

GENERAL NOTES:

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TERMITE TREATMENT TO COMPLY WITH BCA 3.1.3 AND A.S. 3660-2014.

ALL WINDOWS TO COMPLY WITH BCA 3.9.2.5 "PROTECTION OF OPENABLE WINDOWS"

REFER TO ENGINEERING PLANS FOR FURTHER DETAILS, INCLUDING SUBFLOOR, ROOF, AND STAIR DETAILS.

90mm TIMBER FRAMED INTERNAL AND EXTERNAL WALLS UNLESS NOTED OTHERWISE

FINAL POSITION OF CEILING EXHAUST FANS DETERMINED ON SITE TO SUIT ROOF FRAME MEMBERS.

CEILING MANHOLES TO BE 550x500 (NOGGED OUT).

LIFT-OFF HINGES TO ALL INTERNAL OPENING WC DOORS.

DP LOCATIONS ARE DIAGRAMMATIC ONLY AND MAY BE MOVED AT ROOF PLUMBER'S DISCRETION.

ALL SOLID OR GLAZED DOORS TO HAVE 3 HINGES.

AREAS:

ground floor: 169.5m<sup>2</sup>  
garage: 36.0m<sup>2</sup>  
porch: 2.1m<sup>2</sup>  
alfresco: 36.0m<sup>2</sup>  
total ground: 243.6m<sup>2</sup>

upper floor: 120.0m<sup>2</sup>  
balcony: 24.0m<sup>2</sup>  
total upper floor: 144.0m<sup>2</sup>

TOTAL DWELLING: 387.6m<sup>2</sup>

3.  
4.



Allan Mayes Arch Draftsman  
Director

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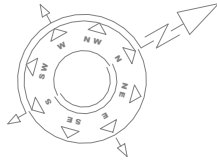
Rev	Int.	Date	Item
A	AM	9/04/20	ISSUED FOR REVIEW
B	AM	9/05/20	ISSUED FOR PLANNING

Construction to be supervised by a licensed builder and all work to be carried out by licensed trades. All plans to be read in conjunction with signed engineering drawings.

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Client:  
**BALDWIN-JONES**  
Address:  
**LOT 92 (No.7)  
EVANS PLACE  
TWO ROCKS WA 6037**

Title: <b>GROUND FLOOR</b>			
Drawn: A.Mayes	Date: 9/05/20	Rev: <b>B</b>	Page: <b>03</b>
Scale: 1 = 100	Size: A3	Job No: N/A	



**NOTE:**  
O/H Powerline  
along the southwest  
side of Evans Place.

**IMPORTANT NOTICE**  
Features are related to  
fence lines only. No connection  
made to boundaries.  
**REPEG RECOMMENDED**

**ZENITH LAND SURVEYING**  
LICENSED LAND & ENGINEERING SURVEYORS  
UNIT 5, 44 HUTTON STREET  
OSBORNE PARK  
info@zenithsurvey.com.au

#### LEGEND

T.B.M. ▲	SEWER MANHOLE □	SEWER CON. (S)
POWER DOME ●	SEWER INSPECT	
TELSTRA TELSTRA	FLOOR LEVEL FL	LARGE TREE
WATER METER	DRAIN	SMALL TREE
POWER POLE	SOAKWELL	TREE STUMP
STREET LAMP	HYDRANT	WATER LINE
BOUNDARY	BUILDING	SEWER LINE

#### SURVEYOR SITE REPORT

ELECTRICITY: UG	GAS: NOT SIGHTED
PHONE: YES	WATER: YES
SEWERAGE: NO	2D Line work survey: YES
ROAD: BITUMEN	3D Line work survey: NOT REQUIRED
KERB: (Mountable)	
FOOTPATH: No	
VEGETATION: -	
SOIL: SAND/WEED	
VIEWS: ELEVATED	
REPEG: REQUIRED	
AREA: OLD SURVEY AREA	

SITE PLAN SCALE 1:200 at A3



SURVEY ADDRESS :

LOT 92 (#7) Evans Place, Two Rocks

**NOTE:** IF HOUSE REMAINING, SURVEY OF BOUNDARIES  
FOR HOUSE POSITION REQUIRED.

AUSTRALIAN HEIGHT DATUM (AHD) - NONE

#### IMPORTANT NOTES:

CHECK CERTIFICATE OF TITLE FOR EASEMENTS, CAVEATS & COVENANTS  
PLUMBING CONTRACTORS TO CONFIRM SEWER DEPTHS BEFORE WORKS  
LOCATION OF BOUNDARY PEGS & IMPROVEMENTS NOT GUARANTEED  
UNLESS BOUNDARIES ARE REPEGGED AT TIME OF SURVEY.

#### IMPORTANT NOTES:

All SEWER and WATER details plotted from information  
supplied by by Water Corporation. This information is  
approximate only and a Cadastral Connection will be required  
if true sewer location points are required for service works.

#### CLIENT / S :

JONES

#### TBM HEIGHT

Assumed 10.00

#### PLAN / DIAGRAM No

P 10833

#### Job No:

ZS2044



**Allan Mayes Arch Draftsman**  
Director

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Client:

**BALDWIN-JONES**

Address:

**LOT 92 (No.7)  
EVANS PLACE  
TWO ROCKS WA 6037**

Title:

**SITE PLAN**

Drawn:

**A.Mayes**

Date:

**9/05/20**

Rev:

**B**

Page:

**02**

Scale:

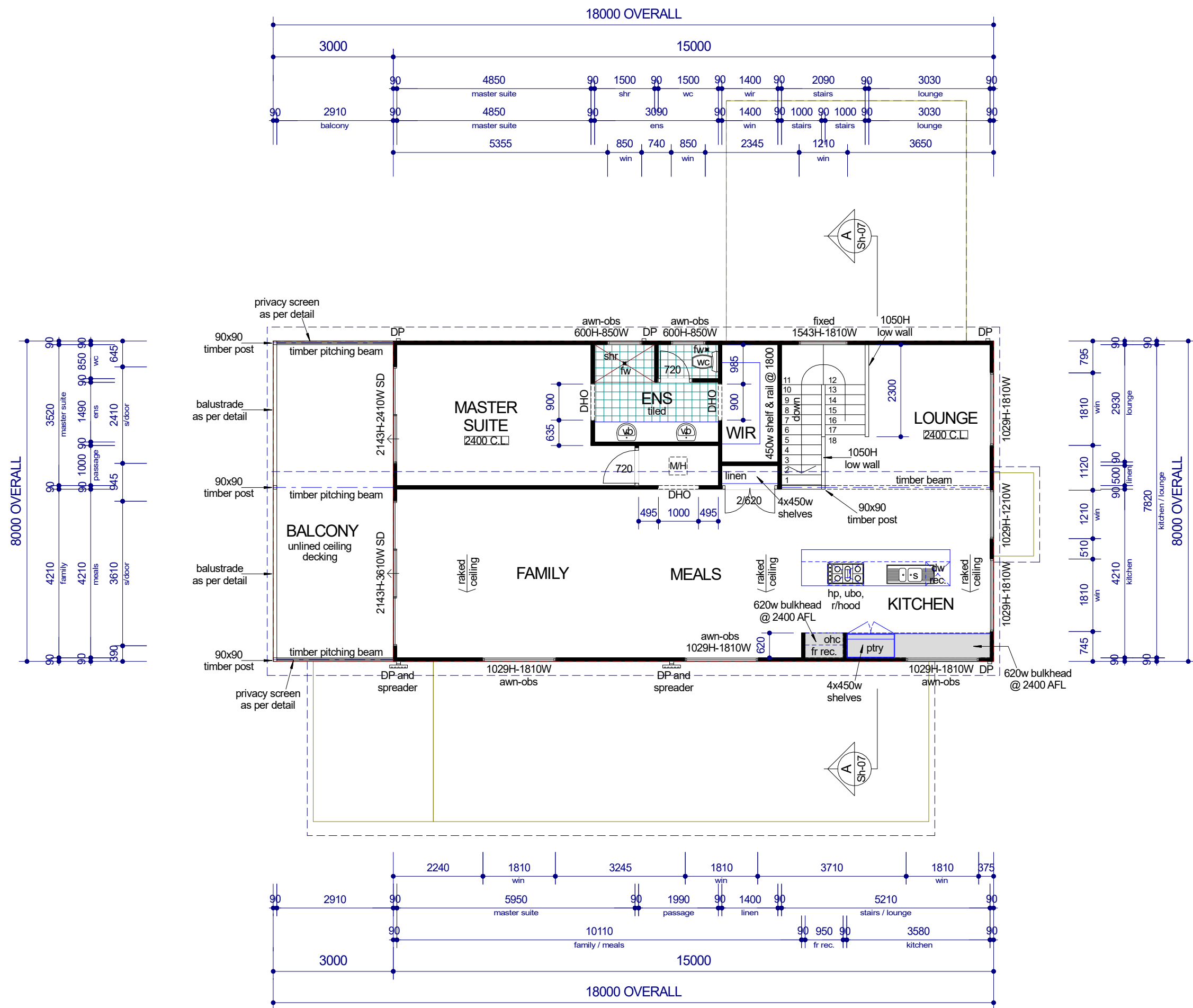
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Title:  
**UPPER FLOOR**

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