

General Notes :

"CUSTOM"
Resort Facade

- THIS DESIGN IN RESPECT TO COMPLIANCE WITH BUILDING LEGISLATION, REGULATIONS AND CODES IS SUBJECT TO THE APPROVAL OF A QUALIFIED AND ACCREDITED BUILDING CERTIFIER.
- ALL STRUCTURAL ELEMENTS, NOMINATED MEMBER SIZING AND SPACINGS ARE TO BE CHECKED AND CONFIRMED BY A SUITABLY QUALIFIED ENGINEER AS COMPLYING WITH THE STRUCTURAL ENGINEERING REQUIREMENTS OF ALL CURRENT STATUTORY BUILDING LEGISLATION, REGULATIONS AND CODES.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTATION FROM ENGINEERS, CERTIFIERS AND ALL OTHER CONSULTANTS IN RELATION TO THE PROPOSED WORKS.
- BOUNDARIES ARE TO BE CHECKED BY A LICENSED SURVEYOR PRIOR TO ANY CONSTRUCTION WORKS
- ALL MATERIALS AND WORKS CARRIED OUT SHALL COMPLY WITH ALL CURRENT BUILDING REGULATIONS AND CODES: NATIONAL CONSTRUCTION CODE (AND ALL REFERENCED WITHIN), QUEENSLAND DEVELOPMENT CODE AND ANY OTHER RELEVANT.
- WINDOW AND DOOR SIZES ARE NOMINAL. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED. DO NOT SCALE ANY DRAWINGS IN THE CASE OF PRINT OR PRINTER ERROR. IF IN DOUBT, ASK.
- ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER. DIMENSIONS ARE GENERALLY NON-INCLUSIVE OF WALL & CEILING SHEETING, BATTENS AND LIGHTWEIGHT CLADDING SYSTEMS.
- ALL NEW MATERIALS TO BE USED.
- HOME DESIGN AND DRAFTING BY BROOKE TAKE NO RESPONSIBILITY FOR CHANGES MADE AT ANY STAGE.
- PROVIDE LIFT OFF HINGES TO W.C OR ENSUITE DOORS WHERE TOILET IS WITHIN 1200mm FROM DOOR.
- VEHICLE ACCESS TO BE MAXIMUM 1:4 GRADIENT AND KEPT CLEAR OF SERVICES AND STORMWATER DRAINS.
- LINE DRY AREA STUD WALLS WITH 10mm PLASTERBOARD (SELECT PAINT FINISH). LINE WET AREA STUD WALLS WITH 6mm VILLABOARD (SELECT WALL FINISH).CEILINGS TO BE LINED WITH 10mm PLASTERBOARD GENERALLY.
- TERMITE PROTECTION SYSTEM FOR ALL NEW BUILDING WORKS TO BE INSTALLED IN ACCORDANCE WITH AS 3660.1 AND ANY FURTHER LOCAL AUTHORITY REQUIREMENTS.
- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AS 3786.
- CONFIRM ALL SELECTIONS WITH CLIENT.

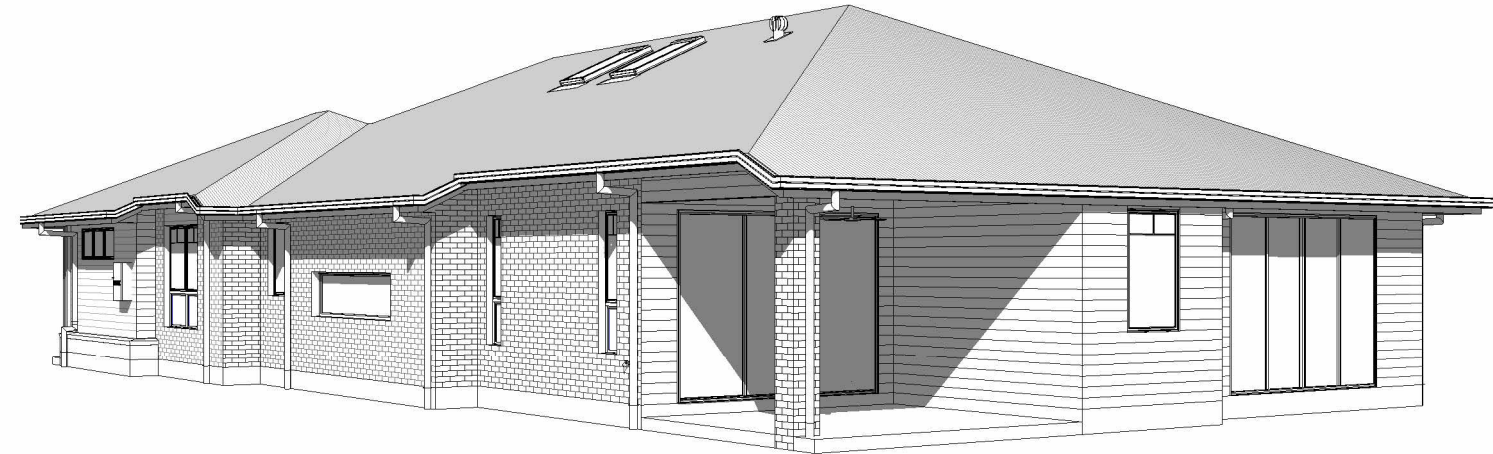


Revision Schedule		
Revision	Revision Description	Revision Date
A	Mirror home, remove shelving from robes, increase garage and zero to LHS boundary, increase porch and change facade, etc.	12/11/2024
B	Facade changes, kictehn bench to 3.8m, nib wall to ensuite shower	14/12/2024
C	Facade change, window changes, remove brickwork from rear, 2000 ens vanity, carpet to lounge as shown, etc.	29/01/2025
D	Window changes, brick/render base to front wall and return, two face brick piers ilo timber posts to porch	06/02/2025
E	Correct windows	19/02/2025
F	Working drawings issue	22/03/2025
G	Reconfigure main bathroom, change front posts, window changes, etc.	22/04/2025
H	Floor wastes to bathroom, ensuite & laundry	22/04/2025
I	Various	10/10/2025

CLIENT SIGN: _____ DATE: _____

G.J. Gardner. **HOMES**
"We're Great Together"

EZBuilding Pty Ltd t/a
GJ Gardner Homes -
Northern Gold Coast
Unit 1, 2 Millennium Circuit
HELENSVALE QLD 4212
PH: (07) 5502 3642
QBCC 15195439



CLIENT Beatrix Cockatoo	REVISION I	JOB No. 01279	Home Design and Drafting by Brooke. QBCC 1232727 Phone: 0498 678 662 THIS PARTICULAR DESIGN IS COPYRIGHT TO G.J. GARDNER GOLD COAST NORTH
ADDRESS Lot 157 (No.) Allure Street, Upper Coomera QLD 4209	DRAWN BW	ISSUED DATE 10/10/2025	
	SCALE @ A3	PAGE No. 1 of 10	
**NOTE - DIMENSIONS TAKE PREFERENCE OVER SCALE. DO NOT SCALE INCASE OF PRINTER ERROR			



www.homedesignbybrooke.com.au
brooke@homedesignbybrooke.com.au

General Notes

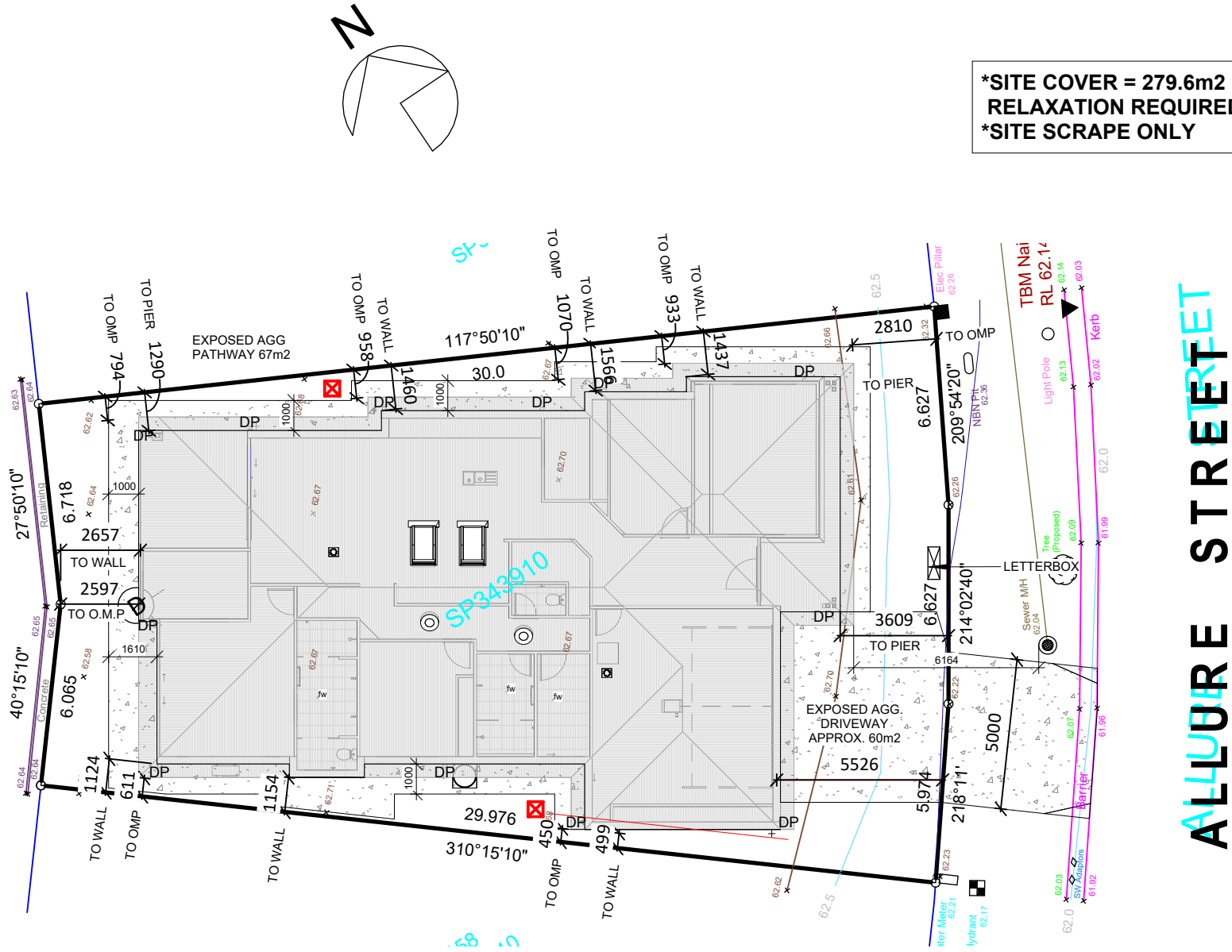
- SITE NOTES**
- UNLESS NOTED, ALL SITE CUT AND FILL BATTER UP TO 1 METRE HIGH TO BE 1 IN 2 OR 45° OVER 1 METRE HIGH TO BE 1 IN 4 OR 22.5°
 - SITE PREPERATION TO BE IN COMPLIANCE WITH THE NCC/BCA PART 3.1
 - STORMWATER & DRAINAGE TO COMPLY WITH LOCAL COUNCIL REQUIREMENTS, STATE BUILDING CODES, NCC/BCA PART 3.1.2 & 3.5.2 AND AS/NZS 3500
 - BOUNDARY IS TO BE CONFIRMED BY A LICENSED SURVEYOR.
 - EROSION CONTROL SILT BARRIERS TO BE ERECTED PRIOR TO EXCAVATION.
 - DOWNPIPE POSITION TO BE CHECKED & CONFIRMED BY PLUMBER/DRAINER.
 - FINISHED GROUND AND SLAB LEVELS TO BE CHECKED & CONFIRMED ONSITE.

BUILDER TO VERIFY DIMENSIONS

REAL PROPERTY DESCRIPTION
LOT 157 ON DISCLOSURE
AREA = 477m2

NOTE:
STORMWATER TO LOCAL COUNCIL DIRECTIONS

*SITE COVER = 279.6m2 OR 58.616%
RELAXATION REQUIRED
*SITE SCRAPE ONLY



CLIENT SIGN: _____ DATE: _____

G.J. Gardner.

"We're Great Together"

HOMES

EZBuilding Pty Ltd t/a
GJ Gardner Homes -
Northern Gold Coast
Unit 1, 2 Millennium Circuit
HELENSVALE QLD 4212
PH: (07) 5502 3642
QBCC 15195439

CLIENT	REVISION	JOB No.
Beatrix Cockatoo	I	01279
ADDRESS	DRAWN	ISSUED DATE
Lot 157 (No.) Allure Street, Upper Coomera QLD 4209	BW	10/10/2025
	SCALE @ A3	PAGE No.
	1 : 200	2 of 10
**NOTE - DIMENSIONS TAKE PREFERENCE OVER SCALE. DO NOT SCALE INCASE OF PRINTER ERROR		

Home Design and Drafting by
Brooke.
QBCC 1232727
Phone: 0498 678 662

THIS PARTICULAR DESIGN
IS COPYRIGHT TO G.J.
GARDNER GOLD COAST NORTH

HOME DESIGN
BROOKE
&
DRAFTING

www.homedesignbybrooke.com.au
brooke@homedesignbybrooke.com.au

Site Plan

CLIENT Beatrix Cockatoo	REVISION I	JOB No. 01279
ADDRESS Lot 157 (No.) Allure Street, Upper Coomera QLD 4209	DRAWN BW	ISSUED DATE 10/10/2025
	SCALE @ A3 1 : 100	PAGE No. 3 of 10
**NOTE - DIMENSIONS TAKE PREFERENCE OVER SCALE. DO NOT SCALE IN CASE OF PRINTER ERROR		

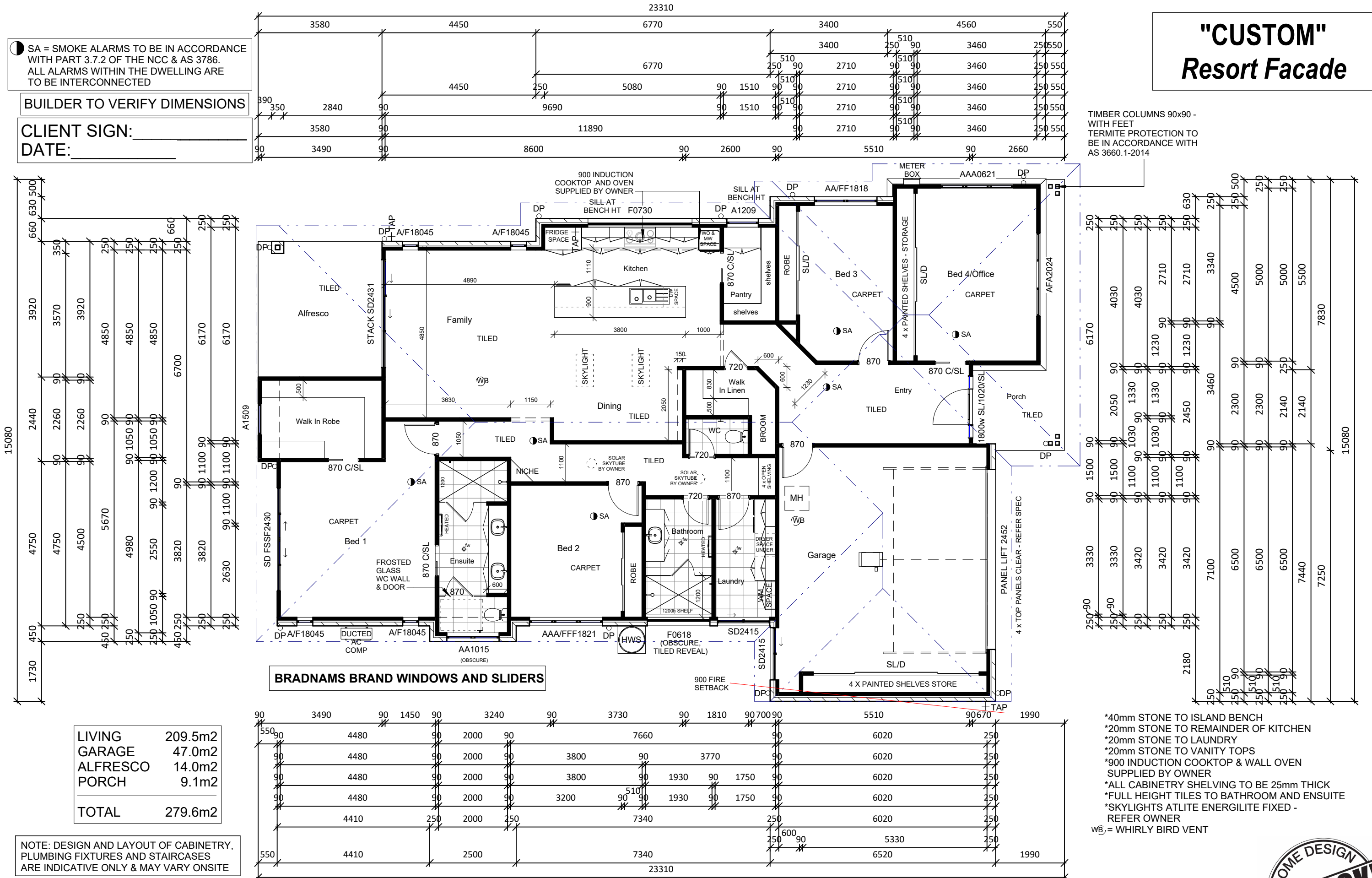
Home Design and Drafting by
Brooke.
QBCC 1232727
Phone: 0498 678 662

THIS PARTICULAR DESIGN
IS COPYRIGHT TO G.J.
GARDNER GOLD COAST NORTH

www.homedesignbybrooke.com.au
brooke@homedesignbybrooke.com.au



Floor Plan

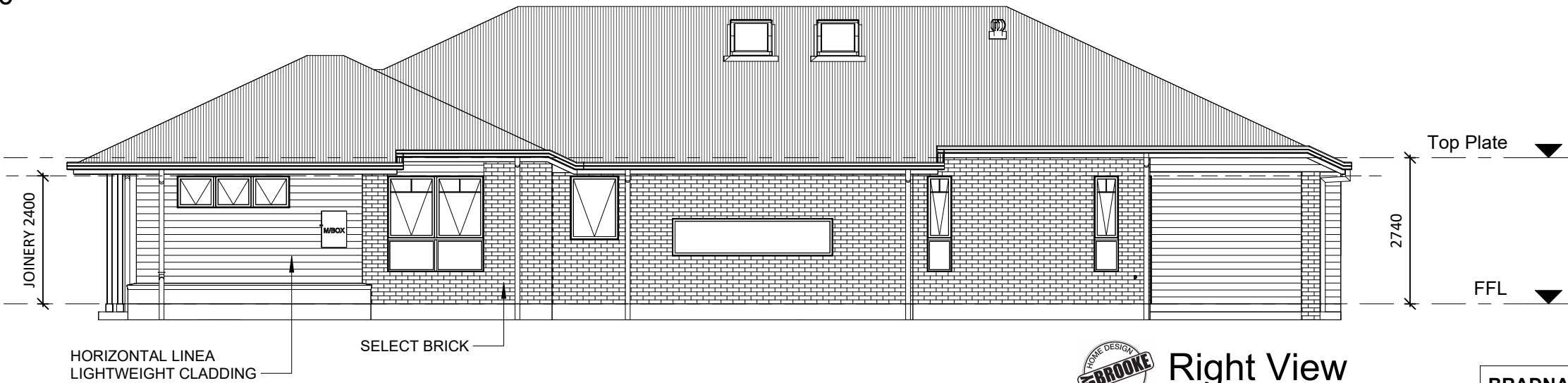
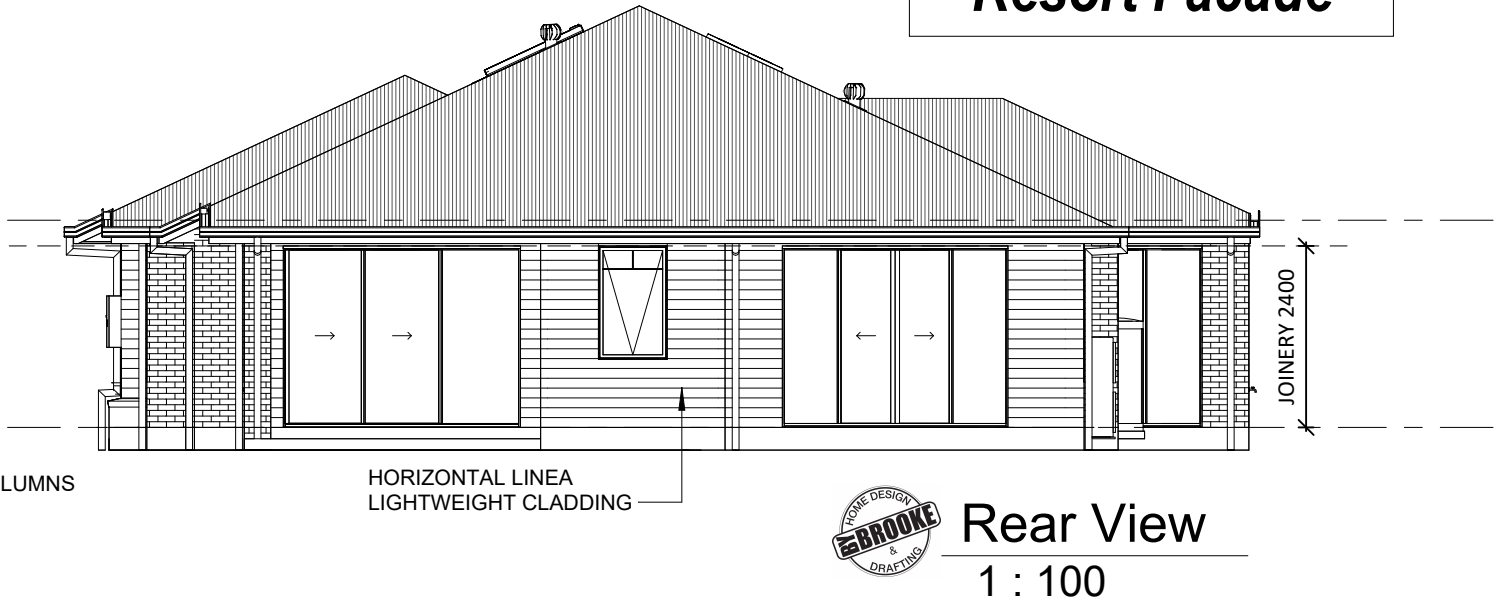
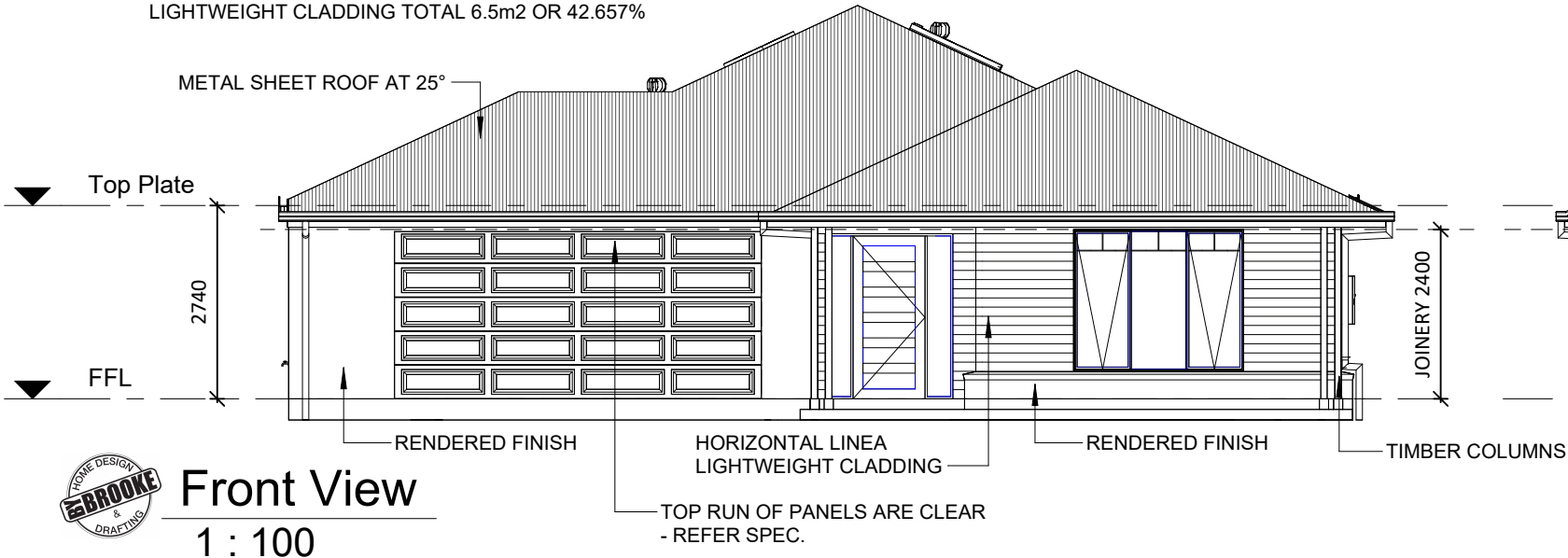


NOTE: ELEVATIONS ARE FAIRLY TYPICAL AND ARE A COMPUTER GENERATED ARTISTS IMPRESSION. WINDOW OPENINGS AND PANELS DIFFER WITH EACH SUPPLIER. ACTUAL FINISHED PRODUCT MAY NOT RESEMBLE ELEVATIONS EXACTLY.

BUILDER TO VERIFY DIMENSIONS

"CUSTOM"
Resort Facade

*RENDER AND LIGHTWEIGHT TOTAL AREA 15.238m2
LIGHTWEIGHT CLADDING TOTAL 6.5m2 OR 42.657%



BRADNAMS BRAND WINDOWS AND SLIDERS

CLIENT SIGN: _____
DATE: _____



Elevations

G.J. Gardner. **HOMES**
"We're Great Together"

EZBuilding Pty Ltd t/a
GJ Gardner Homes -
Northern Gold Coast
Unit 1, 2 Millennium Circuit
HELENSVALE QLD 4212
PH: (07) 5502 3642
QBCC 15195439

CLIENT Beatrix Cockatoo	REVISION I	JOB No. 01279
ADDRESS Lot 157 (No.) Allure Street, Upper Coomera QLD 4209	DRAWN BW	ISSUED DATE 10/10/2025
	SCALE @ A3 1 : 100	PAGE No. 4 of 10
**NOTE - DIMENSIONS TAKE PREFERENCE OVER SCALE. DO NOT SCALE INCASE OF PRINTER ERROR		

Home Design and Drafting by
Brooke.
QBCC 1232727
Phone: 0498 678 662

THIS PARTICULAR DESIGN
IS COPYRIGHT TO G.J.
GARDNER GOLD COAST NORTH

www.homedesignbybrooke.com.au
brooke@homedesignbybrooke.com.au

*ROOF BRACING TO TRUSS MAN. SPEC.



Window Schedule			
Type Mark	Height	Width	Count
A1209	1200	910	1
A1509	1500	910	1
A/F18045	1800	460	4
AA1015	1000	1510	1
AA/FF1818	1800	1810	1
AAA0621	600	2110	1
AAA/FFF1821	1800	2110	1
AFA2024	2000	2410	1
F0618	600	1810	1
F0730	700	3010	1

CLIENT SIGN: _____ DATE: _____

CLIENT Beatrix Cockatoo	REVISION I	JOB No. 01279
ADDRESS Lot 157 (No.) Allure Street, Upper Coomera QLD 4209	DRAWN BW	ISSUED DATE 10/10/2025
	SCALE @ A3 1 : 100	PAGE No. 5 of 10
**NOTE - DIMENSIONS TAKE PREFERENCE OVER SCALE. DO NOT SCALE INCASE OF PRINTER ERROR		

www.homedesignbybrooke.com.au
brooke@homedesignbybrooke.com.au

Typical Section & Schedules

***160MM REBATE FOR BRICKWORK - REFER BUILDER**
***ALL DIMENSIONS TO OUTSIDE OF BRICKWORK OR**
FRAME ON LIGHTWEIGHT CLADDED WALLS
***ALL PATIO AND PORCH SLABS TO SLOPE AWAY FROM THE HOUSE**



www.homedesignbybrooke.com.au
brooke@homedesignbybrooke.com.au

ELECTRICAL & LIGHTING LEGEND

	CEILING FAN W/ LIGHT
	CEILING FAN
	SMOKE ALARM-HARD WIRED
	EXHAUST FAN
	3 IN 1-HEAT LAMP, LIGHT FITTING & EXHAUST FAN
	PENDANT LIGHT
	BATTEN HOLDER
	DOWNLIGHT
	FLOURO SINGLE
	FLOURO DOUBLE
	DATA OR NBN POINT
	TV POINT
	PHONE POINT
	SINGLE GPO
	DOUBLE GPO
	COOKTOP ISOLATION
	SINGLE LIGHT SWITCH
	DOUBLE LIGHT SWITCH
	FAN & LIGHT SWITCH
	DIMMABLE LIGHT SWITCH

Note: Actual fittings may not resemble annotations.

80% OF ALL LIGHT FITTINGS TO BE INSTALLED WITH ENERGY EFFICIENT BULBS.

POSITION OF ELECTRICAL POINTS SUBJECT TO CONSTRUCTION CONSTRAINTS.

SYMBOLS INCLUDED IN THE ELECTRICAL & LIGHTING LEGEND DOES NOT IMPLY THE ITEM IS INCLUDED IN THE HOUSE.

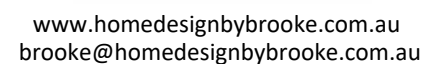
ALL SWITCH , POWER POINT POSITIONS AND HEIGHTS ARE APPROXIMATE AND WILL BE POSITIONED WITHIN INDUSTRY STANDARD TOLERANCES.



**EZBuilding Pty Ltd t/a
GJ Gardner Homes -
Northern Gold Coast
Unit 1, 2 Millennium Circuit
HELENSVALE QLD 4212
PH: (07) 5502 3642
QBCC 15195439**

Home Design and Drafting by
Brooke.
QBCC 1232727
Phone: 0498 678 662

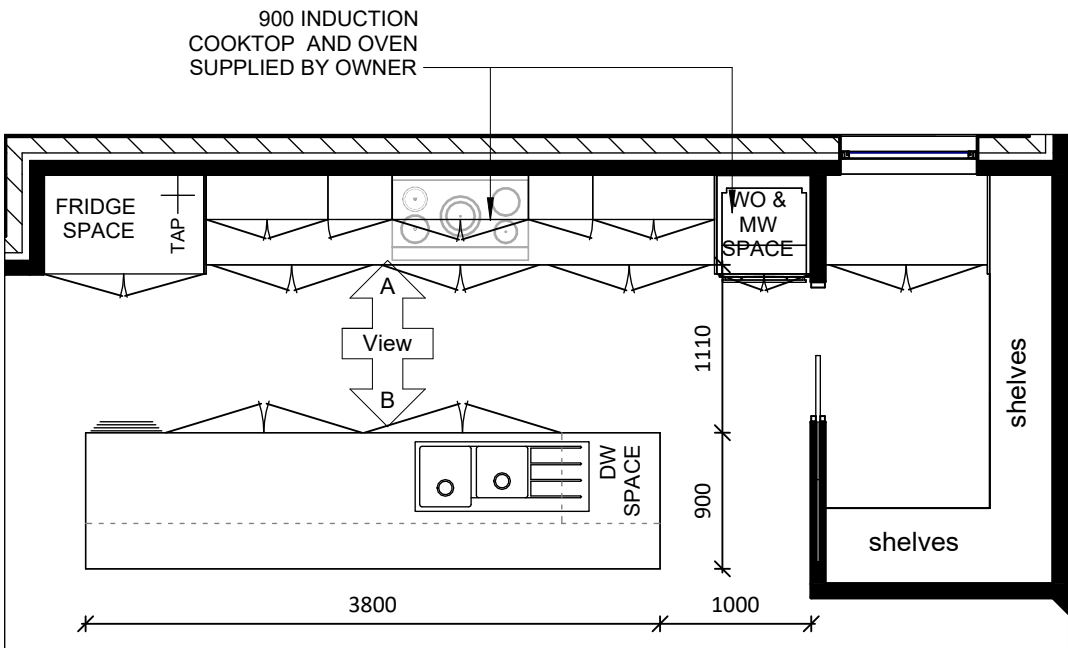
THIS PARTICULAR DESIGN
IS COPYRIGHT TO G.J. GARDNER
GOLD COAST NORTH



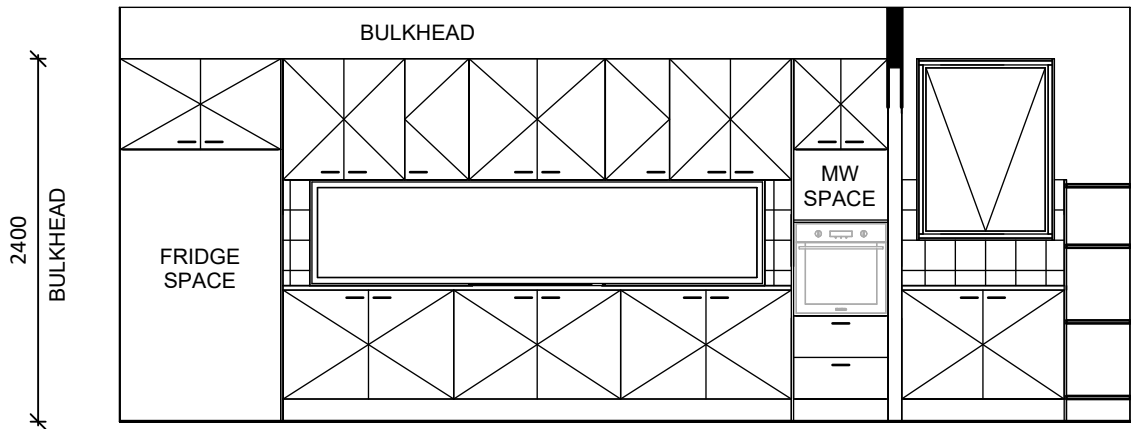
G.J. Gardner. **HOMES**
"We're Great Together"

NOTE: INTERNAL ELEVATIONS ARE FAIRLY TYPICAL AND ARE A COMPUTER GENERATED ARTISTS IMPRESSION.
DRAWINGS MAY NOT RESEMBLE ACTUAL FINISHED PRODUCT.

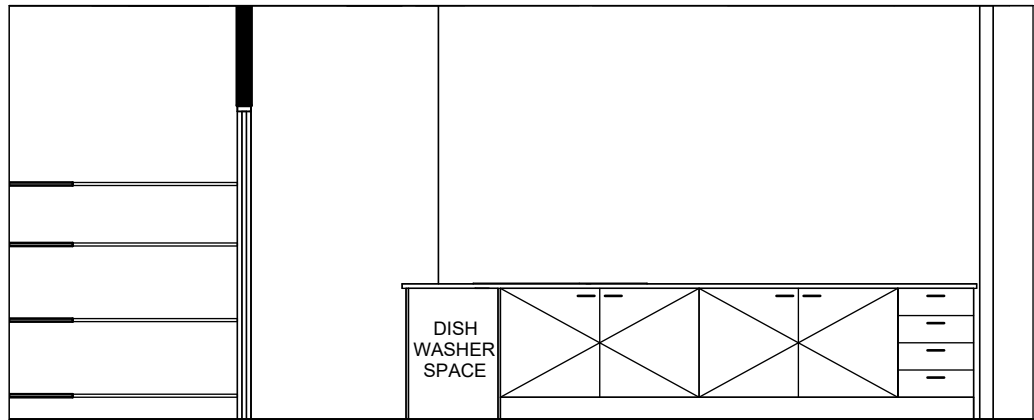
CLIENT SIGN: _____
DATE: _____



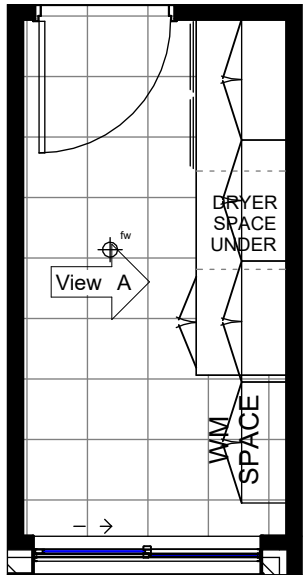
Kitchen Plan View
1 : 50



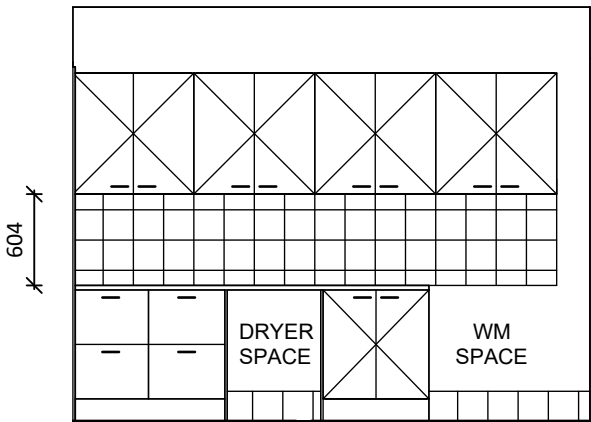
Kitchen View A
1 : 50



Kitchen View B
1 : 50



Laundry Plan View
1 : 50



Laundry View A
1 : 50

G.J. Gardner. **HOMES**
"We're Great Together"

EZBuilding Pty Ltd t/a
GJ Gardner Homes -
Northern Gold Coast
Unit 1, 2 Millennium Circuit
HELENSVALE QLD 4212
PH: (07) 5502 3642
QBCC 15195439

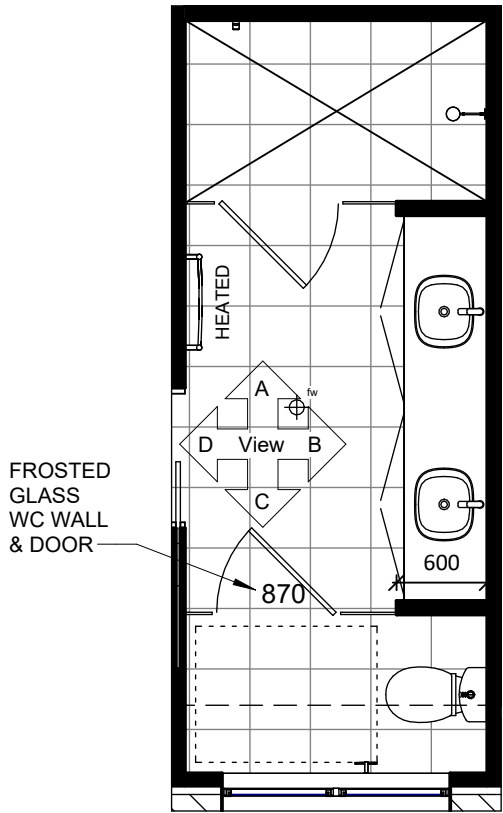
CLIENT Beatrix Cockatoo	REVISION I	JOB No. 01279
ADDRESS Lot 157 (No.) Allure Street, Upper Coomera QLD 4209	DRAWN BW	ISSUED DATE 10/10/2025
	SCALE @ A3 1 : 50	PAGE No. 8 of 10
**NOTE - DIMENSIONS TAKE PREFERENCE OVER SCALE. DO NOT SCALE INCASE OF PRINTER ERROR		



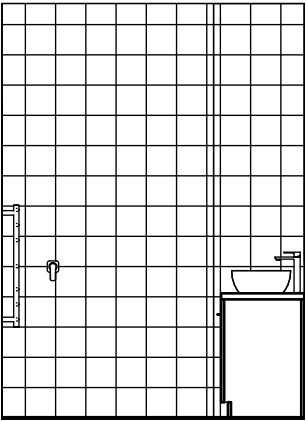
www.homedesignbybrooke.com.au
brooke@homedesignbybrooke.com.au

Internal Kitchen & Laundry

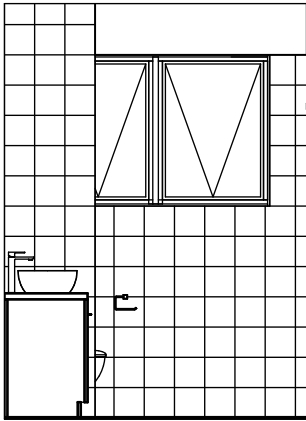
NOTE: INTERNAL ELEVATIONS ARE FAIRLY TYPICAL AND ARE A COMPUTER GENERATED ARTISTS IMPRESSION.
DRAWINGS MAY NOT RESEMBLE ACTUAL FINISHED PRODUCT.



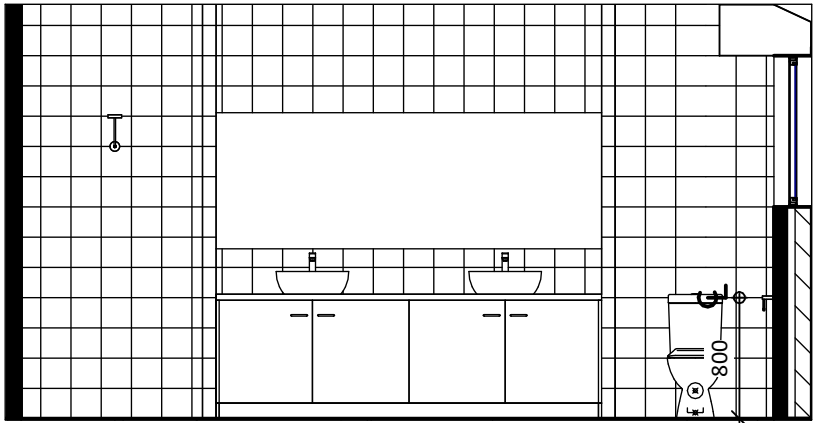
Ensuite Plan View
1 : 50



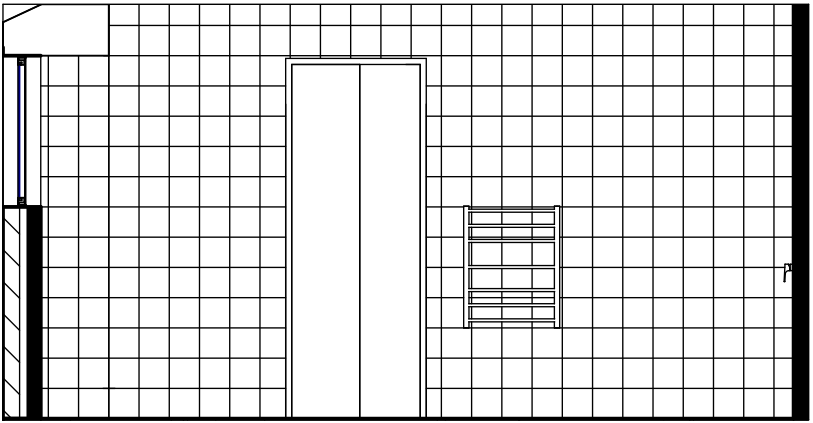
Ensuite View A
1 : 50



Ensuite View C
1 : 50



Ensuite View B
1 : 50



Ensuite View D
1 : 50

Internal Ensuite

CLIENT SIGN: _____ DATE: _____

G.J. Gardner. **HOMES**
"We're Great Together"

EZBuilding Pty Ltd t/a
GJ Gardner Homes -
Northern Gold Coast
Unit 1, 2 Millennium Circuit
HELENSVALE QLD 4212
PH: (07) 5502 3642
QBCC 15195439

CLIENT Beatrix Cockatoo	REVISION I	JOB No. 01279
ADDRESS Lot 157 (No.) Allure Street, Upper Coomera QLD 4209	DRAWN BW	ISSUED DATE 10/10/2025
	SCALE @ A3 1 : 50	PAGE No. 9 of 10
**NOTE - DIMENSIONS TAKE PREFERENCE OVER SCALE. DO NOT SCALE INCASE OF PRINTER ERROR		

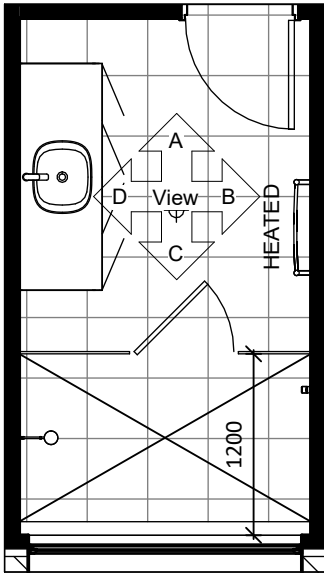
Home Design and Drafting by
Brooke.
QBCC 1232727
Phone: 0498 678 662

THIS PARTICULAR DESIGN
IS COPYRIGHT TO G.J.
GARDNER GOLD COAST NORTH

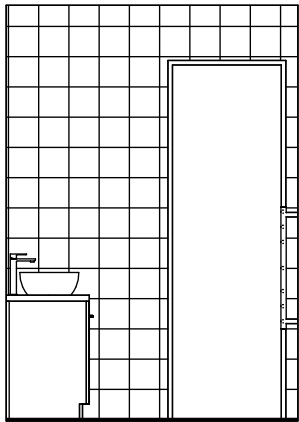
HOME DESIGN
BROOKE
&
DRAFTING

www.homedesignbybrooke.com.au
brooke@homedesignbybrooke.com.au

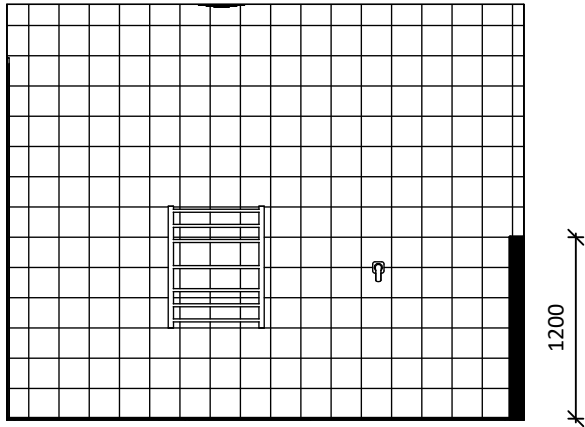
NOTE: INTERNAL ELEVATIONS ARE FAIRLY TYPICAL AND ARE A COMPUTER GENERATED ARTISTS IMPRESSION.
DRAWINGS MAY NOT RESEMBLE ACTUAL FINISHED PRODUCT.



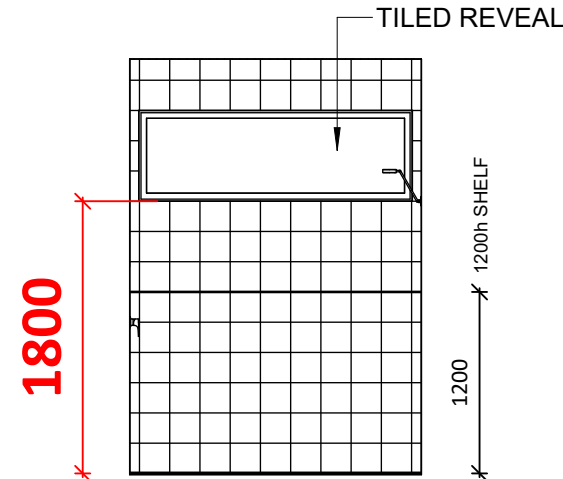
Bathroom Plan View
1 : 50



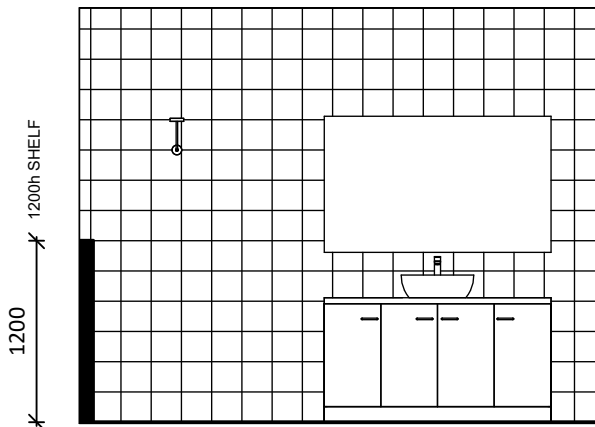
Bathroom View A
1 : 50



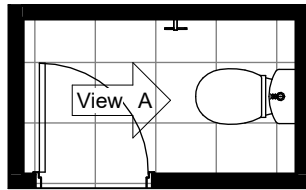
Bathroom View B
1 : 50



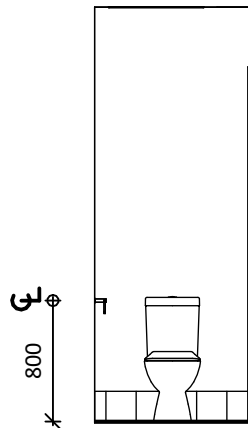
Bathroom View C
1 : 50



Bathroom View D
1 : 50



WC Plan View
1 : 50



WC View A
1 : 50

CLIENT SIGN: _____
DATE: _____

G.J. Gardner. **HOMES**
"We're Great Together"

EZBuilding Pty Ltd t/a
GJ Gardner Homes -
Northern Gold Coast
Unit 1, 2 Millennium Circuit
HELENSVALE QLD 4212
PH: (07) 5502 3642
QBCC 15195439

CLIENT Beatrix Cockatoo	REVISION I	JOB No. 01279
ADDRESS Lot 157 (No.) Allure Street, Upper Coomera QLD 4209	DRAWN BW	ISSUED DATE 10/10/2025
	SCALE @ A3 1 : 50	PAGE No. 10 of 10
**NOTE - DIMENSIONS TAKE PREFERENCE OVER SCALE. DO NOT SCALE INCASE OF PRINTER ERROR		

Home Design and Drafting by
Brooke.
QBCC 1232727
Phone: 0498 678 662

THIS PARTICULAR DESIGN
IS COPYRIGHT TO G.J.
GARDNER GOLD COAST NORTH



www.homedesignbybrooke.com.au
brooke@homedesignbybrooke.com.au

Internal Bathroom & WC