

GROUND LEVELS SHOWN ARE APPROXIMATE, BUILDER IS TO CHECK ALL LEVELS AND POSITION ONSITE WITH OWNER BEFORE COMMENCING WORK.

GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION TO CONFORM TO B.C.A AND AUSTRALIAN STANDARDS AND IN ACCORDANCE WITH RELEVANT SERVICES AND AUTHORITY REGULATIONS
2. ALL WORK TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSED TRADESPERSONS. ALL DIMENSIONS ARE TO BE CONFIRMED BY BUILDER ON SITE. REFER TO WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED.
3. ALL SEWER AND STORMWATER DRAINAGE TO BE IS STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL.
4. SUITABLE SITE AREA DRAINAGE IS TO BE CARRIED OUT BY THE BUILDER TO ENSURE THAT STORMWATER DOES NOT POND AGAINST WALL OF THE DWELLING.

5. ROOF CONTRACTOR SHALL PROVIDE ALL NECESSARY FLASHINGS, CAPPINGS AND OTHER ITEMS REQUIRED TO MAKE THE ROOF WATERTIGHT AND COMPLETE.
6. REFER TO ENGINEERS DESIGN, DOCUMENTATION AND CALCULATION FOR DETAILS ON ALL STRUCTURAL COMPONENTS
7. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS 1684. 2010 (RESIDENTIAL TIMBER FRAMED CONSTRUCTION).
8. ALL ELECTRICAL WORK (INC. WIRINGS & INSTALLATIONS) CARRIED OUT, TO BE IN ACCORDANCE WITH AS 3000.

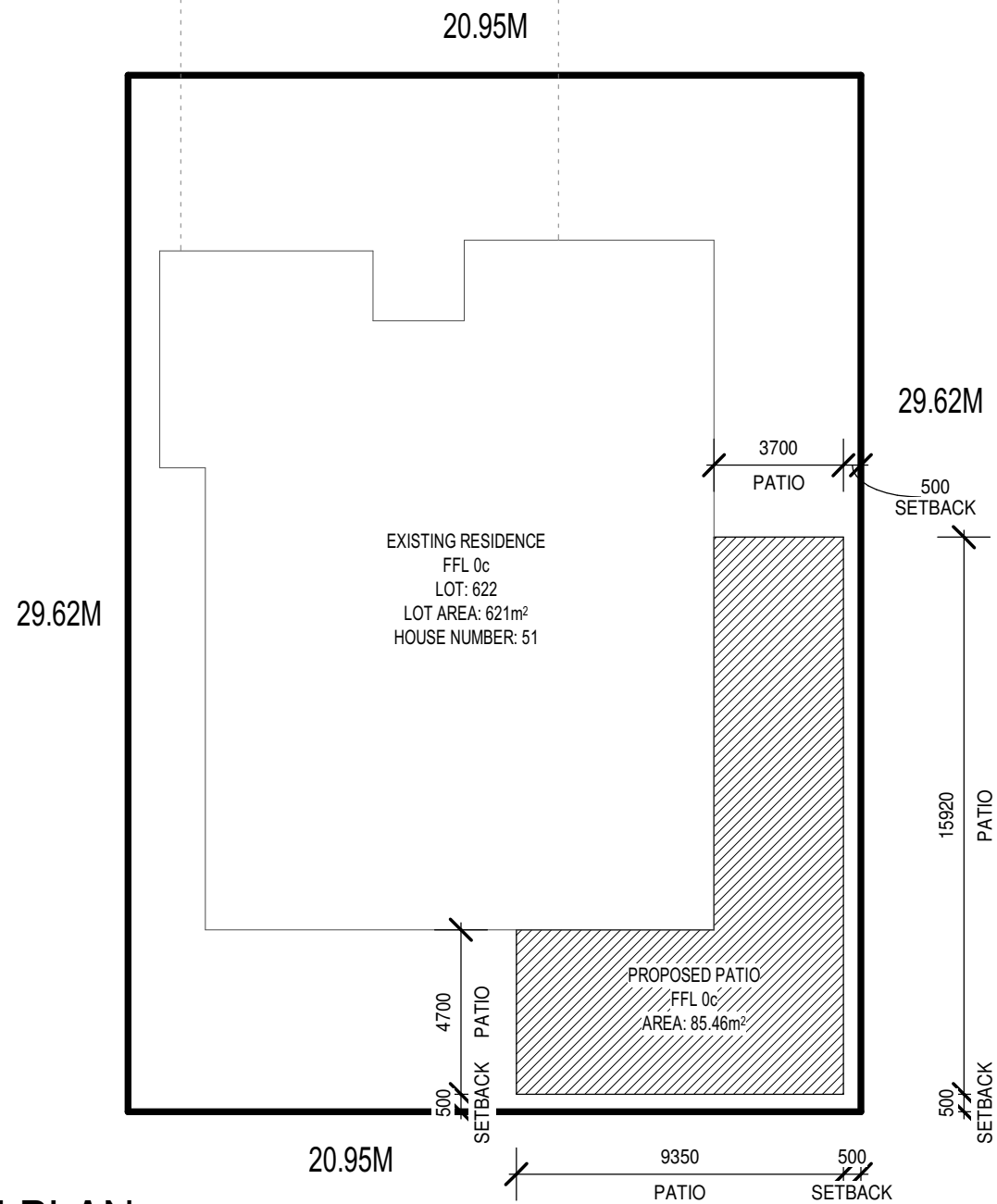
PLUMBING NOTES

13. DISCHARGE ROOF WATER DRAINAGE TO STORMWATER CONNECTION POINT AS PER COUNCIL'S REQUIREMENT.
14. ROOFING CONTRACTOR AND PLUMBER TO ENSURE THAT THE NUMBER OF DOWNPIPES SHOWN ON PLAN IS ADEQUATE AND LOCATED IN THE OPTIMUM POSITIONS.

SITE NOTE

9. BUILDER TO VERIFY THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.
10. DO NOT SCALE DIMENSIONS OFF PLAN. FIGURED DIMENSIONS TO BE USED AT ALL TIMES.

MARGINSON DRIVE

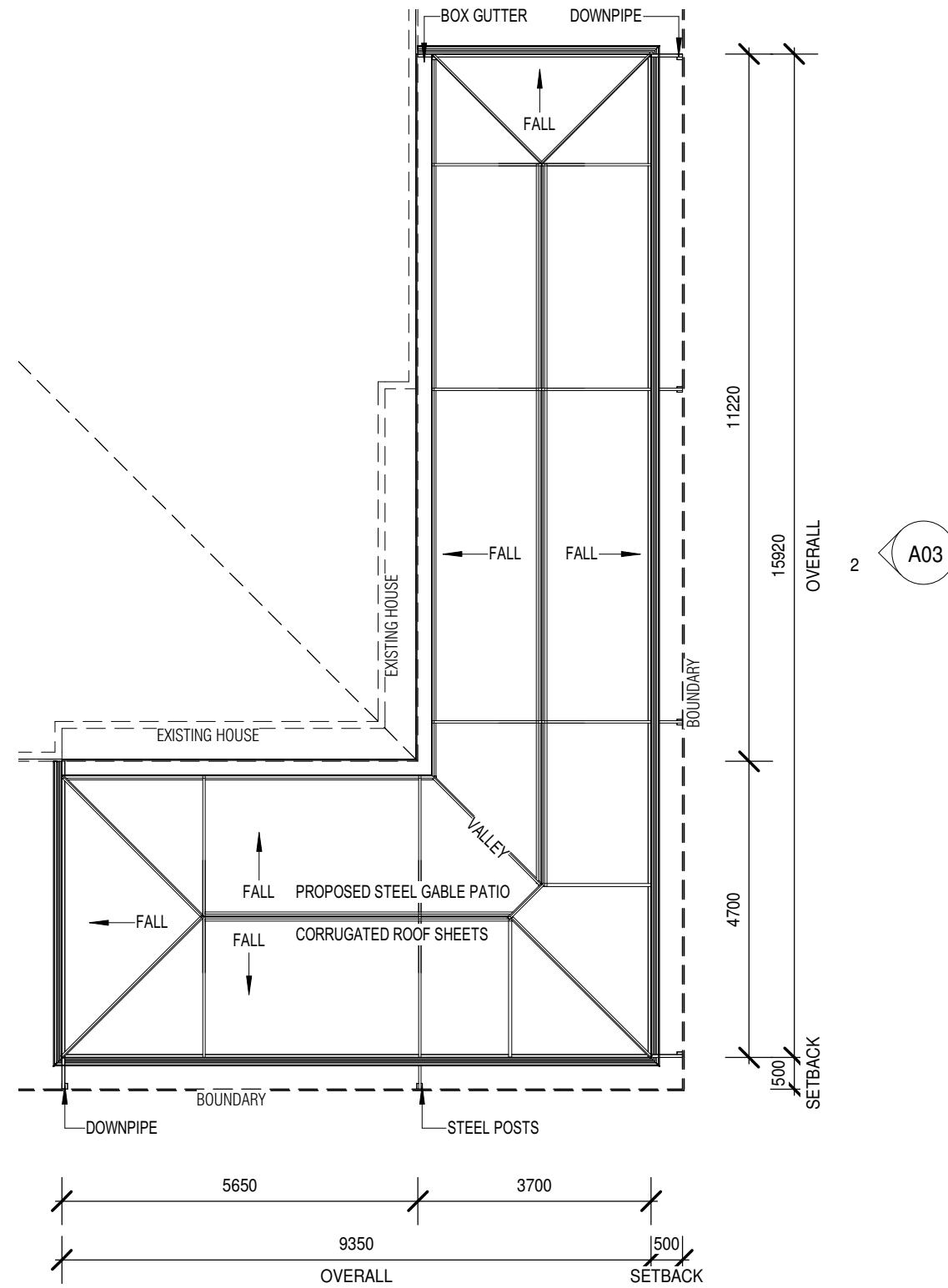


SITE PLAN

SCALE: 1 : 200

ISSUED FOR COUNCIL APPROVAL

ADDRESS	DRAWN	DATE	SCALE
51 MARGINSON DR, LANDSDALE, WA 6065	JB	1/3/2022	AS NOTED @ A3
PROPOSAL	CHECKED	ISSUE	
SITE PLAN	JOB No.	DRAWING No.	REV.
		A01	A

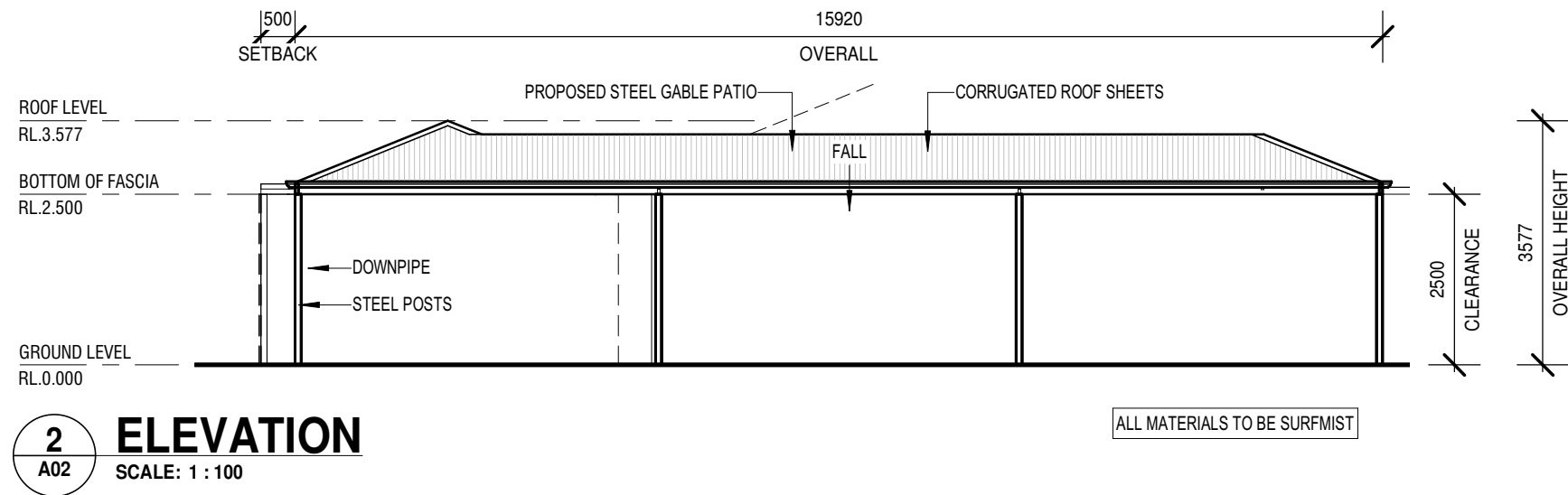
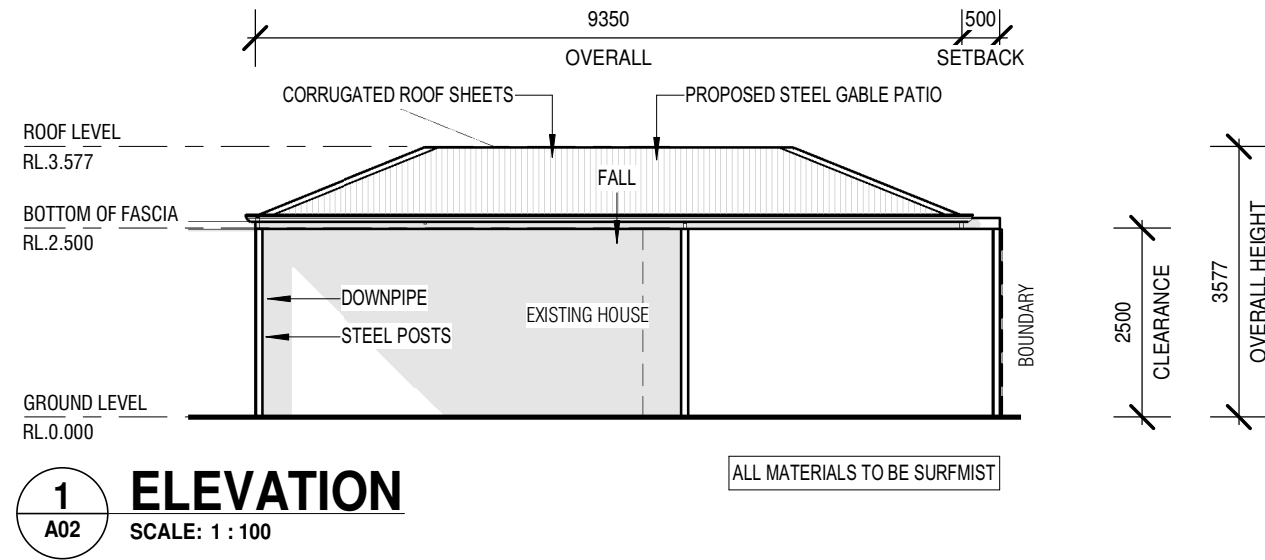


FLOOR PLAN
SCALE: 1 : 100

1
A03

ISSUED FOR COUNCIL APPROVAL

ADDRESS 51 MARGINSON DR, LANDSDALE, WA 6065	DRAWN JB	DATE 1/3/2022	SCALE AS NOTED @ A3
PROPOSAL FLOOR PLAN	CHECKED	ISSUE	
JOB No.	DRAWING No. A02	REV. A	



ISSUED FOR COUNCIL APPROVAL

ADDRESS	DRAWN	DATE	SCALE
51 MARGINSON DR, LANDSDALE, WA 6065	JB	1/3/2022	AS NOTED @ A3
PROPOSAL	CHECKED	ISSUE	
ELEVATIONS	JOB No.	DRAWING No.	REV.
		A03	A