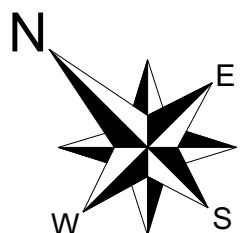


THURLEIGH APPROACH

1

SITE PLAN

1:200



**AUWEST**

©

ANY COPY OR MODIFICATION OF THIS DESIGN IN WHOLE OR PART IS AN INFRINGEMENT OF COPYRIGHT WHICH WILL RESULT IN LEGAL ACTION BEING TAKEN

SITE PLAN			
SCALE:	1:200	DATE	NAME
DESIGN		7/12/2021	T. B.
PLANNING DRAWINGS		7/12/2021	

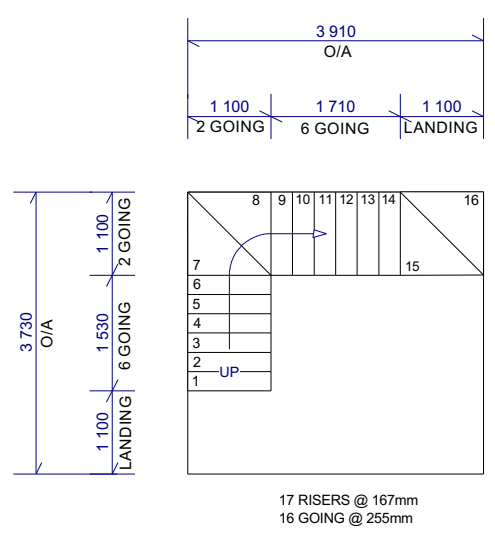
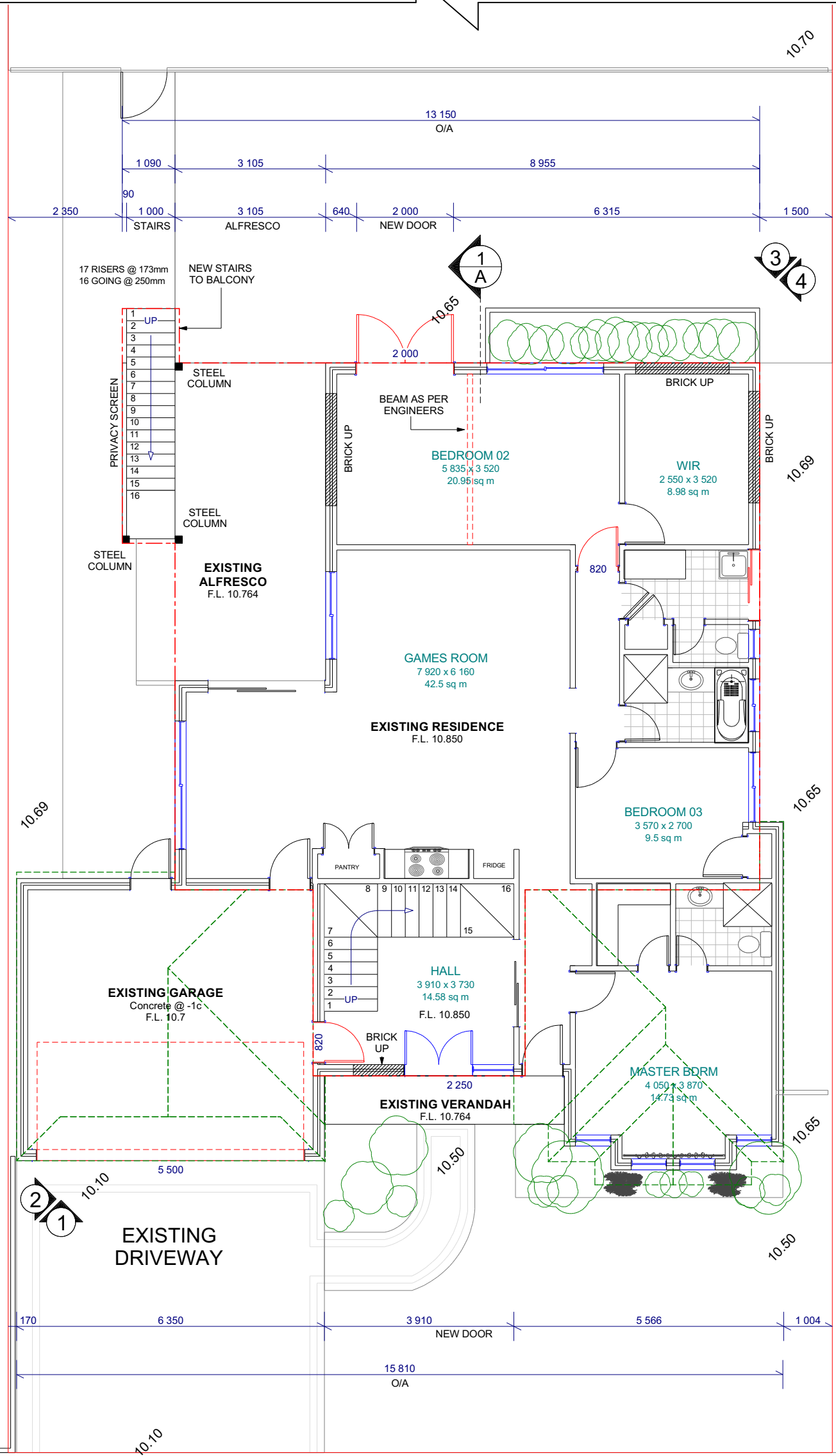
CLIENT: Tomas & Debbie Briones Aguirre

ADDRESS: LOT 170, 6 THURLEIGHT APPROACH BUTLER WA 6036

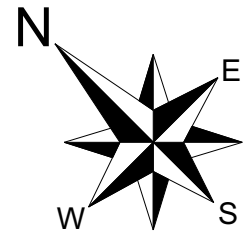
JOB No.:	11-21
PAGE No.:	1 of 7

Mobile: 0406673541 Email: tomas@auwest.com.au

C:\Users\tomas\Desktop\DEB\House RENO\Tomas house Wirkg Dwgs 01.layout



**2 STAIRS**  
1:100



- NOTES**
- The builder must check and confirm all dimensions and levels on site prior to commencement of works. Drawings to be read in conjunction with all other contract documents, including structural, hydraulic, electrical and relevant specifications.
  - All new glazing to windows, sliding doors, screens & balustrades to comply with NCC, Part 3.6 and AS1288/2047 requirements.
  - Smoke Alarms shall be installed in accordance with NCC Part 3.7.2 and AS 3786 requirements.
  - Termite Chemical treatment barrier- Dursban or Biflex to be installed in accordance with AS3660.1 and NCC requirements.
  - All timber roof framing to comply with the provisions of the Timber Framing Code AS 1684.2-2010.
  - The floor bathroom and WC shall be properly surfaced and graded to a floor waste outlet.
  - Provide adequate methods of waterproofing to ensure wet areas & inner parts of the building are protected in accordance with NCC Part 3.8.1 & AS3740.
  - All exposed structural timber will have either durability Class 1 or 2 or be treated to a level of H3 in accordance with AS 1684, 1720.2 and 1604 requirements.
  - Gutter and downpipe systems shall be designed in accordance with NCC Part 3.5.2 and shall discharge clear of the building and be contained on site. Disposal of stormwater must not cause erosion, corrosion, or other defects as a result of the method of disposal.
  - Every plumbing fixture shall be installed in accordance with the requirements of AS3500 and bylaws made under the Metropolitan Water Supply Sewerage and Drainage Act 1909 and shall have an adequate supply of water.
  - Structural steel members shall be treated against corrosion in accordance with the NCC, Part 3.4.4.4.
  - The construction of stairs shall be in accordance with NCC, Part 3.9.1. Balustrades shall be designed and constructed in accordance with NCC, Part 3.9.2.

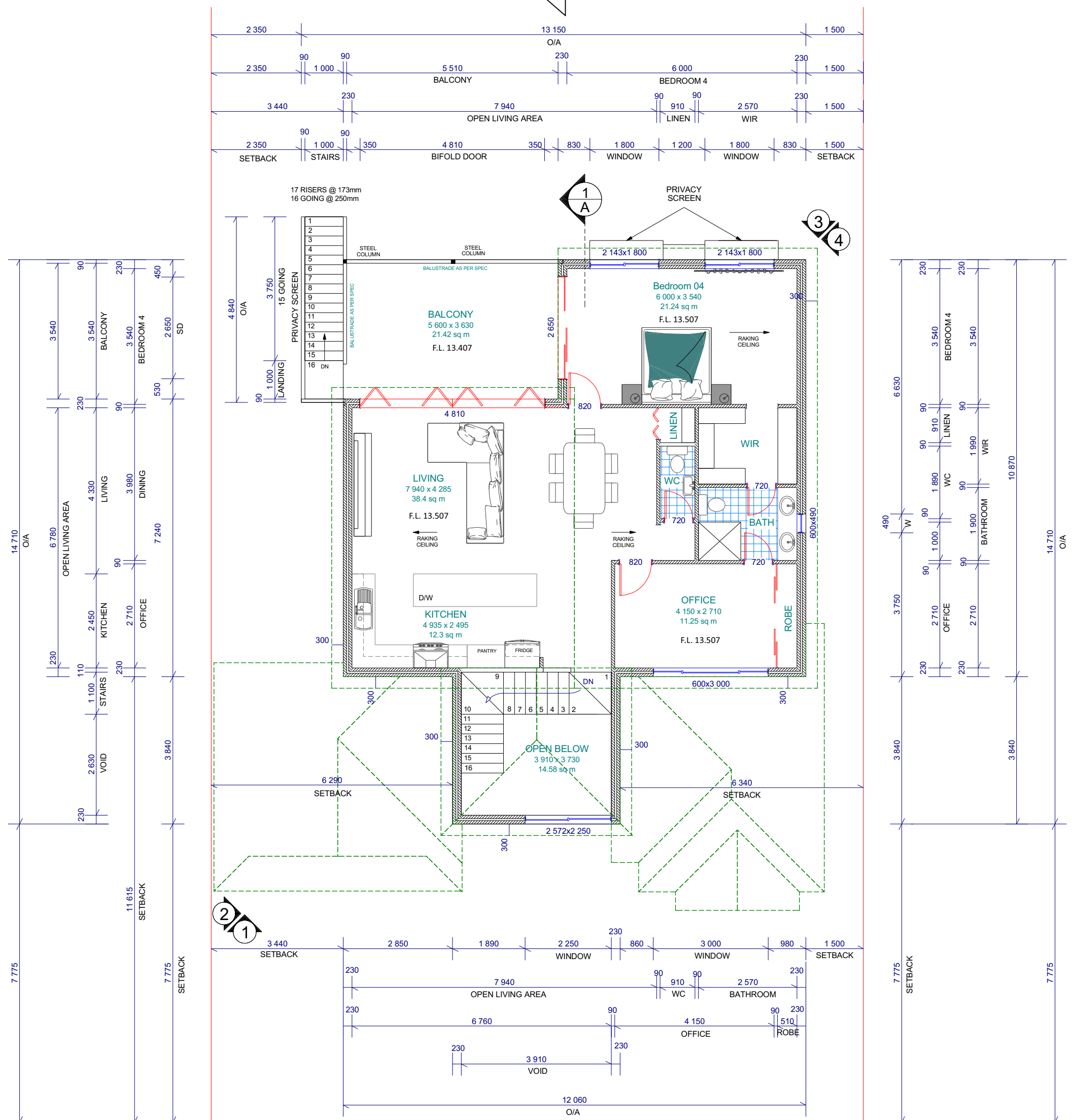
**THURLEIGH APPROACH**

**1 PROPOSED GROUND FLOOR**  
1:100

BUILDER MUST CHECK ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK		PROPOSED GROUND FLOOR			CLIENT: Tomas & Debbie Briones Aguirre	JOB No.: 11-21	
SCALE:	1:100	DATE	7/12/2021	NAME			T. B.
DESIGN		PLANNING DRAWINGS	7/12/2021				
Mobile: 0406673541 Email: tomas@auwest.com.au					ADDRESS: LOT 170, 6 THURLEIGHT APPROACH BUTLER WA 6036	PAGE No.: 3 of 7	

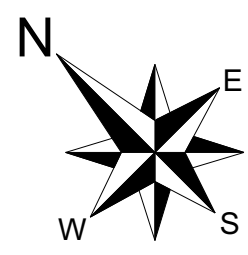


© ANY COPY OR MODIFICATION OF THIS DESIGN IN WHOLE OR PART IS AN INFRINGEMENT OF COPYRIGHT WHICH WILL RESULT IN LEGAL ACTION BEING TAKEN



**UPPER FLOOR**

**LIVING AREA** 127.50 m<sup>2</sup>  
**BALCONY** 21.42 m<sup>2</sup>  
**BALCONY STAIRS** 3.75 m<sup>2</sup>



**NOTES**

The builder must check and confirm all dimensions and levels on site prior to commencement of works. Drawings to be read in conjunction with all other contract documents, including structural, hydraulic, electrical and relevant specifications.

All new glazing to windows, sliding doors, screens & balustrades to comply with NCC, Part 3.6 and AS1288/2047 requirements.

Smoke Alarms shall be installed in accordance with NCC Part 3.7.2 and AS 3786 requirements. Termite Chemical treatment barrier- Durban or Biflex to be installed in accordance with AS3660.1 and NCC requirements. All timber roof framing to comply with the provisions of the Timber Framing Code AS 1684.2-2010. The floor bathroom and WC shall be properly surfaced and graded to a floor waste outlet.

Provide adequate methods of waterproofing to ensure wet areas & inner parts of the building are protected in accordance with NCC Part 3.8.1 & AS3740. All exposed structural timber will have either durability Class 1 or 2 or be treated to a level of H3 in accordance with AS 1684, 1720.2 and 1604 requirements.

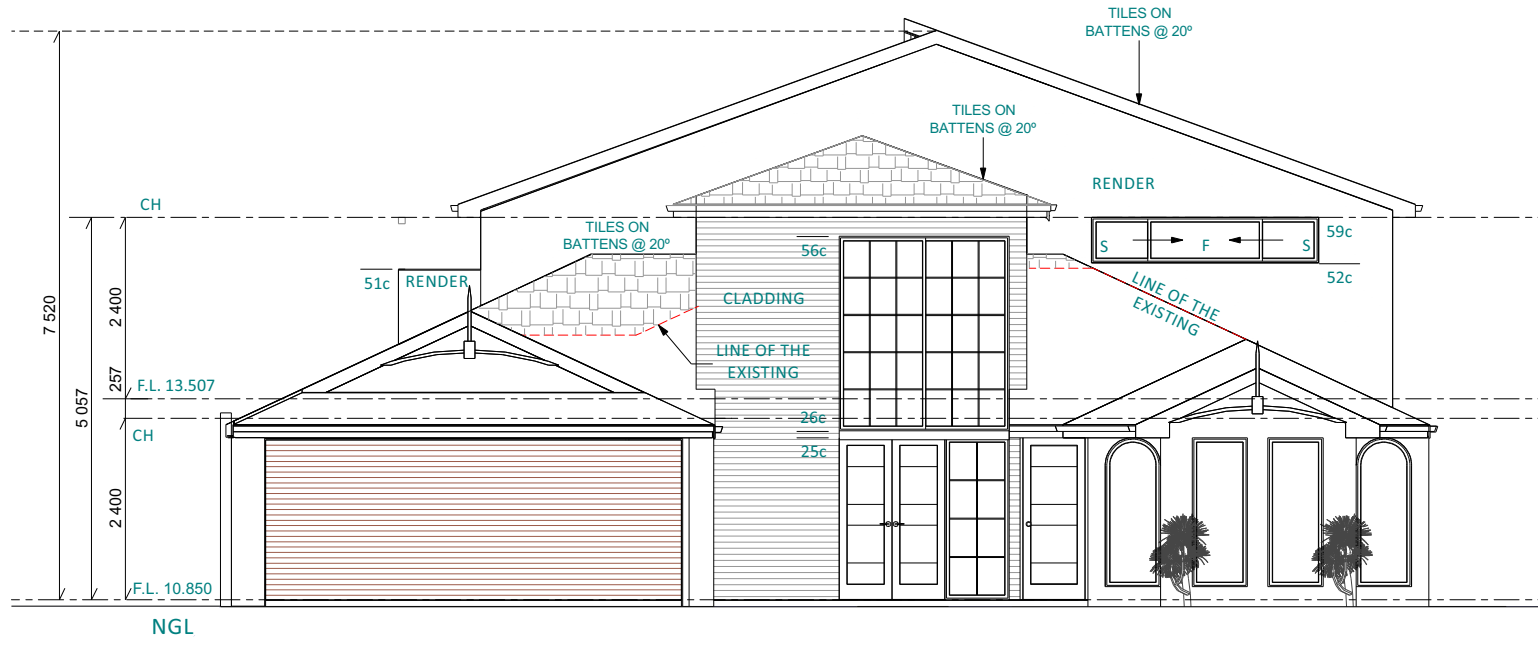
Gutter and downpipe systems shall be designed in accordance with NCC Part 3.5.2 and shall discharge clear of the building and be contained on site. Disposal of stormwater must not cause erosion, corrosion, or other defects as a result of the method of disposal.

Every plumbing fixture shall be installed in accordance with the requirements of AS3500 and bylaws made under the Metropolitan Water Supply Sewerage and Drainage Act 1909 and shall have an adequate supply of water. Structural steel members shall be treated against corrosion in accordance with the NCC, Part 3.4.4.4.

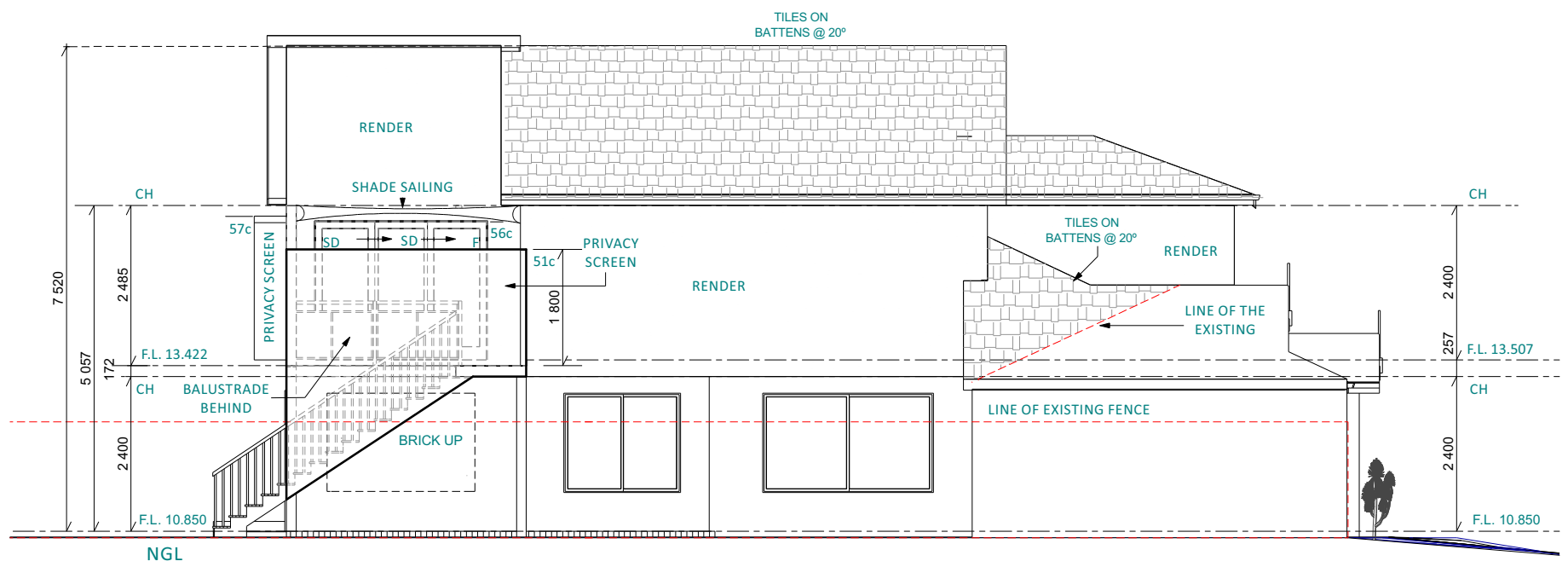
The construction of stairs shall be in accordance with NCC, Part 3.9.1. Balustrades shall be designed and constructed in accordance with NCC, Part 3.9.2.

**1 PROPOSED UPPER FLOOR**  
 1:100

BUILDER MUST CHECK ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK		ELEVATION		CLIENT: Tomas & Debbie Briones Aguirre	JOB No.: 11-21	
	SCALE: 1:100	DATE: 7/12/2021	NAME: T. B.			ADDRESS: LOT 170, 6 THURLEIGHT APPROACH BUTLER WA 6036
	DESIGN	7/12/2021	PLANNING DRAWINGS			
© ANY COPY OR MODIFICATION OF THIS DESIGN IN WHOLE OR PART IS AN INFRINGEMENT OF COPYRIGHT WHICH WILL RESULT IN LEGAL ACTION BEING TAKEN				PAGE No.: 4 of 7		
Mobile: 0406673541 Email: tomas@auwest.com.au						



**1** SW ELEVATION E01  
1:100



**2** NW ELEVATION E02  
1:100



**ARTIST'S IMPRESSION ONLY**  
N/A

BUILDER MUST CHECK ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK

SECTION

SCALE:	1:50	DATE	NAME
DESIGN		7/12/2021	T. B.
PLANNING DRAWINGS		7/12/2021	

CLIENT: Tomas & Debbie Briones Aguirre  
ADDRESS: LOT 170, 6 THURLEIGHT APPROACH  
BUTLER WA 6036

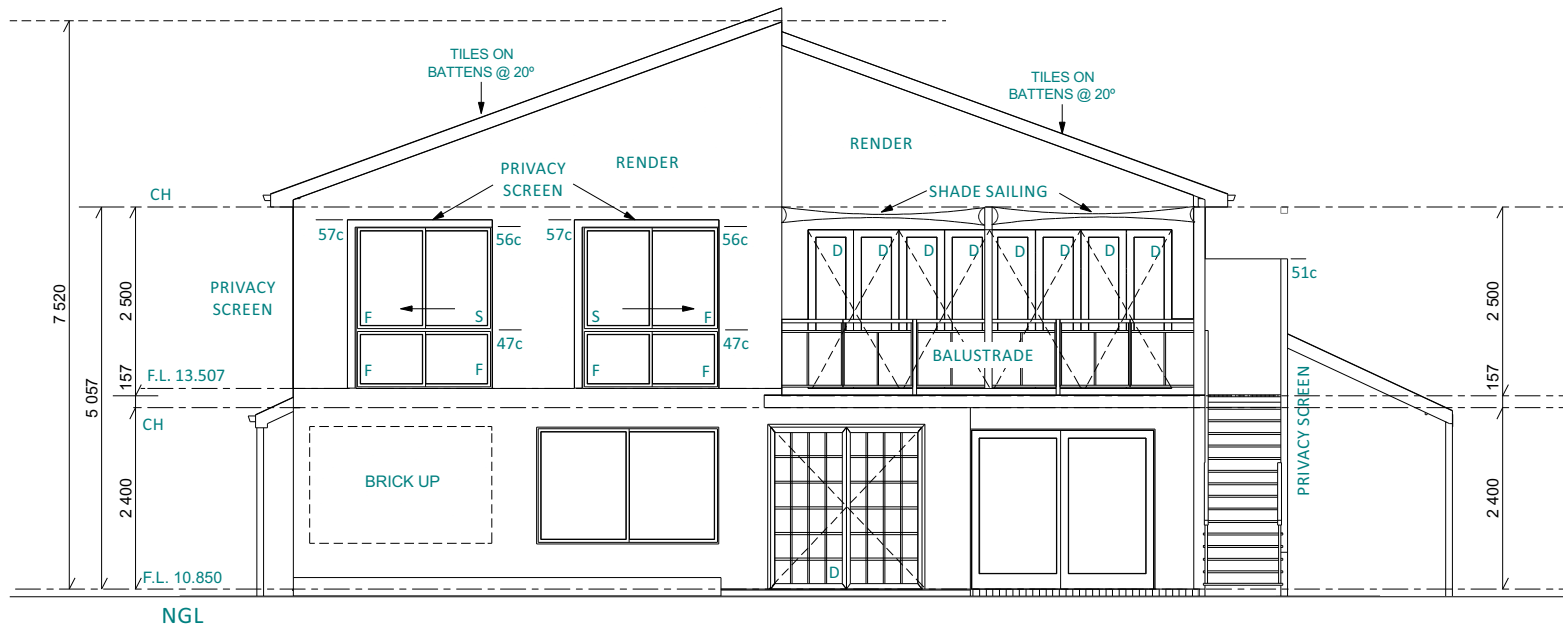
JOB No.:	11-21
PAGE No.:	5 of 7



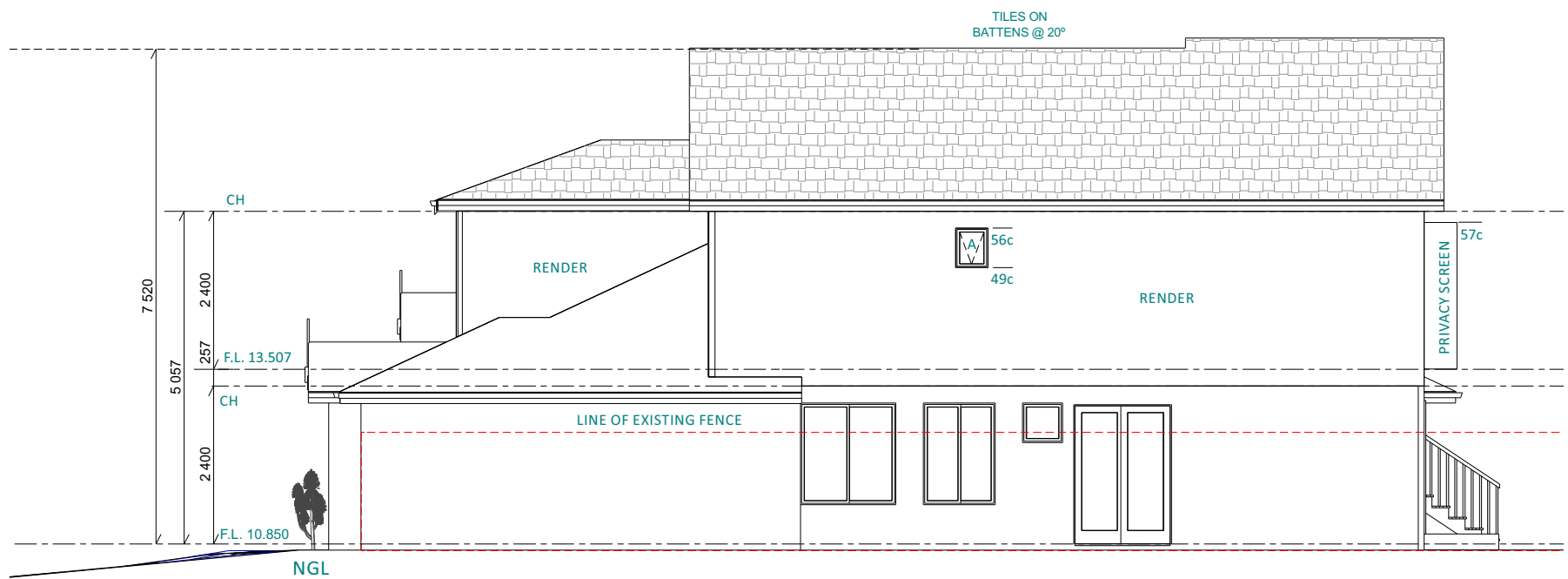
© ANY COPY OR MODIFICATION OF THIS DESIGN IN WHOLE OR PART IS AN INFRINGEMENT OF COPYRIGHT WHICH WILL RESULT IN LEGAL ACTION BEING TAKEN

Mobile: 0406673541 Email: tomas@auwest.com.au

C:\Users\tomas\Desktop\DEB\House RENO\Tomas house Wtmg Dwgs 01.layout



**1** NE ELEVATION E03  
1:100



**2** SE ELEVATION E04  
1:100



**ARTIST'S IMPRESSION ONLY**  
N/A

BUILDER MUST CHECK ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK



©

ANY COPY OR MODIFICATION OF THIS DESIGN IN WHOLE OR PART IS AN INFRINGEMENT OF COPYRIGHT WHICH WILL RESULT IN LEGAL ACTION BEING TAKEN

SCALE:	DATE	NAME
DESIGN	7/12/2021	T. B.
PLANNING DRAWINGS	7/12/2021	

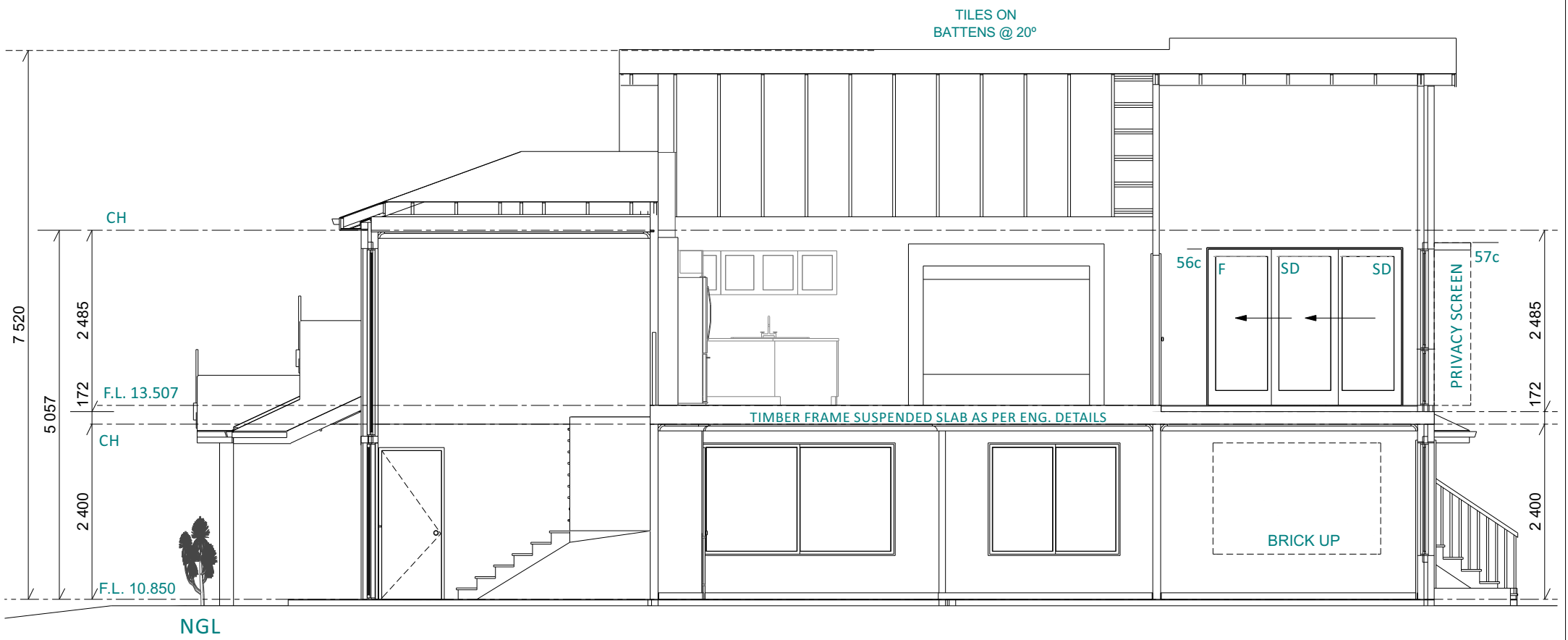
CLIENT: Tomas & Debbie Briones Aguirre

ADDRESS: LOT 170, 6 THURLEIGHT APPROACH  
BUTLER WA 6036

JOB No.:	11-21
PAGE No.:	6 of 7

Mobile: 0406673541 Email: tomas@auwest.com.au

C:\Users\tomas\Desktop\DEB\House RENO\Tomas house Wirg Dwgs 01.layout



1

**SECTION A1**  
**1:75**



**ARTIST'S IMPRESSION ONLY**  
N/A

BUILDER MUST CHECK ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK



©  
ANY COPY OR MODIFICATION OF THIS DESIGN IN WHOLE OR PART IS AN INFRINGEMENT OF COPYRIGHT WHICH WILL RESULT IN LEGAL ACTION BEING TAKEN

SCALE:	DATE	NAME
DESIGN	7/12/2021	T. B.
PLANNING DRAWINGS	7/12/2021	

CLIENT: Tomas & Debbie Briones Aguirre  
ADDRESS: LOT 170, 6 THURLEIGHT APPROACH  
BUTLER WA 6036

JOB No.:	11-21
PAGE No.:	7 of 7

Mobile: 0406673541 Email: tomas@auwest.com.au

C:\Users\tomas\Desktop\DEB\House RENO\Tomes house Wtkg Dwgs 01.layout