

NOTES:

- COLORBOND ROOF @ 24°43 PITCH
- COASTAL ZONE 2 (100-1000m)
- N2 WIND CLASSIFICATION (AS PER ENGINEERS CERTIFICATION OF INSPECTION)
- 30c HIGH CEILING THROUGHOUT - UNLESS NOTED OTHERWISE (NOTE: WINDOW HEADS AT 27c, DOUBLE ANGLES & BWK OVER ALL DOORS & SLIDING DOORS)
- RENDERED BWK TO FRONT ELEVATION - AS INDICATED ON ELEVATIONS
- EUROPEAN HOUSE BORER - ALL ROOF & CEILING TIMBER TO BE H2 TREATED
- 2c FACE BRICKWORK TO THE REMAINDER OF RESIDENCE

8 OUTLET REVERSE CYCLE AIR CONDITIONING SYSTEM. REFER TO ELECTRICAL PLAN FOR OUTLET & UNIT POSITIONS

COASTAL CONDITIONS ZONE 2

- (201m to 1000m to Coastline)
- HOLDING DOWN STRAPS TO PERIMETER OF HOUSE
- N2 TIES TO CAVITY BRICKWORK
- STAINLESS STEEL WIRE TIES TO INTERNAL BRICKWORK
- COASTAL MORTAR MIX TO FACE BRICKWORK (NOTE: ONLY CONCAVE MORTAR JOINTS PERMITTED)
- TREATED LINTELS, STEEL BEAMS & COLUMNS
- RED OXIDE / DIMET TREATMENT TO INTERNAL STEEL BEAMS

Proposed Home Business

ROOF CARPENTER NOTE
BOX OUT CEILING JOISTS OVER CONDUITS IN GARAGE REFER SHEET 4 FOR LOCATION

CONCRETOR NOTE:
DROP GARAGE FOOTINGS BY 1c TO A MINIMUM OF 1 METRE FROM THE FRONT OF THE GARAGE PIERS (WHERE APPLICABLE)

BRICKLAYER NOTE:
RAKE OUT MORTAR JOINT 15mm TO SUIT HARDIFLEX LINING (SHOWN DASHED)

CARPENTER FIXING NOTES:

- 450D SHELF & RAIL @ 1700AFL TO ANY ROBES & WIR'S (U.N.O.)
- 4x450D SHELVES @ 400CTRS TO ANY LINEN/ WIL & PANTRY. BOTTOM SHELF @ 500AFL (U.N.O.)

MAP REF	LATITUDE	LONGITUDE
97-77/60	31°03'24"S	115°03'20"E
VARIATIONS		
No.	DATE	BY
2/HO	02/02/20	GC
3/HO	11/02/20	GC
4/HO	14/02/20	SL
5/HO	18/02/20	GC
6/TT	19/02/20	GC

HOUSE AREAS	CLIENT
HOUSE AREA 176.32	GREENE
GARAGE 35.61	
ALFRESCO 12.60	
PORCH 2.66	
227.19 m²	
PERIMETER 62.56m	

PROJECT No.	INDIVIDUAL DESIGN
D02781	CLASSIC
SHEET No.	FLOOR PLAN
2 of 7	
ADDRESS:	
LOT 1882 (#39) SUMMERHOME PARADE	
YANCHEP	
CITY OF WANNEROO	

DATE	SCALE
NOV/19	1:100
CHK: JR	

BWK NOTES:

- FACE BWK TO INSIDE OF GARAGE TO BE 2nd FACE WITH CONCAVE JOINT
- DIMENSION TO BWK ONLY - PLASTER MARGIN NOT ALLOWED FOR
- HOLDING DOWN RODS TO BRICK PIERS WITH BEAM ABOVE
- HOLDING DOWN STRAPS TO PIERS WITHOUT BEAM ABOVE
- HOLDING DOWN STRAPS TO PERIMETER OF HOUSE
- FLASHING REQUIRED TO BRICKWORK ABOVE WINDOWS & SLIDING DOORS WHERE NO EAVES & WHERE 4c OR MORE OF BRICKWORK ABOVE WINDOWS AND SLIDING DOORS WITH AN EAVE

ROOF NOTES:

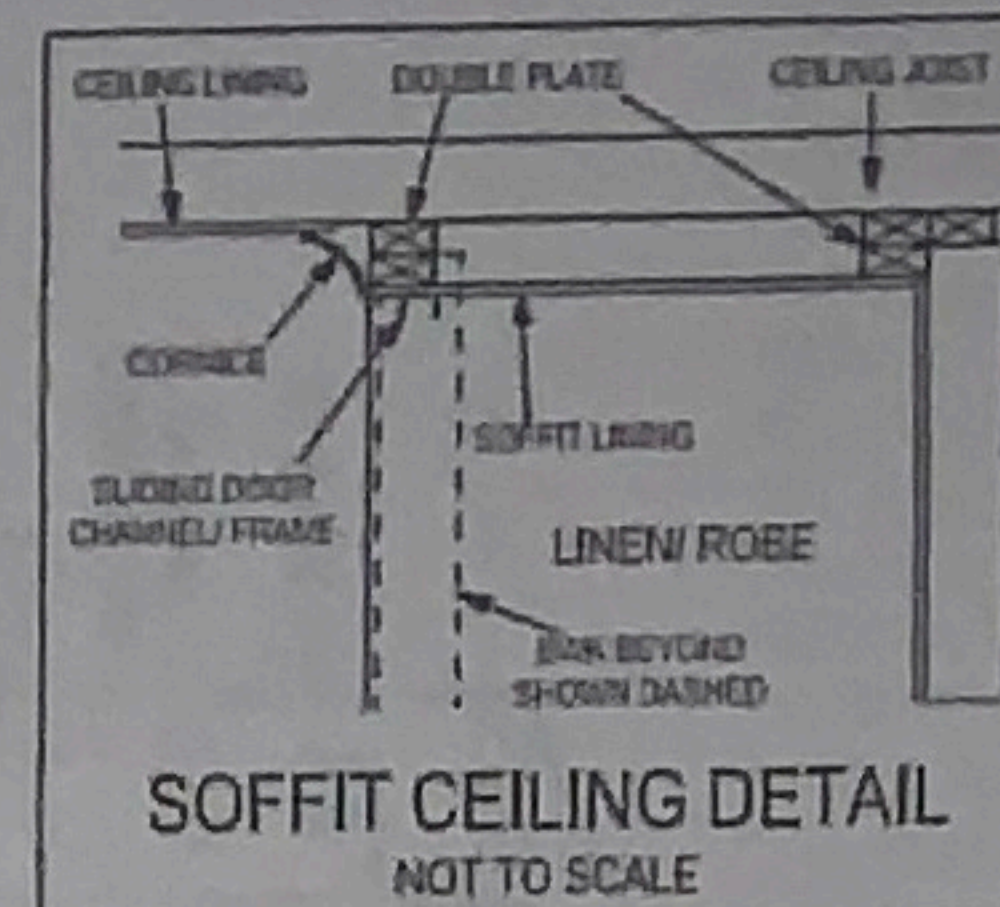
- ROOF TIE DOWN IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS
- ROOF COVER INSTALLED TO MANUFACTURERS SPECIFICATIONS
- TRIPLE GRIP CONNECTORS TO RAFTER-PITCHING BEAMS CONNECTIONS
- COLLAR TIES TO UNDERSIDE OF RIDGE BEAM
- ALL ROOF & CEILING TIMBER TO BE H2 TREATED

GENERAL NOTES:

- REFER TO ENERGY EFFICIENCY SHEETS FOR LIGHT/VENT REQUIREMENTS
- CORNER PLASTER BEADS TO 45° CORNERS ONLY UNLESS OTHERWISE NOTED ON PLAN
- REMOTE CONTROL SECTIONAL DOOR TO GARAGE (REFER TO ADDENDA)
- LIFT OFF HINGES TO ENSUITE & WC DOOR
- REFER TO ADDENDA FOR BENCHTOP MATERIAL & FINISH
- CABINET MAKER TO CONFIRM VENTING REQUIREMENTS FOR ALL BUILT IN APPLIANCES (REFER TO ADDENDA)

PLUMBING NOTES:

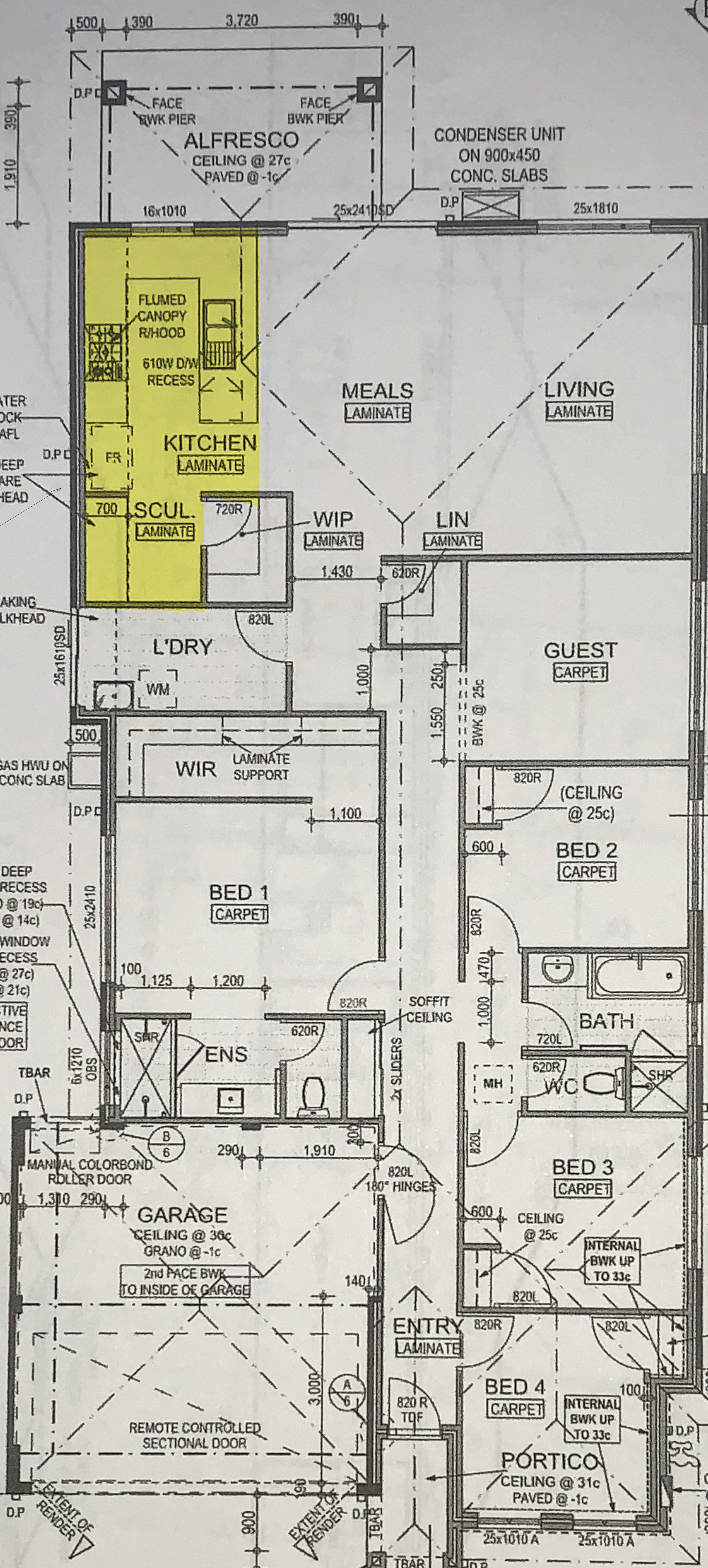
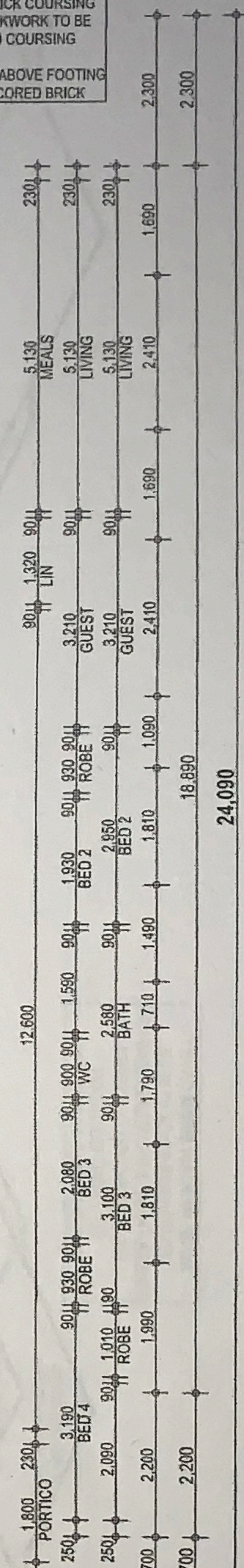
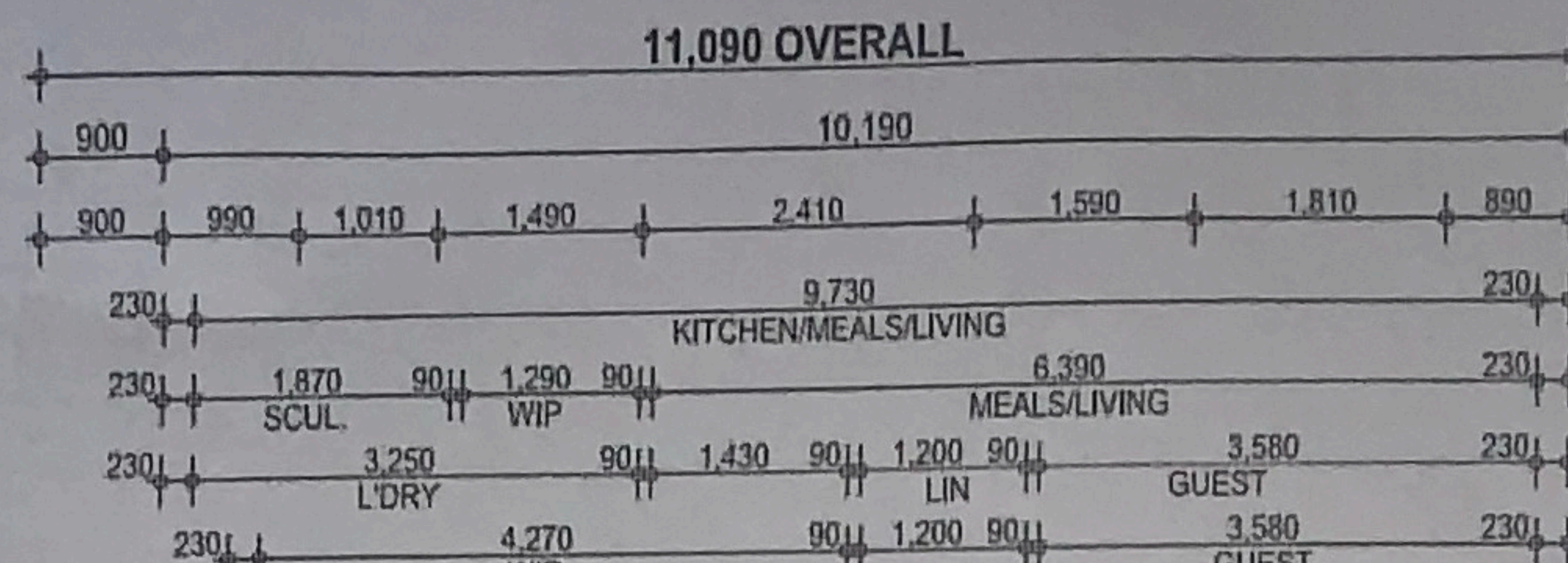
- NO FLUE PIPES TO FRONT ELEVATION ROOF
- DOWNPIPES TO ROOF SHALL BE AT CENTRES TO ROOF PLUMBERS DISCRETION
- REFER TO ADDENDA FOR MAKE & MODEL OF ALL FIXTURES & FITTINGS
- EXTRA GUTTER OVERFLOW PROVISIONS MAY BE REQUIRED IN ACCORDANCE WITH NCC INSTALLED AT THE PLUMBERS DISCRETION



NOTE:

- EXTERNAL FACE BRICK SIZE: 290L x 90W x 162H
- ALL COURSE HEIGHTS SHOWN ARE TO STANDARD BRICK COURSING
- EXTERNAL FACE BRICKWORK TO BE IN ONE THIRD BOND COURSING
- FIRST COURSE OF BWK ABOVE FOOTING & SLAB TO BE 76mm CORED BRICK

NOTE: MAINTAIN 50MM CAVITY TO REVERSE BRICK VENEER (TIMBER FRAME & PRIMELINE NEWPORT WEATHERBOARD CLADDING) TO FRONT ELEVATION (INDICATED DASHED) (REFER DETAILS 'F' SHEET '7')



E3
E1

E2
E4

CONCRETOR NOTE:
DROP SLAB UNDER BATH BY 100mm

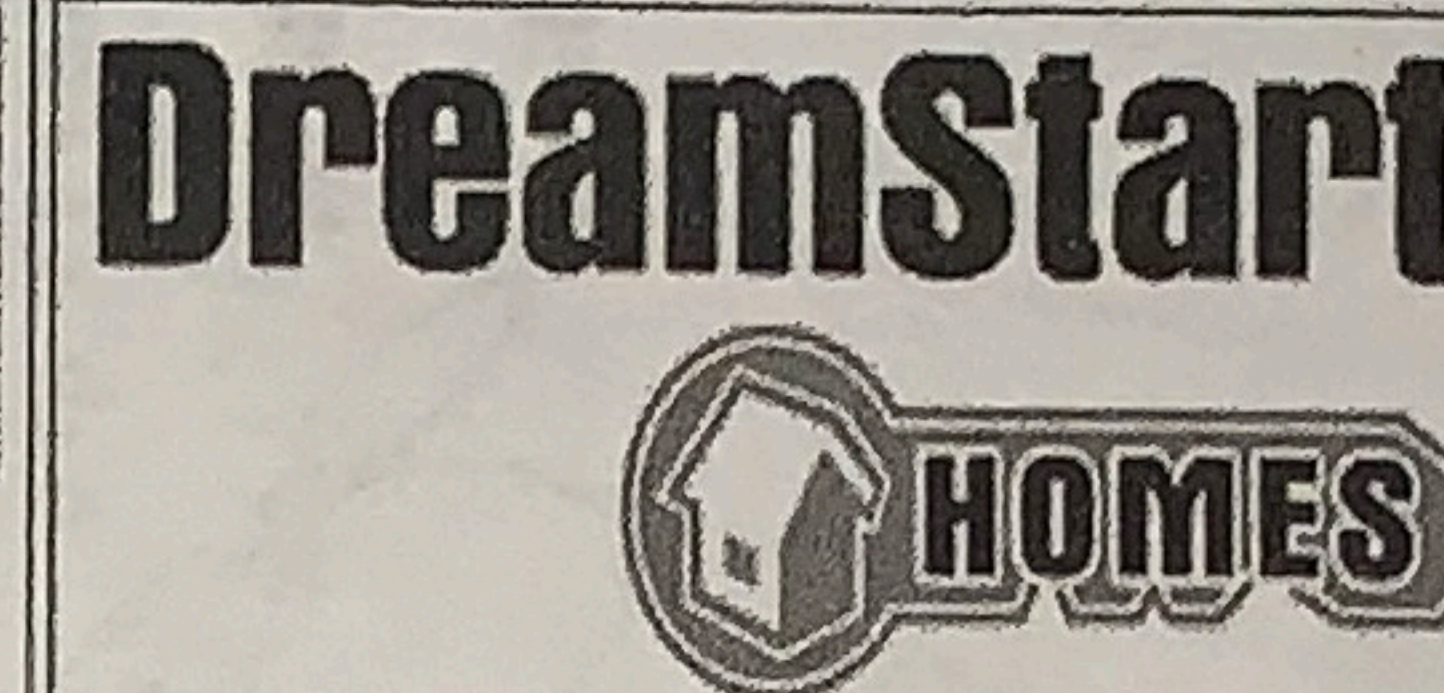
CONCRETOR NOTE:
DROP FOOTING @ -3c

LOT 1882

Latitude: 31°32'24"SS Longitude 115°37'20"6E

WIND CLASSIFICATION (N2)
AS PER AS 4055

LEGEND	
SEC Dome	
Power Pole	
Phone Pits	
Water Conn.	
TP 10.00	Top Pillar/Post
TW 10.00	Top Wall
TR 10.00	Top Retaining
TF 10.00	Top Fence



CLIENT: **GREENE** CONTRACT / JOB NO: **D02781**
 MAP REF: **97 77/60**
 SITE SURVEY: **LOT 1882** COASTAL YES
 #39 Summerhome Parade Yanchep
 Loc. Auth. CITY OF WANNEROO
 D. Plan 54898 Volume 2934 Folio 730
 Location Check Title

ZONING	R25
DAP	YES
STRUCTURE PLAN	NO
BLOCK AREA	375m ²

LEGEND
 TOF - TOP OF FOOTING
 TOW - TOP OF WALL
 TBA - TO BE ADVISED

NOTES:

TERMITE TREATMENT WILL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE 2016 PART 3.1.3, PART 2.1.1, AND PART 1.0.7 USING THE TERMICO TERMITE MANAGEMENT SYSTEM

CLIENT NOTE: REPAIRS / REINSTATEMENT TO DAMAGED KERBS AND / OR FOOTPATHS WHERE NECESSARY IS THE RESPONSIBILITY OF THE OWNER

CLIENT NOTE: BEWARE OF UNDERGROUND SERVICE RUN-INS WHEN DIGGING

CLIENT NOTE: STORMWATER DISPOSAL SHALL BE IN ACCORDANCE WITH THE COUNCIL APPROVED PLANS & CONDITIONS OF APPROVAL AND ANY SPECIFIED STRUCTURAL ENGINEER'S REQUIREMENTS (REFER TO ADDENDA)

NOTE: SOME BUILDING MATERIALS WILL BE PLACED IN THE VERGE RESERVE DURING THE COURSE OF CONSTRUCTION

NOTE: (IF APPLICABLE) PLASTIC GRATES TO THE BASE OF THE DOWNPIPES WITH STORMWATER PIPING TO RUN CLEAR OF ANY PAVED / CONCRETE AREAS

CLIENT NOTE: BUILDER RECOMMENDS FOR CLIENT TO CONTACT THE ADJOINING LAND OWNER TO DISCUSS THEIR PROPOSED SITE LEVELS AS RETAINING MAY BE MINIMISED AND / OR ELIMINATED

CLIENT NOTE: REMOVAL AND RE-INSTATEMENT OF FENCING AS NECESSARY BY LAND OWNERS TO BUILDERS SCHEDULE IN ACCORDANCE WITH THE BUILDING ACT (2011) OWNER TO LIAISE & GAIN PERMISSION FROM ADJOINING LAND OWNERS ACCORDINGLY AND GIVE 24 HOURS NOTICE PRIOR TO THE REMOVAL / RE-INSTATEMENT OF FENCING

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.

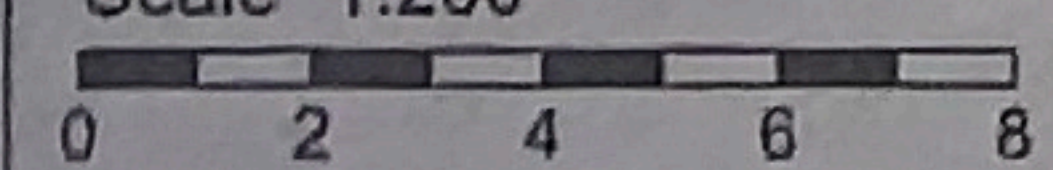
DISCLAIMER:

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.

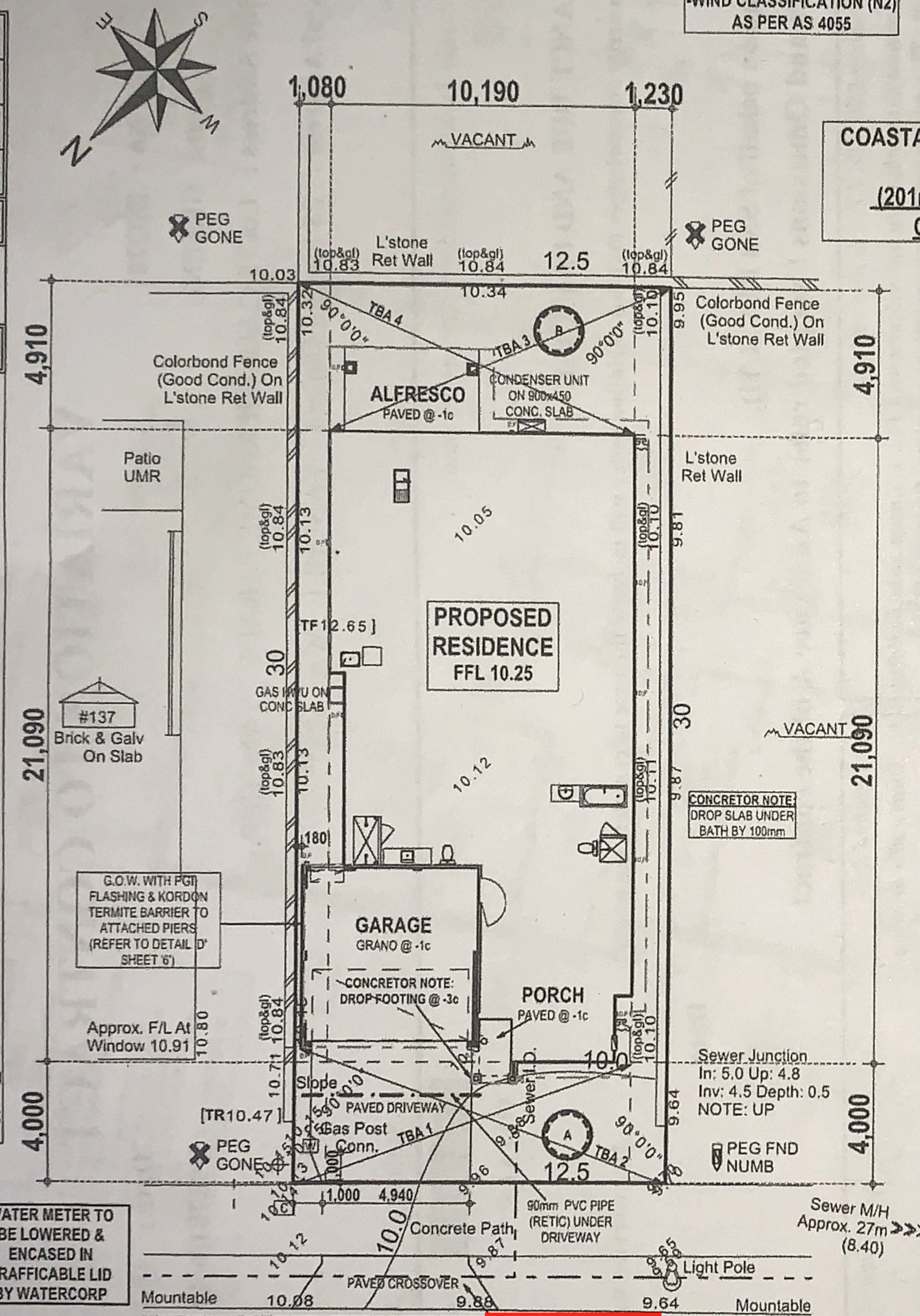
DISCLAIMER:

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 design work.

Scale 1:200



Scale 1:200 Date: 19 Nov 19



WATER METER TO BE LOWERED & ENCASED IN TRAFFICABLE LID BY WATERCORP

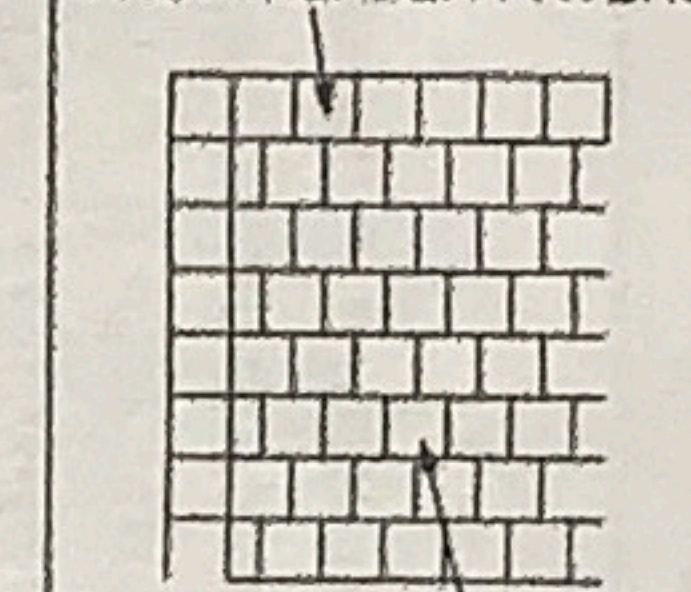
CONCRETOR NOTE: DROP GARAGE FOOTINGS BY 1c TO A MINIMUM OF 1 METRE FROM THE FRONT OF THE GARAGE PIERS (WHERE APPLICABLE)

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 from information supplied by Water Corporation.

COASTAL CONDITIONS - ZONE 2
(201m to 1000m to Coastline)

1 ROW HEADER PAVERS



PAVERS IN 90° HALF BOND

PAVING LAYOUT NOT TO SCALE

CONCRETOR NOTE: DROP SLAB UNDER BATH BY 100mm

Sewer Junction In: 5.0 Up: 4.8 Inv: 4.5 Depth: 0.5 NOTE: UP

Sewer M/H Approx. 27m (8.40)

STORMWATER DISPOSAL

SOAK WELLS SIZES
 A = (1) 1.5m DIA x 1.2m DEEP
 B = (1) 1.5m DIA x 0.9m DEEP

NOTE: RESTRICTIVE COVENANT. REFER TO SEC 136D T.L.A. SEE DOCUMENT N706290

SOIL DESCRIPTION

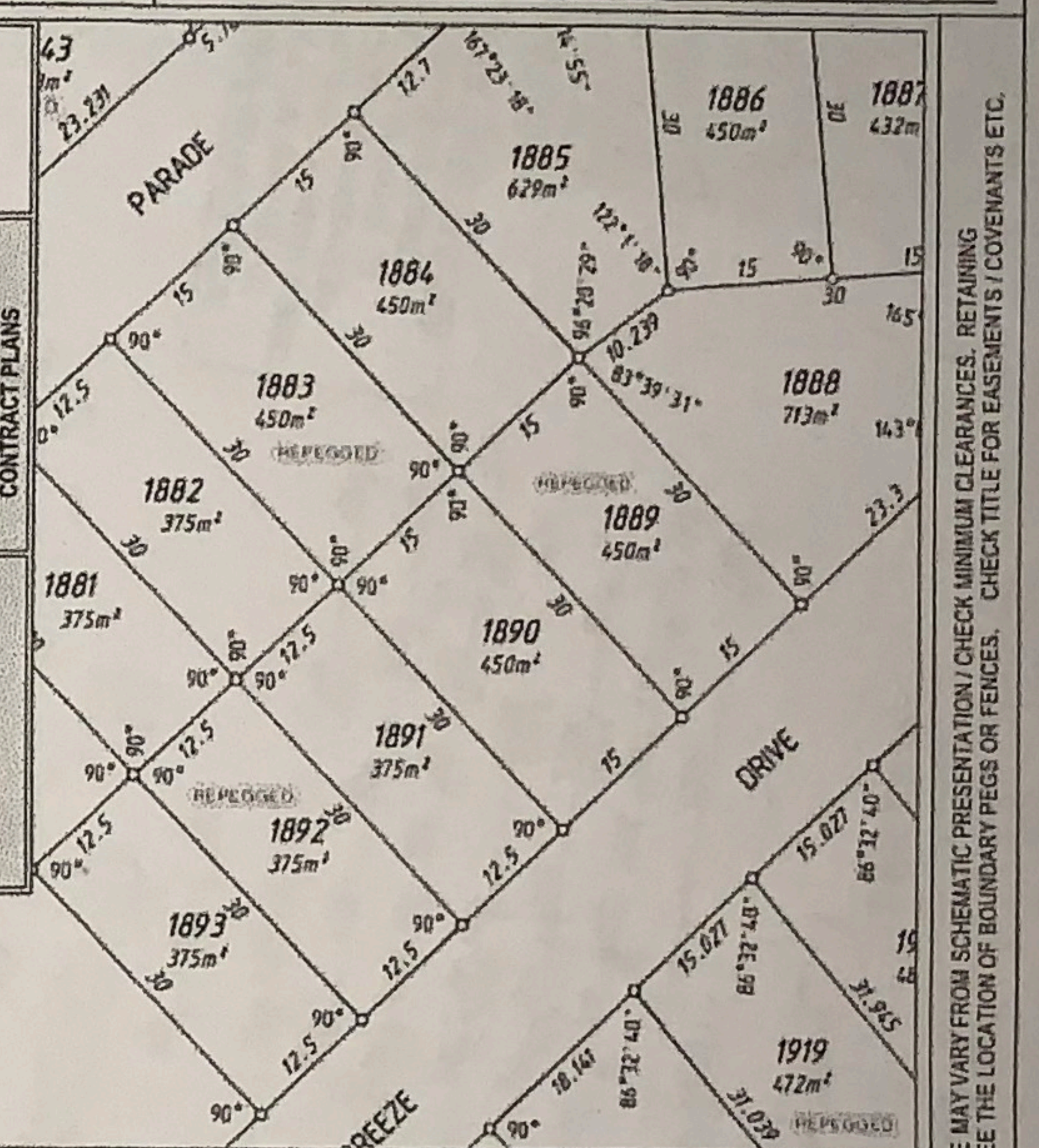
Sand
 Light Grass Cover

Grano / Paving Areas	AREA	Perimeter
GARAGE	34.22	23.40
PAVED DRIVEWAY	25.16	19.86
ALFRESCO	12.60	14.60
PAVED CROSSOVER	10.26	16.03
PORTICO	2.65	7.19

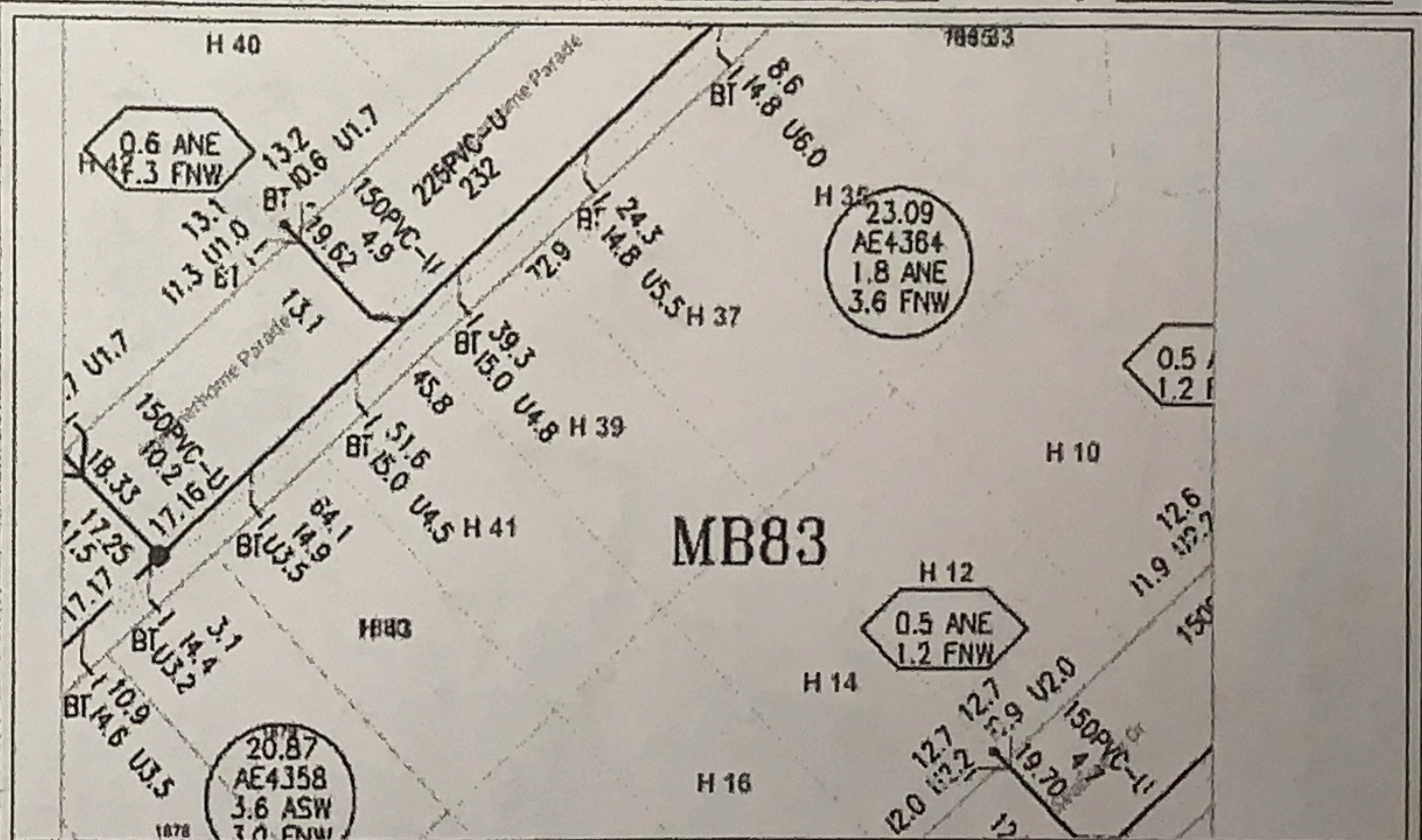
PROJECT No. **D02781** SHEET No. **1 of 7**
SITE PLAN
 DRAWN: GC DATE: NOV19 SCALE: 1:200 CHK: JR
 VARIATION DATE DRAWN REV# CHK
 2/HO 02/02/20 GC B JR
 3/HO 11/02/20 GC C JR
 4/HO 14/02/20 SL D DC
 5/HO 18/02/20 GC E DC
 6/TI 19/02/20 GC F DC

These are the plans intended to be in the Building Contract

CLIENT: *[Signature]*
 CLIENT: *[Signature]*
 BUILDER: *[Signature]*
 DATE: **6-3-2020**
 No further structural changes
 © COPYRIGHT



Elec. Ⓢ	U/Ground	Water	Yes	Sewer	Yes
Gas	Yes	Phone Comm.	Yes	Footpath	Concrete
Road	Bitumen	Kerb	Mountable	Drainage	Good



COTTAGE & ENGINEERING SURVEYS
 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
 JNo: 462185 Drawn: J. Jee

NOTE: EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES, RETAINING. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. CHECK TITLE FOR EASEMENTS / COVENANTS ETC.