

LOT 3089  
 Certificate of Title  
 2014/142601-1426

Latitude: 31°38'03"2S Longitude 115°42'29"7E

**SOIL DESCRIPTION**  
 Sand  
 Light Grass Cover

**NOTE** ALL FEATURES SHOWN ON SURVEY ARE POSITIONED FROM EXISTING PEGS/FENCES & WALLS WHICH MAY NOT BE ON THE CORRECT ALIGNMENT.

**NOTE:**  
 LOT MISCLOSE  
 (0.000 m)



First choice in first homes

CLIENT: **Kincaid & Harris**  
 CONTRACT / JOB NO: **42878**  
 MAP REF: **159 07/39**

SITE SURVEY: **LOT 3089**  
 COASTAL NO: **NO**  
 (Scaled from Street View) (S.S.A.) (AREA)

Suburb: **Butler**  
 Loc Auth: **CITY OF WANNEROO**  
 D.Plan: **402405** Volume: **Folio**  
 Location: **Check Title**

Elec:  U/Ground Water:  Yes Sewer:  Yes (to be adv.)  
 Air/Gas Map Indicates Gas In Area  
 Gas Check Your Lot/131358 Phone  Yes Footpath:  Concrete  
 Road:  Bitumen /  Brick Kerb/Flush /  Semi-Mount Drainage:  Good

**SUPERVISOR NOTE** SHEET 6 of 7

**ALL TRADES NOTE**  
 ENSURE ALL BUILDING MATERIALS & RUBBISH ARE KEPT AWAY FROM SEWER INSPECTION OPENING AT ALL TIMES

**EARTHWORKS NOTE**  
 REFER TO STRUCTURE REPORT FOR SITEWORKS INFORMATION

**1800mm HIGH FENCE (SCREEN) TO SIDE AND REAR BOUNDARIES. REFER TO CONTRACT ALLOWANCES**

F.F.L. TO BE 10.278 NO TOLERANCE TO SUIT ADJOINING SITE LEVELS

**TITLE NOT CHECKED**

GARAGE GRANO TO BE 10.107 NO TOLERANCE TO SUIT ADJOINING SITE LEVELS

**TERMIMESH**

**CONCRETOR NOTE**  
 PRELAY STORMWATER/RETIC PIPES BELOW SLAB, PROVIDE RISER 300 ABOVE GROUND LEVEL

**PLANS AMENDED**  
 3/07/14 PRELIM PLANS RP  
 08/07/14 BCA COMPLIANCE RP

CONDUIT TO BE PLACED IN FOOTING TO THE LEFT OF THE METER BOX TO CENTRELINE OF THE CAVITY

FINAL CONTRACT DRAWINGS NO FURTHER STRUCTURAL CHANGES TO BE MADE

**SIGNATURES**  
 CLIENT: \_\_\_\_\_  
 CLIENT: \_\_\_\_\_  
 BUILDER: \_\_\_\_\_

SLAB & FOOTING DESIGN AS PER ENGINEER'S DETAIL 'D10'

**BRICKPAVING NOTE**  
 BRICKPAVING AS PER APPEND A

COURTYARD BRICKPAVING TO SLOPE TOWARDS STORMWATER GRATE

REFER TO SHEET 7 FOR BRICKPAVING DIMENSIONS

**SERVICES NOTE**  
 SEWER JUNCTION AND WATER PRELAY NOT AVAILABLE AT PRELIMINARY DRAWINGS STAGE

**TERMITE TREATMENT**  
 TERMIMESH THROUGH BOUNDARY WALL REFER TO ELEVATIONS

PROPOSED GAS AVAILABLE ON RANDSTONE PARADE TO BE CONFIRMED PRIOR TO CONSTRUCTION

**STORMWATER NOTE**  
 STORMWATER DISPOSAL TO SOAKWELLS BY BUILDER (EXCLUDING DRIVEWAY)

**LANDSCAPING NOTE**  
 FRONT GARDEN INCL. RETICULATION BY: DEVELOPER

SIDE & FRONT FENCING SUPPLY/INSTALL BY: HOMEBUYERS CENTRE

BUILD UP TERMIMESH AND DAMPROOFING TO SUNKEN GARAGE TO SUIT COURTYARD LEVEL

**NOTE:**  
 RESTRICTIVE COVENANT. REFER TO SEC 180 P&D ACT SEE DOCUMENT  
 (NO ROAD VEHICLE ACCESS TO/FROM ADJACENT ROADS)

**NOTE:**  
 NOTIFICATION. REFER TO SEC 165 T.P.&D. ACT SEE DOCUMENT (U.X.O.)

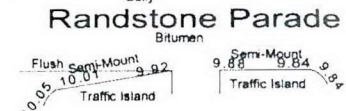
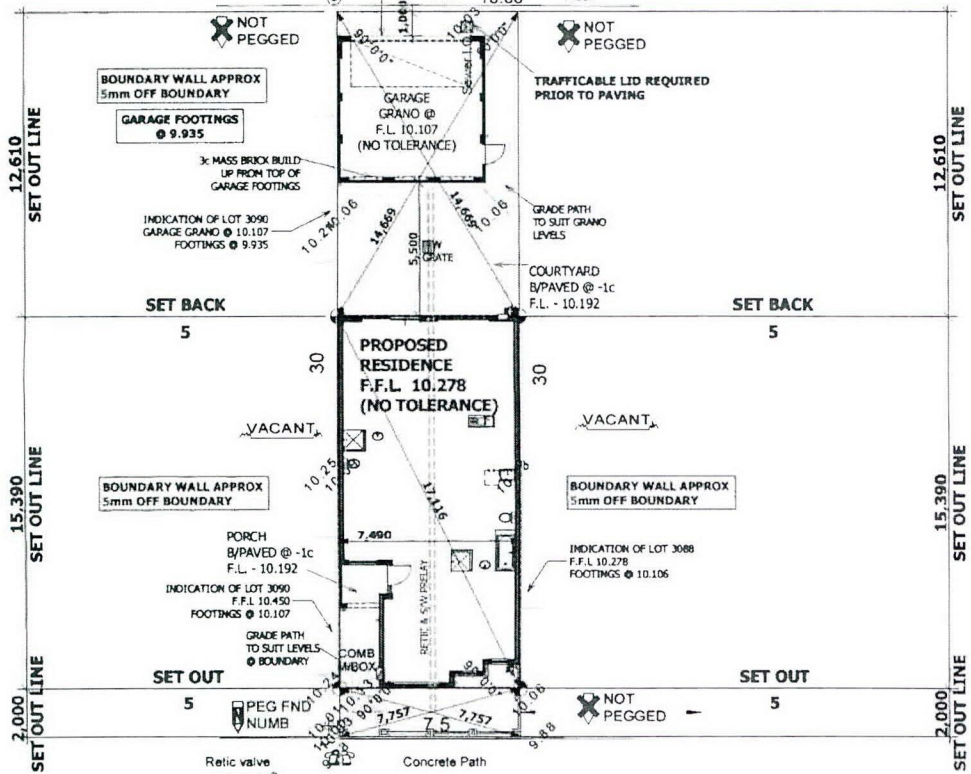
**NOTE:**  
 RESTRICTIVE COVENANT. REFER TO SEC 138D T.L.A. SEE DOCUMENT

**NOTE:** FINAL PEGGING TO BE COMPLETED BY DEVELOPER

**NOTE:** All Sewer details plotted from information supplied by Water Corporation.

**NOTE:** COTTAGE & ENGINEERING SURVEYS ACCEPT NO RESPONSIBILITY FOR ANY PHYSICAL ON SITE CHANGES TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING ANY ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

Scale 1:200  
 Date: 16 Jun 14



**NOTE:** EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION. CHECK MINIMUM CLEARANCES. RETAILING. CHECK TITLE FOR EASEMENTS, ADJACENT. NOT INCLUDED IN CONTRACT. - REMAINS OWNERS RESPONSIBILITY. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES.

**COTTAGE & ENGINEERING SURVEYS**  
 Licensed Surveyors © J/No: 337170

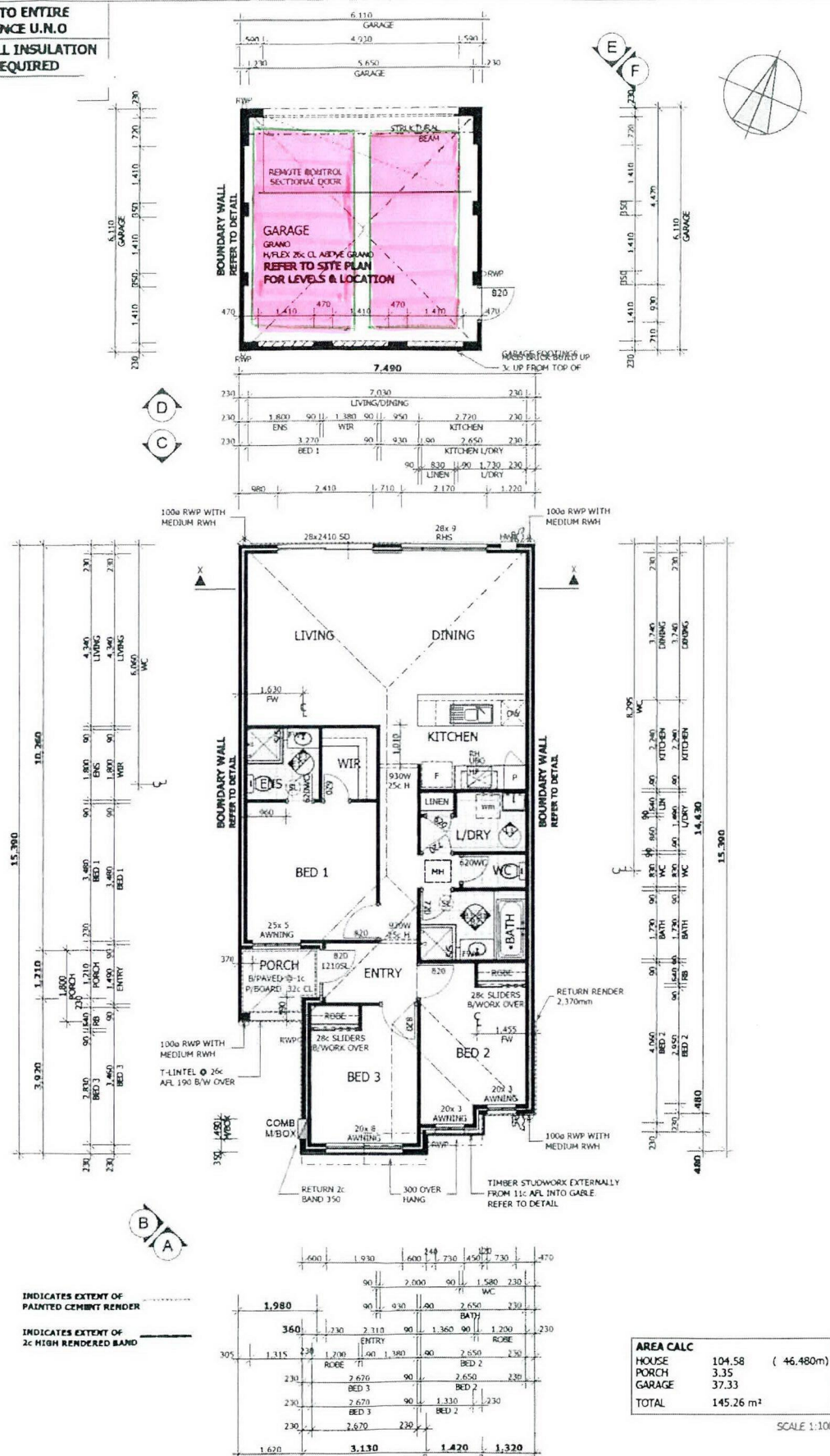
Drawn: B. Saliba



= Guest Parking x 2 bays

**SUPERVISOR NOTE**  
 ALL ACCURACY TO BE CONFIRMED BY SURVEY DATA.  
 CONCRETE NOTE  
 2x CONCRETE THROUGH HOLES FOR ELECTRICAL REQUIREMENTS TO DETACHED GARAGE, REFER TO ELECTRICAL PLAN  
**BRICK LAYER NOTE**  
 WITH ROOF AND 3x OF LONG REACH INDICATED X-X  
 LAYOUT ATTACHED PIERS TO ALLOW FOR TERMINESH INSTALLATION  
 METAL DECK ROOF TO BE ANCHORED DOWN WITH 30 x 1.0mm PGI STRAPS STRAPS LOCATED WITHIN 100mm OF FORMERS AND @ 1200mm MAXIMUM CENTRES. LUGS TO LINTELS @ 1200mm CENTRES OVER OPENINGS. STRAPS TO EXTEND DOWN 12x MINIMUM 32 x 0.8mm FULL HEIGHT STRAPS TO EACH SIDE OF OPENINGS > 2400mm  
 PAINTED CEMENT RENDER TO EXTENT SHOWN DASHED ON PLAN  
 ATTACHED BRICK PIERS TO HAVE 12 x 0.8mm PGI STRAPS FROM FOOTINGS TO TOP OF PIERS, UNLESS NOTED OTHERWISE  
**FIXING CARPENTER NOTE**  
 150mm WIDE SHELF & RAIL 1800mm HIGH TO BEDS 1, 2 & 3 3x OF RAIL TO BE 250mm OFF WALL  
 TOWEL RAIL TO BE FIXED 900mm ABOVE FFL  
 1 x 450mm WIDE SHELVES TO PANTRY. REFER TO INTERNALS PLAN  
 1 x 450mm WIDE SHELVES TO LINEN AS PER PANTRY SPACING. REFER TO INTERNALS PLAN  
**CEILING FIXER NOTE**  
 32x CL TO ENTIRE RESIDENCE (U.N.O)  
 CEILING LEVEL TO BE AT 25x TO LINEN  
 BOTH CORNICES TO RUN THRU 100mm OFFSET BETWEEN AS SHOWN ON PLAN  
**ROOF CARPENTER NOTE**  
 MANHOLE TO BE TRIMMED OUT TO 360mm x 660mm  
 ALL EXTERNAL FIXING NAILS MUST BE GALVANIZED AS PER AUSTRALIAN STANDARDS. BARGE BOARD NAILING TO BE COUNTERSUNK  
 ROOF CARPENTER TO BOX OUT 450# TO ALLOW FOR RANGEHOOD FLUME WHERE APPLICABLE ONLY  
 ROOF CARPENTER TO ALLOW FOR 400 Ø SKYLIGHTS WHERE INDICATED, UNLESS NOTED OTHERWISE  
**TERMIMESH NOTE**  
 BUILD UP TERMIMESH & DAMPROOFING TO SUIT ADJOINING SITE LEVELS. REFER ELEVATIONS SHEET  
**PLUMBER NOTE**  
 CENTRE LINE OF BATH / ENSUITE SANITARY WASTE TO BE MAXIMUM 150mm FROM WALL  
**ROOF PLUMBER NOTE**  
 DOWNPIPES MUST BE FIXED WITHIN 1.27m OF A VALLEY AS PER THE BCA  
**INSULATION NOTE**  
 BRADFORD R4.1 BATTIS TO REVERSE AREA ONLY  
 BRADFORD R2.0 BATTIS TO HOUSE BRICK VENEER WALLS  
**CLIENT NOTE**  
 ALL DIMENSIONS TAKE PREFERENCE TO SCALE  
 DIMENSIONS SHOWN ON PLAN ARE BRICK SIZES. PLEASE ALLOW AN EXTRA 10mm TO EACH WALL FOR PLASTER. THIS ALLOWANCE SHOULD BE CONSIDERED WHEN CALCULATING CLEARANCES FOR FUTURE FITTINGS  
 No. & PLACING OF RWPS IS APPROX AND GOVERNED BY ROOF STRUCTURE AND AT PLUMBERS DISCRETION  
 THE HOMEBUYERS CENTRE RESERVE THE RIGHT TO VARY ANY DIMENSIONS & MATERIALS FROM THOSE ON DISPLAY PLEASE CHECK SPECIFICATIONS & ADDENDUM CAREFULLY

**32c C.I. TO ENTIRE RESIDENCE U.N.O**  
**CAVITY WALL INSULATION NOT REQUIRED**



**7.5m FLUTE 32**

**Homebuyers Centre**  
 CLIENT: **KINCAID & HARRIS**  
 ADDRESS: **LOT 3089 Randstone Parade BUTLER**

FINAL CONTRACT DRAWINGS - NO FURTHER STRUCTURAL CHANGES TO BE MADE		AMENDMENTS:		DATE:	INT:	AMENDMENTS:		DATE:	INT:
SIGNATURES		FINANCE PLANS		07.01.14	BO				
CLIENT: _____		PRELIM PLANS		3.07.14	RP				
CLIENT: _____		BCA COMPLIANCE		08.07.14	RP				
BUILDER: _____						FLOOR PLAN	WIND CLASS: <b>N1</b>		
						SHEET NO: <b>1 of 7</b>	JOB NO: <b>42878</b>		

just a few reminders

# house rules

## **RULE ONE**

Respect our neighbours - please keep all noise to a minimum after 9pm and before 7am

## **RULE TWO**

Please park your car in the garage or in the parking bays on Randstone Parade. Strictly no parking on the pavement or naturestrip.

## **RULE THREE**

Our occupancy limit is 4 Adults, no additional or unregistered guests permitted

## **RULE FOUR**

Pets must be agreed with the host at the time of booking. we do not allow pets unless prior permission is given.

## **RULE FIVE**

No parties or gatherings, the house and surrounding area is not suitable for events.

## **IMPORTANT**

We have security cameras at the front and back entrances these are for your safety and to ensure the occupancy of the home is adhered to. Please do not tamper with these cameras.





just a few reminders

### **GUEST REGISTER:**

Prior to your stay we will contact you to obtain your ID and registration information. This is standard process to ensure we know who is staying with us and how to contact you.

### **CHECK IN:**

Check in is 2pm unless otherwise arranged with host. The door code will be provided to you prior to your stay.

### **CHECK OUT:**

Please check out by 10am.  
Please ensure any used towels are placed in the bath tub, kitchen is tidy and dishwasher loaded and run. please try to leave the home as you found it!

### **INSTRUCTIONS/OTHER**

We provide a basic 'starter kit' of essential items in the kitchen and cleaning items for your use. if you run out please let us know, we can replenish for additional cost.



# check in & check out