

INTERNAL DOORS NOTE:

ALL INTERNAL DOORS TO BE 2340H (28c) U.N.O

BUILD METHOD:	CFTW
GROUND FLOOR:	Double Brick, Slab on Ground
UPPER FLOOR SLAB:	Concrete on Metal Truss
UPPER FLOOR WALLS:	Timber Wall
ROOF TYPE:	Colorbond
INTERNAL PLASTER:	Float & Set

SITE CLASSIFICATION	: A
FOOTING DETAIL	: R. T. ENG.
WIND CATEGORY	: N2
CORROSION CLASS	: R4

TERMITE TREATMENT NOTE:

TERMITE TREATMENT WILL BE CARRIED OUT IN ACCORDANCE WITH PART 3.1.3.2 OF THE NCC - BUILDING CODE OF AUSTRALIA AND AS3660.1:2014 THROUGH THE USE OF TERMITE RESISTANT MATERIALS FOR ALL PRIMARY BUILDING ELEMENTS, AS FOLLOWS:
 *CONCRETE SLAB IN ACCORDANCE WITH AS2870 & AS3600
 *MASONRY IN ACCORDANCE WITH AS3700
 *PRESERVATIVE TREATED TIMBER IN ACCORDANCE WITH AS1604 AND APPENDIX D OF AS3660.1:2014

BUSH FIRE ATTACK LEVEL (BAL) NOTE:

BAL RATING: BAL0
 CONSTRUCT AS PER 3959 - 2009

CL @ 31c THRU'OUT

ALL UNLESS OTHERWISE NOTED

EXTERNAL WALLS CONSISTS OF 230mm WIDE CAVITY BRICK CONST. UNLESS NOTED OTHERWISE. 90mm EXTERNAL LEAF & 90mm INTERNAL LEAF.

ALL DIMENSIONS ARE TO PRE-FINISHED WALLS (NO PLASTER)
 EXTENT OF RENDER AS MARKED. REFER TO ELEVATIONS.

BRICKLAYER NOTE
 RUN KITCHEN BENCHTOP UNDER WINDOW FRAME. CUT B/WK DOWN TO SUIT BENCHTOP SELECTION. TOP OF PIER FTG @ -03c U.N.O
 ALL CAVITY CLOSERS AND STRUCTURAL COLUMNS TO BE FLASHED WITH ALCOOR FLASHING AS PER A.S

ROOF CARPENTER NOTE
 NOTE: PLANS DETAILED FOR "TRADITIONAL" ROOF FRAME CONSTRUCTION CONFORMING TO A.S. 1684, U.N.O
 TRIM OUT CEILING JOISTS TO 550 X 550 AT MANHOLE LOCATION
 ENSURE ROOFING MEMBERS ARE KEPT CLEAR OF RANGEHOOD FLUE

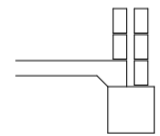
PLUMBER NOTE
 DOWNPIPE & FLOOR WASTE LOCATIONS ARE INDICATIVE ONLY & MAY CHANGE AT THE DISCRETION OF THE PLUMBER.
 COLD WATER TAP FOR DISHWASHER RECESS.

FIXING CARPENTER NOTE
 ALL ROBES TO HAVE 1X SHELF & HANGING RAIL 45W
 ALL LINENS, BUILT-IN PTYS, INTERNAL STORES TO HAVE 4X SHELVES @ 400 CTS 450W
 BROOM & CLOAK CUPIDS TO HAVE 1X SHELF
 ALL TOP SHELVES @ 1750 AFL

FLOOR COVERINGS: REFER TO ADDENDA

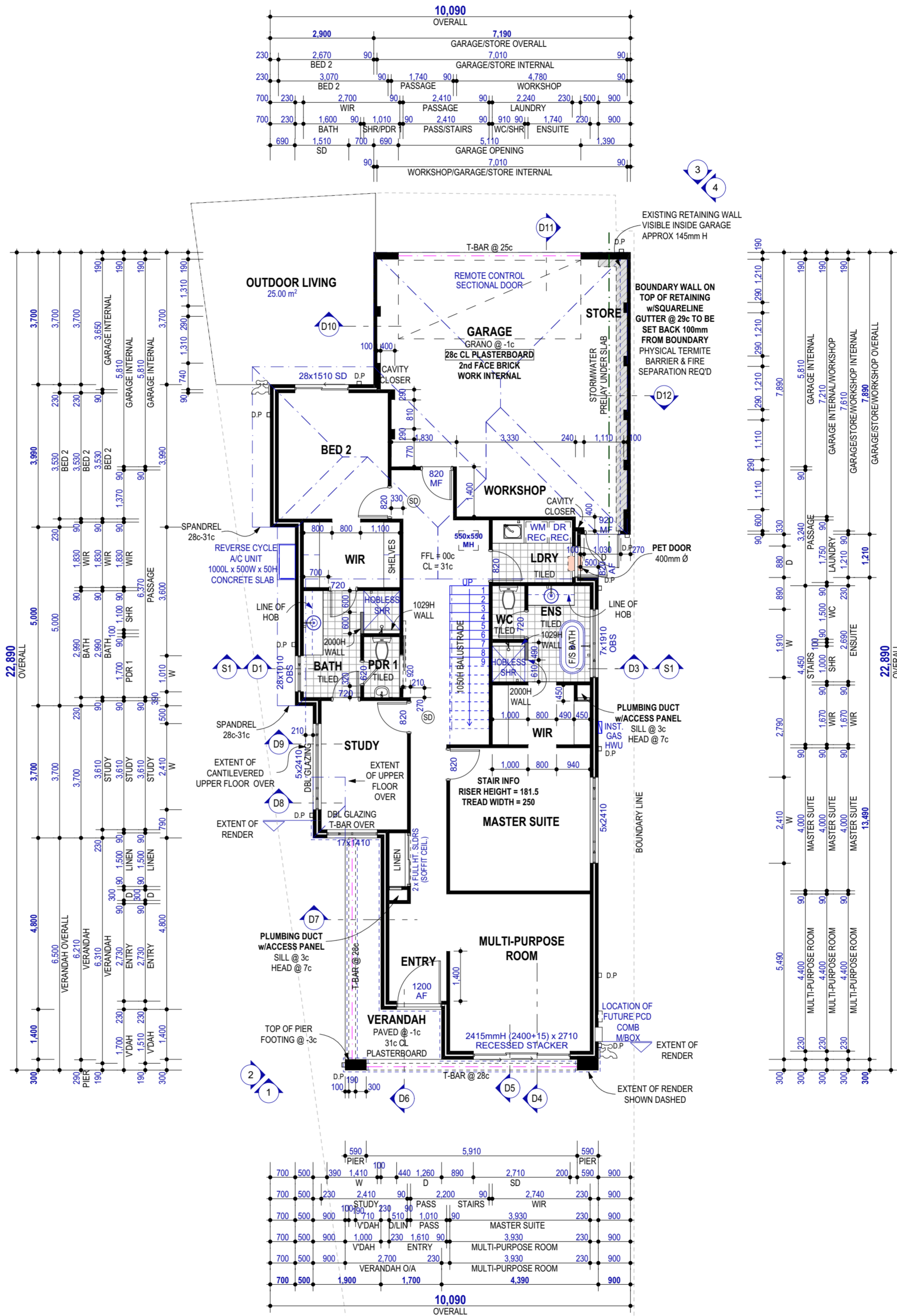
OTHER NOTES
 PROVIDE R4.0 INSULATION TO CEILING THRU' OUT HOUSE AND GARAGE ONLY TO BCA REQ.
 ALL CONSTRUCTION DWGS MUST BE STAMPED "CONSTRUCTION ISSUE" IF DWGS ARE NOT STAMPED, PLEASE CONTACT THE OFFICE BEFORE PROCEEDING WITH ORDERING, MANUFACTURE, OR ON-SITE CONSTRUCTION
 UPPER FLOOR TO BE TIED DOWN TO GROUND FLOOR AS PER ENGINEERS SPECIFICATION

BRICKLAYER NOTE:
 EXTERNAL BRICKS TO BE 290 X 162 X 90 (1st external course to be 2 course bricks laid in THIRD BOND)



RENDER NOTE:

EXTENT OF ACRYLIC RENDER TO FRONT ELEVATION GROUND FLOOR FRONT ELEVATION & RETURNS, AND ENTIRE UPPER FLOOR.
 EXTENT RENDER COLOUR 2 TO KITCHEN & MULTI-PURPOSE ROOM FRONT ELEVATION WALLS AND RETURNS. EXTENT AS SHOWN ON PLANS.



THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT

OWNER: _____ DATE: _____
 OWNER: _____ DATE: _____
 BUILDER: _____ DATE: _____

101
 BUILDERS REGISTRATION N° 13521
 9 SANGIORGIO COURT
 OSBORNE PARK, WA 6017
 Phone (08) 9208 9100 Fax (08) 9208 9102

VARIATIONS:	REV:	DATE:	BY:
DEBORNATION/CHK & SVU 1&2	1	18.11.2020	DM/ET/zz
PC115 (ITEMS 1-37)	2	03.02.2021	ES
V02 (ITEMS 1-70) + AC LAYOUT	3	02.03.2021	ZL
CHARCOAL DRAWING & V04 (1-3)	4	31.03.2021	JJM
PRESTART: V03 (ITEMS 1-110)	5		
V05 (ITEMS 1-12)			

CLIENT: **MARSHALL & CAIRNS**
 SITE ADDRESS: **LOT 714 (#129) CAPRICORN ESPLANADE YANCHEP WA 6037**
 SALES: MH/BCDRAWN: ZL CHECKED: TK

SECRET CARABELLO
GROUND FLOOR PLAN (A2)
 DATE: 13/04/2021 SHEET N°: 05 of 19
 SCALE: 1:100, 1:1
 REVISION N°: 05 JOB N°: 2008032

AREAS		
Name	Area	Perimeter
HOUSE - GROUND	124.199	56.160
HOUSE - UPPER	88.428	40.820
WORKSHOP/GARAGE/STORE	49.629	30.160
BALCONY	14.351	18.980
VERANDAH	9.820	18.200
TOTAL	286.427 m²	

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 UPPER FLOOR WALLS: Timber Wall
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 INTERNAL PLASTER: Float & Set

SITE CLASSIFICATION : A
 FOOTING DETAIL : R. T. ENG.
 WIND CATEGORY : N2
 CORROSION CLASS : R4

RENDER NOTE:

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BRICKLAYER NOTE

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 CUT BWK DOWN TO SUIT BENCHTOP SELECTION.
 TOP OF PIER FTG @ -03c U.N.O
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 TO BE FLASHED WITH ALCOR FLASHING AS PER A.S

ROOF CARPENTER NOTE

NOTE: PLANS DETAILED FOR "TRADITIONAL" ROOF
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 TO HAVE 4X SHELVES @ 400 CTS 450W
 BROOM & CLOAK CUPDS TO HAVE 1X SHELF
 ALL TOP SHELVES @ 1750 AFL

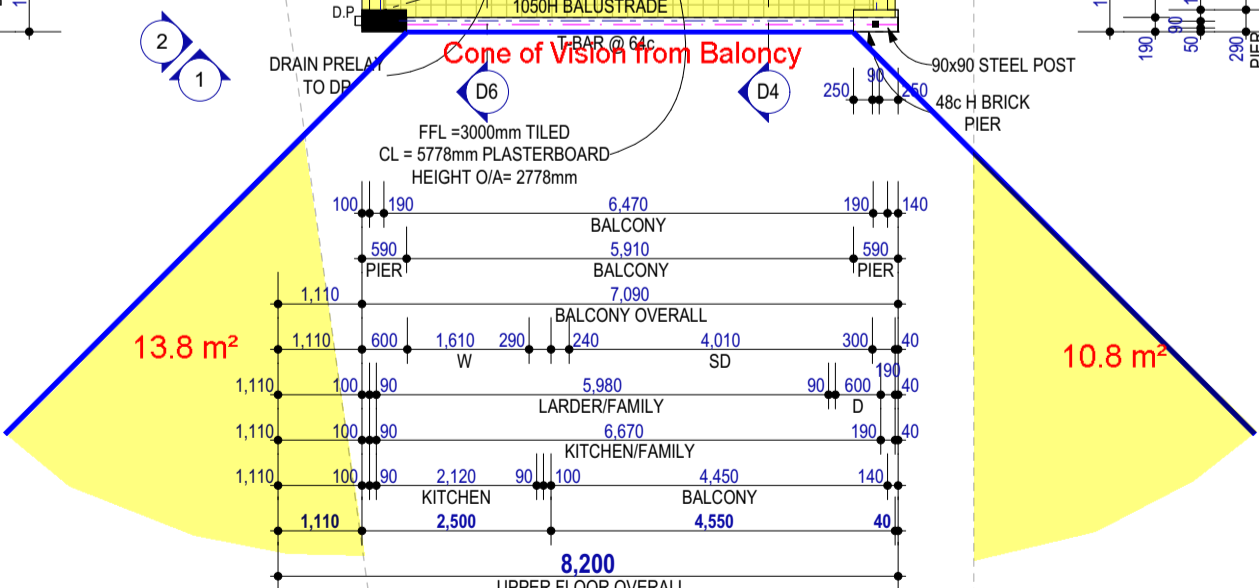
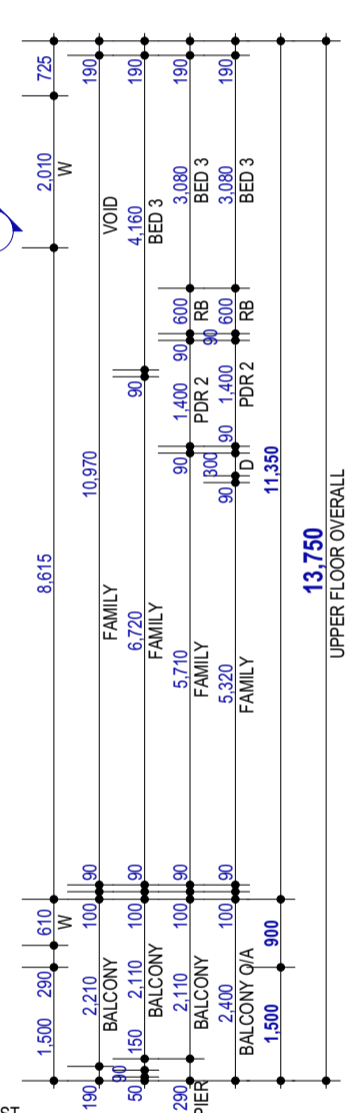
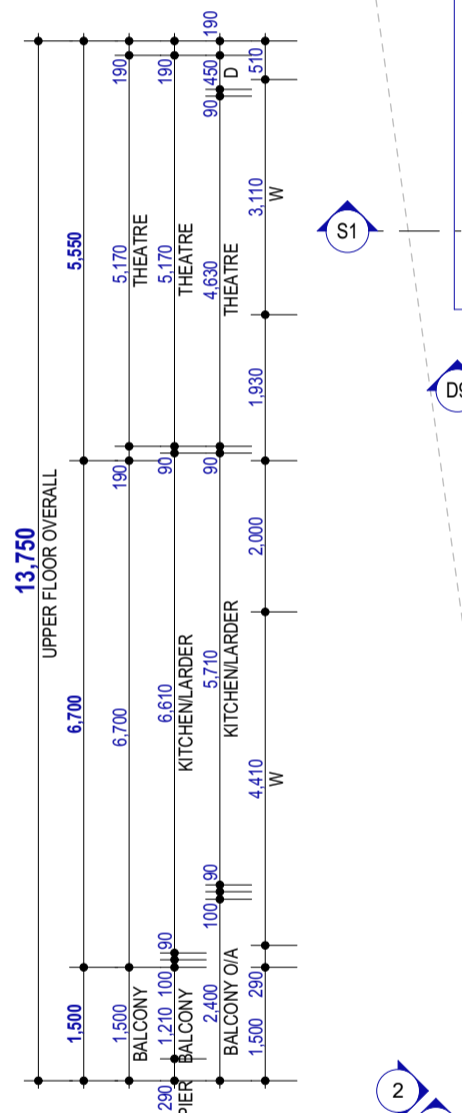
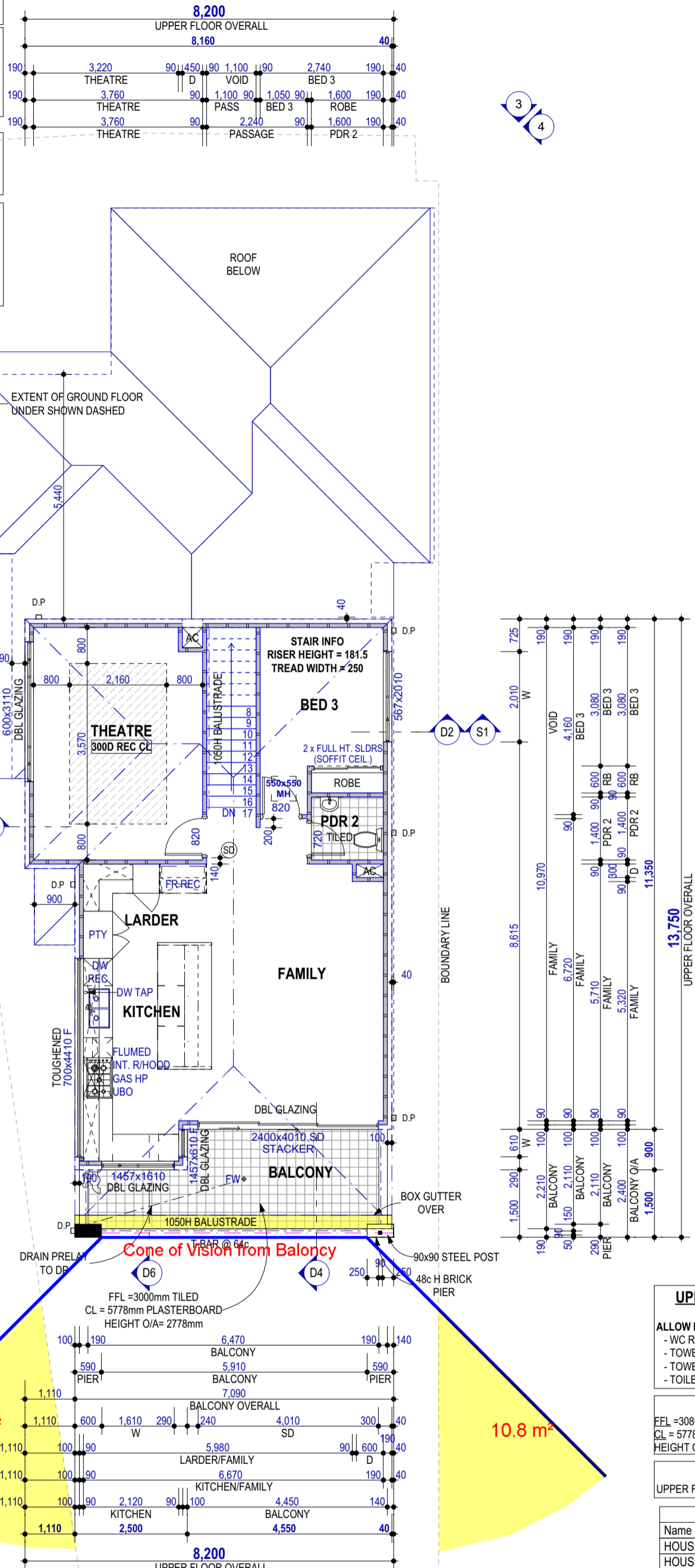
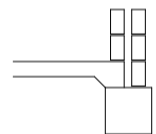
FLOOR COVERINGS: REFER TO ADDENDA

OTHER NOTES

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 UPPER FLOOR TO BE TIED DOWN TO GROUND
 FLOOR AS PER ENGINEERS SPECIFICATION

BRICKLAYER NOTE:

EXTERNAL BRICKS TO BE 290 X
 162 X 90 (1st external course to be 2
 course bricks laid in THIRD BOND)



UPPER FLOOR CONSTRUCTION NOTE

ALLOW EXTRA STUDWORK FOR:
 - WC ROLL HOLDER @ 750mm
 - TOWEL RAIL @ 1000mm
 - TOWEL RING @ 1200mm
 - TOILET @ 750mm

UPPER FLOOR HEIGHTS

FEL = 3086mm
 CL = 5778mm
 HEIGHT O/A = 2692mm (31c)

UPPER FLOOR GLAZING

UPPER FLOOR WINDOWS TO COMPLY WITH BCA 3.9.2.5

AREAS		
Name	Area	Perimeter
HOUSE - GROUND	124.199	56.160
HOUSE - UPPER	88.428	40.820
WORKSHOP/GARAGE/STORE	49.629	30.160
BALCONY	14.351	18.980
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TOTAL	286.427 m²	

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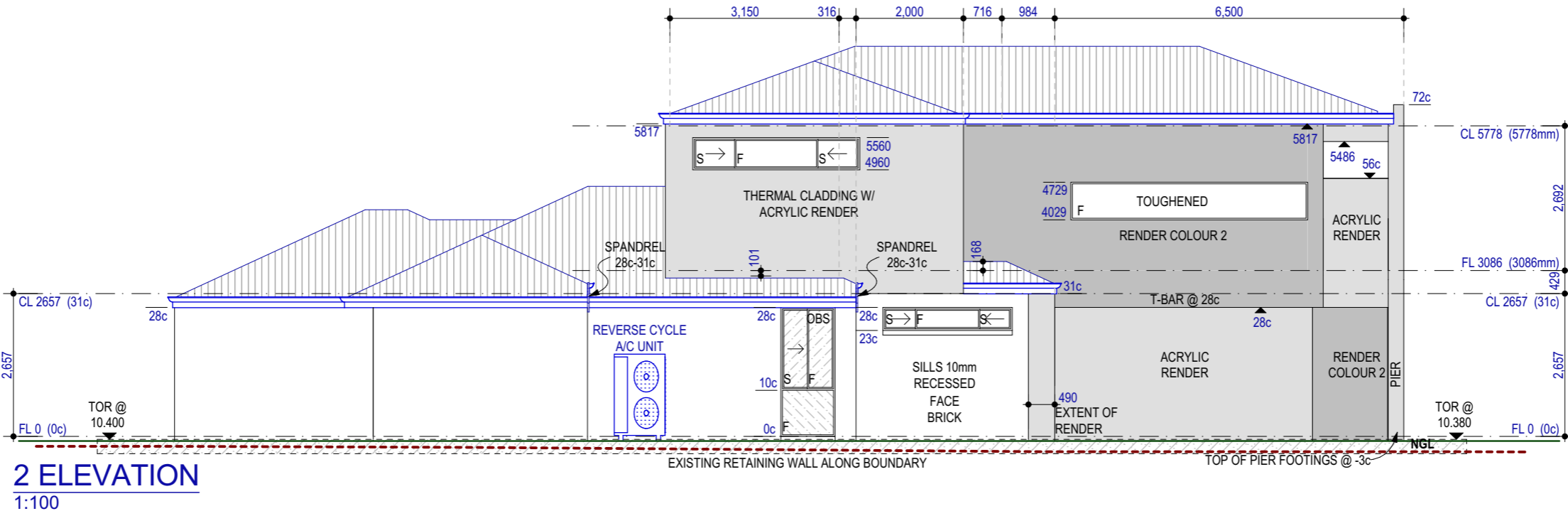
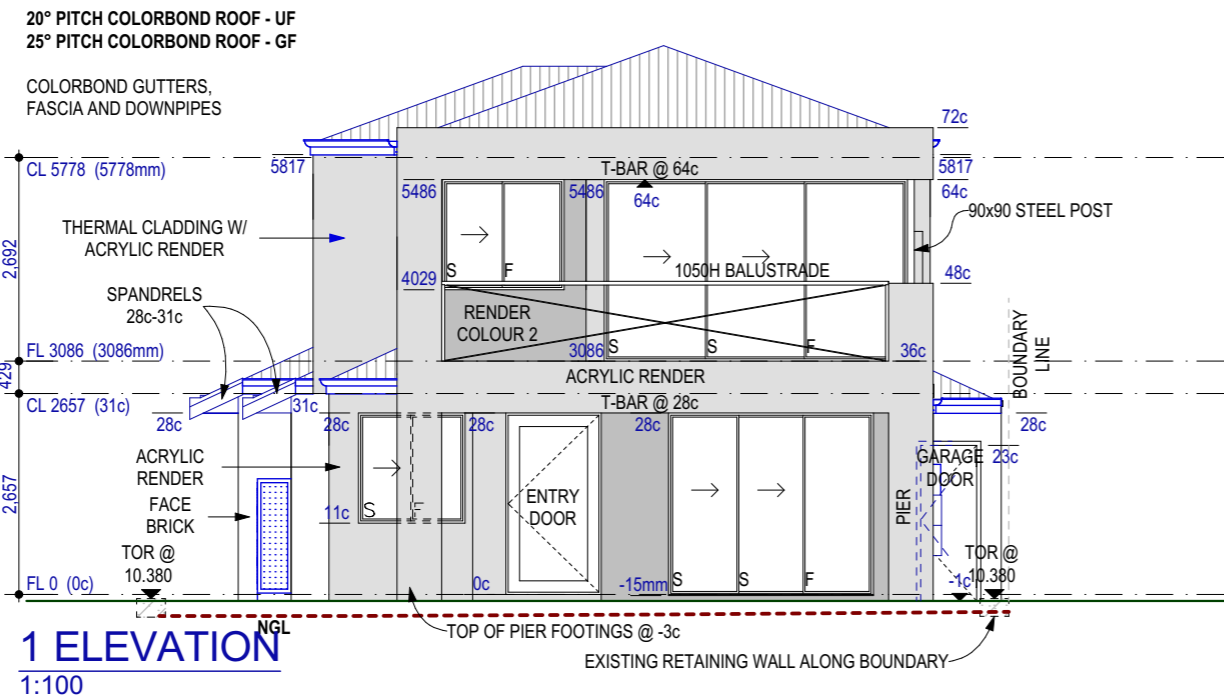
VARIATIONS:

REV:	DESCRIPTION/VER & SVU 1&2	INT:	DATE
'2'	BC115 (ITEMS 1-37)	TD	19.11.2020
'3'	VO2 (ITEMS 1-70) + AC LAYOUT	ES	03.02.2021
'4'	CHARCOAL DRAWING & VO4 (1-3)	ZL	02.03.2021
'5'	PRESTART: VO3 (ITEMS 1-110)	JJM	31.03.2021
'6'			
'7'			
'8'			
'9'			

CLIENT: **MARSHALL & CAIRNS**
 SITE ADDRESS: **LOT 714 (#129) CAPRICORN ESPLANADE YANCHEP WA 6037**
 SALES: MH/BC DRAWN: ZL CHECKED: TK

SECRET CARABELLO
UPPER FLOOR PLAN
 DATE: 13/04/2021 SHEET N°: 06 of 19
 SCALE: 1:1, 1:100
 REVISION N°: 05 JOB N°: 2008032

RENDER NOTE:
 EXTENT OF ACRYLIC RENDER TO FRONT ELEVATION
 GROUND FLOOR FRONT ELEVATION & RETURNS, AND
 ENTIRE UPPER FLOOR.
 EXTENT RENDER COLOUR 2 TO KITCHEN & MULTI-PURPOSE
 ROOM FRONT ELEVATION WALLS AND RETURNS. EXTENT AS
 SHOWN ON PLANS.



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OWNER: DATE:
 OWNER: DATE:
 BUILDER: DATE:

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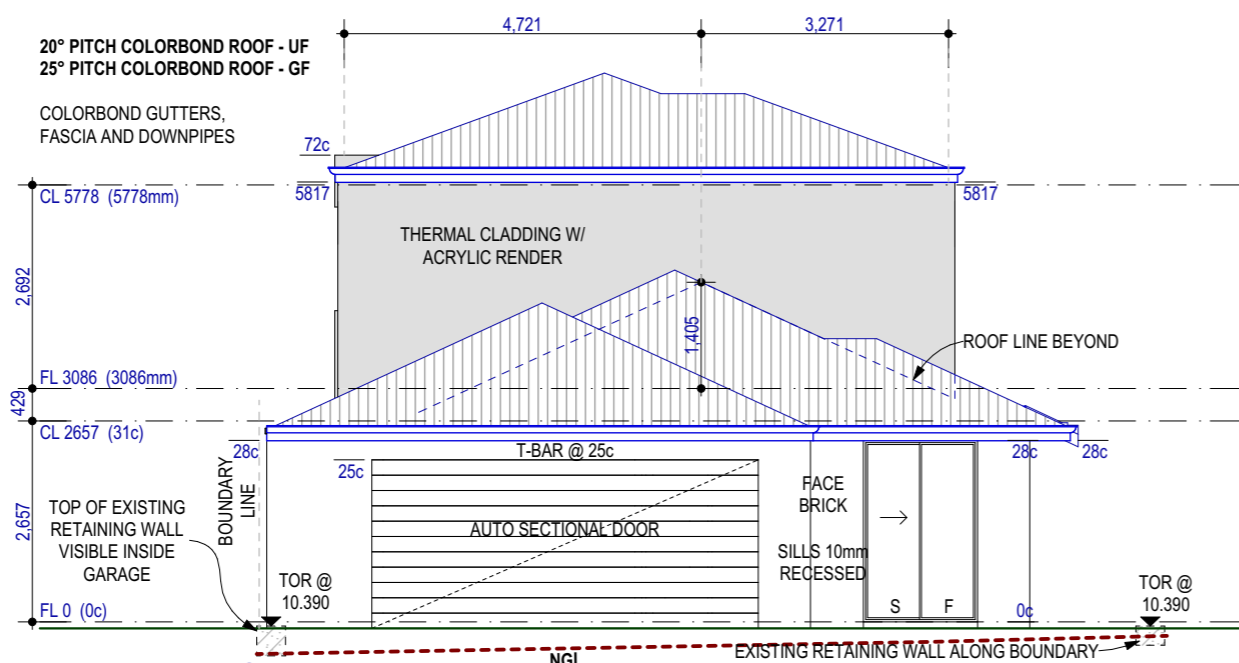
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REV.	DESCRIPTION	INT.	DATE
2'	BC115 (ITEMS 1-37)	TD	19.11.2020
3'	VO2 (ITEMS 1-70) + AC LAYOUT	ES	03.02.2021
4'	CHARCOAL DRAWING & VO4 (1-3)	ZL	02.03.2021
5'	PRESTART: VO3 (ITEMS 1-110)	JJM	31.03.2021
6'	VO5 (ITEMS 1-12)		
7'			
8'			
9'			

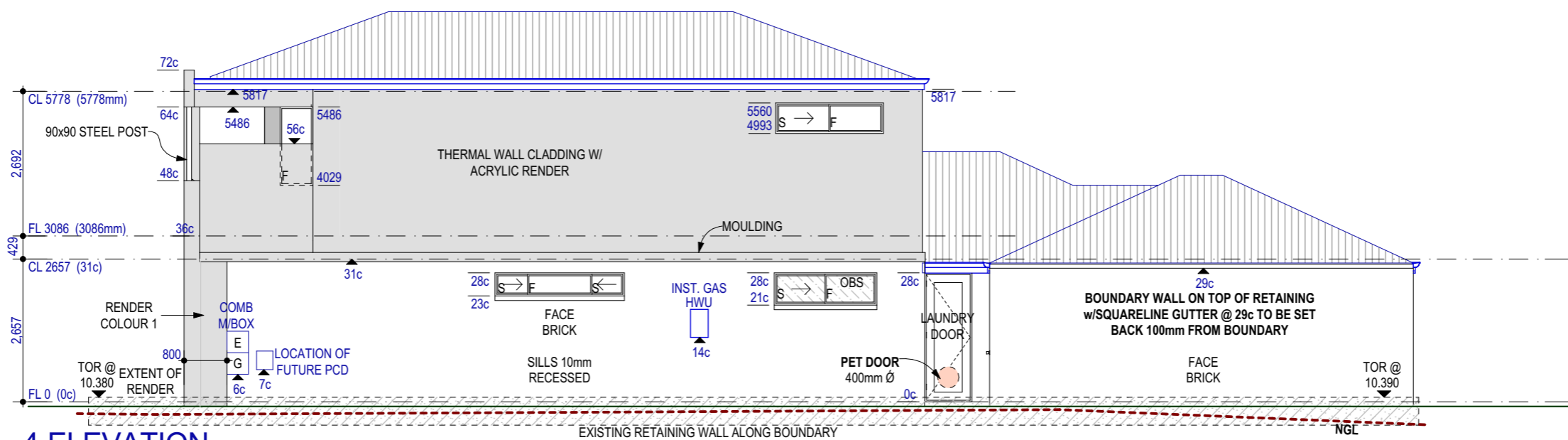
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 SALES: MH/BC DRAWN: ZL CHECKED: TK

SECRET CARABELLO
ELEVATIONS 01
 DATE: 13/04/2021 SHEET N°: 07 of 19
 SCALE: 1:100
 REVISION N°: 05 JOB N°: 2008032

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3 ELEVATION
 1:100



4 ELEVATION
 1:100

THIS IS ONE OF THE DRAWINGS
 REFERRED TO IN THE CONTRACT
 OWNER DATE
 OWNER DATE
 BUILDER DATE

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5'	PRESTART: VO3 (ITEMS 1-110) VO5 (ITEMS 1-12)	JJM	31.03.2021
6'			
7'			
8'			
9'			

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MARSHALL & CAIRNS
 SITE ADDRESS:
**LOT 714 (#129) CAPRICORN
 ESPLANADE
 YANCHEP WA 6037**
 SALES: MH/BC DRAWN: ZL CHECKED: TK

SECRET CARABELLO	
ELEVATIONS 02	
DATE: 13/04/2021	SHEET N°:
SCALE: 1:100	08 of 19
REVISION N°: 05	JOB N°: 2008032