



NOTE: SHADOWS SHOWN ON ALL EXTERNAL PERSPECTIVE VIEWS ARE NOT SITE SPECIFIC. IT IS AN INDICATIVE REPRESENTATION TO PROVIDE IMAGERY OF THE BUILDING FORM.

CONSTRUCTION DETAILS

DETAIL DESCRIPTION	REFERENCE CODE
- OUTDOOR LIVING BRICK PIER EAVE DETAILS	- CAR-EAVE-BRICK PIER-01
- OUTDOOR LIVING POST EAVE DETAILS	- CAR-EAVE-TIMBER POST-02
- GARAGE DOOR DETAILS	- CAR-GARAGE DOOR-01
- GARAGE DOOR EAVE DETAILS	- CAR-GARAGE DOOR-02
- STANDARD SOFFIT/EAVE DETAILS	- CAR-SOFFIT/EAVE-03
- BATH SPECIFICATIONS AND BATH HOB DETAILS	- CAR-BATH-01
- NOGGINGS, MANHOLE & P.C.J. DETAILS	- CAR-NOGGINGS-01
- FACE BRICK SILL DETAILS	- BRI-FACE BRICK SILL-01
- EXTERNAL OPENING HEAD DETAILS	- BRI-OPENING HEAD-01
- RENDERED BRICK SILL DETAILS	- BRI-RENDER BRICK SILL-02
- BRICK ARTICULATION DETAILS	- BRI-ARTICULATION-01
- HOUSE CONCRETE SLAB FORMWORK & CONCRETE PLUMBING RECESS DETAILS	- CON-02
- SURFACE WATER GRATE DETAIL	- PLM-01
- DOWNPIPE/SEWER DETAILS	- PLM-DRAINAGE-01
- WET AREA ANGLE DETAILS	- REFER TO DETAIL PAGE
- OPEN SHOWER FLOOR RECESS DETAILS	- REFER TO DETAIL PAGE
- OVERHEAD CABINET DETAILS	- REFER TO DETAIL PAGE
- LIVEABLE HOUSING NOGGING DETAILS	- REFER TO DETAIL PAGE
- VALLEY BOARD DETAILS	- REFER TO DETAIL PAGE

STANDARD NOTES - Q

GENERAL

- REFER SITE PLANS FOR BUILDING DESIGN WIND CLASSIFICATION.
- ALL BUILDING WORKS ARE TO COMPLY WITH THE NCC VOLUME 2 2022.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
- FLOOR PLAN DIMENSIONS ARE TO FRAME.
- INTERNAL ELEVATION DIMENSIONS ARE TO PLASTERBOARD.
- THERE ARE NO ATYPICAL DESIGN FEATURES THAT PRESENT UNUSUAL WORKPLACE HEALTH & SAFETY ISSUES IN THE CONSTRUCTION, MAINTENANCE, USE, OR DEMOLITION OF THIS STRUCTURE.

SITE & EARTHWORKS

- SITE PREPARATION & BATTERS TO COMPLY WITH ENGINEER'S SPECIFICATIONS.
- ALL LEVELS TO BE VERIFIED ON SITE BY CONTRACTOR.
- STORMWATER FROM ROOF TO BE CONNECTED TO LEGAL POINT OF DISCHARGE AS PER SITE PLAN. WHERE DISCHARGE IS TO KERB, AN APPROVED ADAPTOR MUST BE USED.

TERMITE

- TERMITE PROTECTION INSTALLED IN ACCORDANCE WITH AS3660.1.

SLAB & FOOTINGS

- CONCRETE SLAB, PIERS AND REINFORCING TO COMPLY WITH ENGINEERS DESIGN AND SPECIFICATIONS.
- VAPOUR BARRIER AND DAMP-PROOFING ON A 50mm SAND FILL UNDER HOUSE SLAB (QLD - MEDIUM IMPACT RESISTANCE IN ACCORDANCE WITH 5.3.3.3, ITEM 'A' OF AS2870) (NSW - HIGH IMPACT RESISTANCE IN ACCORDANCE WITH 5.3.3.3 ITEM 'B' & 'C' OF AS2870).

FRAMING

- ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH NCC H1D6 & TO COMPLY WITH AS1684.2-2021 (N2/N3/N4 WIND RATING AREAS) & AS1684.3-2021 (C1/C2 WIND RATING AREAS).
- PREFAB. TIMBER ROOF TRUSSES @ 600mm MAX. CENTRES TO MANUFACTURER'S SPECIFICATIONS.
- ALL BRACING, FIXING & TIEDOWN REQUIREMENTS TO COMPLY WITH ENGINEER'S DESIGN AND SPECIFICATIONS.

ROOF & WALL CLADDING

- BRICK VENEER WALLS TO COMPLY WITH NCC H1D1 & MUST COMPLY WITH AS4773.1, AS4773.2 & AS3700.
- ALL EAVE SHEETS AND FIBRE CEMENT LININGS MUST COMPLY WITH AS2908.2.
- PLASTERBOARD TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
- ROOF AND WALL CLADDING TO BE IN ACCORDANCE WITH NCC H2D6 & MUST COMPLY WITH THE FOLLOWING STANDARD WHEN APPLICABLE (SHEET ROOF:AS1562.1 / ROOF TILING:AS2050 / AAC:AS5146.1 / HARDBOARD:AS1859.4).
- ALL FLASHINGS MUST COMPLY WITH AS2904.
- ALL SARKING MUST COMPLY WITH AS4200.1.

GLAZING

- WINDOWS TO COMPLY WITH NCC H5P2 & PART 11.3.7 & 11.3.8 OF THE ABCB HOUSING PROVISIONS.
- GLAZING TO BE IN ACCORDANCE WITH NCC H1D8 & MUST COMPLY WITH AS1288 & AS2047.

WATER PROOFING

- WATER PROOFING IS TO BE IN ACCORDANCE WITH NCC H4D1 & PART 10.2 OF THE ABCB HOUSING PROVISIONS.
- WHERE FLOOR WASTES ARE PROVIDED, OUTSIDE OF ENCLOSED SHOWERS, FLOOR GRADES ARE TO COMPLY WITH QDC 4.5 REQUIREMENTS.
- EXTERNAL WATERPROOFING TO BE IN ACCORDANCE WITH NCC PART H2D8 & MUST COMPLY WITH AS4654.1 & AS4654.2.
- TILED WET AREA FLOORS AND SHOWER FLOORS WHERE A 'FLOOR WASTE' IS REQUIRED, WILL GENERALLY REQUIRE TILES TO BE DIAGONALLY CUT TO ACHIEVE COMPLIANT FALLS.
- WHERE FLOOR WASTES ARE PROVIDED, OUTSIDE OF UNENCLOSED SHOWER, FLOOR GRADES MUST BE BETWEEN 1:80 MINIMUM AND 1:50 MAXIMUM IN ACCORDANCE WITH 10.2.12 OF THE ABCB HOUSING PROVISIONS.
- FLOOR TILES TO SHOWER AREAS MUST BE PROVIDED WITH A FLOOR GRADE BETWEEN 1:80 MINIMUM AND 1:50 MAXIMUM IN ACCORDANCE WITH 10.2.12 OF THE ABCB HOUSING PROVISIONS.

CONDENSATION MANAGEMENT AND VENTILATION

- EXHAUST FAN TO WC (WHEN APPLICABLE) TO COMPLY WITH NCC H4D9 & AS1668.2.
- EXHAUST FANS, RANGEHOODS, COMBINATION EXHAUST FANS ARE DUCTED EXTERNALLY AT A MINIMUM RATE IN ACCORDANCE WITH NCC H4P7 & PART 10.8 OF THE ABCB HOUSING PROVISIONS.
- BATHROOMS OR SANITARY COMPARTMENTS WITHOUT NATURAL VENTILATION TO HAVE 10 MINUTE RUN ON TIMER LINKED TO LIGHT SWITCH.
- ANY ROOM THAT DOES NOT MEETING NATURAL VENTILATION REQUIREMENTS MUST BE PROVIDED WITH MAKE-UP AIR FROM AN ADJACENT ROOM IN ACCORDANCE WITH AS1668.2.
- WET AREAS WITHOUT SUFFICIENT NATURAL VENTILATION MUST HAVE A MINIMUM 20MM GAP TO THE UNDERSIDE OF THE DOOR TO ACHIEVE COMPLIANT VENTILATION.

STAIRS & BALUSTRADE (WHEN APPLICABLE)

- ALL STAIRS, BARRIERS, BALUSTRADES & HANDRAILS TO BE IN ACCORDANCE WITH NCC H5 & PART 11.2 & 11.3 OF THE ABCB HOUSING PROVISIONS & MUST COMPLY WITH AS1170.1 & AS4586.

OTHER

- PASSAGE DOORS TO SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH NCC H4F3 PART 10.4.2 OF THE ABCB HOUSING PROVISIONS.
- BUILT TO BOUNDARY WALLS TO BE BUILT IN ACCORDANCE WITH NCC H3D1 AND PARTS 9.1 TO 9.3 OF THE ABCB HOUSING PROVISIONS & AS1530. SEPARATING & EXTERNAL WALLS TO BE BUILT TO FRL 60/60/60 (WHERE APPLICABLE).
- PROVIDE MINIMUM 115mm SLOTTED GUTTER TO SUIT MAX 40m2 OF ROOF AREA PER DOWNPIPE.
- SMOKE ALARMS INSTALLED IN ACCORDANCE WITH NCC H3D6 & PART 9.5 OF THE ABCB HOUSING PROVISIONS & MUST COMPLY WITH AS3786 & AS1670.1.
- FLUES FOR ALL FIREPLACES & HEATERS (WHERE APPLICABLE) ARE TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND PART 12.4 OF THE ABCB HOUSING PROVISIONS.

STEEL FRAMING (WHEN APPLICABLE)

- ALL STEEL FRAMING TO BE IN ACCORDANCE WITH NCC H1P1 & TO COMPLY WITH AS4100-2020, AS4055-2021, AS1170.0-2002, AS 1170.1-2002 & AS/NZS 4600-2018.
- PREFAB. STEEL ROOF TRUSSES @ 1200mm CENTRES FOR SHEET ROOF UP TO N2/N3.
- PREFAB. STEEL ROOF TRUSSES @ 600mm CENTRES FOR SHEET ROOF UP TO N4.
- PREFAB. STEEL ROOF TRUSSES @ 600mm CENTRES FOR TILED ROOF UP TO N4.
- PREFAB. STEEL ROOF TRUSSES @ 600mm CENTRES TO ALL RAKED CEILINGS.

CLIENT

J. POTTEPARAMBIL GEORGE & D. POULOSE

ADDRESS

LOT 135 CALLI AVENUE,
UPPER COOMERA QUEENSLAND

DESIGN

BARCELONA 269Q

FACADE

ST KILDA

PLAN

COVER PAGE

REVISION SCHEDULE			
DATE	REV	DRW	CHK
30/07/2024	TENDER	PG 19	DTR
04/10/2024	CONTRACT	PG300	TSM
29/10/2024	VO1	ENI	

REFER TO PERFORMANCE SOLUTION REPORT COMPLETED BY STA CONSULTING ENGINEERS FOR THIS JOB FOR NOMINATED FALLS TO WET AREAS LOCATED IN ENSUITES AND BATHROOMS WHICH SUPERSEDE THE REQUIREMENTS AS STATED IN NCC H4D2

BUILDING AREA
BRISBANE / NOOSA - GOLD COAST
DESIGNER SPECIFICATION

FINAL SIGNED COPY

I / WE ACCEPT THAT THESE PLANS ARE THE FINAL WORKING DRAWINGS THAT SUPERSEDED PRELIM PLANS & I / WE HAVE CHECKED THAT ANY ALTERATIONS OR ADDITIONS ARE SHOWN. THESE PLANS ALSO FORM PART OF OUR CONTRACT BETWEEN THE PROPRIETOR & CORAL HOMES.

PROPRIETOR SIGNATURE
PROPRIETOR SIGNATURE
BUILDERS SIGNATURE

CORAL HOMES

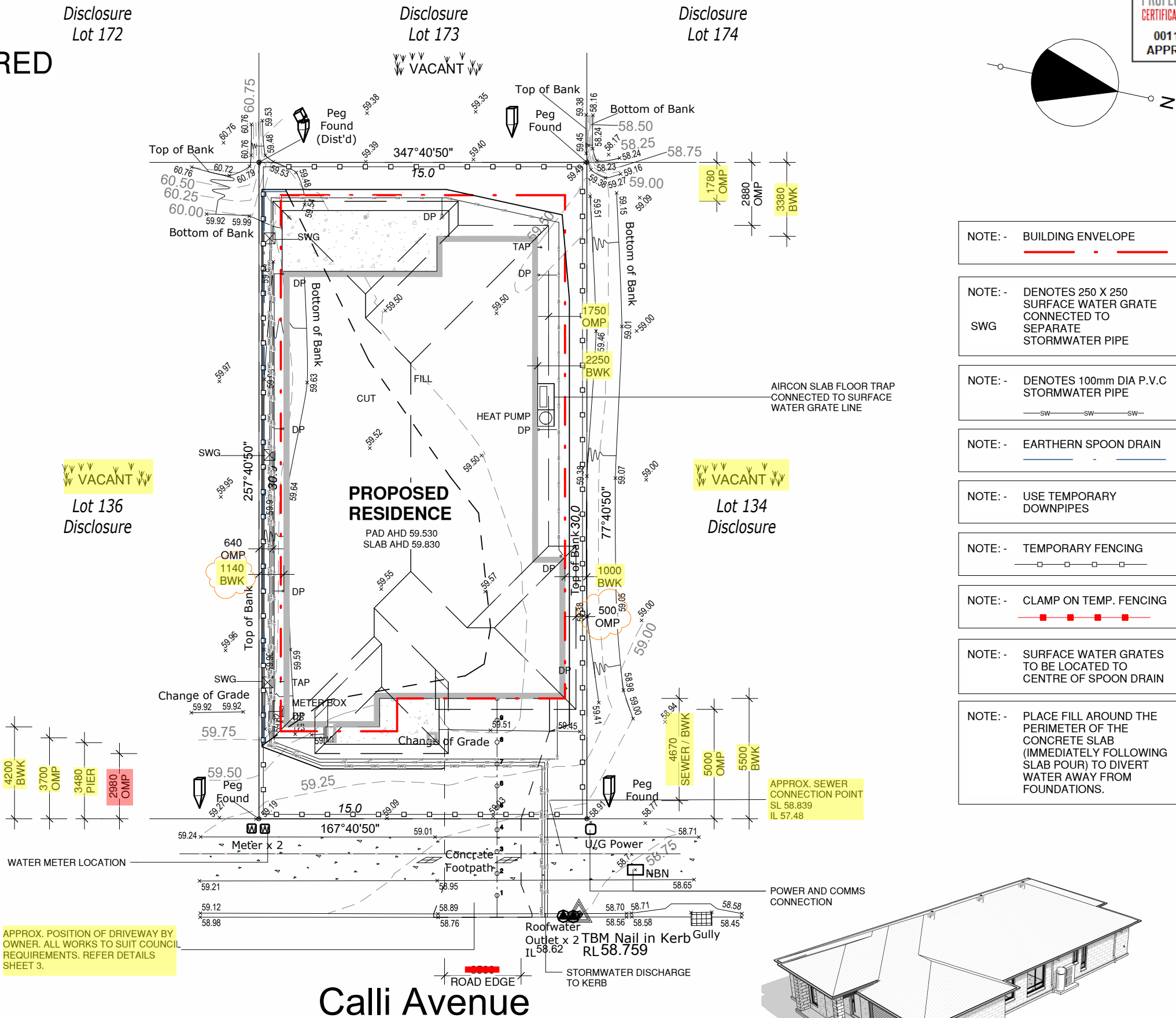
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SCALE:	NTS
SHEET NUMBER:	01 of 15

N3
PRELIMINARY SITE
PLAN ONLY -
AWAITING REGISTERED
CONTOUR SURVEY

Driveway by Owner and must
comply with Council's Standard
Design requirements.



- NOTE: - BUILDING ENVELOPE
- NOTE: - DENOTES 250 X 250 SURFACE WATER GRATE CONNECTED TO SEPARATE STORMWATER PIPE
- NOTE: - DENOTES 100mm DIA P.V.C STORMWATER PIPE
- NOTE: - EARTHEN SPOON DRAIN
- NOTE: - USE TEMPORARY DOWNPIPES
- NOTE: - TEMPORARY FENCING
- NOTE: - CLAMP ON TEMP. FENCING
- NOTE: - SURFACE WATER GRATES TO BE LOCATED TO CENTRE OF SPOON DRAIN
- NOTE: - PLACE FILL AROUND THE PERIMETER OF THE CONCRETE SLAB (IMMEDIATELY FOLLOWING SLAB POUR) TO DIVERT WATER AWAY FROM FOUNDATIONS.

CLIENT

J. POTTEPARAMBIL GEORGE & D. POULOSE

ADDRESS

LOT 135 CALLI AVENUE,
UPPER COOMERA QUEENSLAND

DESIGN

BARCELONA 269Q

FACADE

ST KILDA

PLAN

SITE

SITE COST OPTION:

30/07/2024

SURVEYOR NO:

X517441

PROPERTY DESCRIPTION

ON: PRELIMINARY
LOCAL AUTH: GOLD COAST CITY COUNCIL

AREAS

LAND

450.0 m²

SITE COVERAGE

60.95%

SITeworks

NOTE: PLATFORM HEIGHT & RETAINING CAN VARY DUE TO SITE CONDITIONS

CUT: SCRAPE

PAD AHD: 59.530

FILL: SCRAPE

SLAB AHD: 59.830

CRITICAL PAD LEVEL

☐ NO ☒ YES

CRITICAL PAD DRIVEWAY

MAXIMUM 59.530 PAD HEIGHT
(PAD CANNOT BE RAISED)

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PROPRIETOR SIGNATURE

BUILDERS SIGNATURE

CORAL HOMES

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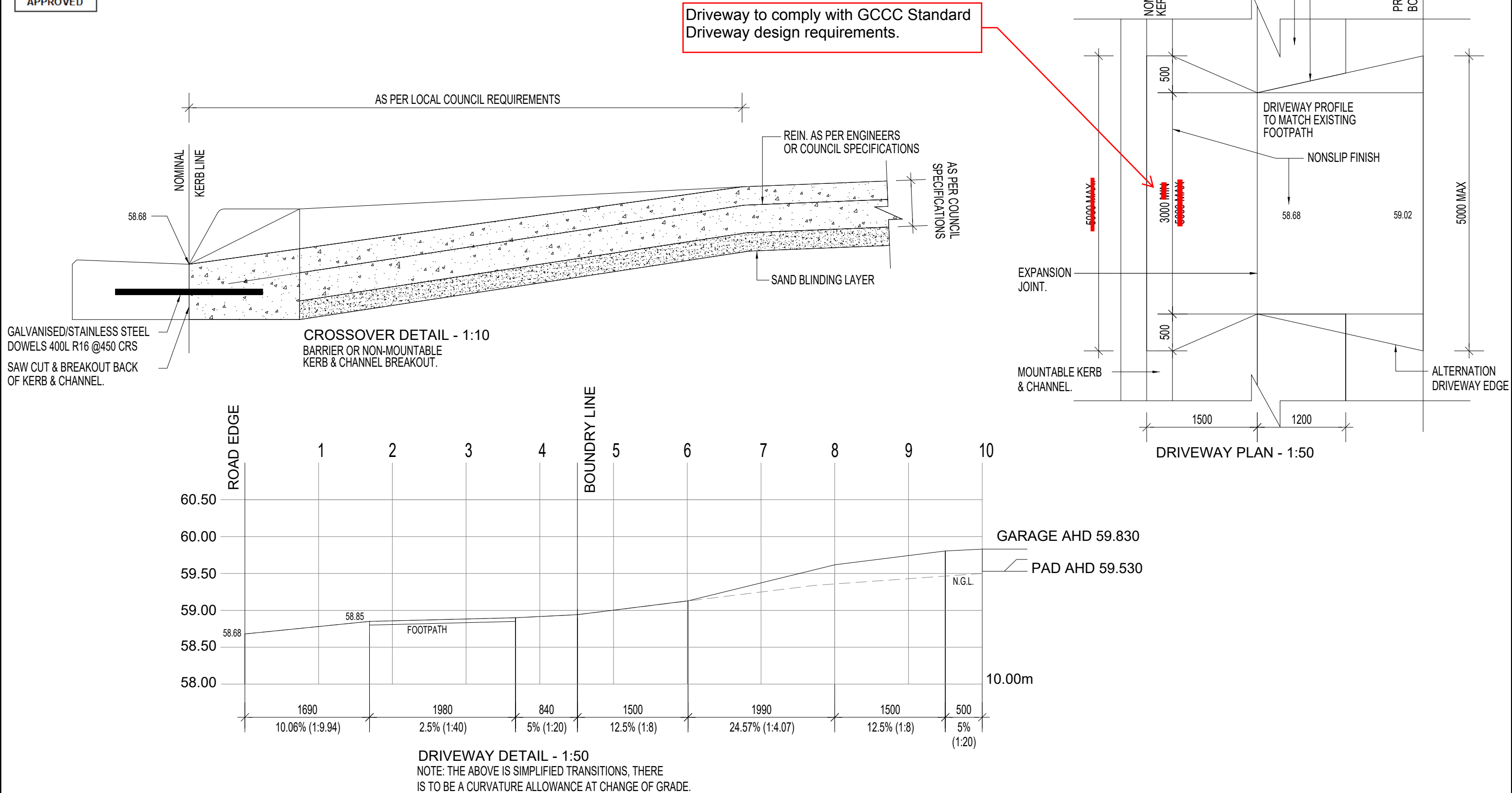
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SHEET NUMBER:

02 of 15

The dwelling must comply with the ABCB Standard for Livable Housing Design and NCC 2022. This includes a step-free access path to at least one dwelling entrance, minimum internal door and corridor widths, maximum thresholds at doorways, circulation spaces to a sanitary compartment, and reinforcement to walls.

CONTOUR



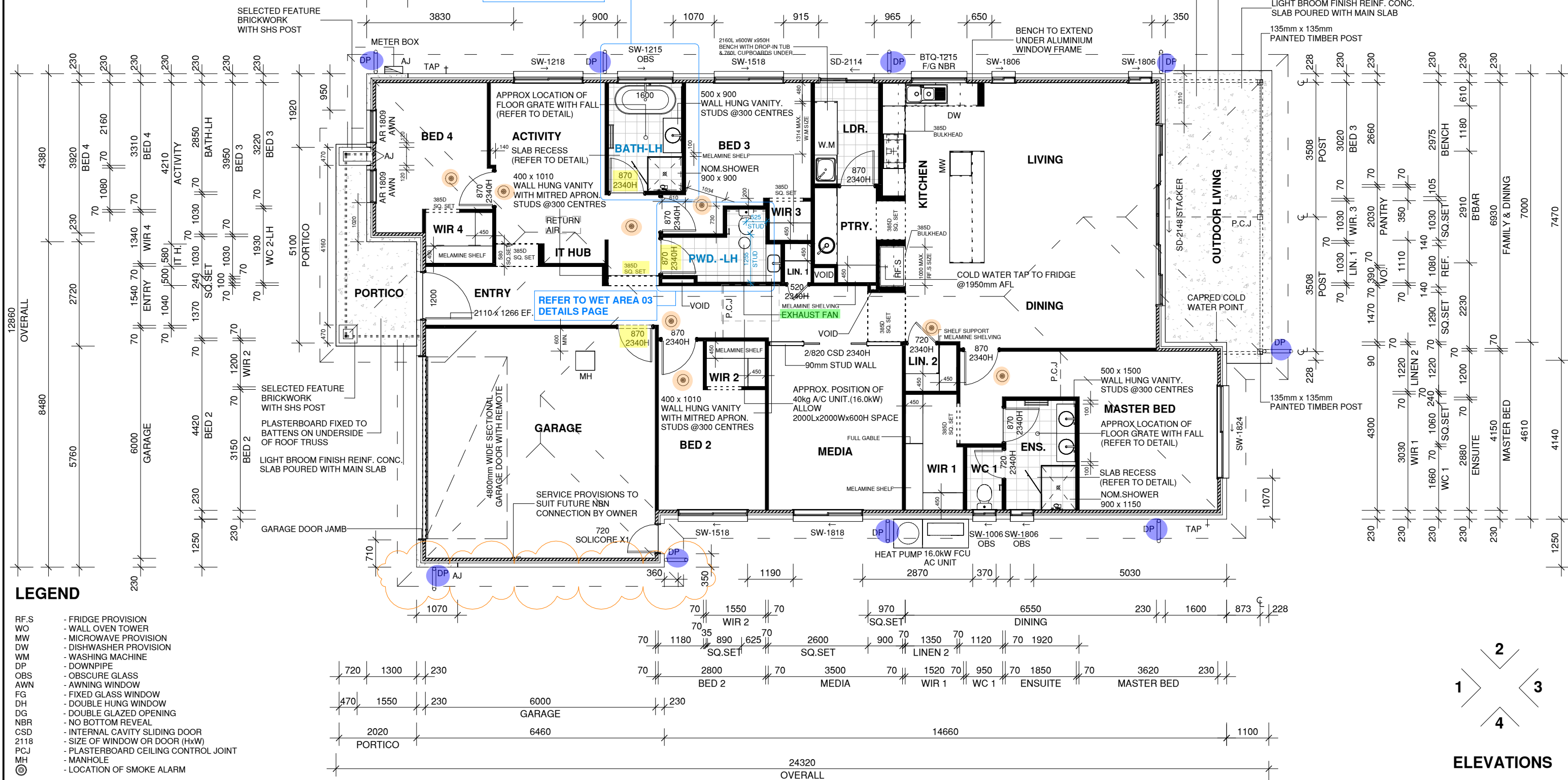
CLIENT	DESIGN	DESIGN	FINAL SIGNED COPY	CORAL HOMES	REV:	VO1
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ADDRESS	FACADE				REF:	42668
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	PLAN	DRIVEWAY LAYOUT	PROPRIETOR SIGNATURE	PROPRIETOR SIGNATURE	BUILDERS SIGNATURE	SHEET NUMBER: 03 of 15

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Performance Solution for non compliant falls within shower from STA. Ref. HYD245485_PFS_SHR (A), Dated 13 December 2024.

**Note: the performance solution covers fall within the following parameters:
Minimum fall: 1:100 and
Maximum fall of 1:30.**



CLIENT	DESIGN
J. POTTEPARAMBIL GEORGE & D. POULOSE	BARCELONA 269Q
ADDRESS	FACADE
LOT 135 CALLI AVENUE, UPPER COOMERA QUEENSLAND	ST KILDA
	PLAN
	FLOOR PLAN

AREA SCHEDULE

LIVING	208.67
GARAGE	39.10
OUTDOOR LIVING	19.42
PORTICO	7.10
TOTAL	274.29

PERIMETER SCHEDULE

ROOF SCHEDULE

346.62 m²

GUTTER SCHEDULE

PER LENGTH
81.83 m

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SIGNATURE

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SIGNATURE

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1 | ELEVATION
NE



2 | ELEVATION
SE

CLIENT
J. POTTEPARAMBIL GEORGE & D. POULOSE

ADDRESS
LOT 135 CALLI AVENUE,
UPPER COOMERA QUEENSLAND

DESIGN
BARCELONA 269Q

FACADE
ST KILDA

PLAN
ELEVATION 01

- GLASS TYPE LEGEND
- CLEAR
 - CLEAR TOUGHENED
 - OBS - OBSCURE
 - TINT - STANDARD
 - TINT - DARK
 - CLEAR TOUGHENED - TINT STANDARD
 - OBS - OBSCURE TOUGHENED
 - ENERGY ADVANTAGE - STANDARD

- MATERIAL TYPE LEGEND
- FACE BRICKWORK
 - FEATURE BRICKWORK
 - RENDERED BRICKWORK
 - BAG N PAINT BRICKWORK
 - PAINTED FC SHEET
 - RENDERED 9mm FC SHEET
 - AAC PANEL
 - LINEA WEATHERBOARD
 - AXON CLADDING
 - EASYLAP PANEL
 - RENDERED FC SHEET

NOTE:
PATTERNS, SIZE AND SETOUTS ARE
INDICITIVE ONLY AND ARE NOT TO BE
USED FOR ANY OTHER PURPOSE

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ADDRESS	
LOT 135 CALLI AVENUE, UPPER COOMERA QUEENSLAND	
DESIGN	BARCELONA 269Q
FACADE	ST KILDA
PLAN	ELEVATION 02

GLASS TYPE LEGEND	
	CLEAR
	CLEAR TOUGHENED
	OBS - OBSCURE
	TINT - STANDARD
	TINT - DARK
	CLEAR TOUGHENED - TINT STANDARD
	OBS - OBSCURE TOUGHENED
	ENERGY ADVANTAGE - STANDARD

MATERIAL TYPE LEGEND	
	FACE BRICKWORK
	FEATURE BRICKWORK
	RENDERED BRICKWORK
	BAG N PAINT BRICKWORK
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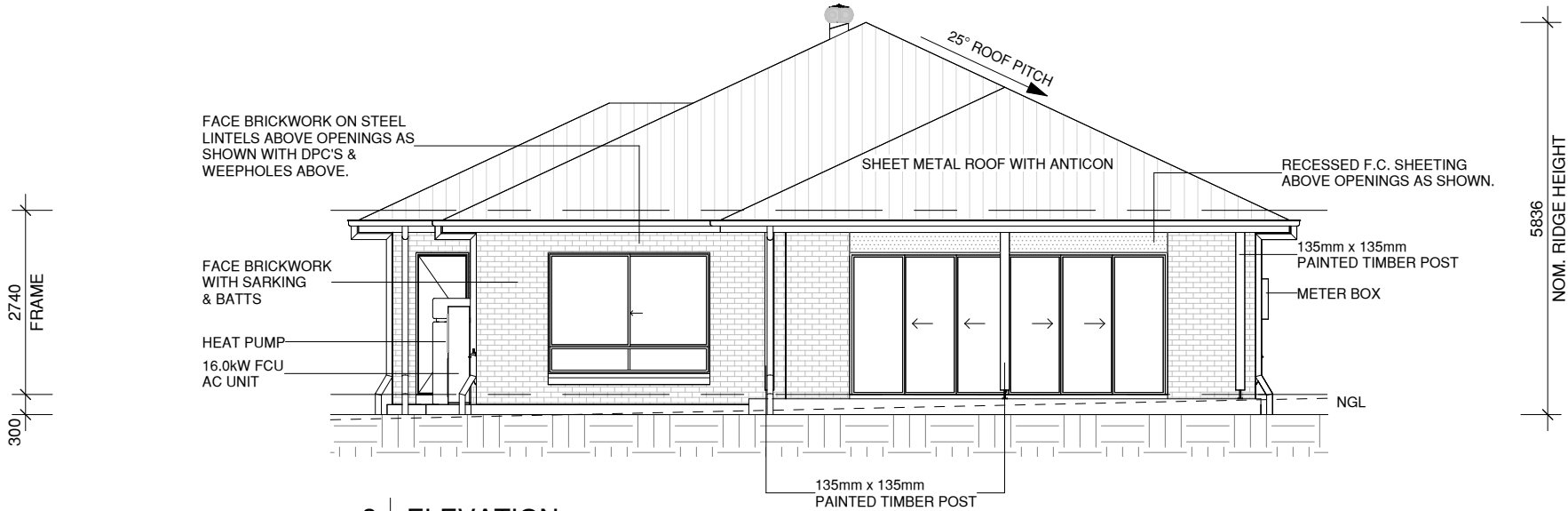
PROPRIETOR SIGNATURE _____
PROPRIETOR SIGNATURE _____
BUILDERS SIGNATURE _____

CORAL
HOMES

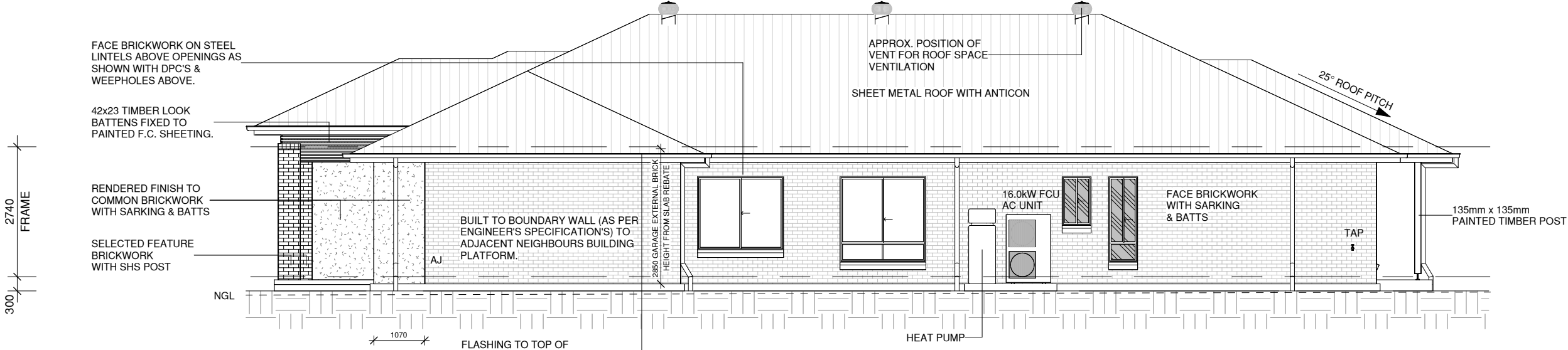
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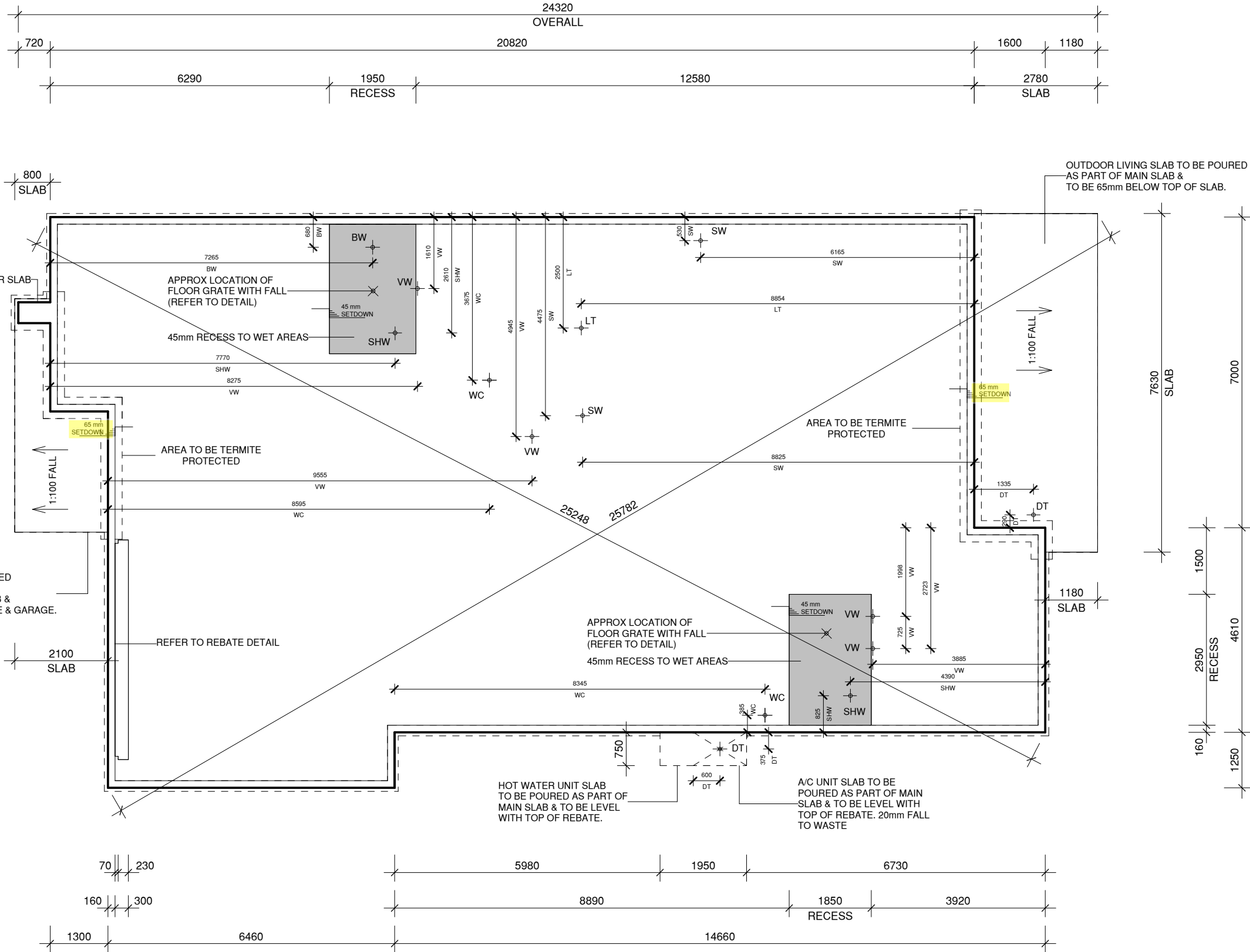
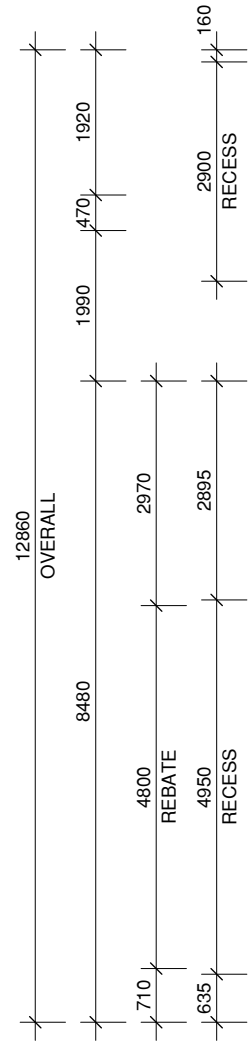
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SHEET NUMBER:	05B of 15



3 ELEVATION
SW



4 ELEVATION
NW



SLAB PLAN
1 : 100

LEGEND

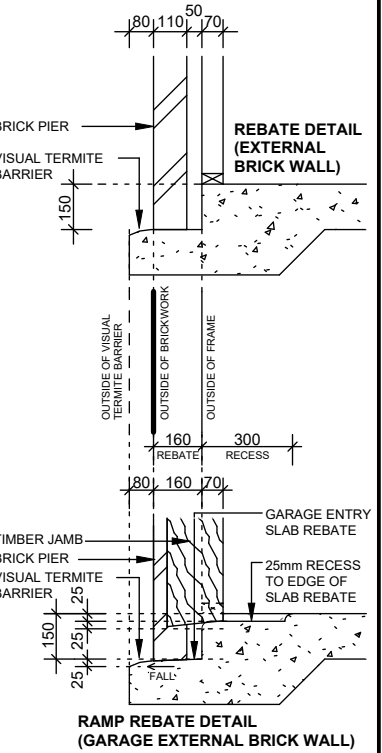
- WC - WC PIPE
- SW - SINK WASTE
- VW - VANITY WASTE
- LT - LDY TUB
- BW - BATH WASTE
- SHW - SHOWER WASTE
- FW - FLOOR WASTE
- DT - DISCONNECTOR TRAP
- SV - SERVICE VOID WASTE
- DROP EDGE BEAM
- BLOCKWORK RETAINING
- LOAD BEARING WALLS

SLAB LAYOUT

FOOTINGS & SLAB TO BE AS PER ENGINEERS
DESIGN AS INDICATED WITH THE SITE INVESTIGATION
NOTES:
ALL DIMENSIONS ARE TO **OUTSIDE BRICKWORK**.
ALL DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.

NOTES:
PLUMBING FIXTURE & POST/PIER FOOTING DIMENSIONS ARE TO CENTRE.
DISCONNECTOR GULLIES ARE PROVIDED TO FLOORS OF ENSUITES, BATHROOMS & LAUNDRY WHEN REQUIRED TO ACT AS FIXTURE TRAP. THESE ARE TO BE POSITIONED ACCORDING TO AS3500, KEEPING CLEAR OF ALL STEPS & HOBBS.

CLIENT	J. POTTEPARAMBIL GEORGE & D. POULOSE
ADDRESS	LOT 135 CALLI AVENUE, UPPER COOMERA QUEENSLAND
DESIGN	BARCELONA 269Q
FACADE	ST KILDA
PLAN	SLAB PLAN



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PROPRIETOR SIGNATURE
BUILDERS SIGNATURE

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LOT 135 CALLI AVENUE,
UPPER COOMERA QUEENSLAND

FACADE ST KILDA

PLAN RLS - KITCHEN LAYOUT 01

REFER TO WORKING DRAWINGS FOR ALL
ROOM DIMENSIONS, ROOM LAYOUT AND
WINDOW/DOOR SIZE AND POSITION.

ALL INTERNAL ELEVATIONS DIMENSIONS
STATED ARE FROM INSIDE OF WALL LINING
(BASED ON 10mm THICK WALL LININGS).

ALL DIMENSIONS ON FLOOR PLAN ARE FROM FRAME.

ALL DIMENSIONS ARE APPROX. ONLY
AND MAY VARY DEPENDING ON PRODUCT
SECTION.

SELECTED TILES

I / WE ACCEPT THAT THESE PLANS ARE THE FINAL WORKING DRAWINGS THAT SUPERSEDED PRELIM PLANS & I / WE HAVE CHECKED THAT ANY ALTERATIONS OR ADDITIONS ARE SHOWN. THESE PLANS ALSO FORM PART OF OUR CONTRACT BETWEEN THE PROPRIETOR & CORAL HOMES.

PROPRIETOR
SIGNATURE

BUILDER'S SIGNATURE

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SHEET NUMBER: 07 of 15





CLIENT
J. POTTEPARAMBIL GEORGE & D. POULOSE

ADDRESS
LOT 135 CALLI AVENUE,
UPPER COOMERA QUEENSLAND

DESIGN
BARCELONA 269Q

FACADE
ST KILDA

PLAN
RLS - KITCHEN LAYOUT 02

IMPORTANT INFORMATION

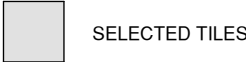
REFER TO WORKING DRAWINGS FOR ALL ROOM DIMENSIONS, ROOM LAYOUT AND WINDOW/DOOR SIZE AND POSITION.

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ALL DIMENSIONS ARE APPROX. ONLY AND MAY VARY DEPENDING ON PRODUCT SELECTION.

MATERIAL LEGEND



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PROPRIETOR SIGNATURE

PROPRIETOR SIGNATURE

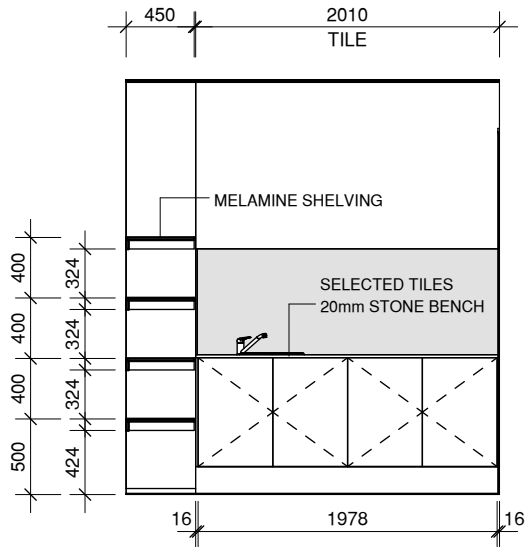
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CORAL
HOMES

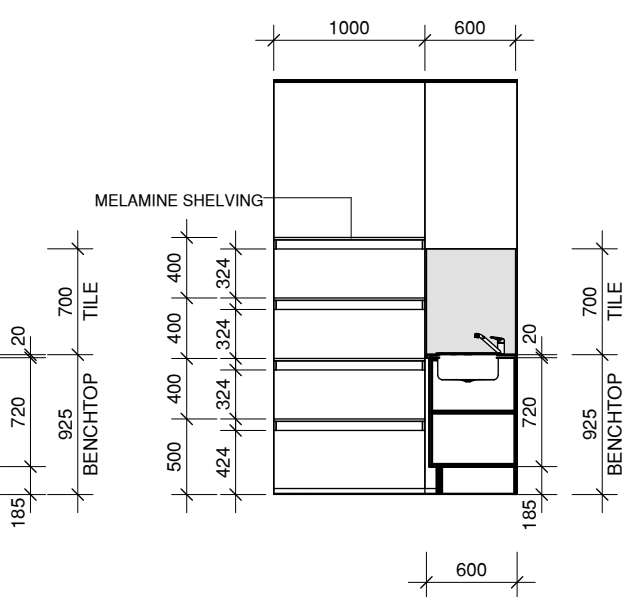
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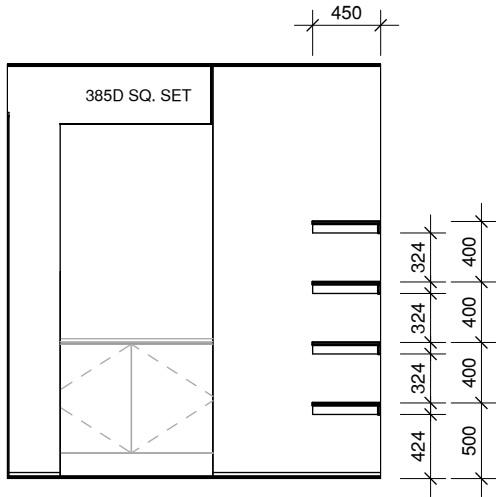
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SHEET NUMBER:	08 of 15



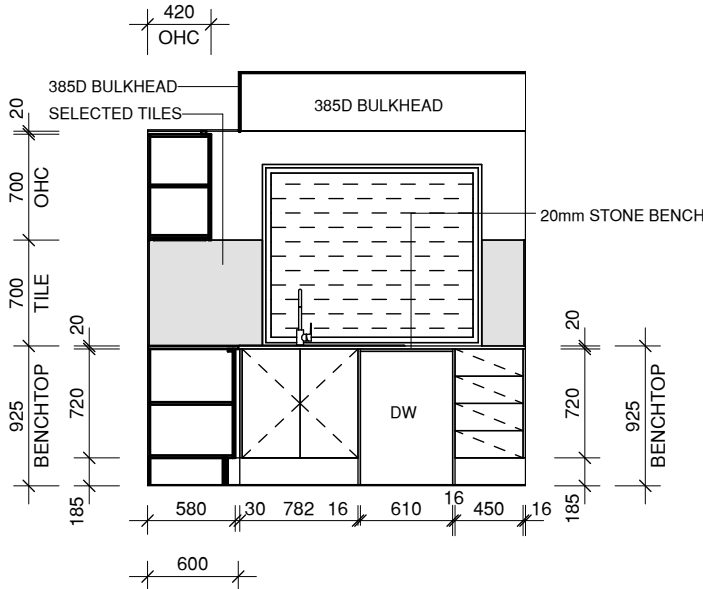
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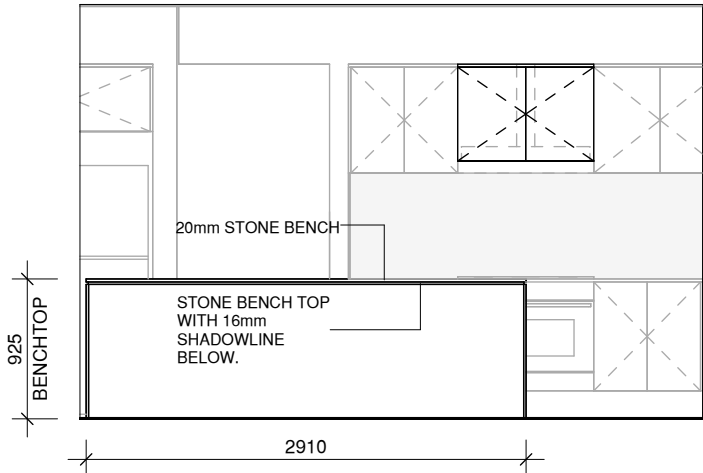
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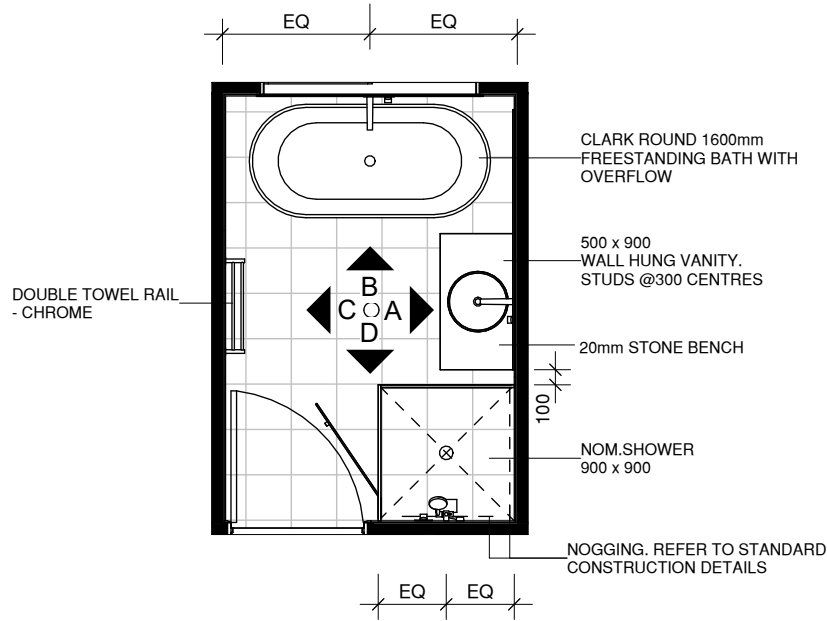
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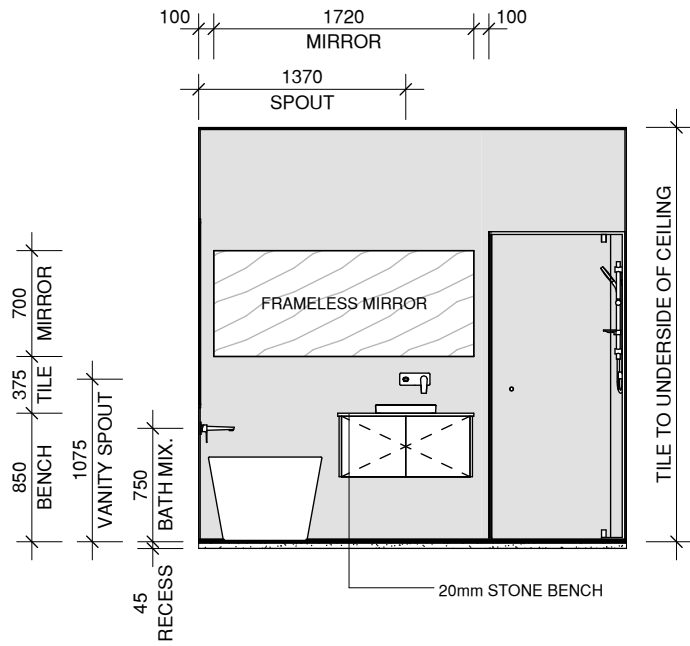
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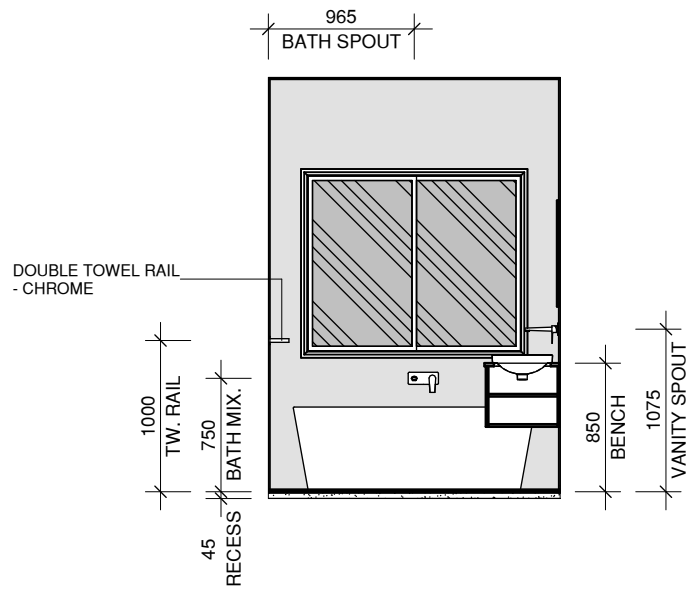
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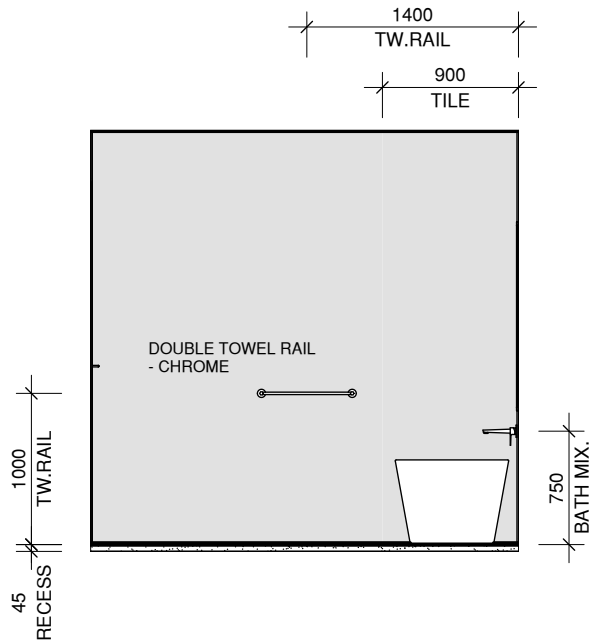
BATH-LH PLAN



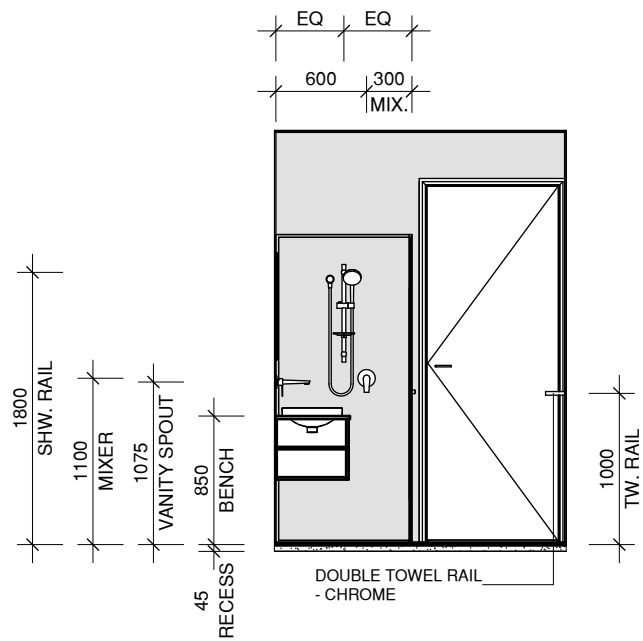
A ELEVATION



B ELEVATION



C ELEVATION



D ELEVATION

CLIENT
J. POTTEPARAMBIL GEORGE & D. POULOSE

ADDRESS
LOT 135 CALLI AVENUE,
UPPER COOMERA QUEENSLAND

DESIGN BARCELONA 269Q

FACADE ST KILDA

PLAN RLS - WET AREA 01

IMPORTANT INFORMATION

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DISCONNECTOR GULLIES ARE PROVIDED TO FLOORS OF WET AREAS WITH BASINS AND/OR SHOWERS AND LAUNDRIES WHEN REQUIRED TO ACT AS A FIXTURE TRAP. NO DISCONNECTOR GULLIES ARE PROVIDED TO AREAS WITH KITCHEN SINKS. THESE ARE TO BE POSITIONED ACCORDING TO AS3500 AND TO BE KEPT CLEAR OF ALL STEPS & HOBS.

MATERIAL LEGEND

SELECTED TILES

FINAL SIGNED COPY

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PROPRIETOR SIGNATURE
PROPRIETOR SIGNATURE
BUILDERS SIGNATURE

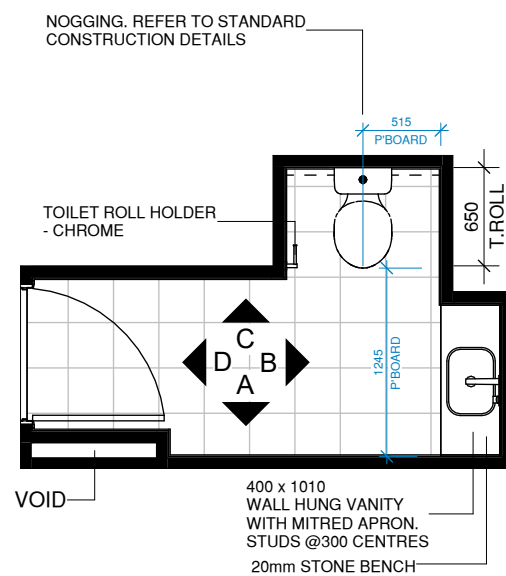
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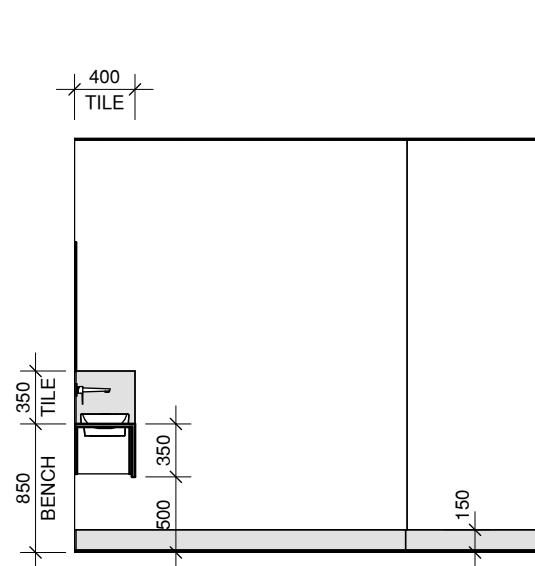
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DATE: 29/10/2024
REF: 42668
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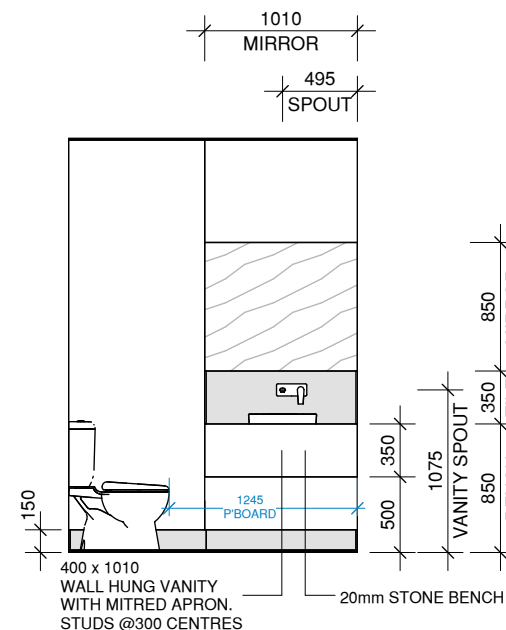




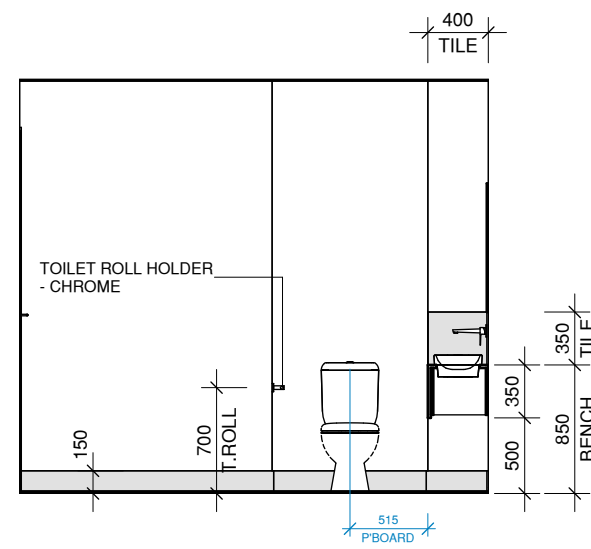
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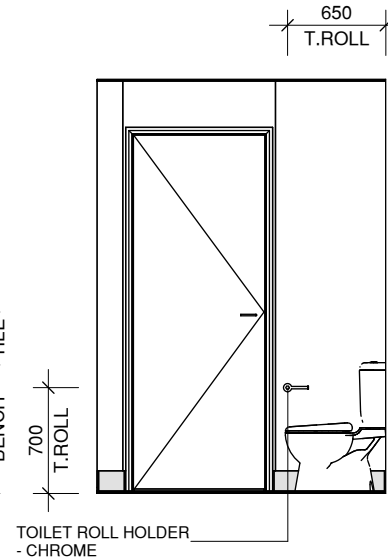
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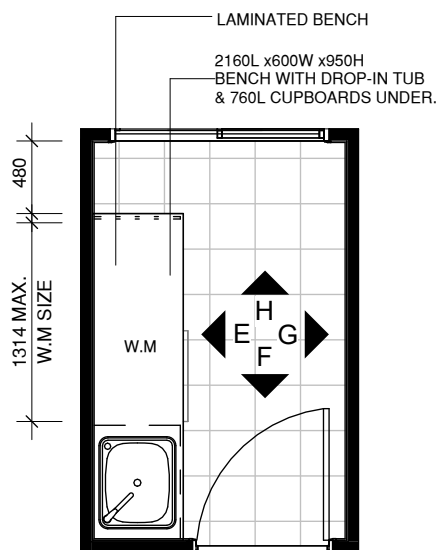
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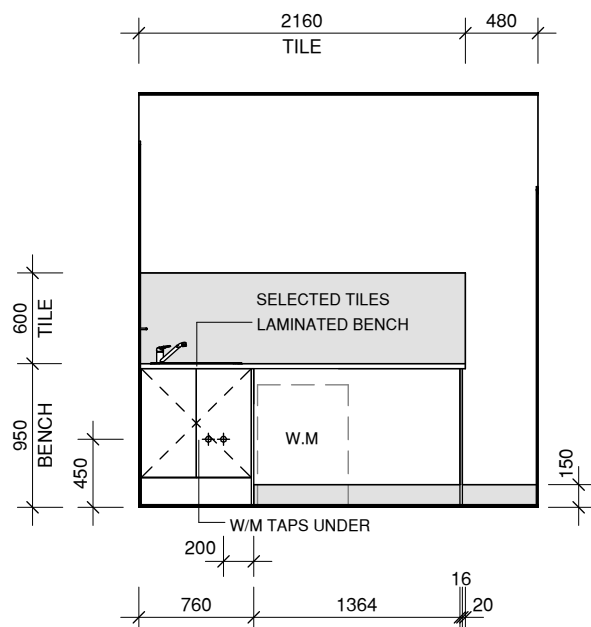
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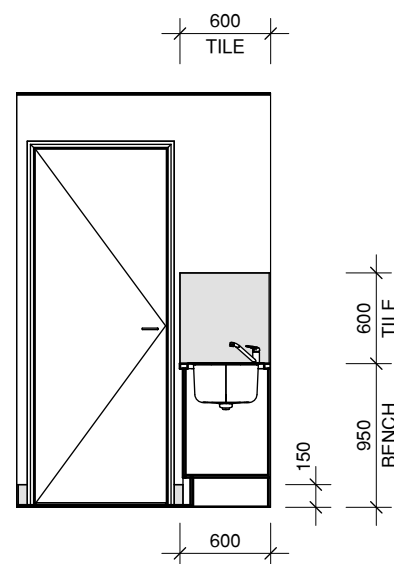
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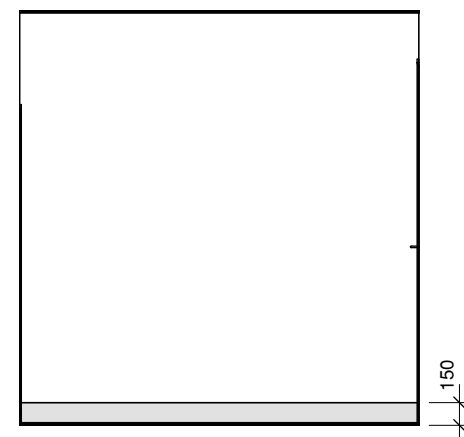
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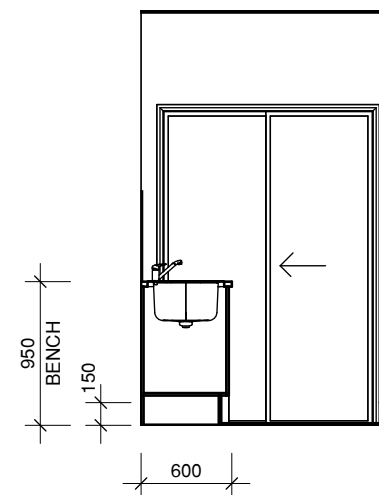
E | ELEVATION



F | ELEVATION



G | ELEVATION



H | ELEVATION

CLIENT

J. POTTEPARAMBIL GEORGE & D. POULOSE

ADDRESS

LOT 135 CALLI AVENUE,
UPPER COOMERA QUEENSLAND

DESIGN BARCELONA 269Q

FACADE ST KILDA

PLAN RLS - WET AREA 03

IMPORTANT INFORMATION

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MATERIAL LEGEND



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PROPRIETOR
SIGNATURE

PROPRIETOR
SIGNATURE

BUILDERS SIGNATURE

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HOMES**

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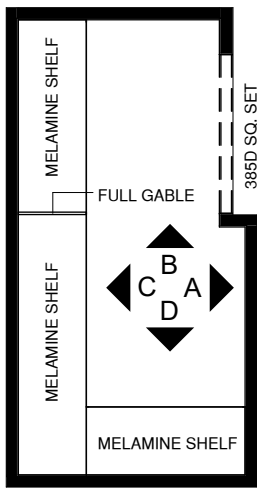
BEV. VO1

DATE: 29/10/2024

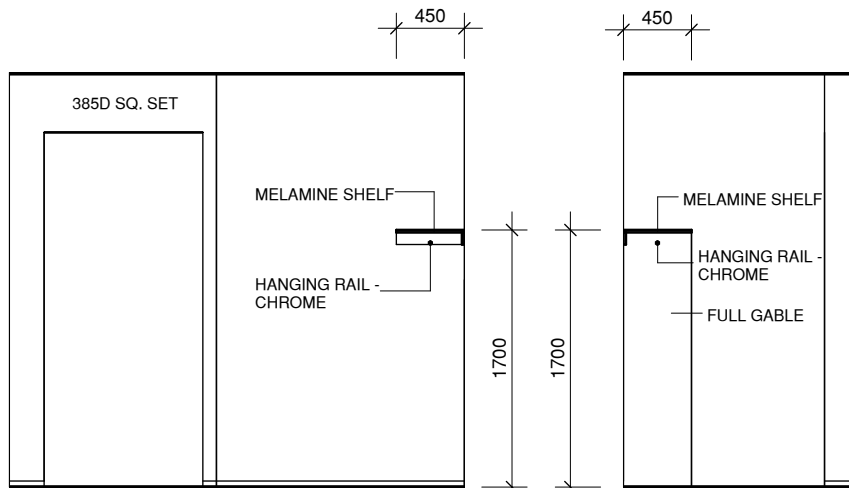
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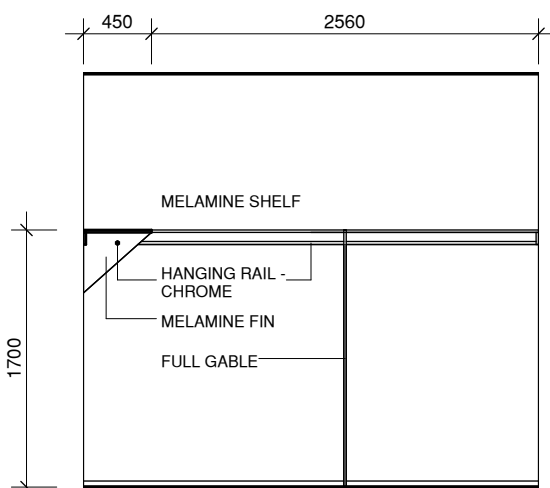


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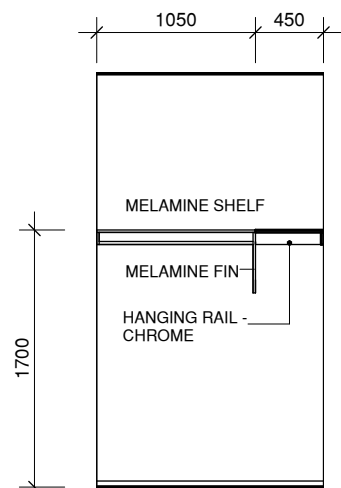


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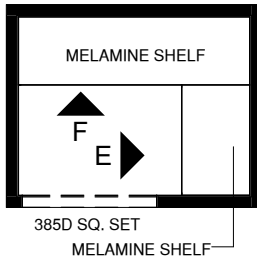
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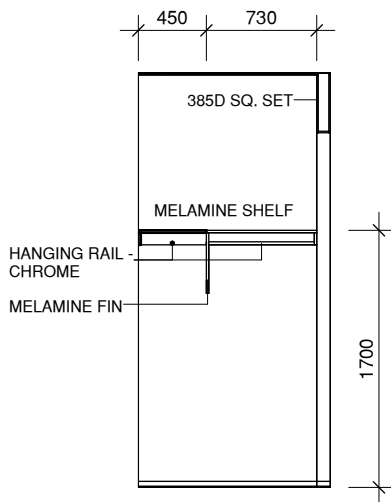
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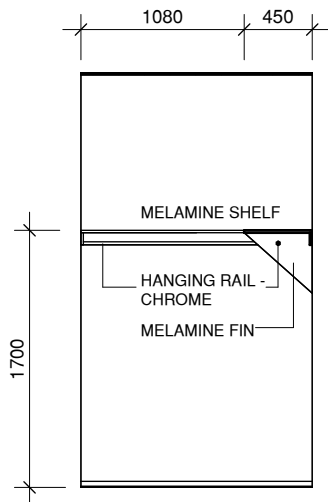
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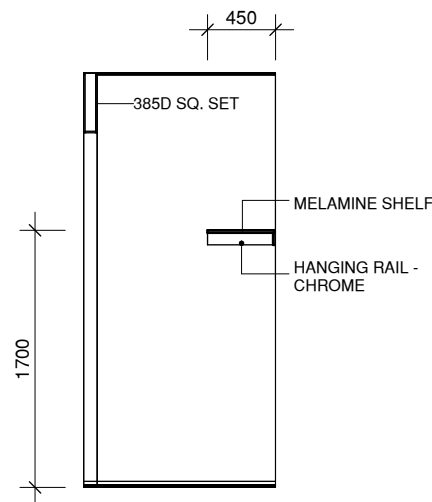
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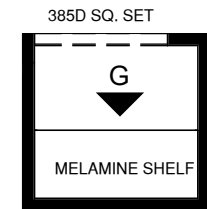
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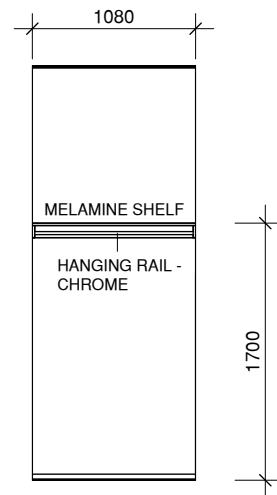
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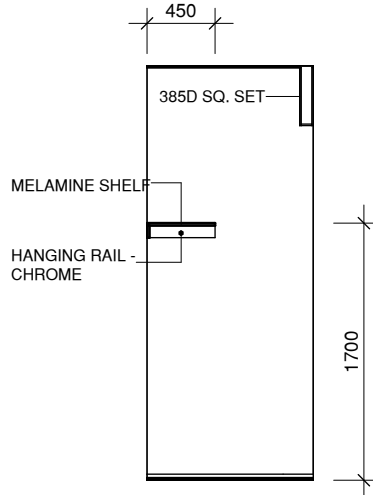
S1 SECTION



WIR 3 PLAN



G ELEVATION



S2 SECTION

CLIENT
J. POTTEPARAMBIL GEORGE & D. POULOSE

ADDRESS
LOT 135 CALLI AVENUE,
UPPER COOMERA QUEENSLAND

DESIGN BARCELONA 269Q

FACADE ST KILDA

PLAN RLS - WIRS

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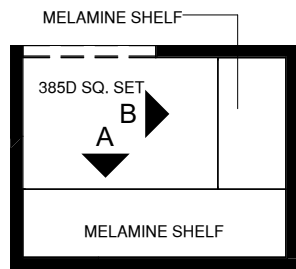
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PROPRIETOR SIGNATURE
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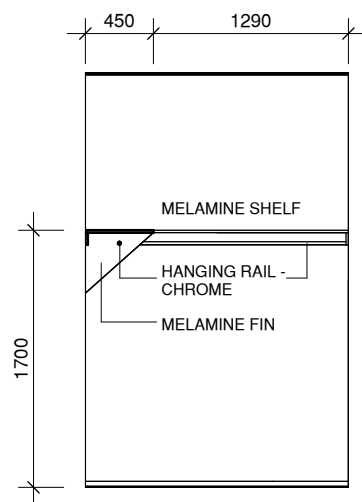
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DATE: 29/10/2024
REF: 42668
SCALE: 1 : 50
SHEET NUMBER: 12 of 15

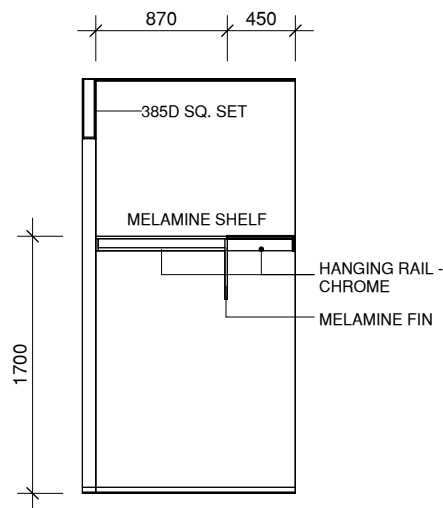




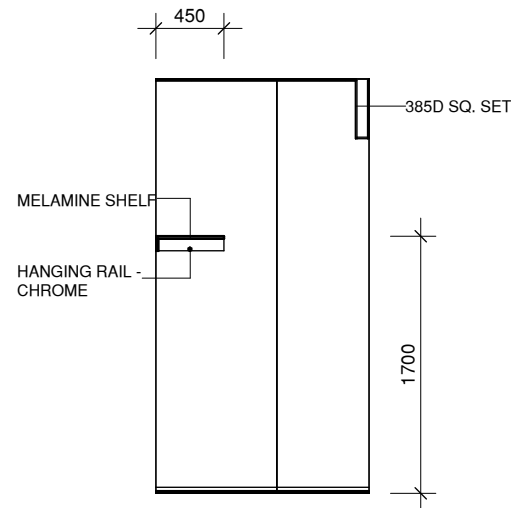
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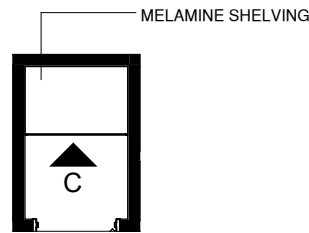
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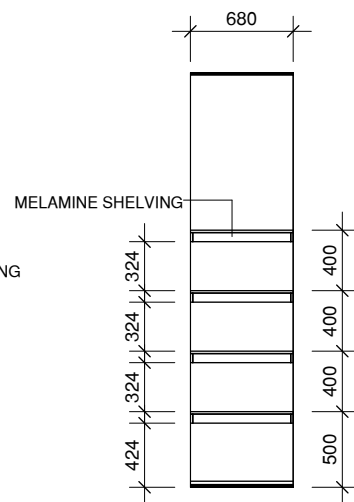
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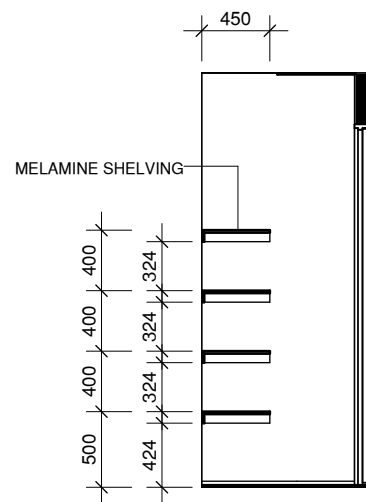
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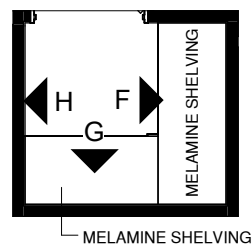
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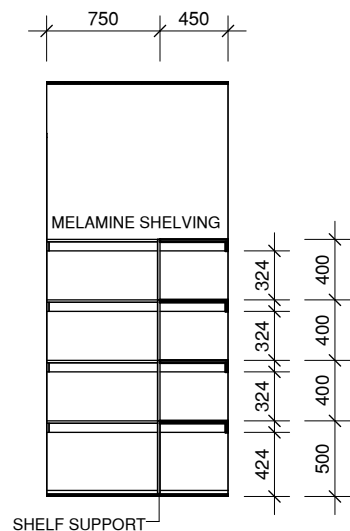
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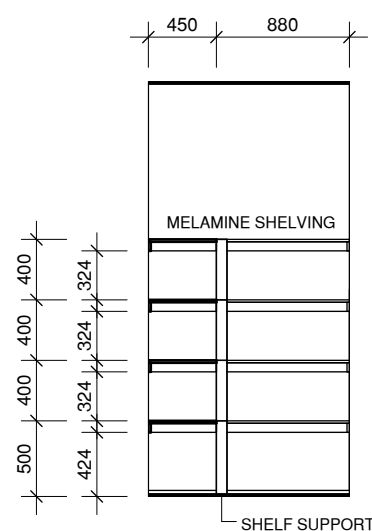
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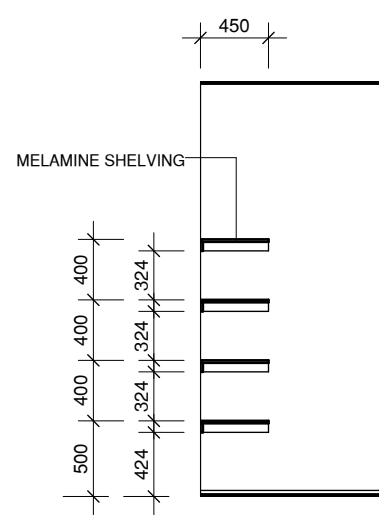
LINEN 2 PLAN



F ELEVATION



G ELEVATION



H ELEVATION

CLIENT
J. POTTEPARAMBIL GEORGE & D. POULOSE

ADDRESS
LOT 135 CALLI AVENUE,
UPPER COOMERA QUEENSLAND

DESIGN
BARCELONA 269Q

FACADE
ST KILDA

PLAN
RLS - WIRS & LINEN

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PROPRIETOR
SIGNATURE

PROPRIETOR
SIGNATURE

BUILDERS SIGNATURE

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REV: VO1
DATE: 29/10/2024
REF: 42668
SCALE: 1 : 50
SHEET NUMBER: 13 of 15





FLOOR COVERINGS

FLOOR COVERINGS (m2)	
Materials / Locations	Overall Area: (Approx.) (m2)
(Tiles) Wet Area Floors-Lower Floor	20.66
CARPET	77.08
TIMBER FLOOR	83.81

TILES -WALL (m2)	
Locations	Area (m2)
(Tiles) Wet Area Walls	46.768
(Tiles) Kitchen Splashback	5.856

TILES -SKIRTING (m)	
Locations	Length (m)
(Tiles) Wet Area Walls	18.11

TILES -BATH n SHOWER NICHE (m2)	
Locations	Overall Area: (Approx.) (m2)

CLIENT	
J. POTTEPARAMBIL GEORGE & D. POULOSE	
ADDRESS	
LOT 135 CALLI AVENUE, UPPER COOMERA QUEENSLAND	
DESIGN	BARCELONA 269Q
FACADE	ST KILDA
PLAN	FLOOR COVERING PLAN

MATERIAL LEGEND

	WET AREA TILE
	MAIN FLOOR TILE
	CARPET
	TIMBER FLOOR
	VINYL
	OUTDOOR FLOOR TILE
	OUTDOOR DECKING

NOTE:
TILE PATTERNS, SIZE AND SETOUTS
ARE INDICATIVE ONLY AND ARE NOT
TO BE USED FOR ANY OTHER PURPOSE

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PROPRIETOR SIGNATURE
PROPRIETOR SIGNATURE
BUILDERS SIGNATURE

CORAL
HOMES

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DATE:	29/10/2024
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SCALE:	1 : 100
SHEET NUMBER:	14 of 15



INSULATION TABLE	
ROOF	ANTICON
EXTERNAL WALL	SARKING
	R2.0 GLASSWOOL BATTS
EXTERNAL CEILING	R3.5 GLASSWOOL BATTS & FAN
	(OUTDOOR ONLY)
INTERNAL CEILING	R3.5 GLASSWOOL BATTS
INTERNAL WALL	

CLIENT	
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ADDRESS	
LOT 135 CALLI AVENUE, UPPER COOMERA QUEENSLAND	
DESIGN	BARCELONA 269Q
FACADE	ST KILDA
PLAN	SECTION

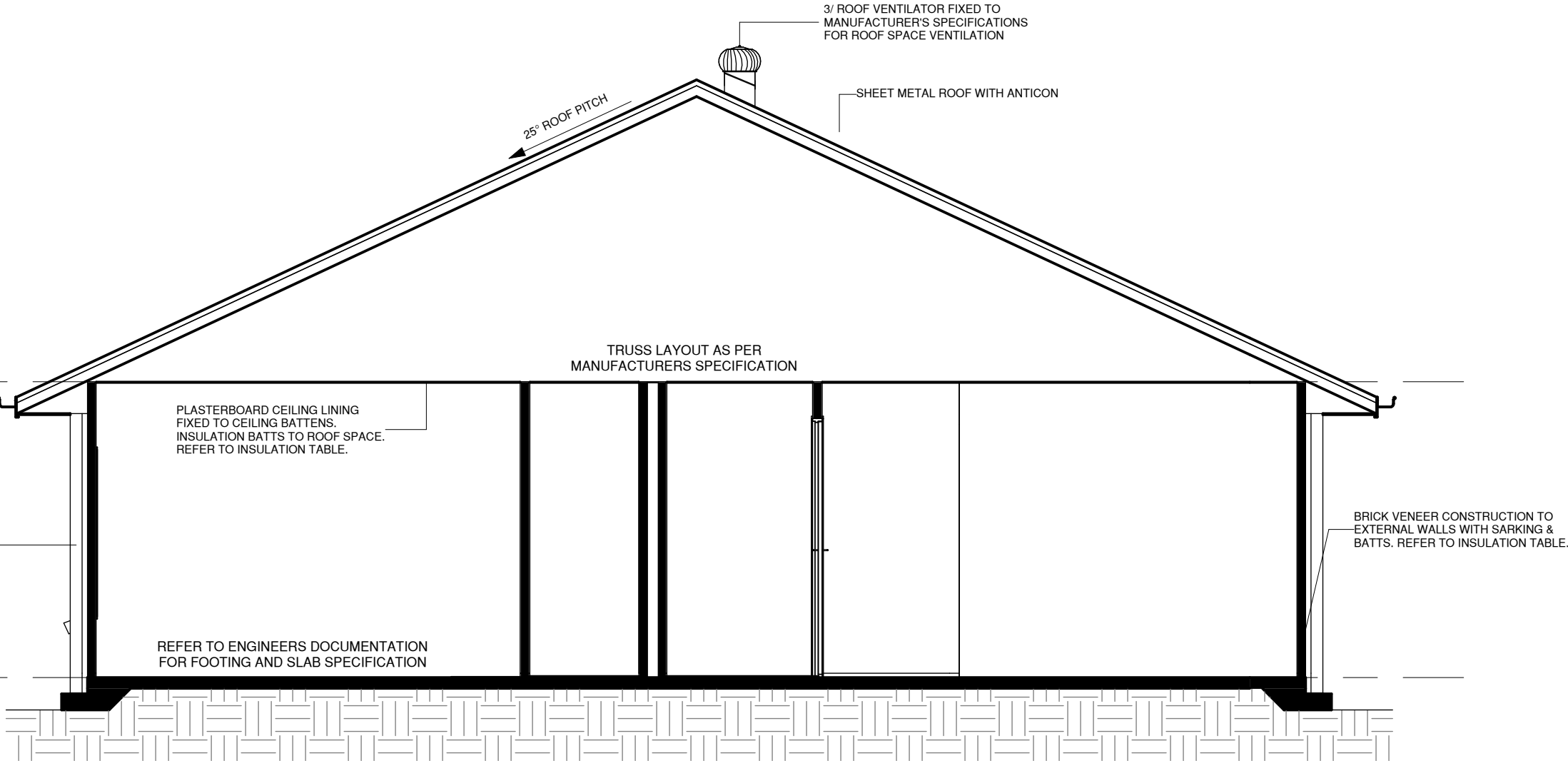
STANDARD HEIGHT

2740

BRICK VENEER CONSTRUCTION TO
EXTERNAL WALLS WITH SARKING &
BATTS. REFER TO INSULATION TABLE.

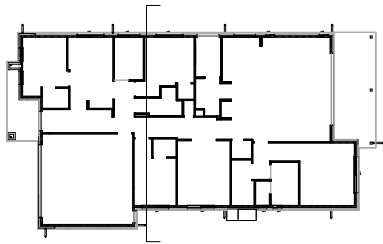
GROUND FLOOR - FFL

0



TYPICAL BUILDING SECTION

1 : 50



KEY PLAN

1 : 500

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CONTRACT BETWEEN THE PROPRIETOR &
CORAL HOMES.

PROPRIETOR
SIGNATURE

PROPRIETOR
SIGNATURE

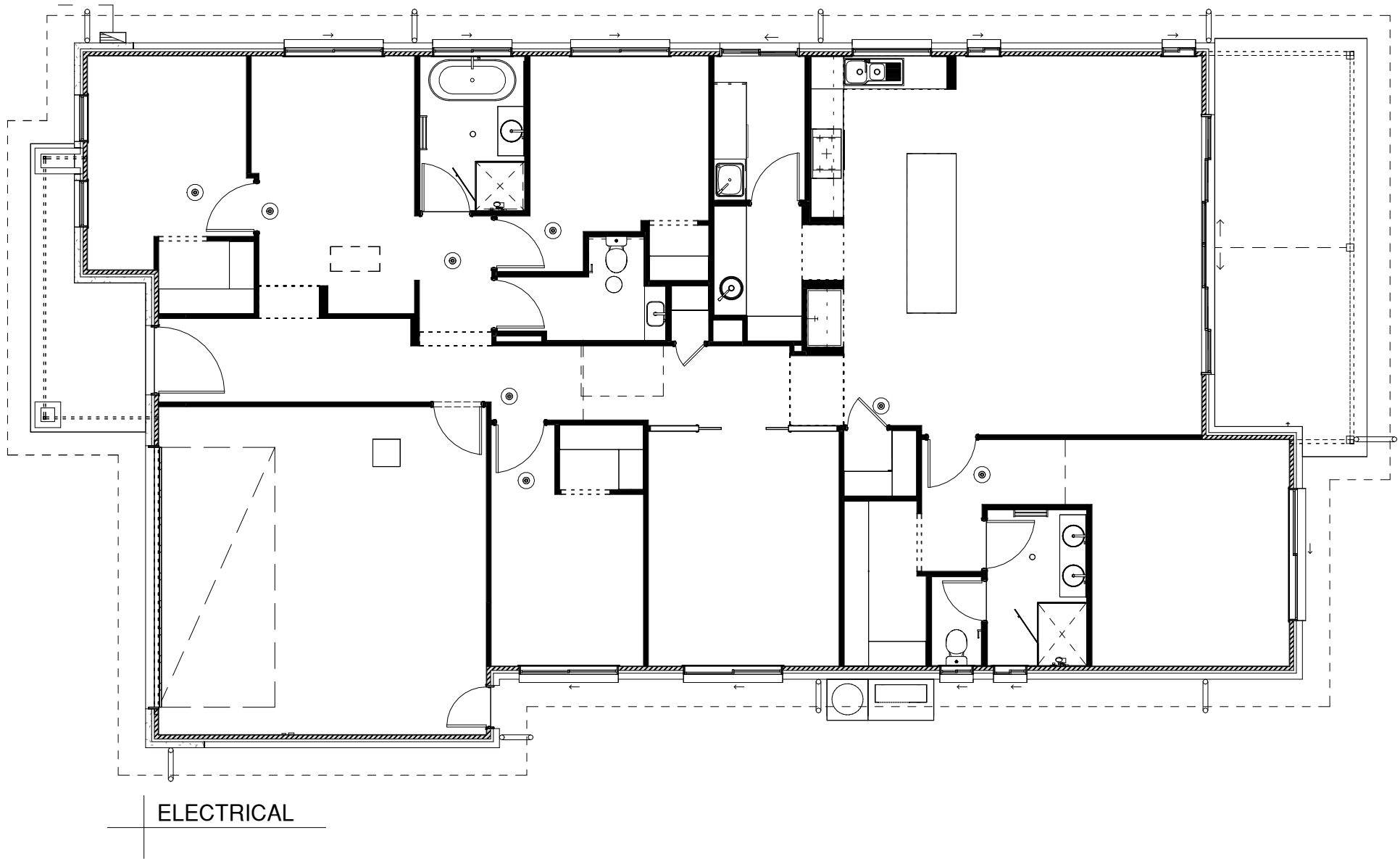
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REV:	VO1
DATE:	29/10/2024
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SHEET NUMBER:	15 of 15



CLIENT	
J. POTTEPARAMBIL GEORGE & D. POULOSE	
ADDRESS	
LOT 135 CALLI AVENUE, UPPER COOMERA QUEENSLAND	
DESIGN	BARCELONA 269Q
FACADE	ST KILDA
PLAN	ELECTRICAL PLAN

FINAL SIGNED COPY

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