

LOT 322

450sqm
SANDY

NOTE: BOUNDARY POSITION APPROXIMATE ONLY REQUIRES REPEG SURVEY

NOTE: APPROXIMATELY 1.6 Km FROM COAST LINE

NOTE: ADD 23.71 TO ALL LEVELS ON PLAN TO OBTAIN APPROXIMATE A.H.D. LEVELS. THIS VALUE DERIVED FROM WATER CORP. AS CONSTRUCTED RECORDS & MAY NOT BE EXACT. AN A.H.D. SURVEY IS REQUIRED TO OBTAIN AN ACCURATE VALUE.

NOTE: SEWER MH No. AC7021 APPROXIMATELY 50.1m FROM DATUM (LOCAL LEVEL. 9.66) (A.H.D. LEVEL. 33.38)

COASTAL CATEGORY 3

NOTE:

- GARAGE FOOTINGS @ -3c
- PIER & FOOTINGS @ -3c

NOTE:

230 CAVITY RENDERED BRICKWORK AS SHOWN ON FLOOR PLAN WITH 230 CAVITY FACE BRICKWORK LAID 1/3 BOND TO REMAINDER.

NOTE:

ANY REPAIRS/REMOVAL/REINSTATING OF FENCING OR RETAINING WALLS WILL BE THE RESPONSIBILITY OF THE OWNER.

NOTE:

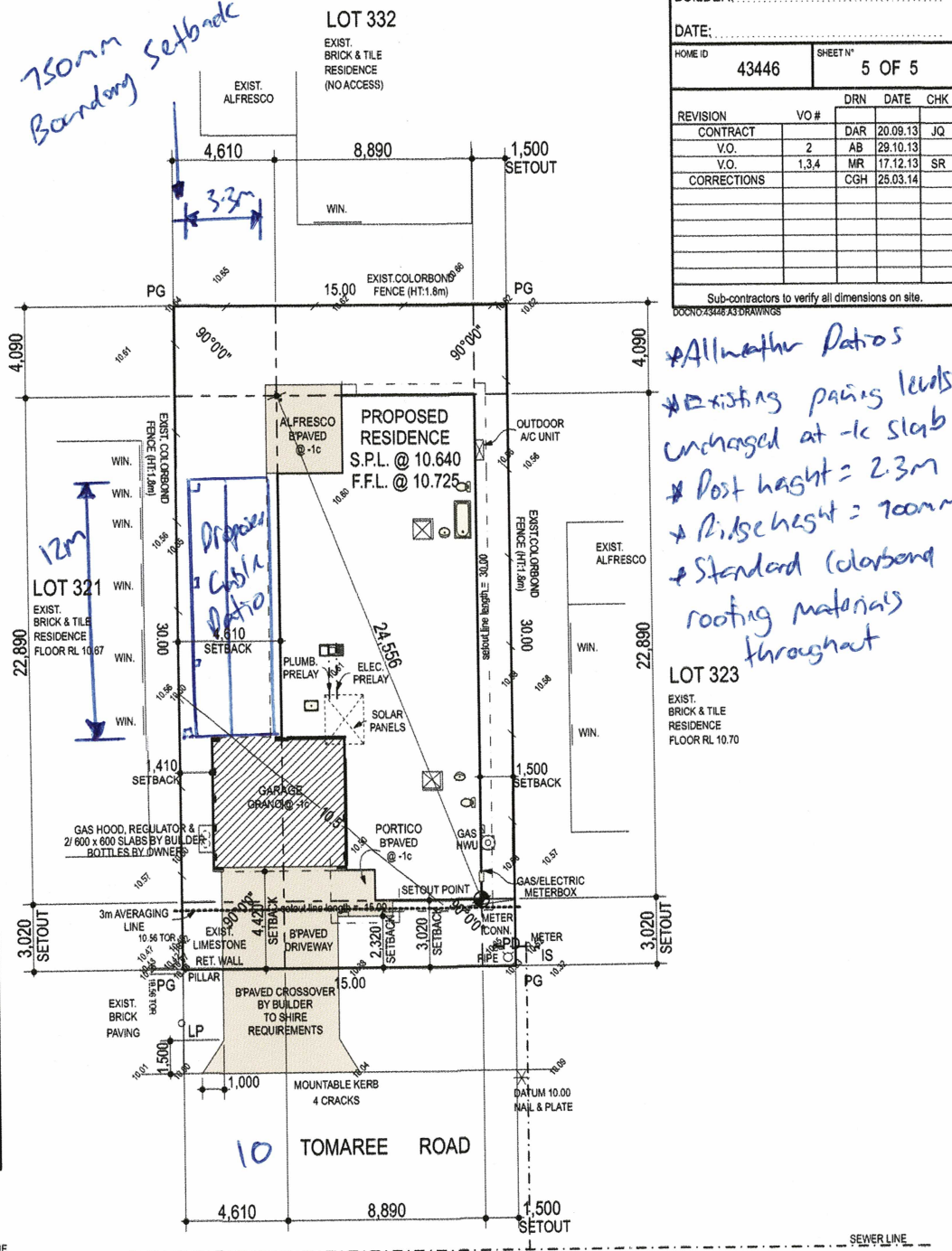
OWNER SUPPLIED ITEMS AS INDICATED ON PLANS DO NOT FORM PART OF THIS CONTRACT & BUILDING LICENCE. OWNER TO SEEK APPLICABLE APPROVAL(S) & INSTALL AFTER HANDOVER & PRIOR TO OCCUPATION.

NOTE:

- ALL STORMWATER DISPOSAL TO BE CONTAINED ON SITE TO 2 x 1500Ø x 1200d INTER-CONNECTED SOAKWELLS.
- SOAKWELL LOCATION MAY BE ADJUSTED AT PLUMBERS DISCRETION TO BCA & LOCAL AUTHORITY REQUIREMENTS.
- NO ALLOWANCE HAS BEEN MADE BY THE SHIRE OR DEVELOPER FOR OFF SITE STORM WATER DISPOSAL TO MAIN DRAINS.
- BGC HAVE ALLOWED SOAK WELLS WHICH CAPACITY HAS BEEN CALCULATED IN ACCORDANCE WITH LOCAL AUTHORITY & BCA REQUIREMENTS ALLOWING FOR A 20 YEAR STORM OF A 5 MINUTE DURATION.
- THE BUILDER ACCEPTS NO RESPONSIBILITY, SHOULD THE SYSTEM NOT OPERATE CORRECTLY AS A RESULT OF GREATER RAINFALL, ON SITE CONDITIONS SUCH AS LIMESTONE, CLAY, OR HIGH WATER TABLE.

SEW CONN POSITION APPROXIMATE ONLY
SEW INV. 8.61
UP. 1.10
DEPTH. 0.62m

750mm Boundary Setback



CLIENT:
DATE:
CLIENT:
DATE:
BUILDER:
DATE:

HOME ID	43446	SHEET N°	5 OF 5		
REVISION	VO #	DRN	DATE	CHK	
CONTRACT		DAR	20.09.13	JQ	
V.O.	2	AB	29.10.13		
V.O.	1,3,4	MR	17.12.13	SR	
CORRECTIONS		CGH	25.03.14		

Sub-contractors to verify all dimensions on site.

All weather Patios
Existing paving levels unchanged at -1c slab
Post height = 2.3m
Ridge height = 700mm
Standard colorbond roofing materials throughout

LOT 323
EXIST. BRICK & TILE RESIDENCE FLOOR RL 10.70

CLIENT	ASHENDEN	BUILDER	COMMODORE HOMES
LOT	322 TOMAREE ROAD	AUTHORITY	WANNEROO
SUBURB	YANCHEP	MAP REF.	97 80 57
PLAN	68125	C/T Vol.Fol.	2751 211
DATE OF SURVEY	06.08.13	SCALE	1:200 @ A3
JOB No.	OURS: 187322	YOURS:	C 43446

SCALE BAR		DRAFTED	E.B.	SURVEYOR	J.A.
SERVICE INFORMATION		SEWERAGE	YES	DEPTH	0.62m
GAS	BTC	WATER	YES	PRELID	YES
AREA	NEW	TELSTRA	YES	POWER	U/G
WATER	SV STOP VALVE	HY HYDRANT	FP FLUSH POINT	METER	WATER METER
SEWERAGE	SW SEWER MANHOLE	IS INSPECTION SHAFT	IQ INSPECTION OPENING	GAS	GAS METER
POWER	CP CONSUMER POLE	PP POWER POLE	LP LAMP POST	SP STAY POLE	PD POWER DOME
STORMWATER	SM MANHOLE	GRATE	SE SIDE ENTRY PIT	TELSTRA	PIT TELSTRA PIT
SURVEY	PF PEG FOUND	Pdist PEG DISTURBED	PG PEG GONE	STATION	DATUM / CONTROL

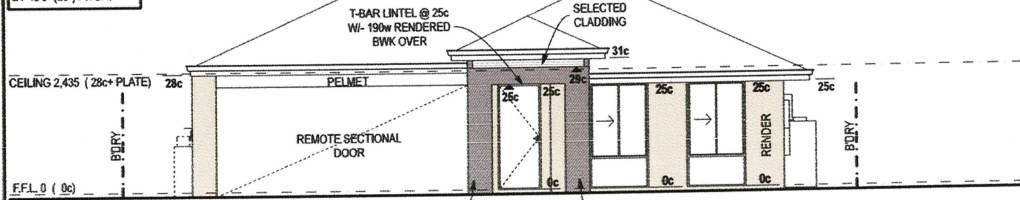
AUTOMATED SURVEYS PTY LTD
LICENSED SURVEYORS AND DEVELOPMENT CONSULTANTS

3rd Street West Perth W.A. 6005
P.O. Box 1648 West Perth W.A. 6072
Telephone: +61 (08) 9214 1771
Facsimile: +61 (08) 9214 1770

The information on this drawing is correct as at the date of survey. Services are to be confirmed with relevant authorities. This includes without limitation:
Sewerage, Water Supply, Drainage, Power Supply, Gas Supply & Communications.
Further services / facilities / encumbrances may be indicated on the Certificate of Title.
Location of boundaries in relation to fences or boundary markers is not guaranteed.
Boundary is shown generally as per best fit. Repeg Survey will be required.
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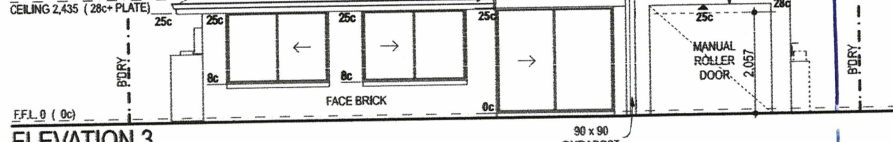


COLORBOND ROOF ON 24°43' (25°) PITCH.

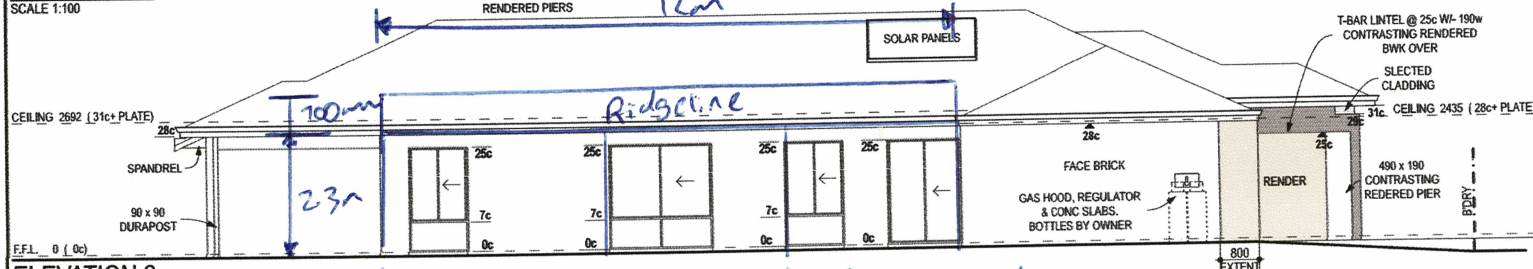


ELEVATION 1
SCALE 1:100

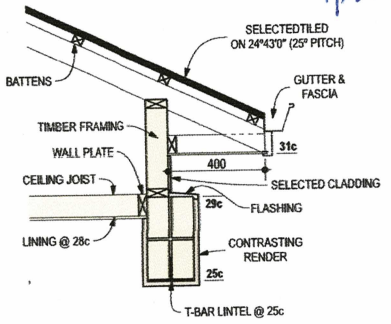
NOTE:
MAX. EFFECTIVE OPENING HEIGHT OF ROLLER DOOR IS 2057 (24c) ABOVE GARAGE FLOOR LEVEL.



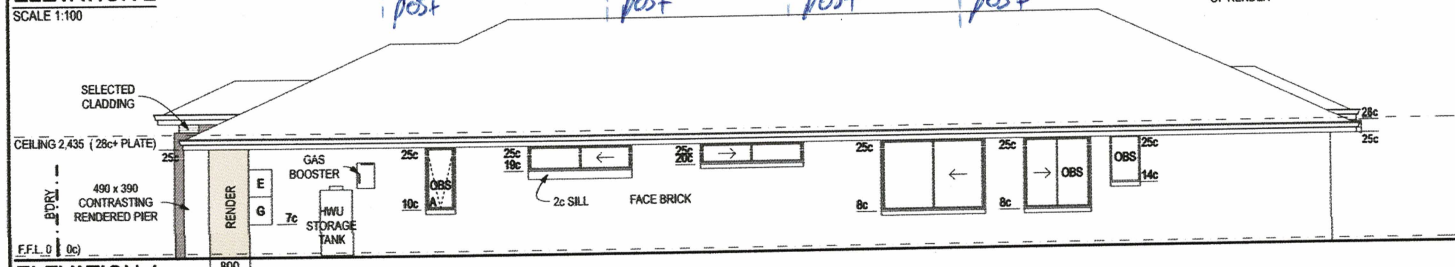
ELEVATION 3
SCALE 1:100



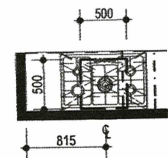
ELEVATION 2
SCALE 1:100



DETAIL 1
SCALE 1: 20

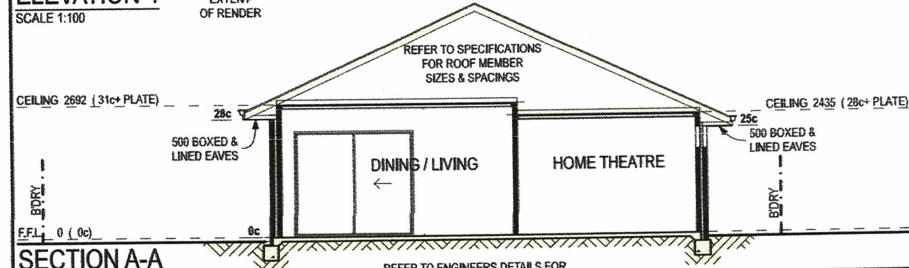


ELEVATION 4
SCALE 1:100



NOTE:
SPACE ROOF MEMBERS TO ALLOW FOR 500 x 500 SQ. CLEARANCE FOR RANGEHOOD CUT-OUT.

RANGEHOOD CUT-OUT LOC'N
SCALE 1: 50



SECTION A-A
SCALE 1:100

REFER TO ENGINEERS DETAILS FOR CONCRETE FOOTINGS, WATERPROOFING, SLAB & SAND PAD REQUIREMENTS

COMMODORE HOMES

22 MOUNT STREET PERTH PH: 9261 1888
 REG. BUILDER N°: 3769
 A.B.N. 54 052 543 450
 BGC RESIDENTIAL PTY LTD

REVISION	VO #	DRN	DATE	CHK
CONTRACT		DAR	20.09.13	JQ
V.O.	2	AB	29.10.13	
V.O.	1,3,4	MR	17.12.13	SR
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Sub-contractors to verify all dimensions on site.

CLIENT:
 DATE:
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 DATE:
 BUILDER:
 DATE:

CLIENT:
ASHENDEN

ADDRESS:
**LOT 322 (#10)
TOMAREE ROAD
YANCHEP**

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QUATTRO PLUS

MODEL N°	DATE
40446	25.03.14
MAP REF.	WIND RATING
97 80 57	N1
COASTAL CATEGORY	ENGINEERS DETAIL
3	D10
HOME ID	SHEET N°
43446	2 OF 5