Latitude: 31°38'05"4S Longitude 115°40'55"6E

B/PAVED

DRÍVEWAY

9.940

2 x TRAFFICABLE LIDS REQUIRED

PRIOR TO PAVING / HARDSTAND

Flush

DRILL HOLE

IN KFRB

T	C	Phone Pits	W	Water Conn.
TP10.00	Top Pillar/Post	TW10.00	Top Retaining	
TR10.00	Top Retaining			
TF10.00	Top Fence			

Homebuyers Centre

First choice in first homes

Steven J. Proctor & Mrs. Candis L. Proctor

LOT 608

158 04/38 **COASTAL** YES

• EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE ATBUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARA • NOT INCLUDED IN CONTRACT - REMAINS OWNERS RESPONSIBILITY. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. CHECK TITLE FOR I

Ш NOT I

4

Only - Confirm With Shire #132 Reflection Boulevard AREA

Jindalee Suburb Loc.Auth. CITY OF WANNEROO

D.Plan 416753 Volume 2969 Folio 480

Check Title Location

Elec.

U/Ground Water Yes Yes Sewer Check Your Lot With Alinta Phone T Commsc Yes Footpath Concrete Call 13 13 58

SUPERVISOR NOTE

SHEET 12 of 12

Good

ALL TRADES NOTE

Road

BUILDER:

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

Bitumen

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

TITLE NOT CHECKED

CHEMICAL SPRAY

PLANS AMENDED

08/01/20 PWC DRAWINGS & VO#1 KV 20/01/20 PRELIMINARY PLANS 26/02/20 PRESTART DRAWINGS JG

FINAL CONTRACT DRAWINGS NO FURTHER STRUCTURAL CHANGES TO BE MADE

SIGNATURES CLIENT: CLIENT:

EARTHWORKS NOTE

KerbFlush / Semi-Mount Drainage

REFER TO STRUCTERRE REPORT FOR SITEWORKS INFORMATION

F.F.L. TO BE 10.23 NO TOLERANCE TO SUIT ADJOINING SITE LEVELS

GARAGE F.L. TO BE 10.13 NO TOLERANCE TO SUIT DRIVE GRADIENT

CONCRETOR NOTE

PRELAY STORMWATER/RETIC PIPES BELOW SLAB, PROVIDE RISER 300 ABOVE GROUND I FVFI

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

SLAB & FOOTING DESIGN AS PER ENGINEERS DETAIL 'D10V'

REFER TO SHEET 11 FOR SLAB SETOUT, STEP DOWNS AND DROPPED FOOTINGS

TOP OF FOOTINGS TO BE AT -4c BETWEEN A-A TO SUIT ADJOINING SITE LEVELS

BRICKPAVING NOTE

2x 90mm PVC PIPE TO BE PLACED IN THE CENTER OF THE DRIVEWAY BETWEEN GARAGE / BOUNDARY (NOT VERGE) APPROX 300mm DEEP

SERVICES NOTE

SEWER JUNCTION LOCATED REAR LEFT OF BLOCK

WATER PRELAY LOCATED AT FRONT AND LEFT OF BLOCK

GAS NOT AVAILABLE AT PRELIMINARY DRAWING STAGE

STORMWATER NOTE

STORMWATER DISPOSAL TO SOAKWELLS BY BUILDER (EXCLUDING DRIVEWAY)

SUPERVISOR NOTE

EXISTING RETAINING WALLS NOT ALIGNED TO BOUNDARIES

COTTAGE & ENGINEERING Licensed Surveyors-

87-89 Guthrie Street, Osborne Park, Western Australia Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998 Email: perth@cottage.com.au Website: www.cottage.com.au -ⓒ J/No: 464155 Drawn: C. Weightman

▲DISCLAIMER:

Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

ADISCLAIMER:

Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary. **▲**DISCLAIMER:

Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any

▲DISCLAIMER:
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. All Sewer details plotted

DUG TO LEVEL 9.89 ON LOT (SAND ONLY)

▲ NOTE: NOTIFICATION. REFER TO SEC 165 T.P&D. ACT SEE DOCUMENT 019064

NOTE:
RESTRICTIVE COVENANT.
REFER TO SEC 136D T.L.A.
SEE DOCUMENT 0190645

LOT MISCLOSE 0.000 m

SOIL DESCRIPTION Sand / L/Stone(Poss) Light Grass Cover

Scale 1:200

In: 3.4 Up: 1.8 GARAGE! 0 Inv: 7.4 Depth: 0.8 GRANO NOTE: UP F.L. 10.13 Site Bins GARAGE BOUNDARY WALL **GARAGE BOUNDARY WALL** 5mm OFF BOUNDARY 5mm OFF BOUNDARY Brick On Slab Under Const. RETIC PRELAY Building BIN STORE AREA COURTYARD 10.03 GRANO S/WATER GRATE @ -100mm F.L. 10.13 Approx. F/L At Door 10.23 1010mm SET BACK PROPOSED **BOUNDARY WALL RESTDENCE** M_VACANT_M 10mm OFF BOUNDARY F.F.L. 10.23 SLAB 41mm OFF BOUNDARY (NO TOLERANCE) 2 Brick On Slab 0. Under Const. V'DAH B/PAVFD @ -100mm F.L. 10.13 B/PAVED PATH 1010mm SFT BACK **SET BACK** L'stone 171 B/PAVED PATH TO BE CLEAR OF POWER DOME
OF POWER DOME
Barwork On
L'stone Ret. Wall Wall atch (Metal) L'stone Ret. Wall PEG FND RETIC PRELAY NUMB DRILL HOLE 90 7 92 Concrete Footpath IN PATH Verge Tree Semi-Mount Ø 0.11m % 7.78 Brick Paved Brick Pave605 ▲ NOTE: Parking Bays Parking Bays COVENANT.(NO VEHICLE ACCESS) 7.80 // 7.71 REFER TO SEC 150 T.P&D. ACT Flush Flush Cycle Lane Reflection Boulevard Bitumen Traffic Island

S/WATER &

Drupa Lane

RETIC PRELAY Sewer M/H

Ref Nail At Base Of Kerb

Assumed Datum 10.00 m

Approx.22m>>>

14.965

(10.16)

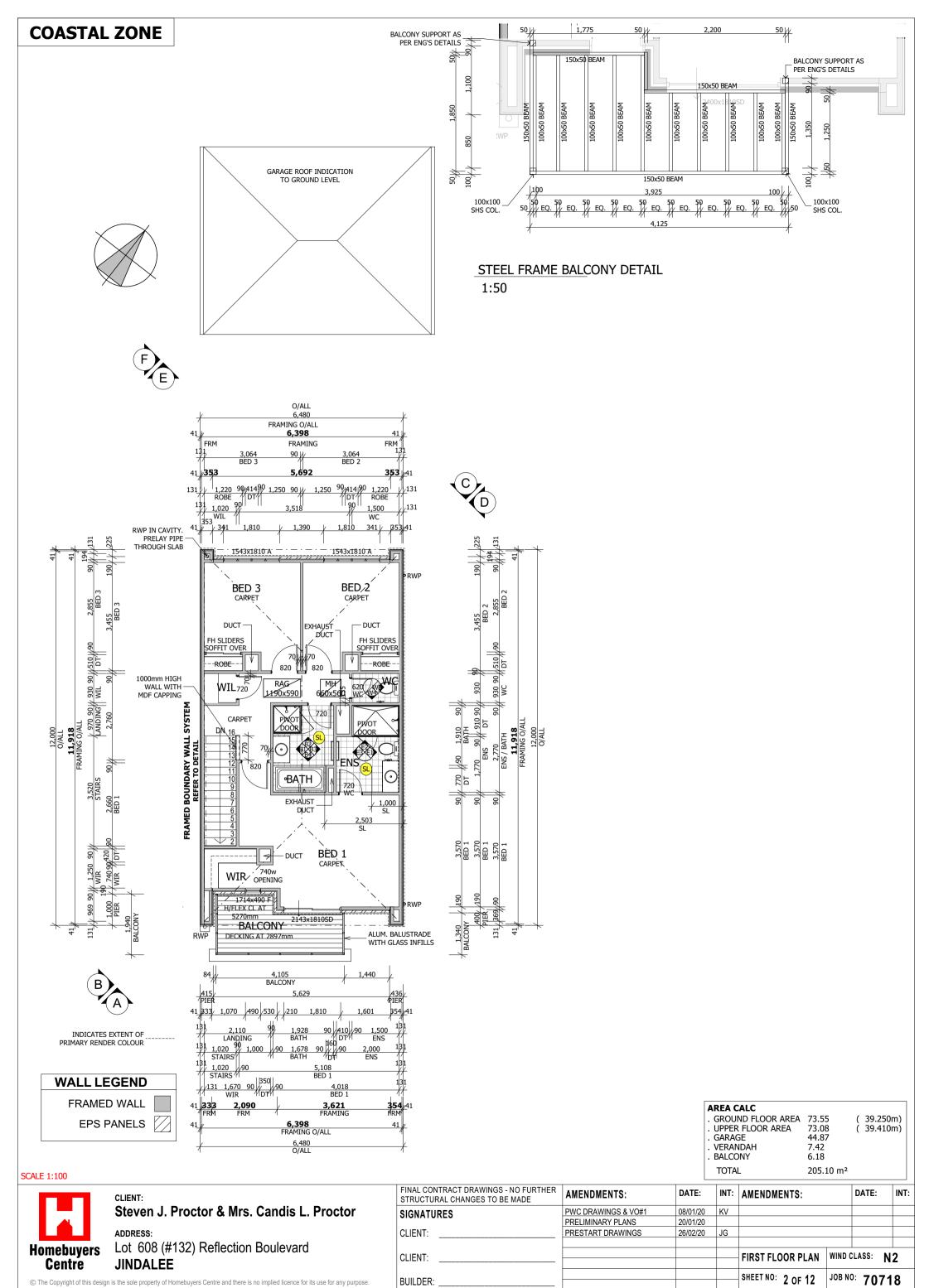
DRILL HOLE

OFFSET 0.1m

IN KERB

Sewer Junction

Scale 1:200 Date: 10 Jan 20



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Construction Notes: **COASTAL ZONE** FRAMED CONSTRUCTION - ALL DRAWINGS TO **7,490**GARAGE O/ALL GARAGE OPENING BE READ IN CONJUNCTION WITH: PIER PIER STRUCTURAL ENGINEERS DRAWINGS. WALL FRAME / SUSPENDED FLOOR AND 400 1,310 90 // 500 4,810 GARAGE ROOF TRUSS MANUFACTURES DRAWINGS **BUILDERS CONSTRUCTION DETAILS** 7,310 GARAGE CONCRETOR NOTE ELECT M/BOX REFER TO SITE PLAN AND SLAB LAYOUT FOR ALL PRELAY AND CONDUIT REQUIREMENTS RWP TERMITE SPRAY PRIOR TO CONCRETE POUR TOP OF FOOTINGS TO BE AT -4c BETWEEN A AND B-B TO SUIT ADJOINING SITE LEVELS GARAGE DOOR STEP DOWN TO WET AREAS TO GROUND FLOOR BOUNDARY WALI REFER TO DETAIL REFER TO FOOTING DETAIL & SLAB LAYOUT (SHEET 7, 8 & 9) FOR SLAB & FOOTING SETOUT. **GARAGE** 290 FIR PLUMBER NOTE H/FLEX 26c CL ABOVE GRANO SEE SITEPLAN AND SLAB LAYOUT FOR ALL **REFER TO SITE PLAN** PLUMBING SETOUTS (SHEET 9 & 10) FOR LEVELS & LOCATION WALL FRAMER NOTE REFER TO CONSTRUCTION DETAILS AND ENGINEERS DRAWINGS FOR ALL FRAMING REQUIREMENTS MANUAL \ ROLLER DOOR \ (AS PER ADDENDA) INTERNAL DOOR FRAME OPENINGS TO BE 40mm WIDER & 40mm HIGHER THAN NOMINATED EXP.BEAM DOOR SIZE. SILL @ REFER TO INTERNAL PLANS FOR NOGGING REQUIREMENTS FOR FIXTURES AND FITTINGS PIER DOOR PIER **ROLLER DOOR** ALL EXTERNAL FIXING NAILS MUST BE GALVANIZED /190 AS PER AUSTRALIAN STANDARDS. EXTERNAL FRAME FIXING / NAILING TO BE COUNTERSUNK 190 7,110 FLOOR JOIST NOTE 7,490 GARAGE O/ALL REFER TO JOIST LAYOUT FOR SERVICE REQUIREMENTS TO SUSPENDED FLOOR 6,398 CARPENTER NOTE ALL EXTERNAL FIXING NAILS MUST BE GALVANIZED AS PER AUSTRALIAN STANDARDS. BARGE BOARD 5,692 41 **/353** 353 XING / NAILING TO BE COUNTERSUNK MANHOLE (560mm x 660mm) TO SUIT TRUSS DESIGN (REFER TO UPPER FLOOR PLAN FOR LOCATION) 5,108 KITCHEN 1,020 3,795 KITCHEN ALLOW FOR 400 Ø VENTED SKYLIGHTS WHERE /541 **3**53 /41 PROVIDE 1190 x 590 CUT OUT FOR RETURN AIR 41 2353 641 / 1,110 990 2,410 GRILLE WHERE SHOWN ON PLAN (WHEN REQUIRED) AIR-CON TRUSSED ROOF NOTE UNIT RWP IN CAVITY 2143x2410SD EAVE DETAILS DIFFER DEPENDING ON WALL PRELAY PIPE CONSTRUCTION. REFER TO SECTIONS AND CONSTRUCTION DETAILS FOR TRUSS REQUIREMENTS THROUGH SLAB FUSE 1886x1110 RWF BRICK LAYER NOTE (D4) REFER TO SHEET 9 FOR EXTENT OF BRICKWORK FROM TOP TO FOOTING TO 0c ,825 LIVING BRICK VENEER CONSTRUCTION, CAVITY WALL LIVING TIES AS PER AUSTRALIAN STANDARDS (REFER FIRMFIT TO ELEVATIONS FOR EXTENT OF RENDERED 5,935 KITCHEN / LIVING 2c HIGH FACE BRICKWORK UNLESS OTHERISE NOTED (REFER TO PLAN AND DETAILS) SYSTEM FIXING CARPENTER NOTE 450mm WIDE SHELF & RAIL 1800mm HIGH TO BEDS FRAMED BOUNDARY WALL CONT. FIRMFIT 1, 2 & 3, CL OF RAIL TO BE 250mm OFF WALL FLOW WIP KITCHEN FIRMFIT 4x450mm WIDE SHELVES TO PANTRY REFER TO INTERNALS PLAN) 620 **11,918** FRAMING (4x 450mm WIDE SHELVES TO LINEN FIRMFIT 620 (HEIGHTS AS PER PANTRY) 90 / / WC STAIR MANUFACTURER NOTE BELOW REFER TO INTERNALS (SHEET 5) L'DRY FOR STAIR REQUIREMENTS IMBER QUAD TO WALL/STRINGER INTERSECTION STAIR TREADS IN DRY AND WET SURFACES ARE TO COMPLY TO TABLE 3.9.1.3 BCA **ENTRY** 820 **PLUMBING** FIRMFIT **CLIENT NOTE REFER TO SHEET 5** 3,380 LOUNGE/BED ALL DIMENSIONS TAKE PREFERENCE TO SCALE FOR STAIR DETAILS LOUNGE/BED 4 DIMENSIONS SHOWN ON PLAN ARE TO WALL FRAMING SIZES. PLEASE ALLOW AN EXTRA 10mm TO EACH CARPET WALL FOR WALL LINING. THIS ALLOWANCE SHOULD BE BALCONY BALCONY SUPPORT AS PER SUPPORT AS PER 820 TF CONSIDERED WHEN CALCULATING CLEARANCES **ENG'S DETAIL** ENG'S DETAIL No & PLACING OF RWPs IS APPROX AND GOVERNED BY ROOF STRUCTURE AND AT PLUMBERS DISCRETION GAS 2400×1810SD نترك HOMEBUYERS CENTRE RESERVE THE RIGHT TO VARY **VERANDAH** RWP ANY DIMENSIONS & MATERIALS FROM THOSE ON DISPLAY PLEASE CHECK SPECIFICATIONS & SHS COL 100x100 190 B/WORK TO 33c W/ 20mm ADDENDA CAREFULLY PROJECTING TO TOP COURSE B/PAVED AT -100mm T-LINTEL @ 28c (D2) W/ 190 B/WORK OVER В 3,805 V'DAH INDICATES EXTENT OF PRIMARY RENDER COLOUR 880 140 210 INDICATES EXTENT OF SECONDARY RENDER COLOUR 920 WC INDICATES EXTENT 1,223 90 150 90 ENTRY DT 1,020 920 2,545 STAIRS 415 1,909 PIER VERANDAH **AREA CALC** 3,795 LOUNGE/BED 4 GROUND FLOOR AREA 73.55 (39.250m) **WALL LEGEND 2,090** FRAMING 3,621 FRAMING UPPER FLOOR AREA 73.08 (39.410m) GARAGE 44.87 FRAMED WALL VERANDAH 7.42 6,398 FRAMING O/ALL **BALCONY** 6.18 **ALTO BRICKWORK** TOTAL 205.10 m² FINAL CONTRACT DRAWINGS - NO FURTHER DATE: **AMENDMENTS:** INT: AMENDMENTS: DATE: INT: STRUCTURAL CHANGES TO BE MADE Steven J. Proctor & Mrs. Candis L. Proctor PWC DRAWINGS & VO#1 08/01/20 ΚV **SIGNATURES** PRELIMINARY PLANS 20/01/20

Homebuyers Centre

ADDRESS:

Lot 608 (#132) Reflection Boulevard

JINDALEE © The Copyright of this design is the sole property of Homebuyers Centre and there is no implied licence for its use for any purpor CLIENT: PRESTART DRAWINGS 26/02/20 JG GROUND FLOOR PLANWIND CLASS: CLIENT: SHEET NO: 1 OF 12 | JOB NO: 70718 BUILDER:

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