



39 Iridescent Drive TRINITY PARK, QLD



"Ulysses Blue Gated Estate" Pure Class

Without doubt the best located gated estate in Cairns at this point in time. Close to Schools, James Cook University, Library, Sports Grounds, Daycare Centers, Boat ramps, shopping centers, Doctors and so much more. The estate is flat & level easy to walk for the very young or for those with knees not so young anymore.

Price:

Contact agent

Stone Real Estate

07 4038 3800

Cairns Beaches

Area Schedule	
Name	Area

Dwelling	212.0 m ²
alfresco under roof	55.8 m ²
Garage	36.8 m ²
entry porch	7.2 m ²
front porch	4.4 m ²
	316.2 m ²

Drawing List	
Sheet Number	Sheet Name

1	site plan
2	floor plan
3	elevations
4	electrical layout

3
1

Legend:

- F.F.L. - Finished Floor Level
- E.G.L. - Excavated Ground Level ready for paving
- P1 - unipit 200 (225x225x80) gabled pit
- L.P.O.D. - Legal Point Of Discharge
- S.W.D. - 1000mm P.V.C. Storm Water Drain
- D.P. - Down Pipe
- R.H. - Rain head
- B.G. - 300mm wide box gutter



45° Cut Gutter



30° Rib Gutter

1000mm Seven Grade S.W.D. shall be used under all driveways, paths and house and garage slabs.

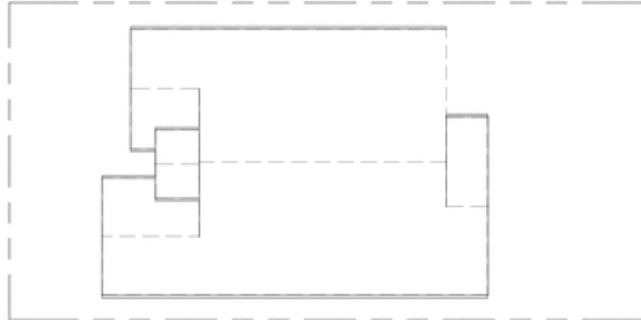
All levels shall be checked on site before commencement of any works.

WIND CLASSIFICATION:

BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS1684 2009.
WIND SPEED CLASSIFICATION N... (SUBJECT TO CONFIRMATION ON SITE BY
RELEVANT BUILDING SUPERVISOR AT FIRST INSPECTION) REFER TO AS1684 FOR
CONSTRUCTION REQUIREMENTS.

site notes

1 : 100



3
3

2
3

1

Client:	Craig & Brianna Jennings 0404 630 242
Job address:	Lot 39 Johanna Street(Irredescent Drive) Trinity Park

Site Proposed
1 : 200

sheet : 1 of 4	Techno Draw(Vic) Pty. Ltd.
status: final	43 Pakington Street, Geelong West. 3218.
Date : 05/01/09	PH: 61 3 5222 1328
	Drawn: Jerr van Duijn S.P.B. No. 01-40-1902
	Ref.: Jennings Lot 39