






12 Flow Close Trinity Beach, QLD

 4  2  2

Almost Brand New in Elysian Estate
* photos were taken before the fencing and fi

\$515,000

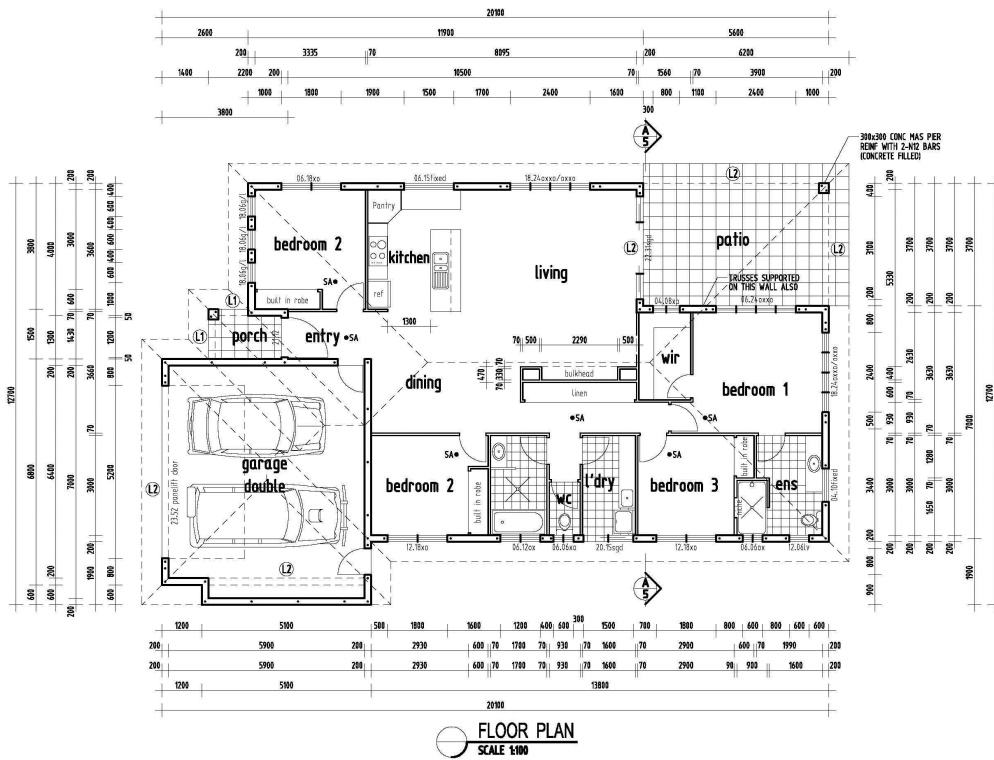
This stunning modern home is only 22 months old and finished to perfection. Located in one of the most prestigious estates in the Cairns Beaches this property would be perfect as your new home or a lucrative investment.

Type : House
Sold Date : Tuesday, 9th June 2020
Land : 505 m2

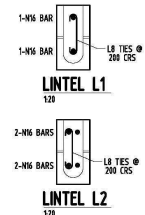
Boasting generous living and bedrooms with stunning top quality bathrooms and a chef's kitchen this property should not be missed.

Now available for private viewings. Call Shira David Stern 0428807757 to view.

Shira David Stern **Shira David Stern**
0428 807 757 0428 807 757



CONC MASONRY BLOCKWORK NOTES
 DOTS ON FLOOR PLAN DENOTE N2 VERTICAL REINFORCING BARS AT CORNERS, ENDS, INTERSECTIONS, EACH SIDE OF ALL OPENINGS AND AT MIN MAX CRS EL ELEVATIONS.
 BOND BEAM AT TOP OF 200 CONCRETE MASONRY WALL CONTINUOUS AROUND BUILDING PERIMETER REINFORCED WITH 1-N2 BAR.
 PROVIDE 2-N2 BARS TO LINTEL BEAMS WITH L8 TIES @ 1000 CRS U.A.O.
 PROVIDE 2-N2 VERTICAL BARS TO EACH SIDE OF OPENINGS >1800.
 PROVIDE 1-N2 BAR BOND BEAM TO ALL WINDOW SILL.
 CONCRETE FILL ALL REINFORCED CORES, LINTEL BEAMS AND BOND BEAMS CONTAINING REINFORCEMENT, INCLUDING DOWN BOLTS AND MASONRY ANCHORS (COREFILL-S20, 230mm SLUMP, 10mm AGGREGATE)



INTERNAL WALL FRAMING
 70x25 HSP18 WALL STUDS @ 450 CRS
 70x25 HSP18 BOTTOM PLATE
 70x25 HSP18 TOP PLATE
 1-RW MOSING MD-HEIGHT

LIVING AREA = 148.23 M²
 GARAGE AREA = 44.20 M²
 PATIO AREA = 20.72 M²
 PORCH AREA = 3.10 M²
TOTAL AREA = 216.35 M²

*SA DENOTES APPROVED PHOTOELECTRIC SMOKE ALARMS, SMOKE ALARMS TO BE HARDWIRED DIRECTLY TO 240V MAINS POWER SUPPLY (WITH BATTERY BACK-UP). SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS. SMOKE ALARMS TO BE INTERCONNECTED. INSTALLATION TO COMPLY WITH NCC AND AS3786.

ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH: CASSEWAY COAST REGIONAL COUNCIL RESOLUTIONS AND AS/NZS 3 RESIDENTIAL TIMBER FRAMED CONSTRUCTION - CYCLONIC AREAS

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION

C.M.G. CONSULTING ENGINEERS PTY.LTD.
 208 BUCHAN ST. CARNS QLD 4870
 Ph. 4459275 FAX. 4459943

Ashlee Jones HOMES
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DO NOT SCALE FROM DRAWING. USE DISPLAYED DIMENSIONS ONLY.
 ALL DIMENSIONS TO BE VERIFIED BY THE CLIENT.
 16-200 CENTRIC CORE FROM TO THE COMPLETION OF WORK.
 ANY DISCREPANCIES FOUND TO BE BROUGHT TO THE ATTENTION OF MARLIN COAST DRAFTING.

NO.	DATE	DESCRIPTION
1	24/10/2017	ISSUED FOR PERMIT
2	24/10/2017	ISSUED FOR PERMIT
3	24/10/2017	ISSUED FOR PERMIT

drawn	G W	sheet	2 of 9
date	24/10/2017	job no.	172527C

MARLIN COAST DRAFTING
 P.O. Box 500, Gordonvale 4865
 Ph/Fax 40566960 0410 661 418

WIND CLASSIFICATION C1