

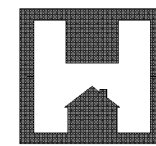
LOT 622

NOTE: ALL FEATURES SHOWN ON SURVEY ARE POSITIONED FROM EXISTING PEGS/FENCES & WALLS WHICH MAY NOT BE ON THE CORRECT ALIGNMENT.

SOIL DESCRIPTION

Sand
Light Grass Cover

NOTE: LOT MISCLOSE (0.001m)



Homebuyers Centre

First choice in first homes

CLIENT:	Wall, Gibbs	CONTRACT / JOB NO.	12652
		MAP REF.	221-19/20
SITE SURVEY	LOT 622	COASTAL NO	(Scaled from StreetSmart Directory Only)
	Benjamin Crescent		
Suburb	Tapping		
Loc. Auth.	CITY OF WANNEROO		
D. Plan	54592	Volume	Folio
Location	Check Title		

Elec.	U/Ground	Water	Yes	Sewer	Yes
Gas	Alinta Gas Map Indicates Gas In Area	Phone	Yes	Footpath	Nil
Road	Bitumen	Kerb	Mountable / Semi-Mount	Drainage	Good

FINAL CONTRACT DRAWINGS NO FURTHER STRUCTURAL CHANGES TO BE MADE

PLANS AMENDED

SUPERVISOR NOTE
SHEET 6 OF 6 DRGS

ALL TRADES NOTE
ENSURE ALL BUILDING MATERIALS & RUBBISH ARE KEPT AWAY FROM SEWER INSPECTION OPENING AT ALL TIMES

TITLE NOT CHECKED

TERMIMESH

1800mm HIGH FENCE (SCREEN) TO SIDE AND REAR BOUNDARIES. REFER TO CONTRACT ALLOWANCES

BRICKPAVING NOTE

BRICKPAVING AS PER ADDENDA

90mm PVC PIPE TO BE PLACED IN THE CENTER OF THE DRIVEWAY BETWEEN THE GARAGE / BOUNDARY (NOT VERGE) APPROX 300mm DEEP

CLIENT NOTE

F.F.L SHOWN ON PLAN MAY VARY TO WITHIN 100mm EITHER WAY

NEW RETAINING WALLS SHOWN AS INDICATION ONLY SUBJECT TO FINISHED SITEWORKS LEVELS

SERVICES NOTE

WATER PRELAY LOCATED AT FRONT RIGHT OF BLOCK

EARTHWORKS NOTE

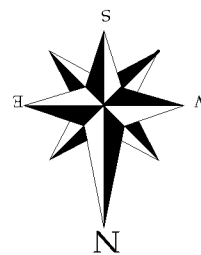
REFER TO STRUCTERRE REPORT FOR SITEWORKS INFORMATION

CONCRETOR NOTE

CONDUIT TO BE PLACED IN FOOTING UNDER METER BOX TO CENTRELINE OF CAVITY

ALL EXTERNAL WALLS TO BE 250mm CAVITY BRICKWORK (UNLESS NOTED OTHERWISE)

CONDUIT TO BE INSTALLED IN SLAB TO ALLOW FOR PLUMBING & ELEC REQUIREMENTS TO ISLAND BENCH



NOTE: RESTRICTIVE COVENANT. REFER TO SEC 136D T.L.A. SEE DOCUMENT K466531

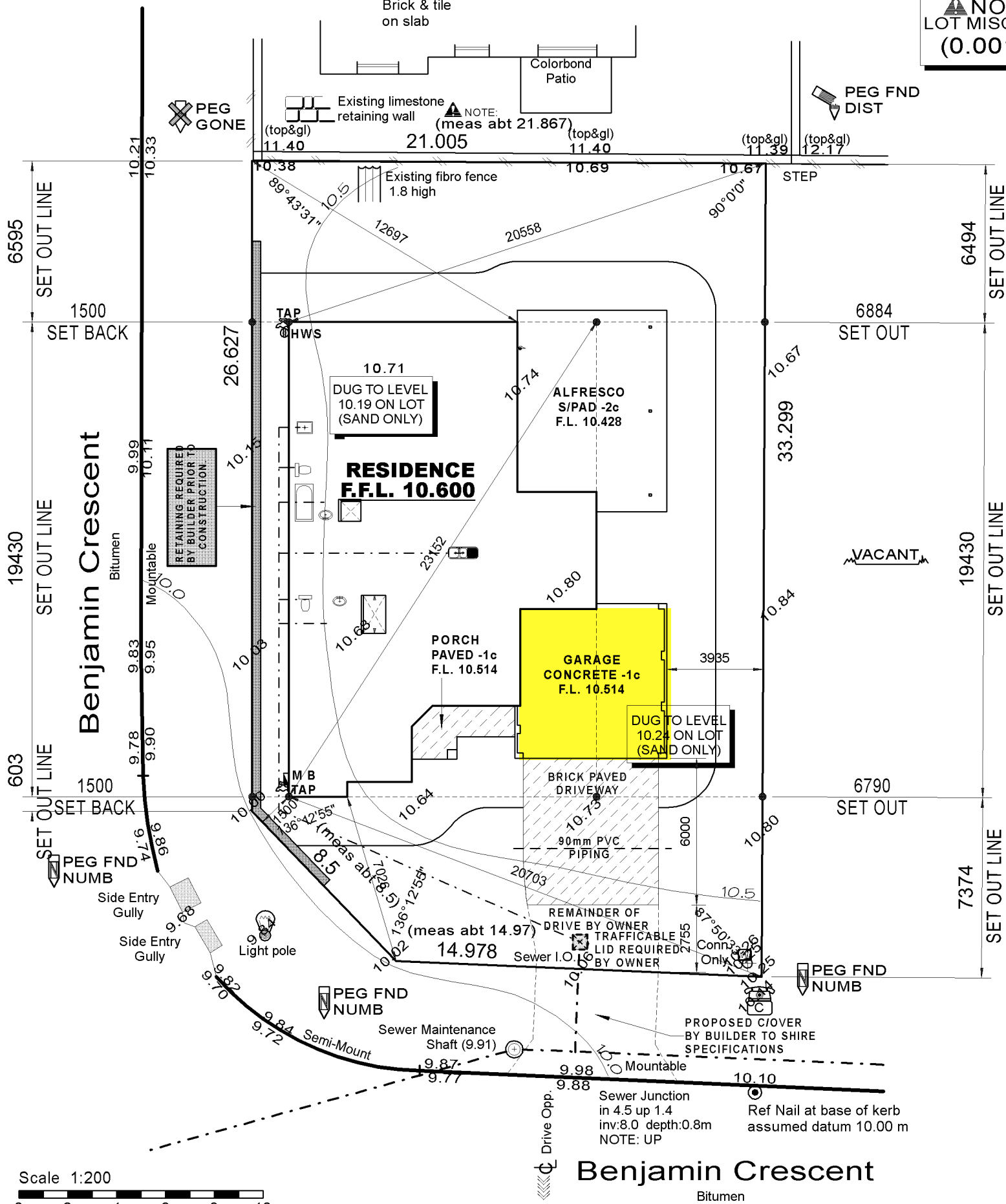
NOTE: NOTIFICATION. REFER TO SEC 65 OF THE P&D. ACT SEE DOCUMENT K466533 RE: MARKET GARDENS

CITY OF WANNEROO

Building & Health Services

This plan is approved subject to compliance With the local government (Miscellaneous Provisions) Act 1960, The Building Code of Australia, the Residential Design Codes, Building Regulations, 1989 and the City's Local Laws.

NOTE: COTTAGE & ENGINEERING SURVEYS ACCEPT NO RESPONSIBILITY FOR ANY PHYSICAL ON SITE CHANGES TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING ANY ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.



Scale 1:200 Date: 28 Mar 08

NOTE: All Sewer details plotted from information supplied by Water Corporation. NOTE/BEWARE: ADVISE TRADES

COTTAGE & ENGINEERING SURVEYS

219 ONSLOW ROAD, SHENTON PARK, 6008. Ph (08)9381 6211 Fax (08)9382 2503
Email perth@cottage.com.au www.cottage.com.au

J/No: 188464

Drawn: A. King

NOTE: EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES. RETAINING WALLS / FENCES / NOT INCLUDED IN CONTRACT - REMAINS OWNERS RESPONSIBILITY. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

SUPERVISOR NOTE
SHEET 1 OF 6 DRGS
 ALL STRUCTURAL BEAMS TO BE IN ACCORDANCE WITH BCA REQUIREMENTS
WIND CLASS - N1

CONCRETOR NOTE
 CONDUIT TO BE PLACED IN FOOTING UNDER METER BOX TO CENTRELINE OF CAVITY

ALL EXTERNAL WALLS TO BE 250mm CAVITY BRICKWORK (UNLESS NOTED OTHERWISE)
 CONDUIT TO BE INSTALLED IN SLAB TO ALLOW FOR PLUMBING & ELEC REQUIREMENTS TO ISLAND BENCH

BRICK LAYER NOTE
 ALL INTERNAL WALLS TO BE 90mm THICK BRICKWORK (UNLESS NOTED OTHERWISE)

ALL EXTERNAL WALLS TO BE 250mm CAVITY BRICKWORK (UNLESS NOTED OTHERWISE)
 6mm RODS & 3c OF LONGREACH INDICATED X TO X

SETOUT ADDITIONAL BRICKWORK TO BED 1 TO ALLOW FOR TERMIMESH INSTALLATION

METAL DECK ROOF TO BE ANCHORED DOWN WITH 32mm x 0.8mm GALVANISED STRAPS @ 1200 MAX CENTRES STRAPS TO EXTEND DOWN 15c MINIMUM. FULL HEIGHT STRAPS EACH SIDE OF OPENINGS > 2.4m. LUGS TO LINTELS @ 1200cts OVER OPENINGS

PAINTED CEMENT RENDER TO FRONT ELEVATION ONLY. EXTENT SHOWN DASHED ON PLAN

ATTACHED BRICK PIERS TO HAVE 32 x 0.8mm GALV. STRAPS FROM FOOTINGS TO TOP OF PIERS

FIXING CARPENTER NOTE
 450mm WIDE SHELF & RAIL - 1800mm HIGH TO BED 1 - 1650mm HIGH TO BEDS 2, 3 & 4
 CL OF RAIL TO BE 250mm OFF WALL

TOWEL RAIL TO BE FIXED 900mm ABOVE FFL

4 x 450mm WIDE SHELVES TO PANTRY. SEE SHEET 5 FOR DETAILS

REFER TO DETAIL ON SHEET 5 FOR BROOM / LINEN CUPBOARD DETAIL

CEILING FIXER NOTE
 CEILING VENT TO BE INSTALLED TO LAUNDRY

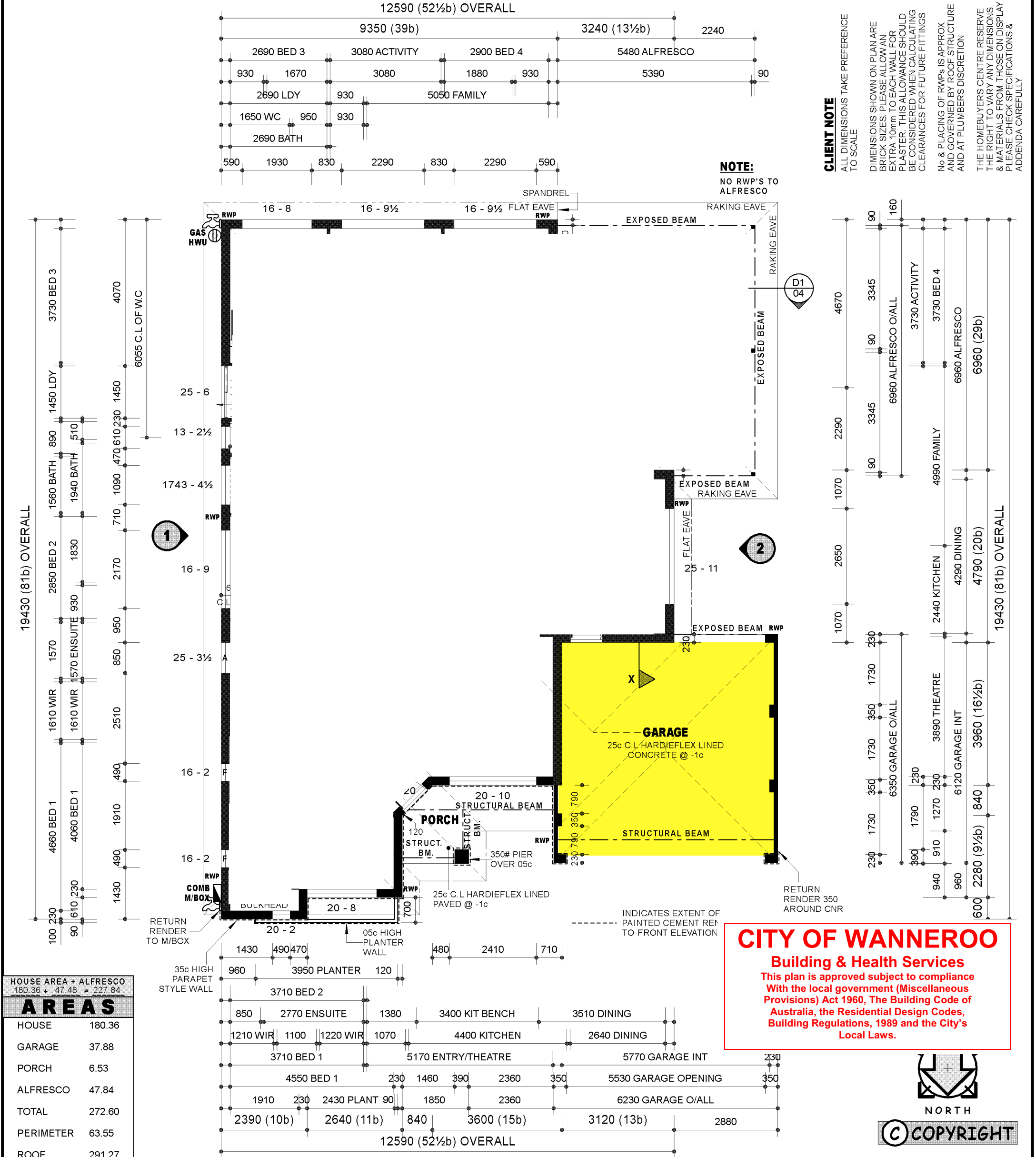
BOTH CORNICES TO RUN THRU 100mm SOFFIT BETWEEN AS SHOWN ON PLAN

ROOF CARPENTER NOTE
 MANHOLE TO BE TRIMMED OUT TO 560mm x 600mm

ALL EXTERNAL FIXING NAILS MUST BE GALVANIZED AS PER AUSTRALIAN STANDARDS. BARGE BOARD NAILING TO BE COUNTERSUNK

ROOF PLUMBER NOTE
 DOWNPIPES MUST BE FIXED WITHIN 1.2M OF A VALLEY AS PER THE BCA

INSULATION NOTE
 BRADFORD R3.0 BATTIS TO HOUSE AREA ONLY



CLIENT NOTE
 ALL DIMENSIONS TAKE PREFERENCE TO SCALE
 DIMENSIONS SHOWN ON PLAN ARE BRICK SIZES. PLEASE ALLOW AN EXTRA 10mm TO EACH WALL FOR PLASTER. THIS ALLOWANCE SHOULD BE CONSIDERED WHEN CALCULATING CLEARANCES FOR FUTURE FITTINGS
 No. & PLACING OF RWP'S IS APPROX AND GOVERNED BY ROOF STRUCTURE AND AT PLUMBERS DISCRETION
 THE HOMEBUYERS CENTRE RESERVE THE RIGHT TO VARY ANY DIMENSIONS & MATERIALS FROM THOSE ON DISPLAY PLEASE CHECK SPECIFICATIONS & ADDENDA CAREFULLY

NOTE:
 NO RWP'S TO ALFRESCO

AREAS	
HOUSE AREA + ALFRESCO	180.36 + 47.48 = 227.84
HOUSE	180.36
GARAGE	37.88
PORCH	6.53
ALFRESCO	47.84
TOTAL	272.60
PERIMETER	63.55
ROOF	291.27

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FINAL CONTRACT DRAWINGS - NO FURTHER STRUCTURAL CHANGES TO BE MADE

Homebuyers Centre
 7 Delawney Street
 Balcatta 6021
 PO Box 1444
 Osborne Park 6017
 Telephone: 9240 1111
 Fax: 9240 2221
 A.C.N 051 346 591

PROPOSED RESIDENCE TO BE ERCTED ON -
 LOT 622 BENJAMIN CRESCENT,
 TAPPING.
 D.J.WALL / R.GIBBS

DATE	AMENDMENTS	GOLDEN BAY
		DRAWN - DC
		DATE - 18/04/2008
		SCALE - 1 : 100
		JOB No. 12652.