

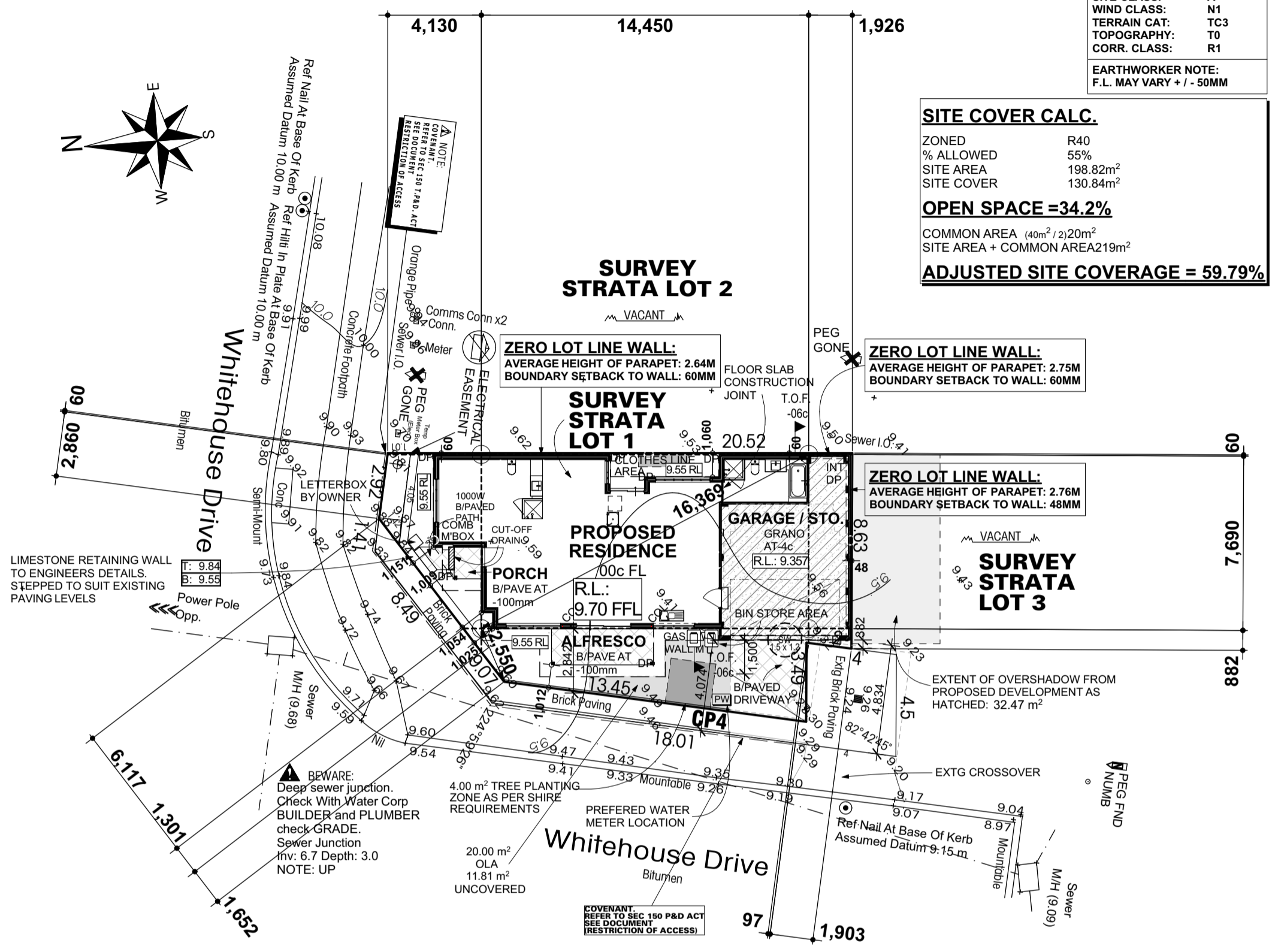
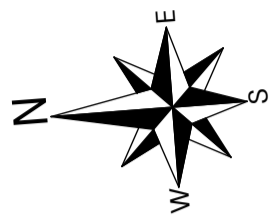
S:\Drafting\Working Drawings\FHOC\F1633 Berens\Archicad Files\F1633 Berens R07.pln
 Last accessed: jaysons on 8/10/2021

AMENDED PLANS

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NOTE: REFER TO SLAB SETOUT PLAN FOR SLAB, PLUMBING PRELAY AND WET AREA SETOUT	STORMWATER DISPOSAL BY BUILDER TO COUNCIL REQUIREMENTS (SOAKWELLS)
NOTE: REFER TO SITE SETOUT PLAN AND SLAB SETOUT PLAN FOR SLAB EXTENT	GAS AVAILABILITY: ML
	REFER TO ENGINEERS SITE INSPECTION REPORT FOR FOUNDATION & FOOTING REQUIREMENTS:
	SITE CLASS: A WIND CLASS: N1 TERRAIN CAT: TC3 TOPOGRAPHY: T0 CORR. CLASS: R1
	EARTHWORKER NOTE: F.L. MAY VARY +/- 50MM

SITE COVER CALC.	
ZONED	R40
% ALLOWED	55%
SITE AREA	198.82m ²
SITE COVER	130.84m ²
OPEN SPACE = 34.2%	
COMMON AREA (40m ² /2)20m ²	
SITE AREA + COMMON AREA	219m ²
ADJUSTED SITE COVERAGE = 59.79%	



LIMESTONE RETAINING WALL TO ENGINEERS DETAILS. STEPPED TO SUIT EXISTING PAVING LEVELS

BEWARE:
Deep sewer junction. Check With Water Corp BUILDER and PLUMBER check GRADE. Sewer Junction Inv: 6.7 Depth: 3.0 NOTE: UP

4.00 m² TREE PLANTING ZONE AS PER SHIRE REQUIREMENTS
 20.00 m² OLA
 11.81 m² UNCOVERED

COVENANT REFER TO SEC 150 P&D ACT SEE DOCUMENT (RESTRICTION OF ACCESS)

ZERO LOT LINE WALL:
AVERAGE HEIGHT OF PARAPET: 2.75M
BOUNDARY SETBACK TO WALL: 60MM

ZERO LOT LINE WALL:
AVERAGE HEIGHT OF PARAPET: 2.76M
BOUNDARY SETBACK TO WALL: 48MM

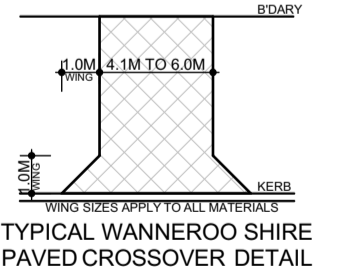
PAVING & GRANO AREA	
GRANO - GARAGE / STO.	35.98
PAVING - ALFRESCO	7.20
PAVING - DRIVE	9.81
PAVING - PATH	1.52
PAVING - PORCH	1.68
TOTAL	56.19 m²

PLANNING REQ'D: **YES**
 PLANNING ASSESSORS JUSTIFICATION LETTER: **YES**
 OUTDOOR LIVING AREA DIMENSION
 OPEN SPACE

LEGEND	
	Power Dome
	Power Pole
	Phone Pits
	Water Conn.
	Top Pillar/Post
	Top Wall
	Top Retaining
	Top Fence

LIMESTONE RETAINING WALL TO ENGINEERS DETAILS. STEPPED TO SUIT EXISTING PAVING LEVELS

RETAINING WALL DETAIL 1:100



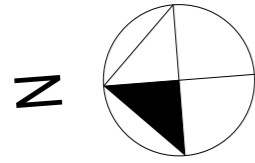
ELEC.	U/Ground	SEWER	Yes (TBA)	ROADS	Bitumen	COASTAL	No
GAS	Check Alinta	COMMS	Yes	PATH	Concrete	SOIL	Sand
WATER	Yes	DRAINAGE	Good	KERBS	See Survey	VEG.	Light Grass Cover

COTTAGE SURVEYS
 87-89 Guthrie St PO Box 1611 Osborne Park WA 6021
 P: (08) 9446 7361 E: perth@cottage.com.au W: www.cottage.com.au

ENERGY EFFICIENCY REQUIREMENTS	
CAVITY WALL INSULATION:	REFLECTIVE FOIL
LIVING CEILING INSULATION:	R4.1
GARAGE CEILING INSULATION:	R4.1
ROOF INSULATION:	NIL or BAL SPEC.
DESIGN CHANGES:	NIL
WINDOW GLAZING:	SINGLE CLEAR
ENERGY RATING COMPLETE:	YES

<p>FIRST HOME OWNERS CENTRE Anything's possible</p> <p>BUILDING CONTRACTOR N° 12788 Level 1, 42 Cedric Street, Stirling WA 6021 Phone (08) 6144 1000 Fax (08) 6144 1004</p>	Drwg: SITE PLAN Client: BERENS Site: SSL1 OF LOT 18 (#20) WHITEHOUSE DRIVE, KOONDOOLA	CONTRACTS OWNER..... DATE..... OWNER..... DATE..... BUILDER..... DATE.....	F16-01-RH BOLTON Local Authority: WANNEROO	Job No: F1633 Date Dm: 09/04/21 Dm By: OT Check: SC Sales: ZBF Scale: 1:200, 1:100 Sheet #01 Rev: 07
	Map Ref: StreetSmart® - GPS - Lat: -31.845907 Long: 115.859738	Rev: Date: Amendment: Init: Date Dm: 01 19/04/21 PRECON VO#1 REDESIGN OT/M 02 31/05/21 PRECON VO#3 REDESIGN - VAL ISSUE US 03 30/08/21 Working Drawings US 04 29/09/21 Updated Site Plan: Added survey US 05 01/10/21 REDUCE GARAGE FLOOR LEVEL SC 06 04/10/21 ENGINEERS & ENERGY REPORT SC 07 08/10/21 Prestart Variations: VO6 dated 20/09/21 US		

AMENDED PLANS



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NOTE:
CEILING 28c + WALL PLATE
 UNLESS NOTED OTHERWISE.
METAL DECK ROOF
AT 25°, EAVE 500MM
 02c DOUBLE HEIGHT FACE BRICK FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.

NOTE:
 REFER TO SLAB SETOUT PLAN FOR SLAB, PLUMBING PRE-LAY AND WET AREA SETOUT

NOTE:
 PROVIDE 01c LONGREACH SOLID BRICK SILL (NOM. 290 x 76 x 90) TO OPENINGS

(U.N.O.) UNLESS NOTED OTHERWISE ON PLAN THE FOLLOWING SHALL APPLY:

BRICKLAYER NOTE

6MM RODS & 3° OF LONGREACH BRICK TO TOP OF INTERNAL WALLS BETWEEN Z-Z.

EXTENT OF RENDER BETWEEN R-R.

REFER TO CONSTRUCTION DETAIL SHEET & ENGINEER CERTIFIED DETAILS

REFER TO ENGINEERS TIE DOWN DETAILS

ROOF CARPENTER NOTE

REFER TO ENGINEERS TIE DOWN DETAILS

REFER TO BUILDERS ROOF CARPENTER SPECIFICATION.

FIXING CARPENTER NOTE

PROVIDE GALLOW'S BRACKET SUPPORT TO SHELVES OVER 1800MM LONG (MAX. 1800°TS)

ALL SHELVES 450 DEEP (U.N.O.)

HANG RAIL CENTRE TO BE 250MM OFF WALL/ BACK OF SHELF.

WIR/ROBE: SHELF & RAIL AT 1800MM A.F.L.

PANTRY: 4 SHELVES TOP SHELF AT 1800MM A.F.L.

LINEN: 4 SHELVES TOP SHELF AT 1800MM A.F.L. EQ. SPACE ALL SHELVES TO F.F.L.

LEGEND:

RL	REDUCED LEVEL	AF	ALUMINIUM FRAME
FFL	FINISHED FLOOR LEVEL	MF	METAL FRAME
AFL	ABOVE FLOOR LEVEL	TF	TIMBER FRAME
NGL	NATURAL GROUND LEVEL	CSD	CAVITY SLIDING DOOR
GF	GROUND FLOOR	PL	PRIVACY LOCK
FF	FIRST FLOOR	OBS	OBSOLETE GLASS
SF	SECOND FLOOR	DG	DOUBLE GLAZING
FL	FLOOR LEVEL	DR	DOUBLE REBATE
CL	CEILING LEVEL	GB	GLAZING BARS
PD	PLUMBING DUCT	PB	PLASTERBOARD
WP	WALL PLATE	FC	FIBRE CEMENT
		SC	SKIM COAT (PLASTER)
		PF	PAINT FINISH
		PFR	PAINT FINISH RENDER
		AT	ACRYLIC TEXTURE
		EPS	EXPANDED POLYSTYRENE
		DP	DOWNPIPE
		SPDR	SPREADER
		RWH	RAIN WATER HEAD
			NOT TO BOND FLOOR WASTE

CLIENT NOTE

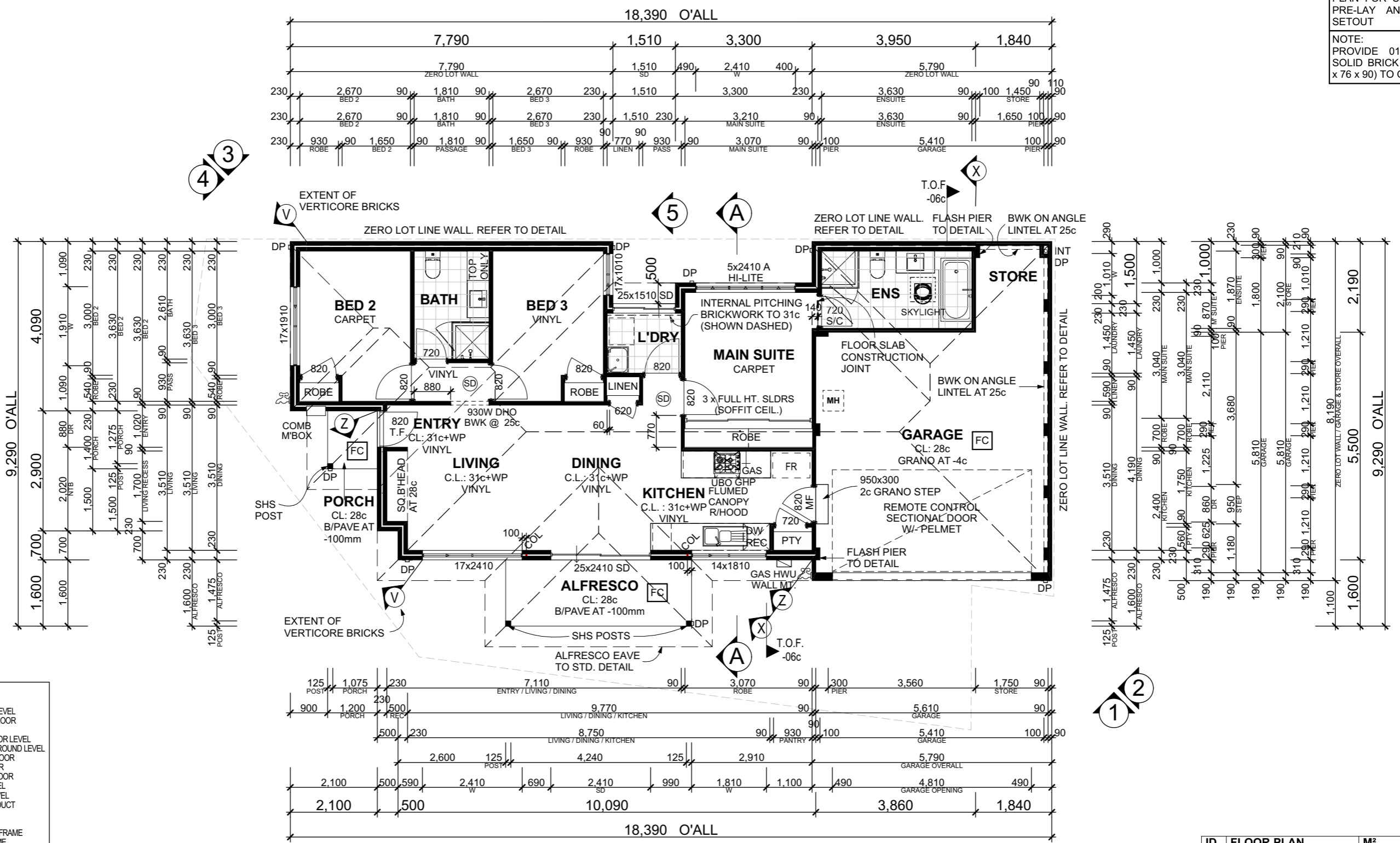
NOTED DIMENSIONS WILL TAKE PREFERENCE TO SCALE.

DIMENSIONS SHOWN ON PLANS ARE TO BRICKWORK. INTERNAL SPACES WILL ALTER IN SIZE TO ACCOMMODATE WALL FINISHES

H/FLEX TO ALL EXTERNAL CEILING & EAVE LININGS U.N.O.

NUMBER AND SPACING OF RAIN WATER PIPES IS APPROXIMATE & GOVERNED BY ROOF STRUCTURE & AT THE PLUMBERS DISCRETION.

ALL STRUCTURAL BEAMS IN ACCORDANCE WITH THE ENGINEERS SIGNED DETAILS AND SPECIFICATIONS



ENERGY EFFICIENCY REQUIREMENTS

CAVITY WALL INSULATION: **REFLECTIVE FOIL**
 (Extent between markers X-X)

LIVING CEILING INSULATION: **R4.1**

GARAGE CEILING INSULATION: **R4.1**

ROOF INSULATION: **NIL or BAL SPEC.**

DESIGN CHANGES: **NIL**

WINDOW GLAZING: **SINGLE CLEAR**

ENERGY RATING COMPLETE: YES

FIRST HOME OWNERS CENTRE
Anything's possible

BUILDING CONTRACTOR N° 12788
 Level 1, 42 Cedric Street, Stirling WA 6021
 Phone (08) 6144 1000 Fax (08) 6144 1004

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Drwg: **FLOOR PLAN**

Client: **BERENS**

Site: **SSL1 OF LOT 18 (#20) WHITEHOUSE DRIVE, KOONDOOLA**

Map Ref: StreetSmart® - GPS - Lat: -31.845907 Long: 115.859738

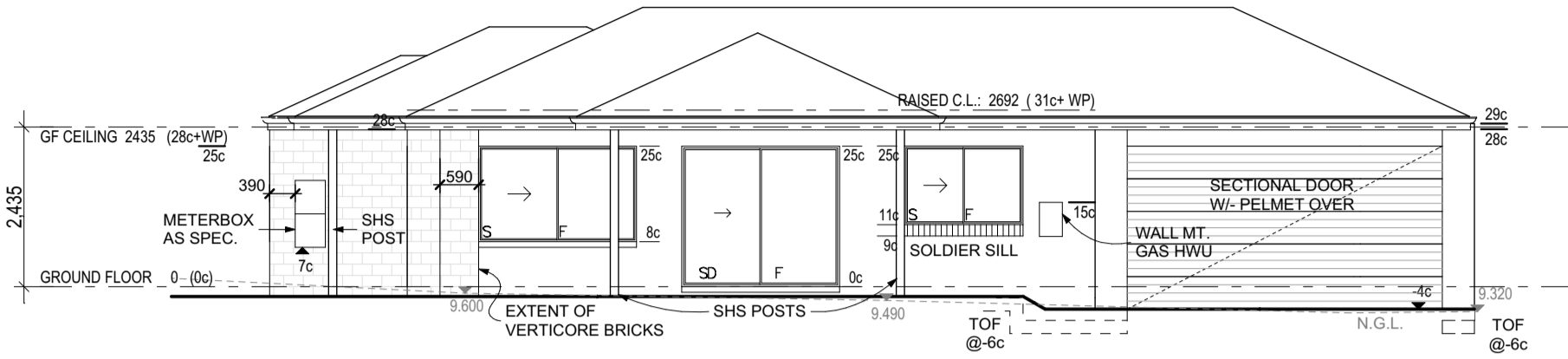
CONTRACTS		F16-01-RH BOLTON		Local Authority: WANNEROO		Job No: F1633	
OWNER.....	DATE.....	Rev: 01	Date: 19/04/21	Amendment:	Init:	Date Dm:	09/04/21
OWNER.....	DATE.....	02	31/05/21	PRECON VO#1 REDESIGN	OT/MN	Dm By:	OT
BUILDER.....	DATE.....	03	30/08/21	PRECON VO#3 REDESIGN - VAL ISSUE	OT	Check:	SC
		04	29/09/21	Working Drawings	JS	Sales:	ZBF
		05	01/10/21	Updated Site Plan: Added survey	JS	Scale:	1:100
		06	04/10/21	REDUCE GARAGE FLOOR LEVEL	SC	Sheet #02	Rev: 07
		07	08/10/21	ENGINEERS & ENERGY REPORT	SC		
				Prestart Variations: VO6 dated 20/09/21			

AMENDED PLANS

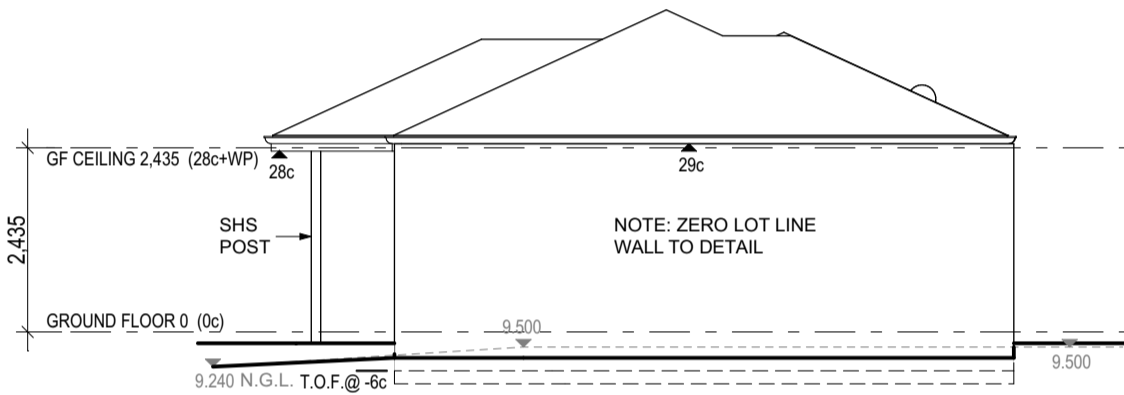
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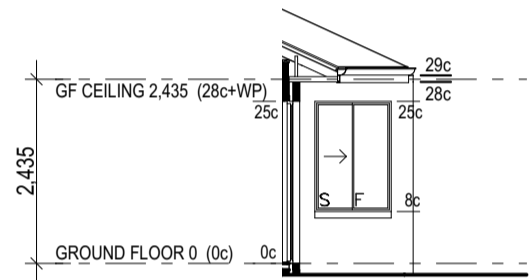
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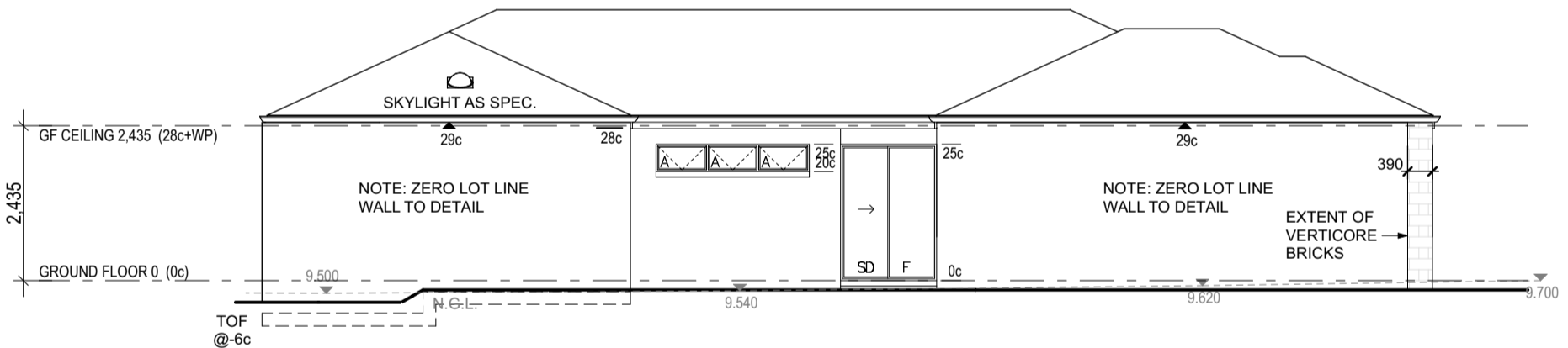
ELEVATION 1
1:100



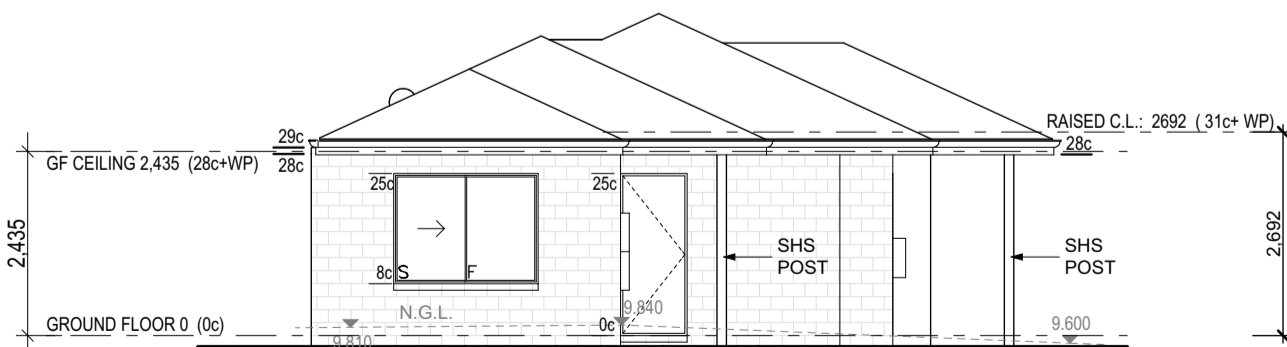
ELEVATION 2
1:100



ELEVATION 5
1:100



ELEVATION 3
1:100



ELEVATION 4
1:100



BUILDING CONTRACTOR N° 12788
Level 1, 42 Cedric Street, Stirling WA 6021
Phone (08) 6144 1000 Fax (08) 6144 1004

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Site: **SSL1 OF LOT 18 (#20) WHITEHOUSE DRIVE, KOONDOOLA**
Map Ref: StreetSmart® - GPS - Lat: -31.845907 Long: 115.859738

CONTRACTS

OWNER..... DATE.....
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BUILDER..... DATE.....

F16-01-RH BOLTON

Rev:	Date:	Amendment:
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02	31/05/21	PRECON VO#3 REDESIGN - VAL ISSUE
03	30/08/21	Working Drawings
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Local Authority:
WANNEROO

Job No: **F1633**

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Dm By:	OT
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Sales:	ZBF
Scale:	1:100
Sheet #03	Rev: 07