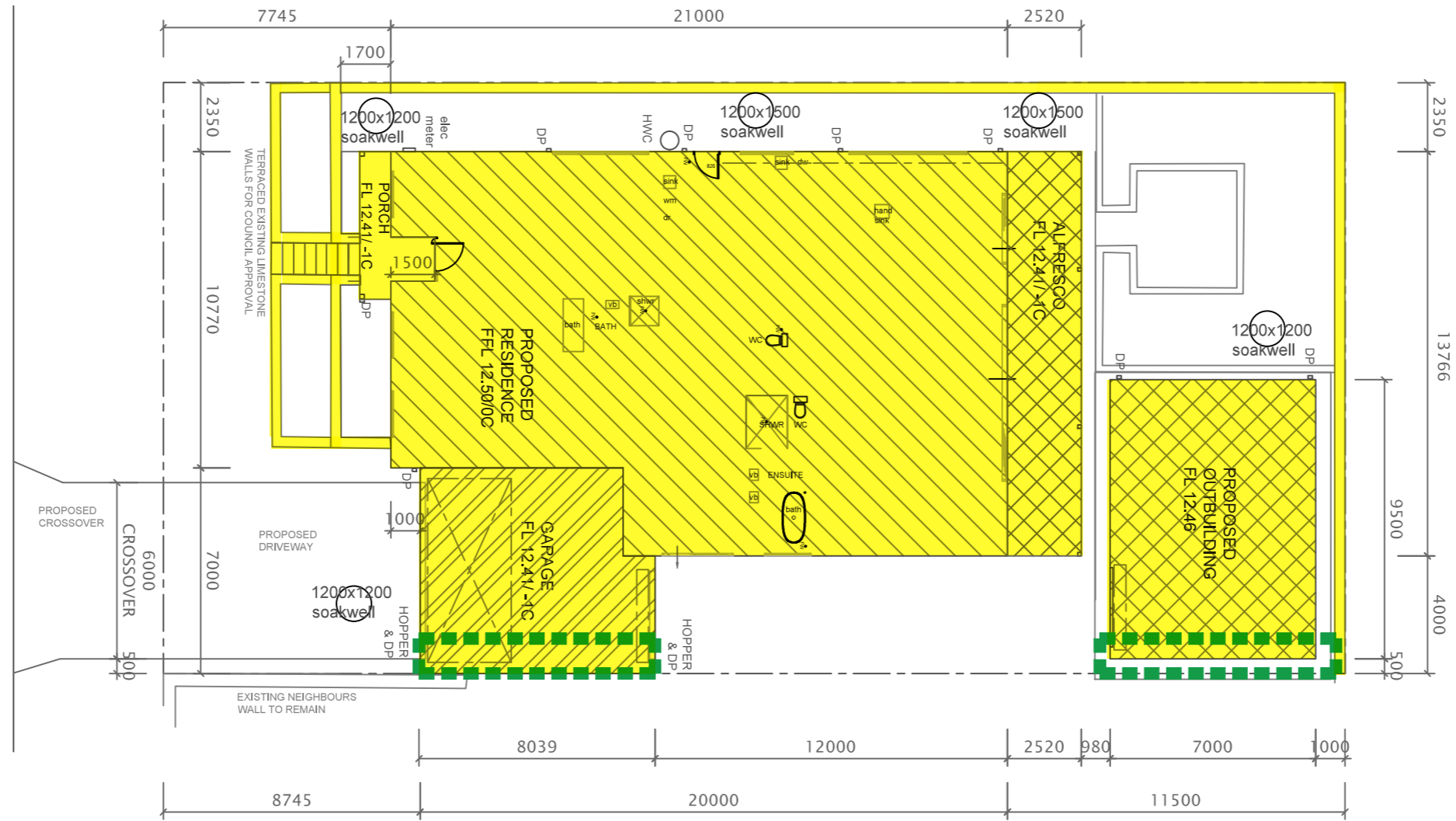


GROUND LEVELS SHOWN ARE APPROXIMATE, BUILDER IS TO CHECK ALL LEVELS AND POSITION ONSITE WITH OWNER BEFORE COMMENCING WORK.

WANNEROO CITY	
LOT 1226 60 WHITFIELD DRIVE TWO ROCKS 6037	
FLOOR AREA	263 SQ M
ALFRESCO	45 SQ M
GARAGE	53 SQ M
PORCH	9.3 SQ M
SHED	66.5 SQ M
OPEN SPACE (PART 5.1.4)	
ZONING	R20
SITE COVERAGE	50% PERMITTED
SITE AREA 809.83 SQ M	
TOTAL COVERAGE 382.5 SQ M (excl porch & alfresco)	
PROPOSED COVERAGE 47%	



- GENERAL CONSTRUCTION NOTES:**
1. ALL CONSTRUCTION TO CONFORM TO B.C.A AND AUSTRALIAN STANDARDS AND IN ACCORDANCE WITH RELEVANT SERVICES AND AUTHORITY REGULATIONS
 2. ALL WORK TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSED TRADESPERSONS. ALL DIMENSIONS ARE TO BE CONFIRMED BY BUILDER ON SITE. REFER TO WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED.
 3. ALL SEWER AND STORMWATER DRAINAGE TO BE IS STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL.
 4. SUITABLE SITE AREA DRAINAGE IS TO BE CARRIED OUT BY THE BUILDER TO ENSURE THAT STORMWATER DOES NOT POND AGAINST WALL OF THE DWELLING.
 5. ROOF CONTRACTOR SHALL PROVIDE ALL NECESSARY FLASHINGS, CAPPINGS AND OTHER ITEMS REQUIRED TO MAKE THE ROOF WATERTIGHT AND COMPLETE.
 7. ALL NEW PLUMBING INSTALLATIONS SHALL COMPLY WITH AS3500 AND WA 5-STAR PLUS REGULATIONS.
 8. REFER TO ENGINEERS DESIGN, DOCUMENTATION AND CALCULATION FOR DETAILS ON ALL STRUCTURAL COMPONENTS
 9. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS 1684.2010 (RESIDENTIAL TIMBER FRAMED CONSTRUCTION).
 10. ALL ELECTRICAL WORK (INC. WIRINGS & INSTALLATIONS) CARRIED OUT, TO BE IN ACCORDANCE WITH AS 3000.

- PLUMBING NOTES**
11. ALL DRAINAGE AND PLUMBING WORKS MUST BE CARRIED OUT BY A LICENCED PLUMBER/DRAINER ONLY AND STRICTLY IN ACCORDANCE WITH "THE STANDARD SEWERAGE BY-LAWS". NO WORK SHALL BE COVERED UP UNTIL IT HAS BEEN EXAMINED AND PASSED BY THE COUNCIL'S INSPECTOR.
 12. DISCHARGE ALL WASTES TO SEWERAGE SYSTEM IN ACCORDANCE WITH THE LOCAL COUNCIL'S SPECIFICATION.
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- SITE NOTES**
9. BUILDER TO VERIFY THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.
 10. DO NOT SCALE DIMENSIONS OFF PLAN. FIGURED DIMENSIONS TO BE USED AT ALL TIMES.

NOTES

SEE FEATURE AND CONTOUR SURVEY PLAN FOR TBM & LOCATION OF SERVICES

Proposed single house, outbuilding and respective retaining walls

NOTE DIMENSIONS ARE MEASURED TO STRUCTURAL ONLY

REFER TO SCHEDULE & ELEVATIONS FOR FINISHES



 BUILDING LANDSCAPE DESIGN & DRAFTING E: SAMANTHA@FOSLYN.COM	ADDRESS LOT 1226 #60 WHITFIELD DRIVE TWO ROCKS WA 6037	DRAWN SJL	DATE AUG 2023	SCALE AS NOTED @ A3
	PROPOSAL PROPOSED RESIDENCE PROPOSED SITE PLAN	CHECKED -	DATE -	ISSUE -
		JOB No. -	DRAWING No. A01	REV. -



ALL CONC FOOTINGS & STRUCTURAL ELEMENTS TO ENGINEERS DESIGN & SPECIFICATIONS

ALL CONSTRUCTED IN ACCORDANCE WITH AS1684

NOTE: ALL LEVELS & DIMENSIONS TO BE CONFIRMED PRIOR TO PROJECT COMMENCEMENT & ORDERING

TIMBER FRAMED ROOF WITH COLORBOND ROOF SHEETING

GUTTER & DOWNPIPE CONNECTED TO SOAKWELLS ON SITE

INSULATION BATTS TO CEILING SPACE

10MM SUPA-CEIL SHEETING TO UNDERSIDE OF CEILING JOISTS

WALL TYPES LEGEND

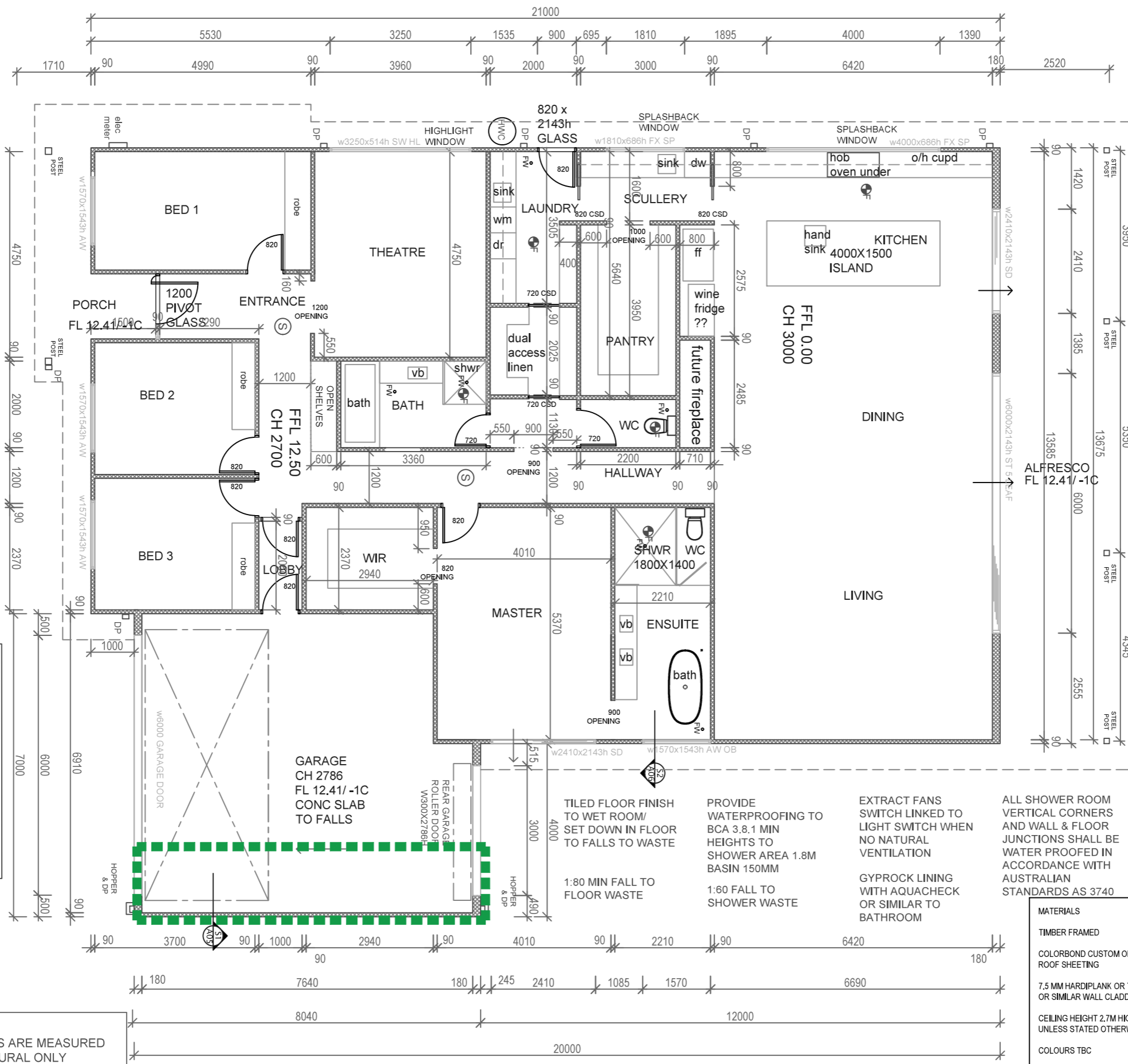
- STRUCTURAL BEAM/ SUPPORT TO ENGINEERS DESIGNS & SPECIFICATIONS
- 90MM TIMBER STUDWORK WITH INSULATION BATTS & GYPROCK FINISH INTERNALLY
- INTERNAL PARTITIONS OF 90MM TIMBER STUDWORK WITH GYPROCK FINISH BOTH SIDES
- FOR EXTERNAL FINISHES REFER TO ELEVATIONS

LEGEND

- DP - DOWNPIPE
- Ⓢ - SMOKE ALARM
- SW - SLIDING WINDOW
- SD - SLIDING DOOR
- SP - ABOVE WORKTOP SPLASHBACK WINDOW
- HL - HIGH LIGHT WINDOW IE CILL @1600 AFFL
- OB - OBSCURED GLAZING
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- Ⓢ - EXTRACT FAN
- WC - WATER CLOSET
- HWS - HOT WATER SYSTEM
- FW - FLOOR WASTE
- VB - VANITY BASIN
- SHW - SHOWER

HARD WIRED AUTOMATIC SMOKE ALARM SYSTEM INTERCONNECTED AND USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONIZATION TO AS 3786 -2014

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FLOOR PLAN
1:100

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MATERIALS

- TIMBER FRAMED
- COLORBOND CUSTOM ORB ROOF SHEETING
- 7.5 MM HARDPLANK OR TIMBER LOOK OR SIMILAR WALL CLADDING
- CEILING HEIGHT 2.7M HIGH UNLESS STATED OTHERWISE
- COLOURS TBC
- WINDOW SELECTION TBC

CONSTRUCTION TO ACHIEVE 60/60/60 FIRE RATING WITHIN 900MM OF BOUNDARY

60/60/60 FIRE RATING HARDIE SMART BOUNDARY WALL SYSTEM
CONSISTING OF 90MM TIMBER STUD WITH 6MM MIN IE HARDIE EXTERNAL CLADDING ON VAPOUR PERMEABLE MEMBRANE WITH 60MM HARDIEFIRE INSULATION

<p>FOSLYN CONSULTING BUILDING LANDSCAPE DESIGN & DRAFTING E: SAMANTHA@FOSLYN.COM</p>	<p>Design Matters National The peak body for the building design profession Member</p>	ADDRESS	DRAWN	DATE	SCALE
		LOT 1226 #60 WHITFIELD DRIVE TWO ROCKS WA 6037	SJL	AUG 2023	AS NOTED @ A3
PROPOSAL		CHECKED	DATE	ISSUE	
PROPOSED RESIDENCE PROPOSED FLOOR PLAN		JOB No.	DRAWING No.	REV.	
		-	A02	-	

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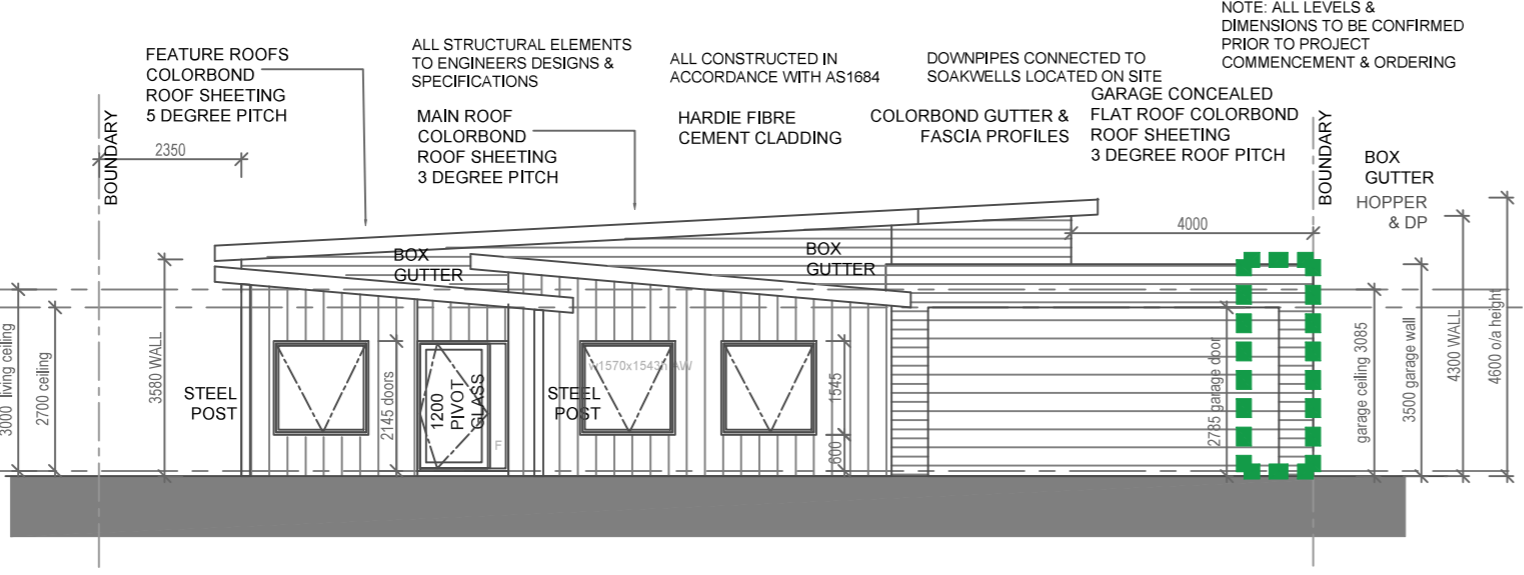
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GUTTER & DOWNPIPE CONNECTED TO SOAKWELLS ON SITE

INSULATION BATTS TO CEILING SPACE

10MM SUPA-CEIL SHEETING TO UNDERSIDE OF CEILING JOISTS



FRONT ELEVATION 1:125

WALL TYPES LEGEND

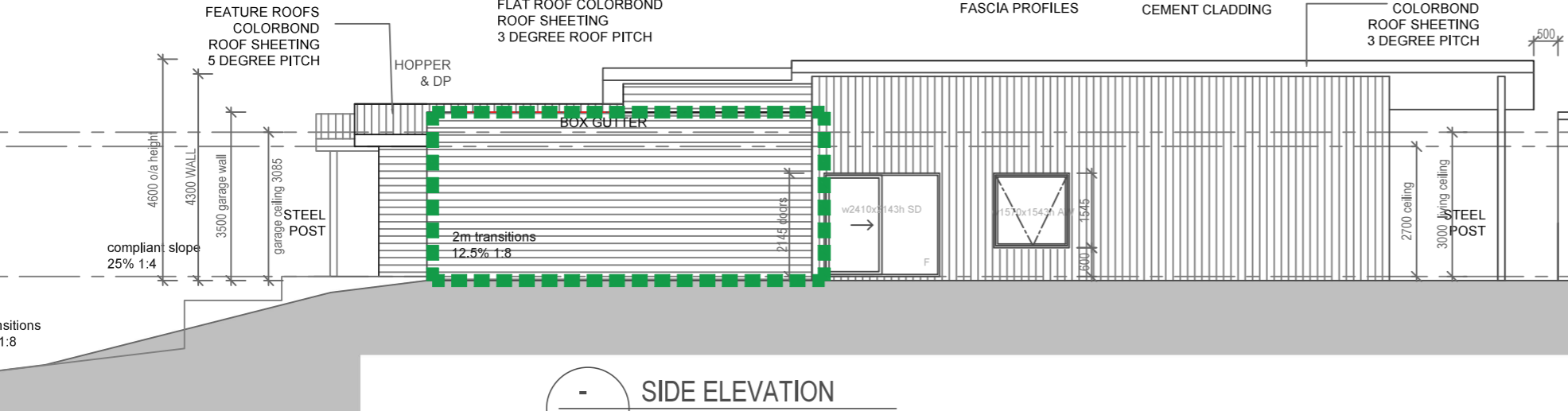
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SIDE ELEVATION 1:125

MATERIALS

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COLORBOND CUSTOM ORB ROOF SHEETING

7.5 MM HARDIPLANK OR TIMBER LOOK OR SIMILAR WALL CLADDING

CEILING HEIGHT 2.7M HIGH UNLESS STATED OTHERWISE

COLOURS TBC

WINDOW SELECTION TBC

LEGEND

DP - DOWNPIPE

Ⓢ - SMOKE ALARM

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SD - SLIDING DOOR

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<p>FOSLYN CONSULTING</p> <p>BUILDING LANDSCAPE DESIGN & DRAFTING</p> <p>E: SAMANTHA@FOSLYN.COM</p>	<p>Design Matters</p> <p>The peak body for the building design profession</p> <p>Member</p>	ADDRESS	DRAWN	DATE	SCALE
		LOT 1226 #60 WHITFIELD DRIVE TWO ROCKS WA 6037	SJL	AUG 2023	AS NOTED @ A3
PROPOSAL		CHECKED	DATE	ISSUE	
PROPOSED RESIDENCE ELEVATIONS SHT 1		JOB No.	DRAWING No.	REV.	
		-	A03	-	

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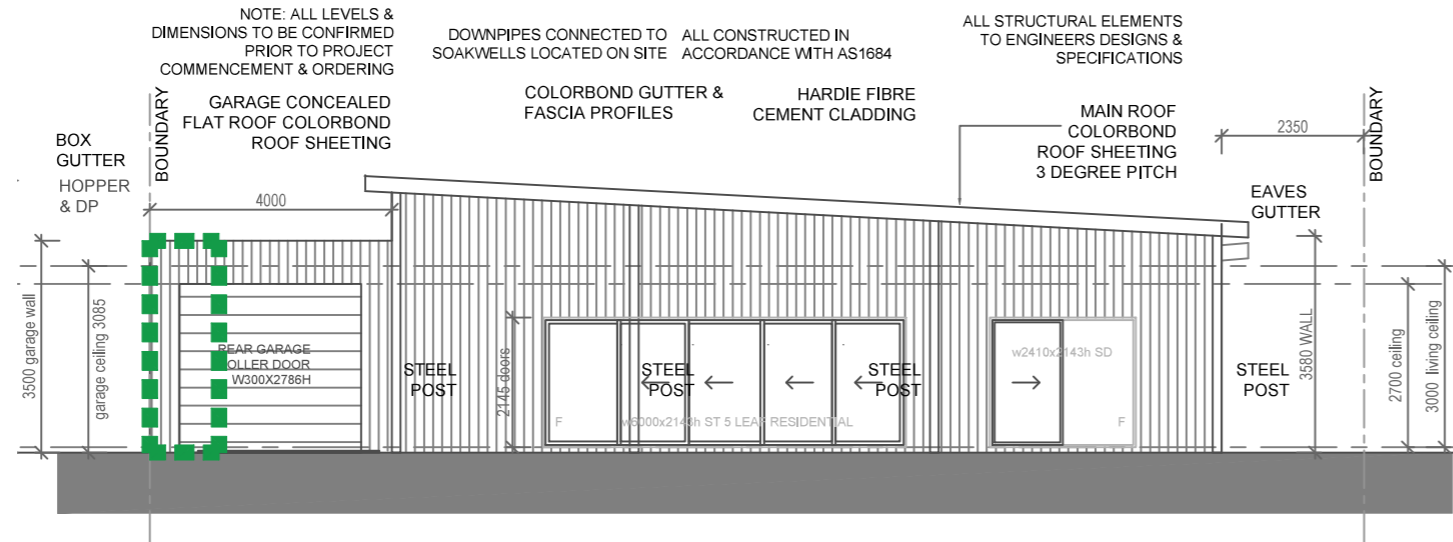
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TIMBER FRAMED ROOF WITH COLORBOND ROOF SHEETING

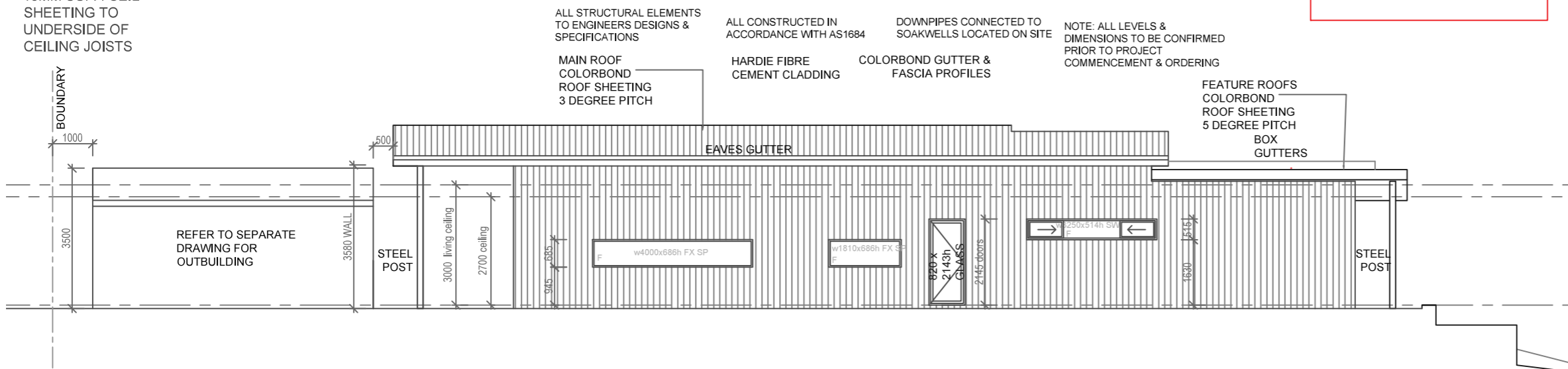
GUTTER & DOWNPIPE CONNECTED TO SOAKWELLS ON SITE

INSULATION BATTS TO CEILING SPACE

10MM SUPA-CEIL SHEETING TO UNDERSIDE OF CEILING JOISTS



REAR ELEVATION
1:125



SIDE ELEVATION
1:125

MATERIALS

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WALL TYPES LEGEND

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 - ▬ 90MM TIMBER STUDWORK WITH INSULATION BATTS & GYPROCK FINISH INTERNALLY
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CONSTRUCTION TO ACHIEVE 60/60/60 FIRE RATING WITHIN 900MM OF BOUNDARY

60/60/60 FIRE RATING HARDIE SMART BOUNDARY WALL SYSTEM

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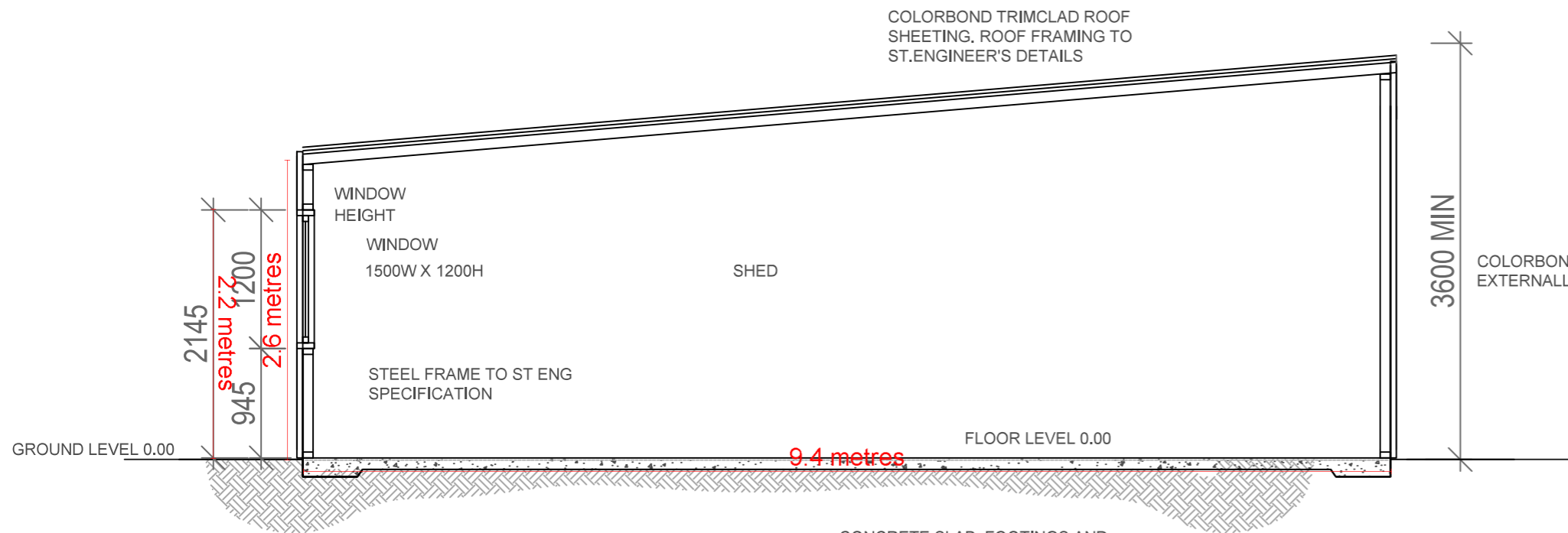
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	<p>PROPOSAL</p> <p>PROPOSED RESIDENCE ELEVATIONS SHT 2</p>	<p>CHECKED</p> <p>-</p>	<p>DATE</p> <p>-</p>	<p>ISSUE</p> <p>-</p>
		<p>JOB No.</p> <p>-</p>	<p>DRAWING No.</p> <p>A04</p>	<p>REV.</p> <p>-</p>



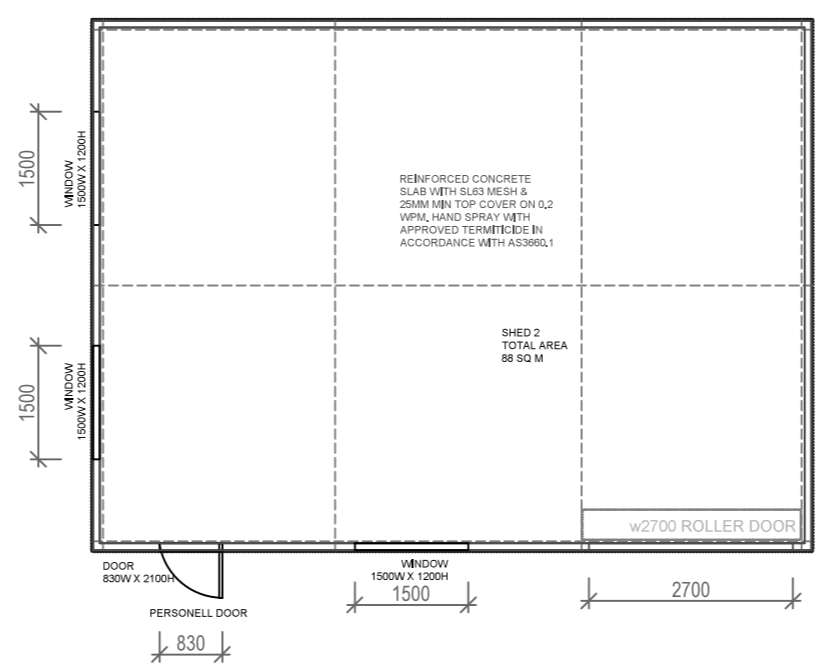
REINFORCED CONCRETE SLAB ON 0.2 WPM. HAND SPRAY UNDER SLAB WITH APPROVED TERMITICIDE IN ACCORDANCE WITH AS3660.1

CONCRETE SLAB, FOOTINGS AND WIND BRACING TO ENGINEERS DESIGN & SPECIFICATIONS.

CONSTRUCTION TO ACHIEVE 60/60/60 FIRE RATING WITHIN 900MM OF BOUNDARY

60/60/60 FIRE RATING HARDIE SMART BOUNDARY WALL SYSTEM
 CONSISTING OF 90MM TIMBER STUD WITH 6MM MIN IE HARDIE EXTERNAL CLADDING ON VAPOUR PERMEABLE MEMBRANE WITH 60MM HARDIEFIRE INSULATION

NOTE: ALL STRUCTURAL MEMBERS TO ENGINEERS DESIGN & DETAILS
 NOTE: ALL LEVELS & DIMENSIONS TO BE CONFIRMED PRIOR TO PROJECT COMMENCEMENT & ORDERING



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ALL CONSTRUCTED IN ACCORDANCE WITH AS1684

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STEEL FRAMED WITH COLORBOND ROOF SHEETING

GUTTER & DOWNPIPE CONNECTED TO SOAKWELLS ON SITE

LEGEND
 DP - DOWNPIPE
 SW - SLIDING WINDOW

NOTE DIMENSIONS ARE MEASURED TO STRUCTURAL ONLY
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MATERIALS
 STEEL FRAMED
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 COLOURS TBC



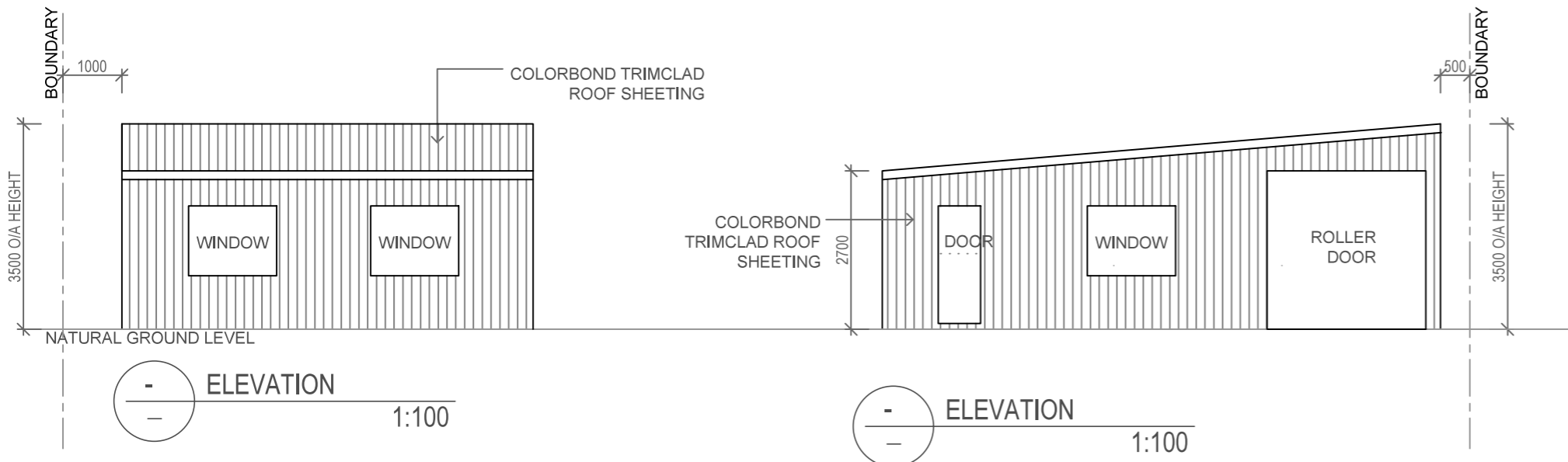
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	PROPOSAL PROPOSED OUTBUILDING PLAN & SECTION	CHECKED -	DATE -	ISSUE -
		JOB No. -	DRAWING No. A10	REV. -

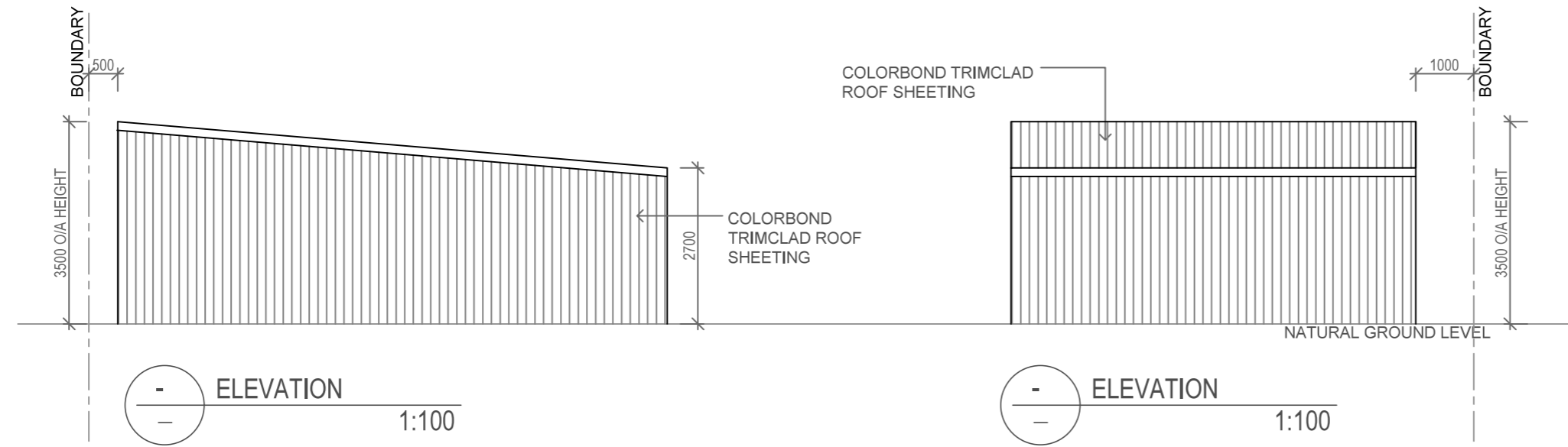


CONSTRUCTION TO ACHIEVE 60/60/60 FIRE RATING WITHIN 900MM OF BOUNDARY

60/60/60 FIRE RATING HARDIE SMART BOUNDARY WALL SYSTEM

CONSISTING OF 90MM TIMBER STUD WITH 6MM MIN IE HARDIE EXTERNAL CLADDING ON VAPOUR PERMEABLE MEMBRANE WITH 60MM HARDIEFIRE INSULATION

- GENERAL CONSTRUCTION NOTES:**
1. ALL CONSTRUCTION TO CONFORM TO B.C.A AND AUSTRALIAN STANDARDS AND IN ACCORDANCE WITH RELEVANT SERVICES AND AUTHORITY REGULATIONS
 2. ALL WORK TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSED TRADESPERSONS. ALL DIMENSIONS ARE TO BE CONFIRMED BY BUILDER ON SITE. REFER TO WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED.
 3. ALL SEWER AND STORMWATER DRAINAGE TO BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL.
 4. SUITABLE SITE AREA DRAINAGE IS TO BE CARRIED OUT BY THE BUILDER TO ENSURE THAT STORMWATER DOES NOT POND AGAINST WALL OF THE DWELLING.
 5. ROOF CONTRACTOR SHALL PROVIDE ALL NECESSARY FLASHINGS, CAPPINGS AND OTHER ITEMS REQUIRED TO MAKE THE ROOF WATERTIGHT AND COMPLETE.
 7. ALL NEW PLUMBING INSTALLATIONS SHALL COMPLY WITH AS3500 AND WA 5-STAR PLUS REGULATIONS.
 8. REFER TO ENGINEERS DESIGN, DOCUMENTATION AND CALCULATION FOR DETAILS ON ALL STRUCTURAL COMPONENTS
 9. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS 1684.2010 (RESIDENTIAL TIMBER FRAMED CONSTRUCTION).
 10. ALL ELECTRICAL WORK (INC. WIRINGS & INSTALLATIONS) CARRIED OUT, TO BE IN ACCORDANCE WITH AS 3000.



ALL CONC FOOTINGS & STRUCTURAL ELEMENTS TO ENGINEERS DESIGN & SPECIFICATIONS

ALL CONSTRUCTED IN ACCORDANCE WITH AS1684

NOTE: ALL LEVELS & DIMENSIONS TO BE CONFIRMED PRIOR TO PROJECT COMMENCEMENT & ORDERING

STEEL FRAMED WITH COLORBOND ROOF SHEETING

GUTTER & DOWNPIPE CONNECTED TO SOAKWELLS ON SITE

LEGEND
 DP - DOWNPIPE
 SW - SLIDING WINDOW

NOTE
 DIMENSIONS ARE MEASURED TO STRUCTURAL ONLY

REFER TO SCHEDULE & ELEVATIONS FOR FINISHES

MATERIALS

STEEL FRAMED

COLORBOND WALL & ROOF SHEETING

COLOURS TBC


GROUND LEVELS SHOWN ARE APPROXIMATE, BUILDER IS TO CHECK ALL LEVELS AND POSITION ONSITE WITH OWNER BEFORE COMMENCING WORK.

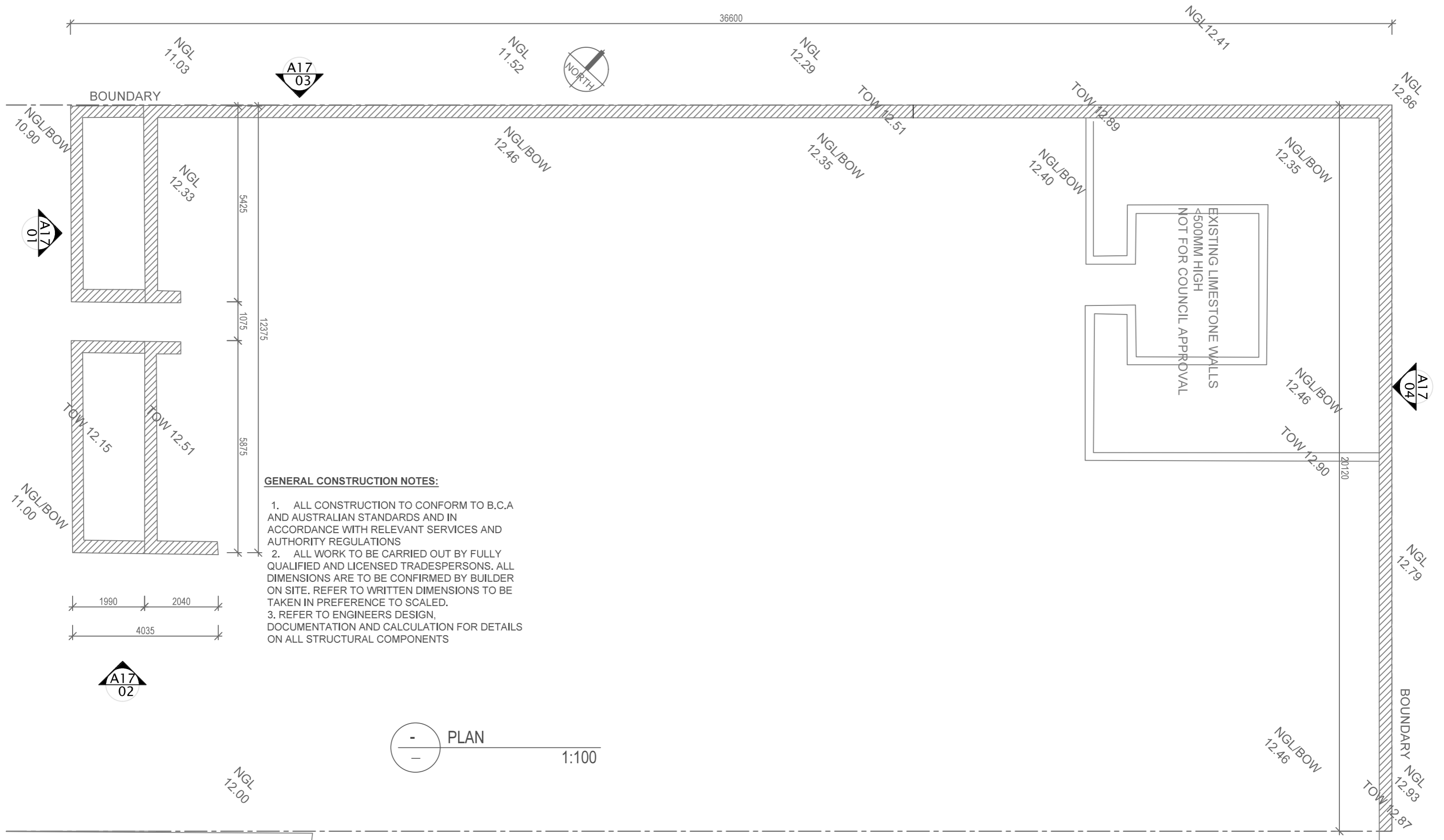
PLUMBING NOTES

11. ALL DRAINAGE AND PLUMBING WORKS MUST BE CARRIED OUT BY A LICENCED PLUMBER/DRAINER ONLY AND STRICTLY IN ACCORDANCE WITH "THE STANDARD SEWERAGE BY-LAWS". NO WORK SHALL BE COVERED UP UNTIL IT HAS BEEN EXAMINED AND PASSED BY THE COUNCIL'S INSPECTOR.
12. DISCHARGE ALL WASTES TO SEWERAGE SYSTEM IN ACCORDANCE WITH THE LOCAL COUNCIL'S SPECIFICATION.
13. DISCHARGE ROOF WATER DRAINAGE TO STORMWATER CONNECTION POINT AS PER COUNCIL'S REQUIREMENT.
14. ROOFING CONTRACTOR AND PLUMBER TO ENSURE THAT THE NUMBER OF DOWNPIPES SHOWN ON PLAN IS ADEQUATE AND LOCATED IN THE OPTIMUM POSITIONS.

SITE NOTES

9. BUILDER TO VERIFY THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.
10. DO NOT SCALE DIMENSIONS OFF PLAN. FIGURED DIMENSIONS TO BE USED AT ALL TIMES.

 <p>FOSLYN CONSULTING</p> <p>BUILDING LANDSCAPE DESIGN & DRAFTING E: SAMANTHA@FOSLYN.COM</p>	<p>ADDRESS</p> <p>LOT 1226 #60 WHITFIELD DRIVE TWO ROCKS WA 6037</p> <p>PROPOSAL</p> <p>PROPOSED OUTBUILDING ELEVATIONS</p>	<p>DRAWN</p> <p>SJL</p>	<p>DATE</p> <p>AUG 2023</p>	<p>SCALE</p> <p>AS NOTED @ A3</p>
		<p>CHECKED</p>	<p>DATE</p> <p>-</p>	<p>ISSUE</p> <p>-</p>
		<p>JOB No.</p> <p>-</p>	<p>DRAWING No.</p> <p>A11</p>	<p>REV.</p> <p>-</p>




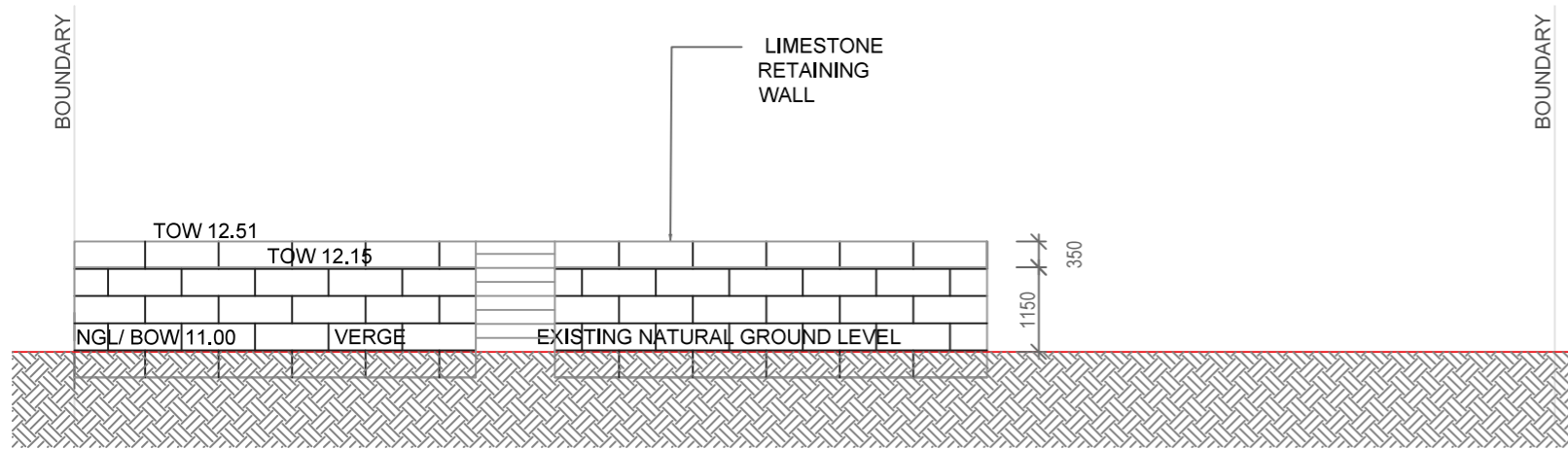
GENERAL CONSTRUCTION NOTES:

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3. REFER TO ENGINEERS DESIGN, DOCUMENTATION AND CALCULATION FOR DETAILS ON ALL STRUCTURAL COMPONENTS

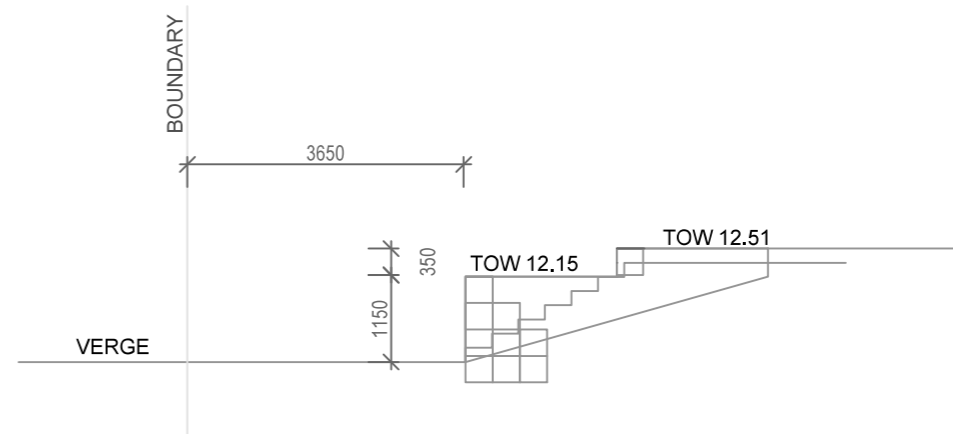
EXISTING LIMESTONE WALLS
 < 500MM HIGH
 NOT FOR COUNCIL APPROVAL

GROUND LEVELS SHOWN ARE APPROXIMATE, BUILDER IS TO CHECK ALL LEVELS AND POSITION ONSITE WITH OWNER BEFORE COMMENCING WORK.

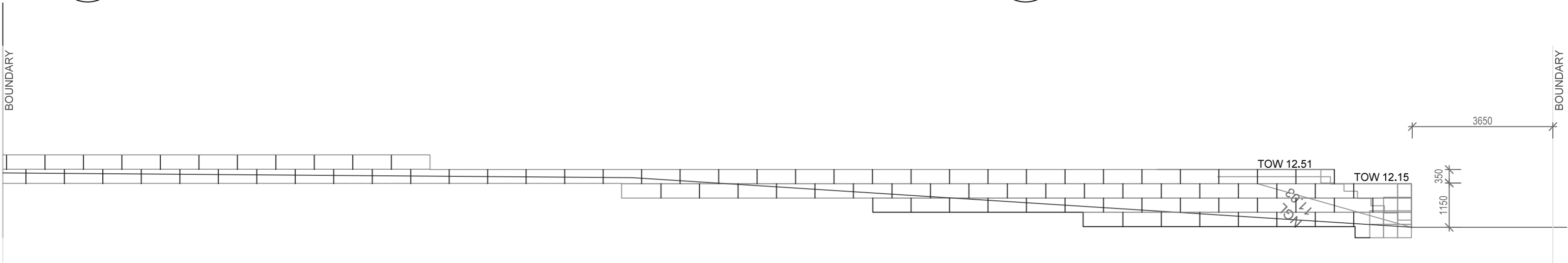
 BUILDING LANDSCAPE DESIGN & DRAFTING E: SAMANTHA@FOSLYN.COM	ADDRESS LOT 1226 #60 WHITFIELD DRIVE TWO ROCKS WA 6037	DRAWN SJL	DATE AUG 2023	SCALE AS NOTED @ A3
	PROPOSAL RETAINING WALL PLAN	CHECKED -	DATE -	ISSUE -
		DRAWING No. A16	REV. -	



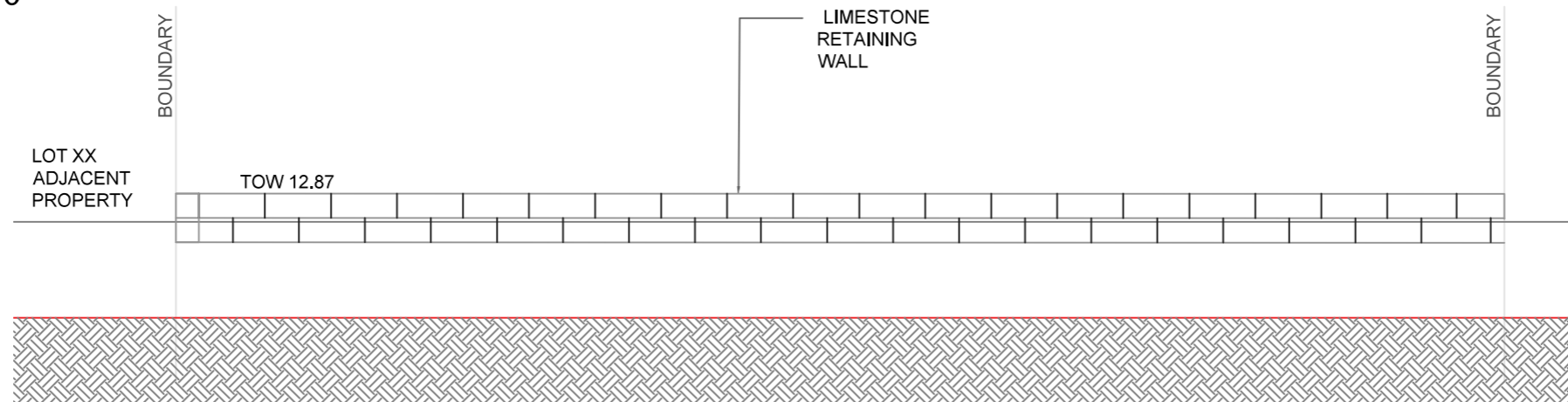
01 RETAINING WALL
- ELEVATION 1:100



02 RETAINING WALL
- ELEVATION 1:100



03 RETAINING WALL
- ELEVATION 1:100




04 RETAINING WALL
- ELEVATION 1:100

GENERAL CONSTRUCTION NOTES:

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 BUILDING LANDSCAPE DESIGN & DRAFTING E: SAMANTHA@FOSLYN.COM	ADDRESS LOT 1226 #60 WHITFIELD DRIVE TWO ROCKS WA 6037		DRAWN SJL	DATE AUG 2023	SCALE AS NOTED @ A3
	PROPOSAL RETAINING WALL PLANS & ELEVATION		CHECKED -	DATE -	ISSUE -
			JOB No. -	DRAWING No. A17	REV. -