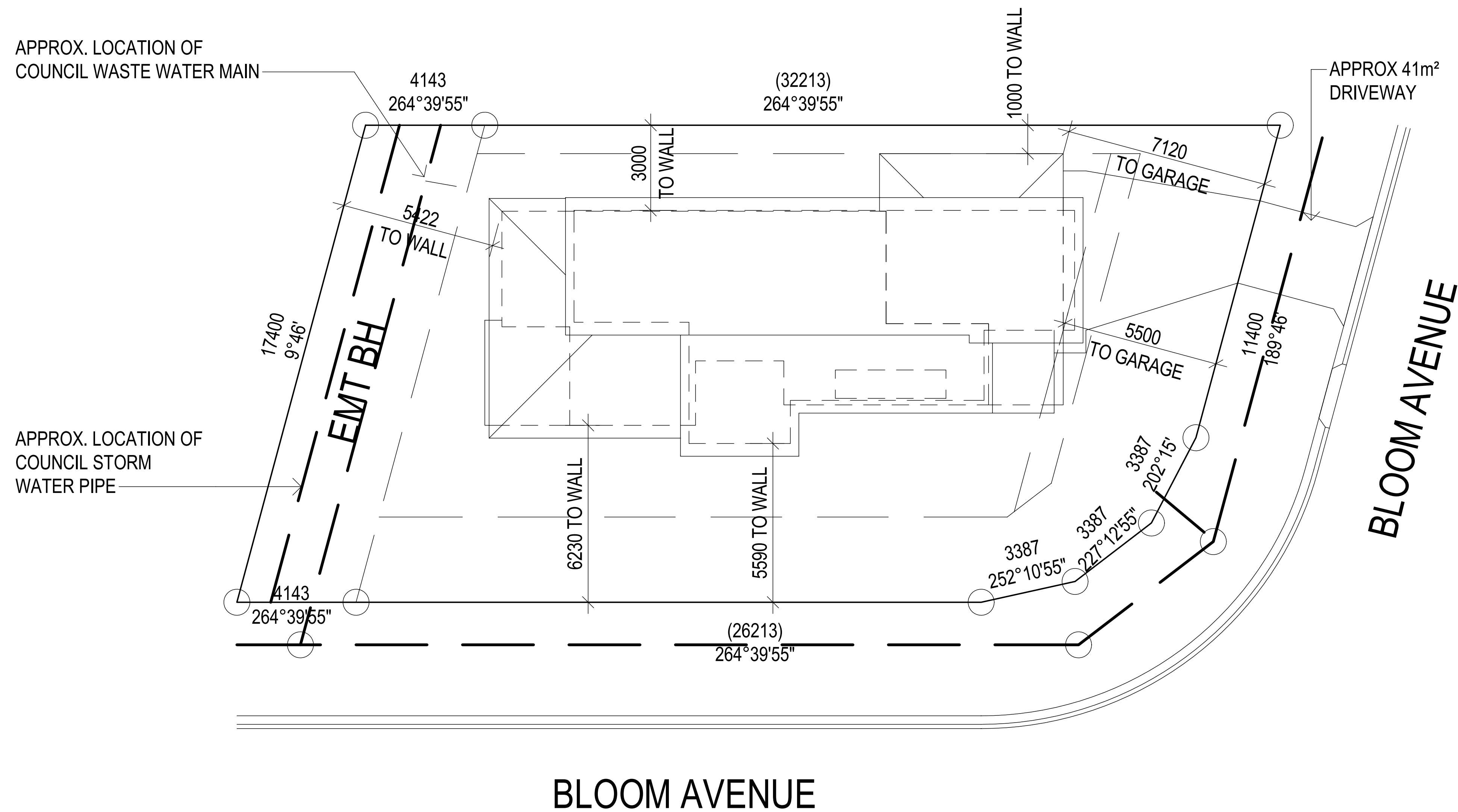




NOTE:  
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- RETAINING WALLS MAY BE REQUIRED  
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1 SITE PLAN 1:200 @ A3

## REAL PROPERTY DESCRIPTION

LOT 131 ON SP 283594  
AREA OF LAND: 533m<sup>2</sup>  
LOCAL GOVERNMENT: GOLD COAST CITY COUNCIL



TOWNSVILLE | BRISBANE

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CLASS - BUILDING DESIGN MEDIUM RISE

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: EVERGREEN 251 SKILLION  
RIGHT  
Client: KARTEL CONSTRUCTIONS  
Location: LOT 131 BLOOM AVENUE,  
COOMERA

Title : SITE PLAN

Date: 05.09.16 Drawn: E.O

Scale: 1 : 200 Designed: D.T

Job No:  
PC621

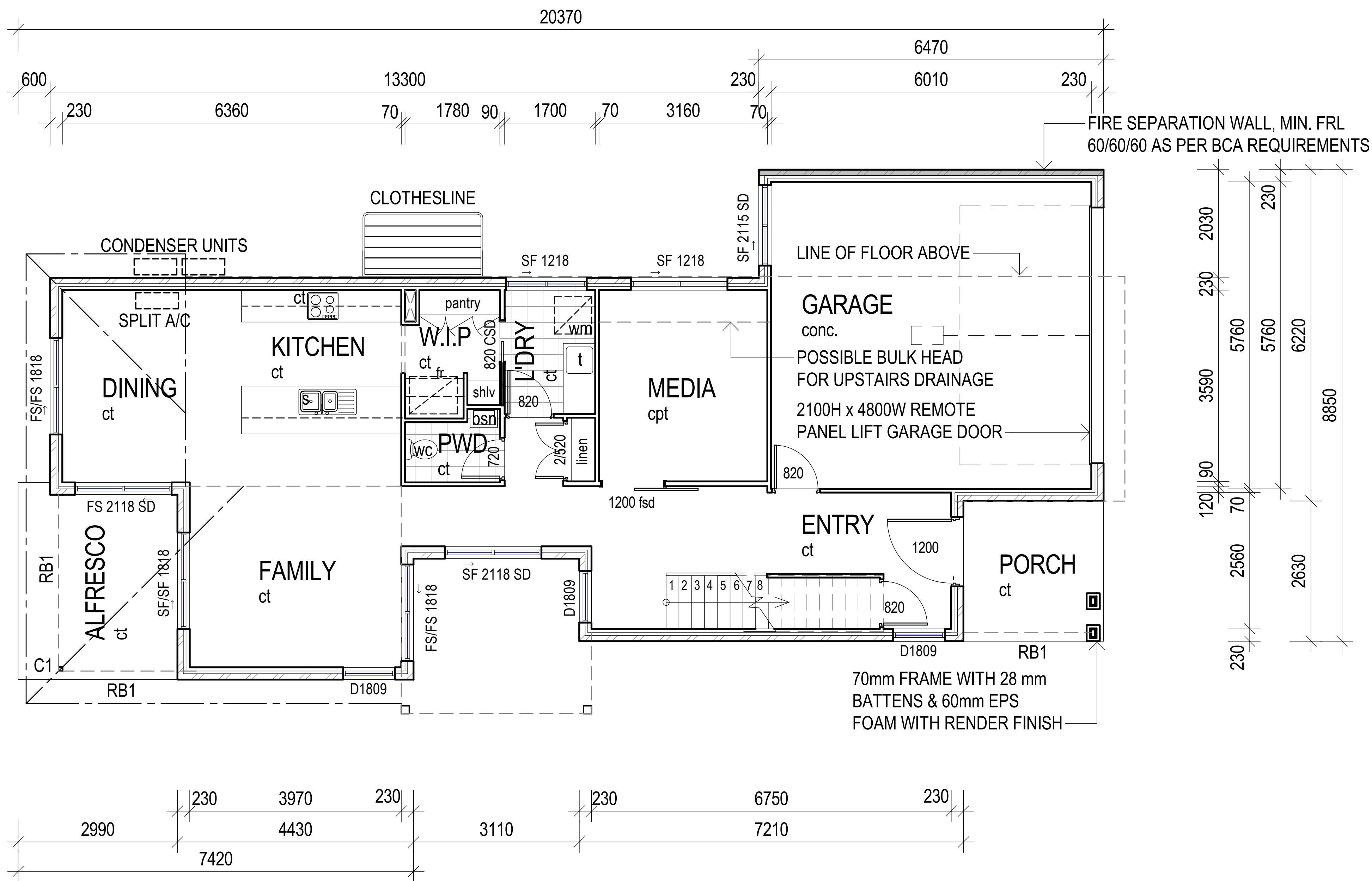
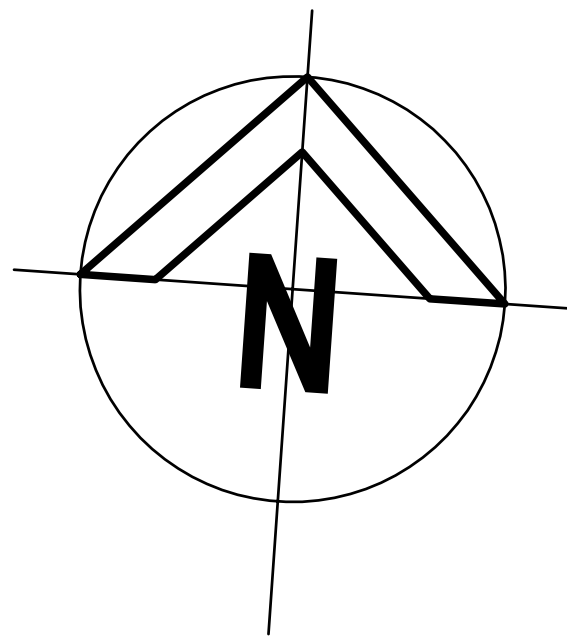
Drawing No:

DD 02

Rev.

1





- 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

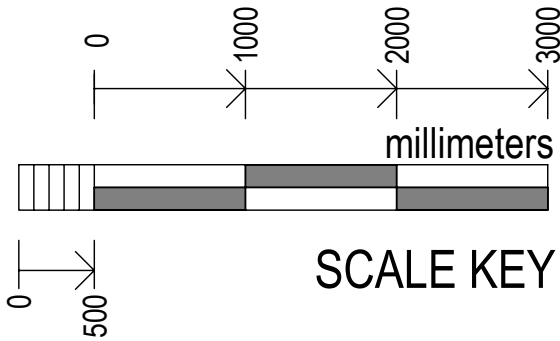
- ENERGY EFFICIENCY NOTES:**
1. CEILING INSULATION - R2.5 BULK CEILING BATTS
  2. ROOF INSULATION - NONE REQUIRED
  3. WALL INSULATION - SISALATION INSTALLED AS REQUIRED BY WALL SYSTEM

- LEGEND:**
- C1 = 90x90 H3 TREATED TIMBER POST REFER TO ENGINEERS DRAWINGS
  - RB = ROOF BEAM REFER TO ENGINEERS DRAWINGS

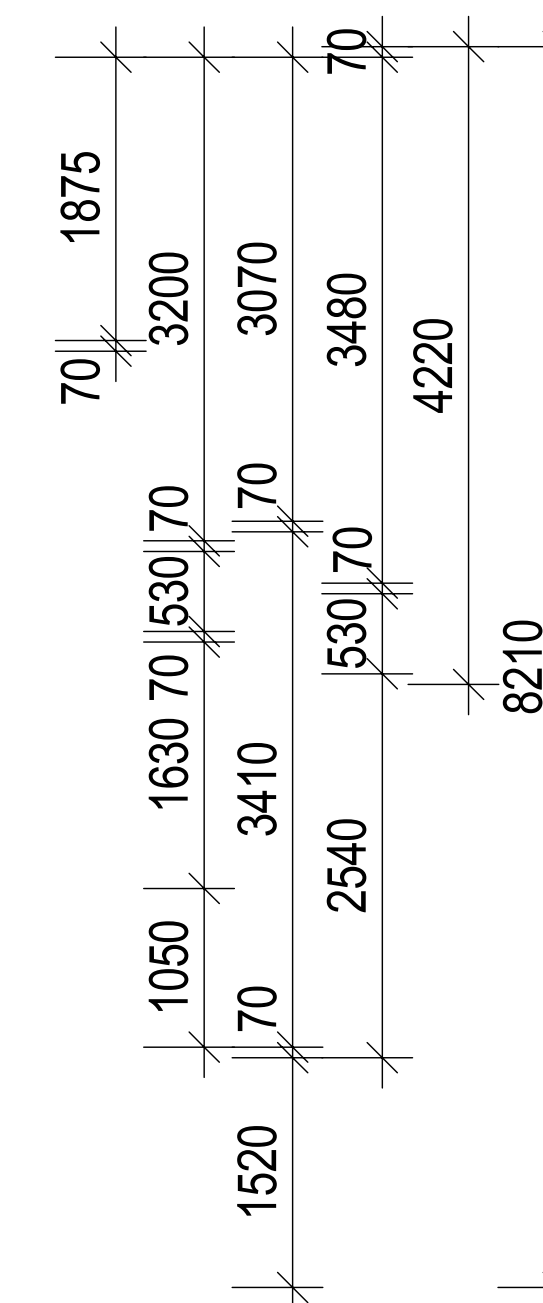
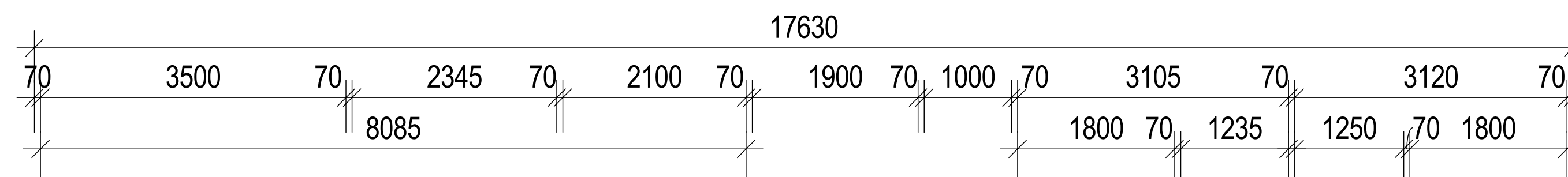
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**AREAS**

GROUND FLOOR			FIRST FLOOR		
LIVING	94.39	m <sup>2</sup>	LIVING	100.46	m <sup>2</sup>
ALFRESCO	10.51	m <sup>2</sup>	TOTAL	100.46	m <sup>2</sup>
GARAGE	38.44	m <sup>2</sup>			
PORCH	6.91	m <sup>2</sup>			
TOTAL	150.25	m <sup>2</sup>	GRAND TOTAL	250.71	m <sup>2</sup>



**1 FLOOR PLAN** 1:100  
- GROUND FLOOR

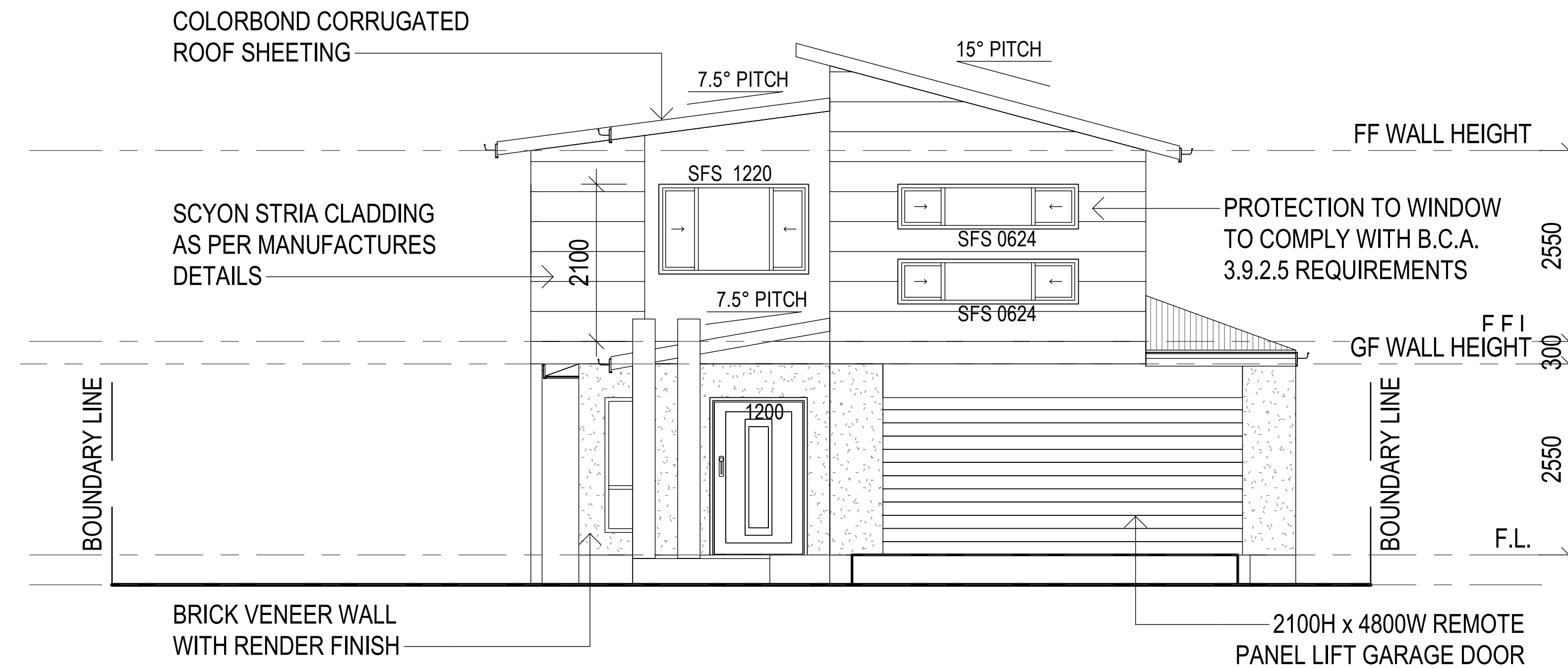


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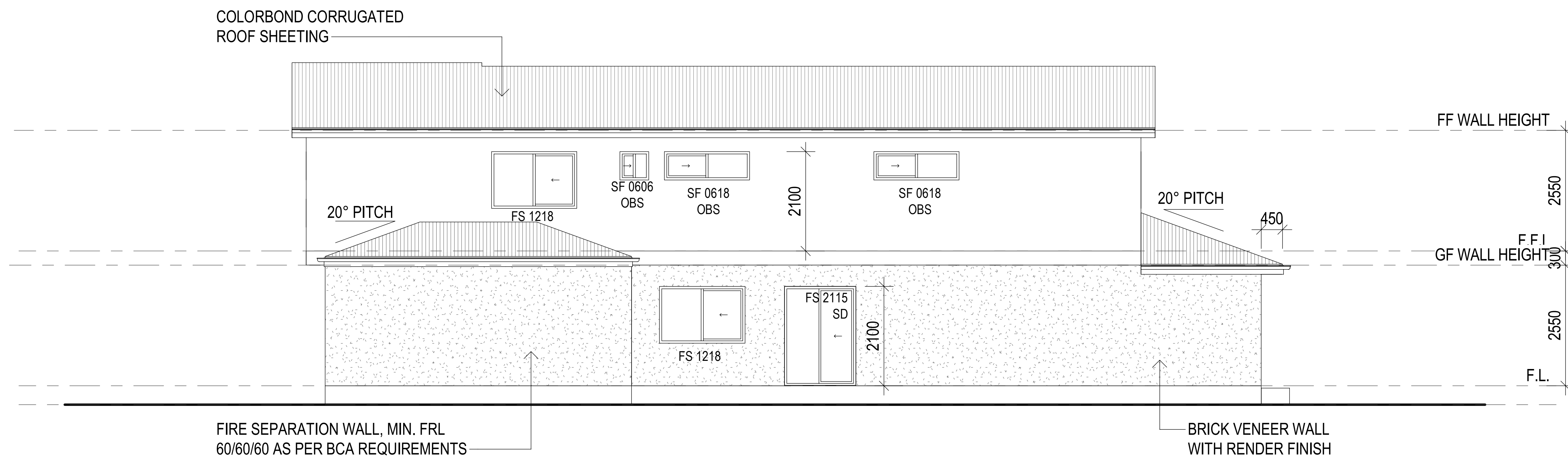


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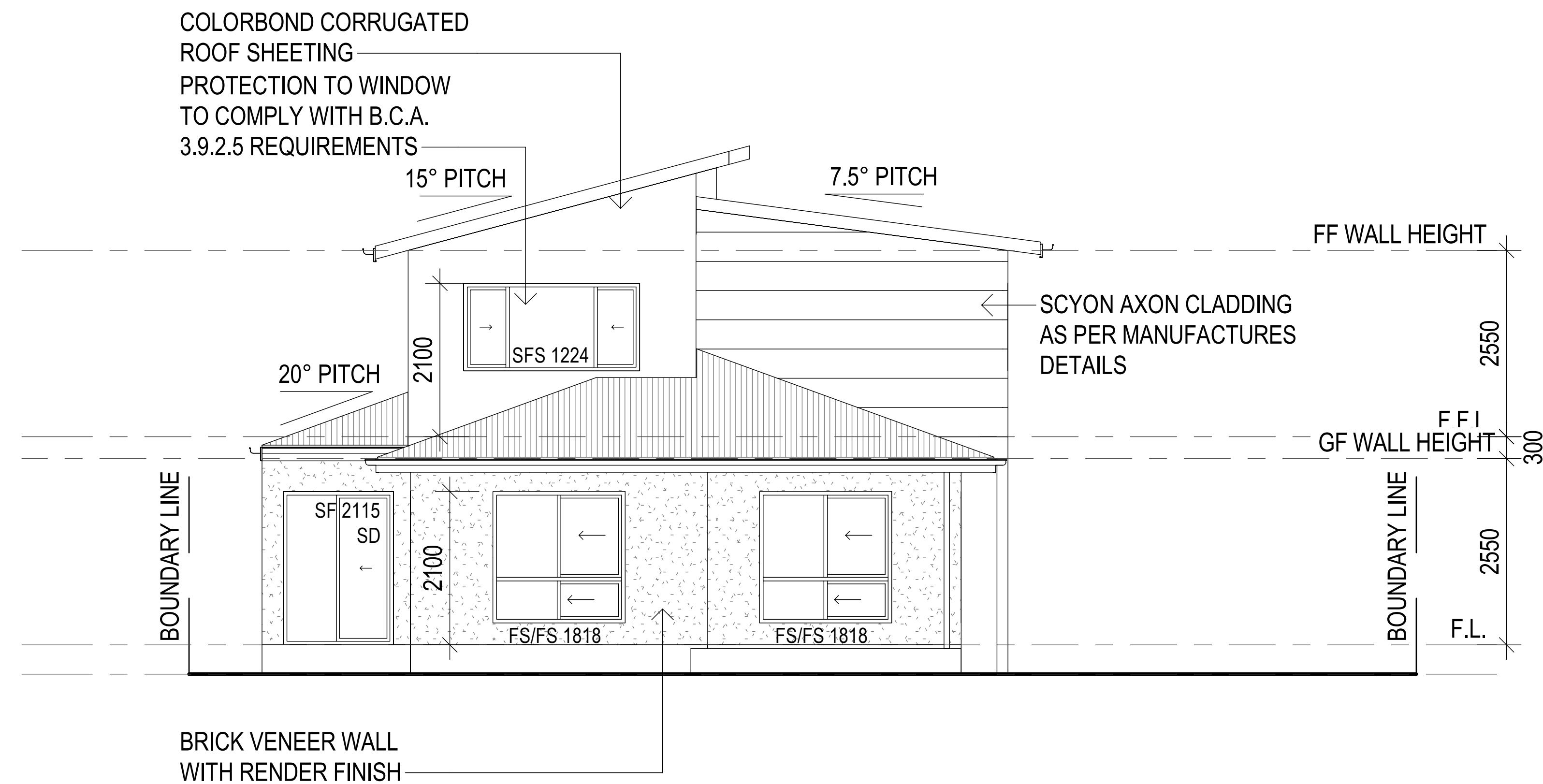
1 EAST ELEVATION 1:100 @ A3



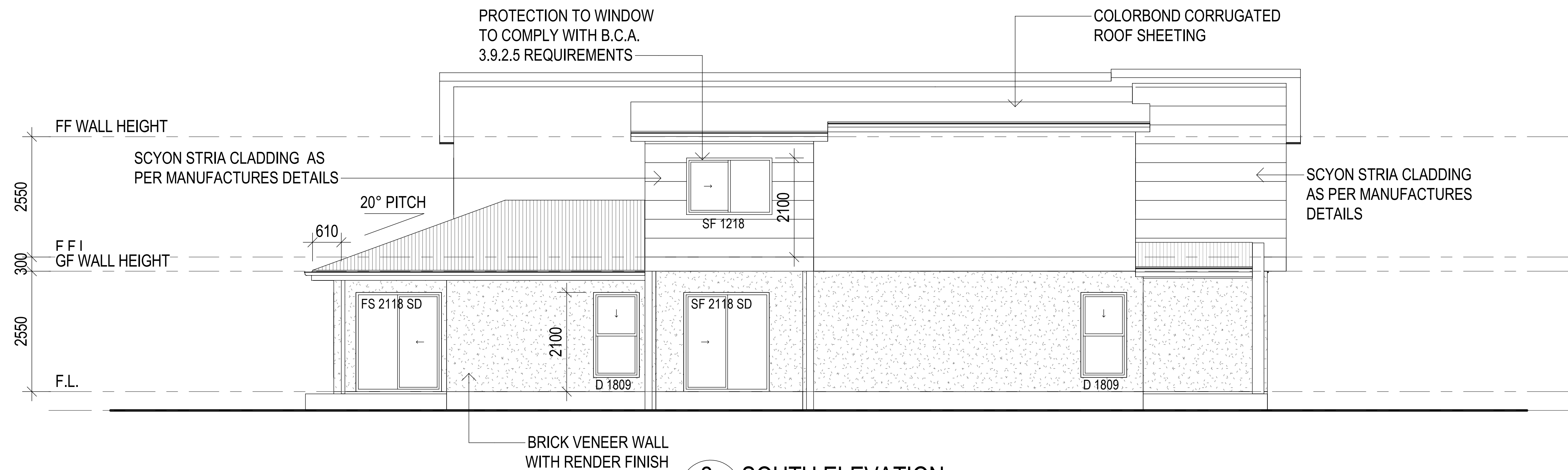
2 NORTH ELEVATION 1:100 @ A3

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1 WEST ELEVATION 1:100 @ A3



2 SOUTH ELEVATION 1:100 @ A3