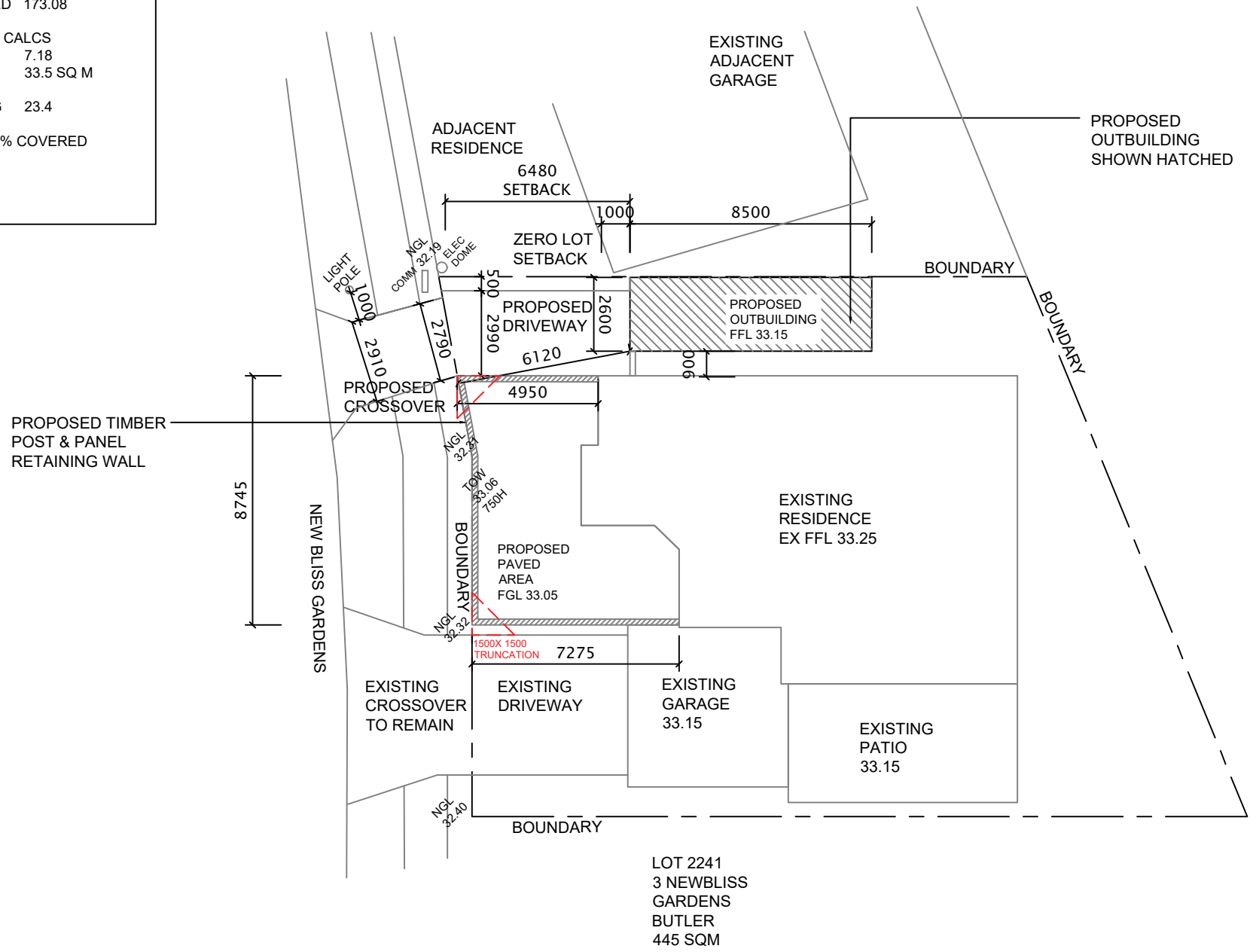


GROUND LEVELS SHOWN ARE APPROXIMATE. BUILDER IS TO CHECK ALL LEVELS AND POSITION ONSITE WITH OWNER BEFORE COMMENCING WORK.

LOT 2241 NEWBLISS GARDENS BUTLER	
SITE AREA	445 SQ M
EXISTING DWELLING	140.54 SQ M
GARAGE	32.54
TOTAL EXISTING COVERED	173.08
EXCL FROM OPEN SPACE CALCS	
VERANDAH	7.18
PATIO	33.5 SQ M
PROPOSED OUTBUILDING	23.4
TOTAL =	196.48 SQ M IE 44% COVERED
OPEN SPACE	
-	248.52 SQ M IE 56%



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  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.
  6. REFER TO ENGINEERS DESIGN, DOCUMENTATION AND CALCULATION FOR DETAILS ON ALL STRUCTURAL COMPONENTS
  7. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS 1684.1-2010 (RESIDENTIAL TIMBER FRAMED CONSTRUCTION).
  8. ALL ELECTRICAL WORK (INC. WIRINGS & INSTALLATIONS) CARRIED OUT, TO BE IN ACCORDANCE WITH AS 3000.

- 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.

- 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.

- TERMITE BARRIER NOTE**
15. TERMITE TREATMENT SHALL BE HANDSPRAYING UNDER ALL NEW CONCRETE SLABS WITH AN APPROVED TERMITICIDE, 'TERMGUARD' RETICULATED SYSTEM, & A PHYSICAL MESH BARRIER TO PARAPET WALL/TERMI MESH OR SIMILAR IN ACCORDANCE WITH AS3660.1 & BCA PART 3.1.3.

01 SITE PLAN  
1:200

REV A 04/03/20 PROPOSED CROSSOVER  
1M CLEAR OF LIGHT POLE

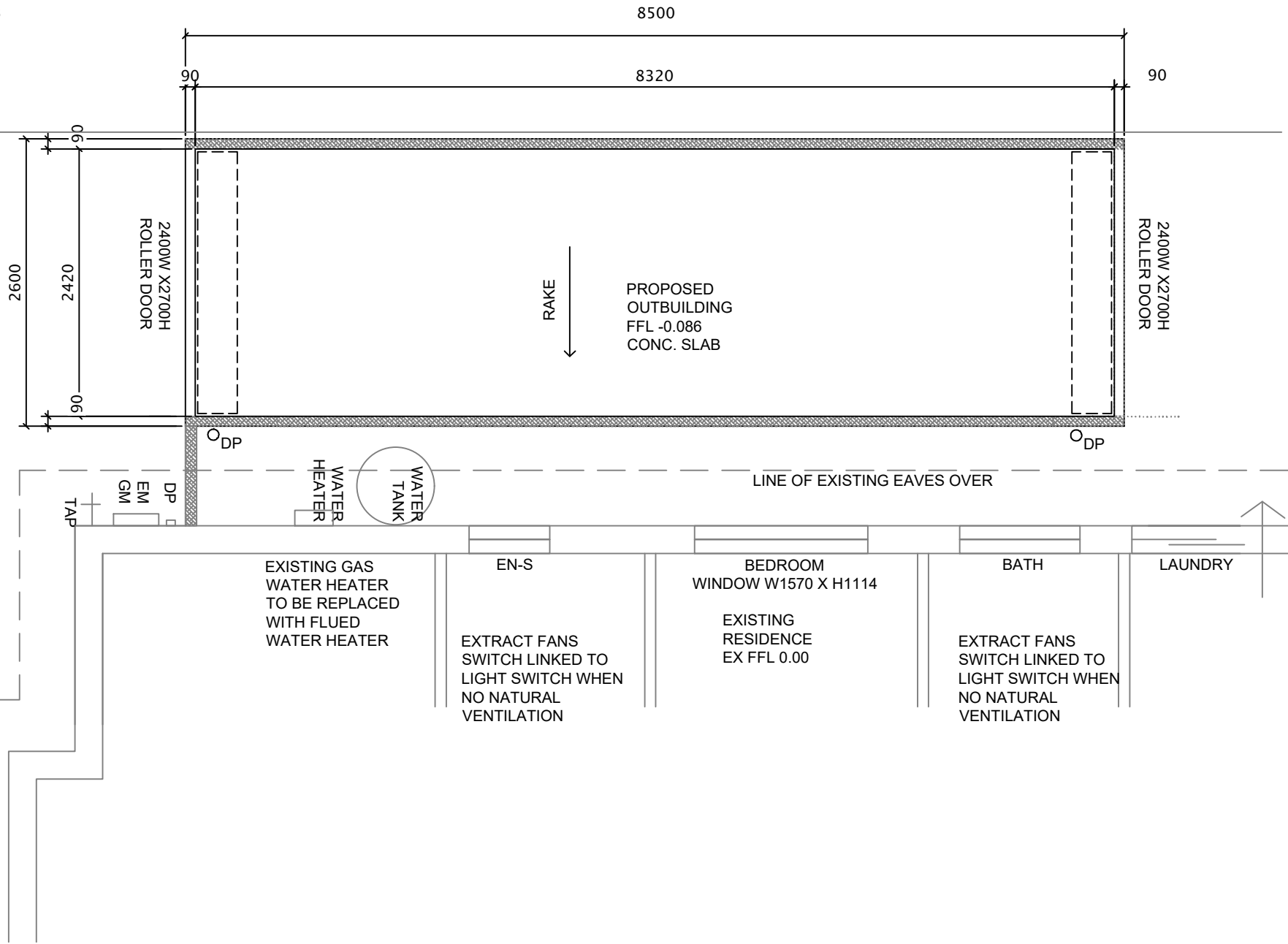
**FOSLYN CONSULTING**  
BUILDING LANDSCAPE DESIGN & DRAFTING  
E: SAMANTHA@FOSLYN.COM

ADDRESS	LOT 2241 # 3 NEWBLISS GARDENS BUTLER WA 6036
PROPOSAL	PROPOSED OUTBUILDING SITE PLAN

DRAWN SJL	DATE JAN 2020	SCALE AS NOTED @ A3
CHECKED	DATE	ISSUE
JOB No. -	DRAWING No. A01	REV. A

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

- BOUNDARY
- COLORBOND WALL CLADDING ON SARKING
- FOR ROOF FRAMING DETAILS, REFER TO ENG DESIGNS
- INSTALL BREATHER MEMBRANE WITH 90MM TIMBER STUD FRAME INFILLS INTERNALLY
- SURFACE WATER TO SOAKWELL ON SITE - LOCATION TO BE CONFIRMED ON SITE
- R2.5 ANTICON INSULATION TO CEILING
- REINFORCED CONCRETE SLAB ON 0.2 WPM. HAND SPRAY TO EXPOSED EDGES WITH APPROVED TERMITICIDE IN ACCORDANCE WITH AS3660.1
- CONTINUOUS WATERPROOF MEMBRANE UNDER SLAB
- LVL RAFTERS OVER TO ST ENG DESIGNS
- 90X45 TIMBER STUDS @ MAX 600C/C'S



01 PLAN  
- 1:50

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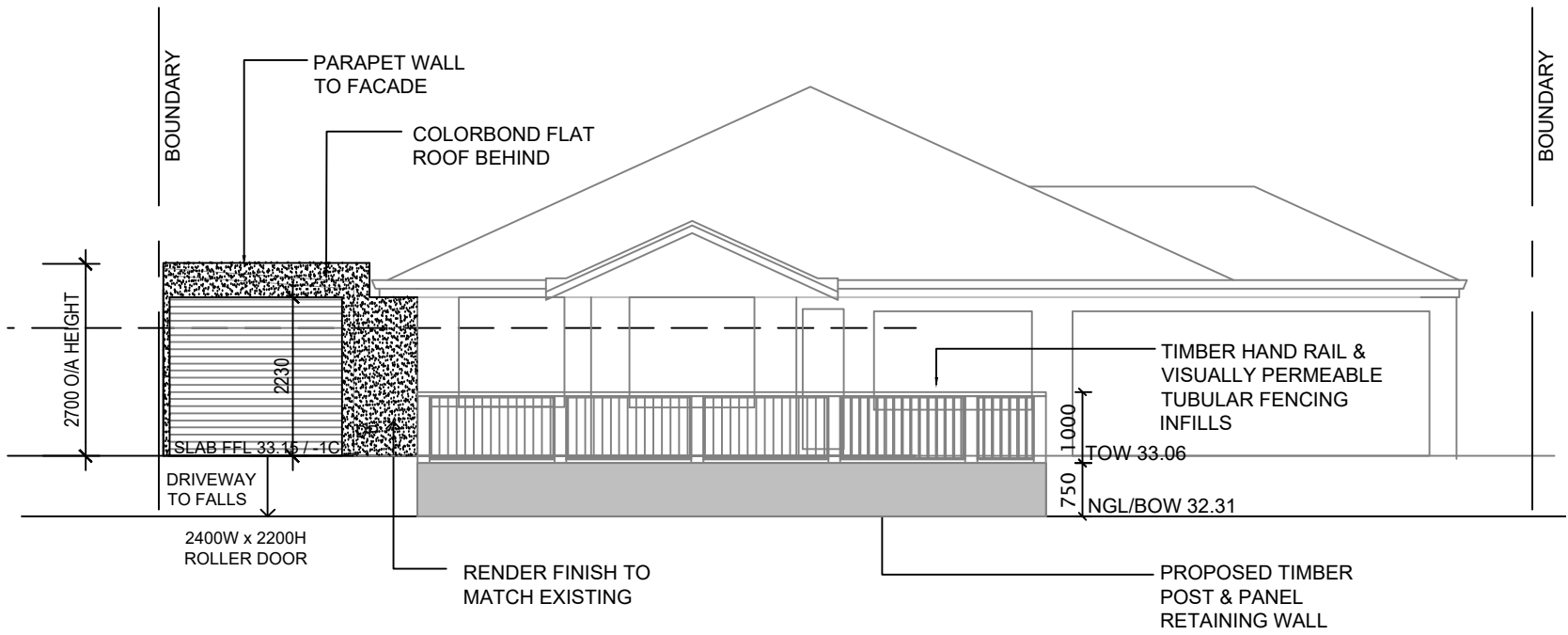
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BUTLER WA 6036

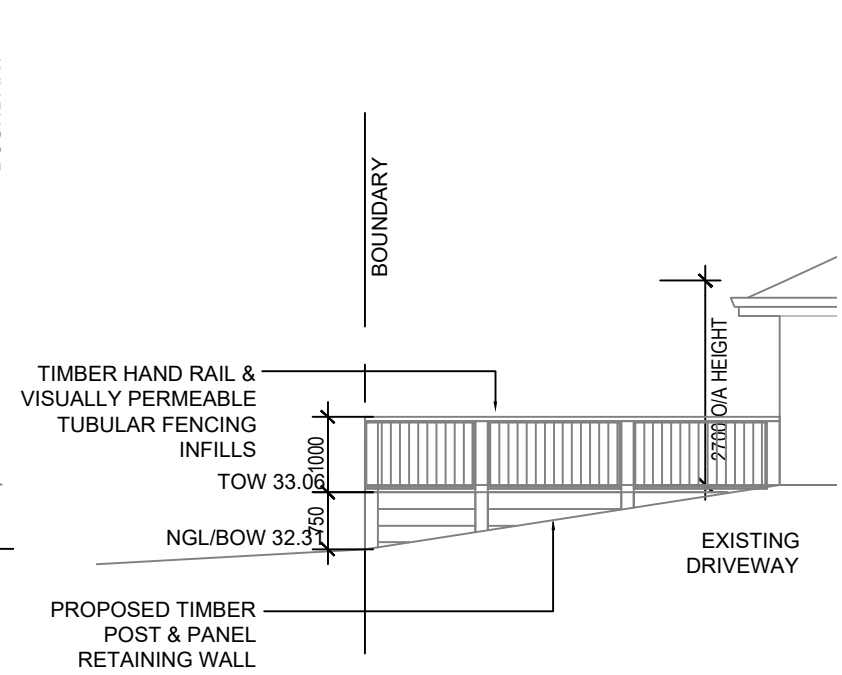
PROPOSAL  
PROPOSED OUTBUILDING  
FLOOR PLAN

DRAWN SJL	DATE JAN 2020	SCALE AS NOTED @ A3
CHECKED	DATE	ISSUE
JOB No. -	DRAWING No. A02	REV. -

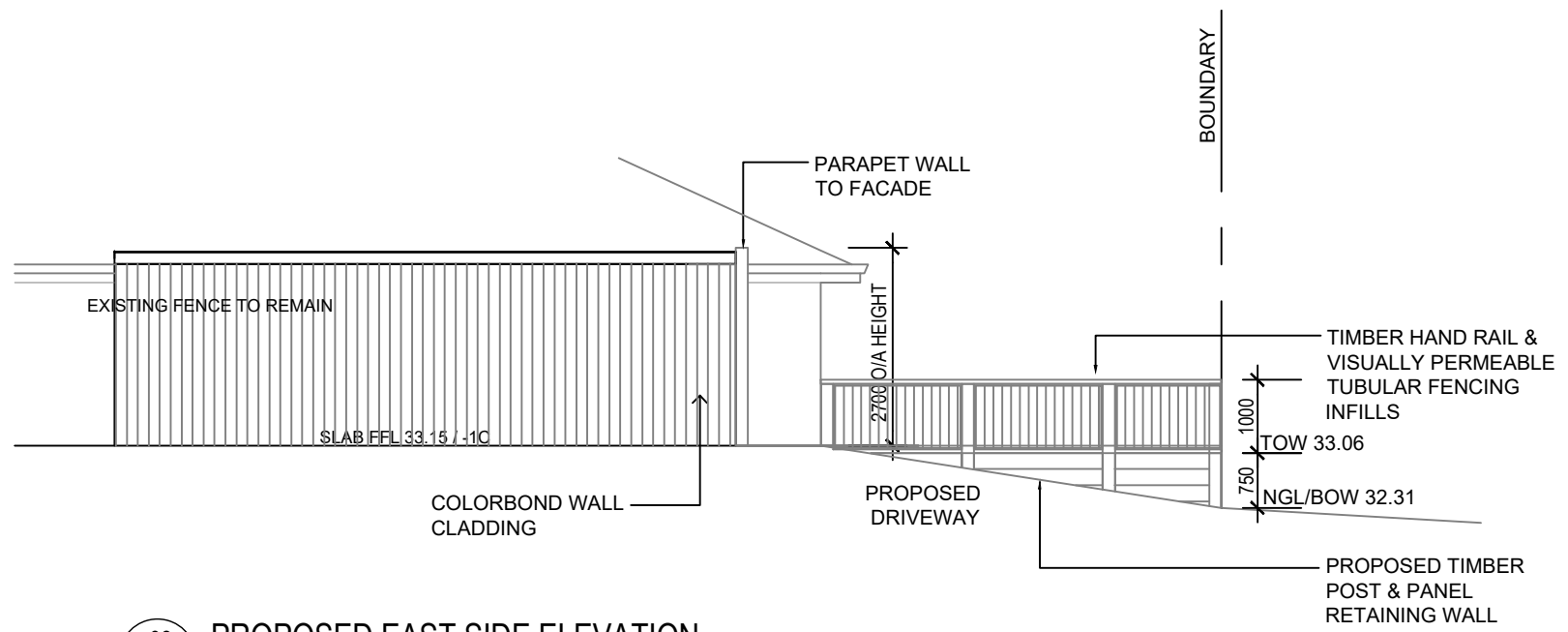
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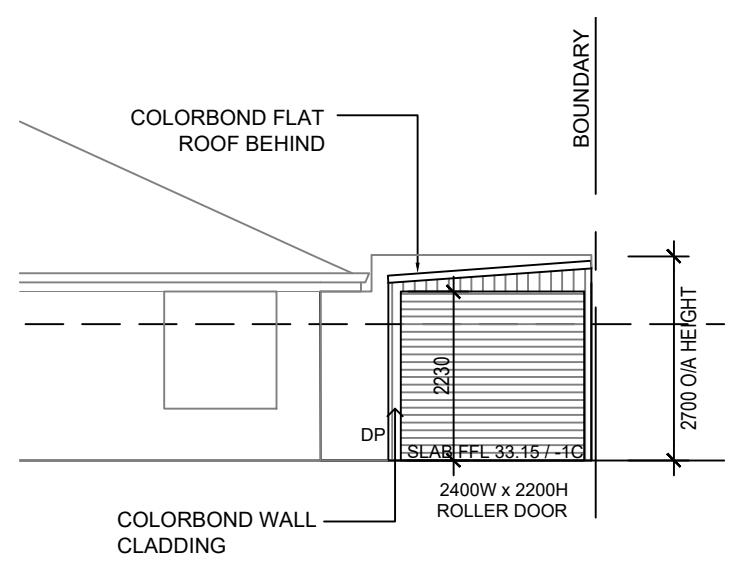
01 PROPOSED NORTH FRONT ELEVATION  
1:100



02 PROPOSED WEST SIDE ELEVATION  
1:100



03 PROPOSED EAST SIDE ELEVATION  
1:100



04 PROPOSED SOUTH REAR ELEVATION  
1:100

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 BUILDING LANDSCAPE DESIGN & DRAFTING E: SAMANTHA@FOSLYN.COM		ADDRESS	DRAWN	DATE	SCALE
		LOT 2241 # 3 NEWBLISS GARDENS BUTLER WA 6036	SJL	JAN 2020	AS NOTED @ A3
		PROPOSAL	CHECKED	DATE	ISSUE
PROPOSED OUTBUILDING ELEVATIONS		JOB No.	DRAWING No.	REV.	
		-	A03	-	