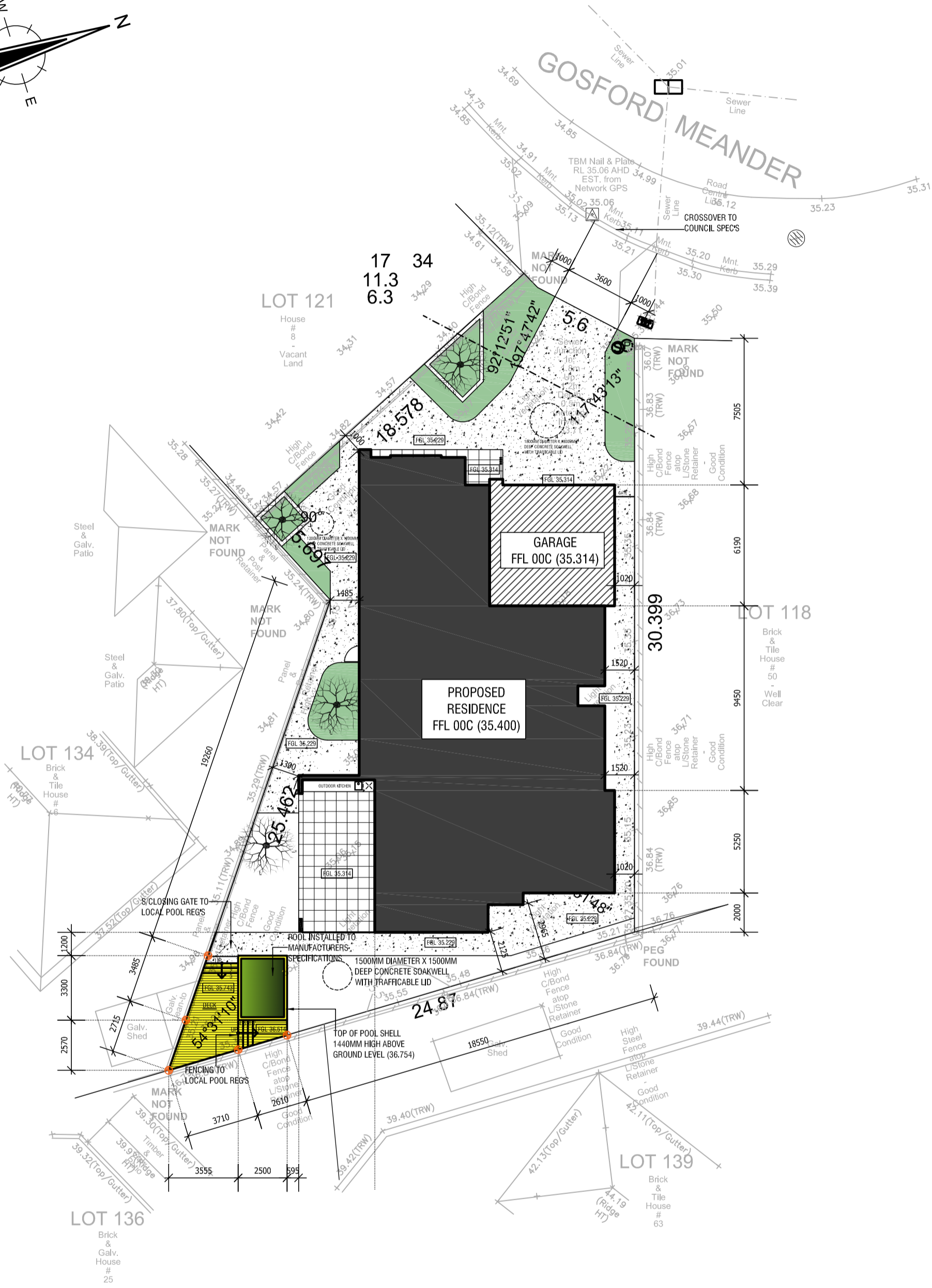
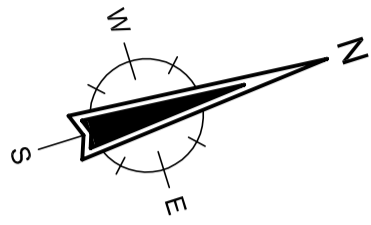


NOTE: SUBJECT TO COUNCIL APPROVAL



Location of proposed deck and pool

BUILDER/ GENERAL NOTES

- ALL ASPECTS OF CONSTRUCTION TO COMPLY WITH THE MOST RECENT VERSION OF THE BCA AND ALL ASSOCIATED AUSTRALIAN STANDARDS.
- CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
- REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL WORK AND CONCRETE WORK.
- DO NOT SCALE FROM THESE DRAWINGS.
- ALL DETAILS MAY VARY ACCORDING TO ON SITE CONSTRUCTION BY OWNER - BUILDER.
- BUILDER TO ALLOW PROVISION FOR CONNECTION TO FUTURE NATIONAL BROADBAND NETWORK.
- ALL UPPER FLOOR WINDOWS TO OPEN A MAXIMUM OF 120MM (EXCLUDES SLIDING DOORS)
- PROVIDE MECHANICAL VENTILATION TO ALL WCS
- (S.C) DENOTES SKIM COAT OF PLASTER OVER
- (P.S) DENOTES PLASTERBOARD CEILING OVER
- (S) DENOTES SMOKE DETECTOR TO B.C.A
- (V) DENOTES GAS NEGUS POINT
- (CSD) DENOTES CAVITY SLIDING DOOR
- WHERE NO EAVES ARE SHOWN CAVITY FLASHING TO BE USED OVER EXTERNAL WINDOWS THROUGHOUT
- ALL HANDRAILS AND BALUSTRADES AS PER SPEC TO B.C.A. REQUIREMENTS
- CONFIRM AIR CONDITIONING DESIGN WITH CONTRACTOR PRIOR TO CONSTRUCTION

- BRICKLAYER NOTES**
- ALL BRICK COURSING HEIGHT ARE TO BE TAKEN FROM MAIN FLOOR LEVEL. IE. "0" COURSES
 - BRICKWORK ON T-LINTELS TO BE 190MM WIDE (U.N.O)
 - INTERNAL BRICKWORK - 90MM (U.N.O)
 - EXTERNAL BRICKWORK - 90MM (U.N.O)
 - 110MM FEATURE FACE BRICK AS PER ELEVATIONS

- PLUMBER NOTES**
- (R) DENOTES 100 X 50 PVC CAVITY RAINWATER DOWNPIPE FROM LOWER ROOF LEVELS.
 - PROVIDE ALL CAVITY R.W.P WITH SOAKWELL RELIEF
 - PROVIDE OVERFLOW PROVISIONS FOR ALL BOX GUTTERS IN ACCORDANCE WITH B.C.A. REQUIREMENTS
 - DOWNPIPES ARE INDICATIVE ONLY. BUILDER AND ROOF PLUMBER TO DETERMINE EXACT LOCATION AND QUANTITY.
 - SOAKWELL LOCATIONS AND SIZES ARE INDICATIVE ONLY. BUILDER AND PLUMBER TO CONFIRM EXACT DESIGN PRIOR TO CONSTRUCTION
 - PROVIDE MECHANICAL VENTILATION TO ALL WCS
 - WA2.3.1 - WATER USE EFFICIENCY AND WA2.3.3 - HEATED WATER USE EFFICIENCY

- CONCRETOR NOTE**
- NOTCH OUT FOOTINGS FOR CONCEALED DOWN PIPE LOCATIONS

FEATURE SURVEY	STREET NAME : Gosford Meander	LOT # : 120	HOUSE # : 46	SUBURB : Ashby	LOCAL AUTHORITY : City of Wanneroo	LOT AREA : 610m ²	R CODE : R40	SURVEY DATE : 06/09/2021	SCALE AT A3 SIZE : 1:200
CLIENTS DETAILS : Aleksandra Rynkiewicz & Jason Calautti	<p>LEGEND</p> <p>SEWER AC TELSTRAN/FIT POWER DOME TEMP. BENCHMARK</p> <p>SEWER CONN DRAINAGE AC</p>								
LEVEL DATUM : AHD (Approx.)	DWG REF : Gosford 46 F - v1.0	<p>SCALE 1:200 @ A3</p> <p>IMPORTANT NOTES: THE BOUNDARY CANNOT BE VERIFIED DUE TO LACK OF SURVEY MARKS/ PEGS. ALL BUILDING DIMENSIONS & FEATURES ARE APPROXIMATE ONLY. BOUNDARY POSITIONS HAVE BEEN TAKEN FROM BUILDINGS, FENCES, RETAINING WALLS AND OTHER TYPICAL FEATURES LOCATED ON THE BOUNDARY WHICH MAY OR MAY NOT BE ON THE CORRECT ALIGNMENT AND ARE TO BE VERIFIED WHEN REFERENCED.</p> <p>BEFORE ANY WORK IS STARTED ON SITE OR PLANS ARE PRODUCED BY DESIGNERS/ ARCHITECTS, THE BOUNDARIES MUST BE REPERESED AND DIMENSIONS MEASURED TO EXISTING STRUCTURES AND FENCES. VISOR SURVEYS ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING BUT NOT LIMITED TO ANY ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.</p> <p>THIS PLAN IS INTENDED FOR THE DEPT OF PLANNING & INFRASTRUCTURE ONLY. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK WITH APPROPRIATE AUTHORITY BEFORE ADOPTION OF POSITION. CHECK TITLE FOR EASEMENTS, COVENANTS ETC.</p>							
	T: (08) 6144 0000 F: (08) 6144 0099 59 SCARBOROUGH BEACH RD, SCARBOROUGH WA 6019 Email: info@visionsurveys.com.au www.visionsurveys.com.au		PLAN / DIAG /SP DP 47372 ELECTRICITY UNDERGROUND WATER YES GAS YES		TELSTRA YES SEWERAGE YES DRAINAGE GOOD VEG. / SOIL AS DESCRIBED				

AREAS	
LIVING	245.6M ²
GARAGE AND STORE	39.6M ²
ALFRESCO	30.3M ²
PORTICO	2.9M ²
TOTAL	318.4M²
SITE AREA	610M²
SITE COVER	(285.2M²) 46.8%

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CLIENT: ALEKSANDRA & JASON CALAUTTI	REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	SITE PLAN
JOB ADDRESS: 46 GOSFORD MEANDER ASHBY	A	28.09.21	ISSUED FOR CLIENT COMMENTS	E	14.04.22	CHANGES PRIOR TO CONSTRUCTION	
	B	27.10.21	FLOOR PLANS CHANGE & ELEVATIONS PROVIDED	F	19.07.22	CHANGES TO POOL DESIGN	
	C	28.10.21	ISSUED FOR BUILDING LICENCE				
	D	07.12.21	ISSUED FOR BUILDER FINAL CHECK				
	JOB No:	866	SCALE:	1:200 (A2)	PLOT DATE:	19.07.22	SHEET OF 2 7

