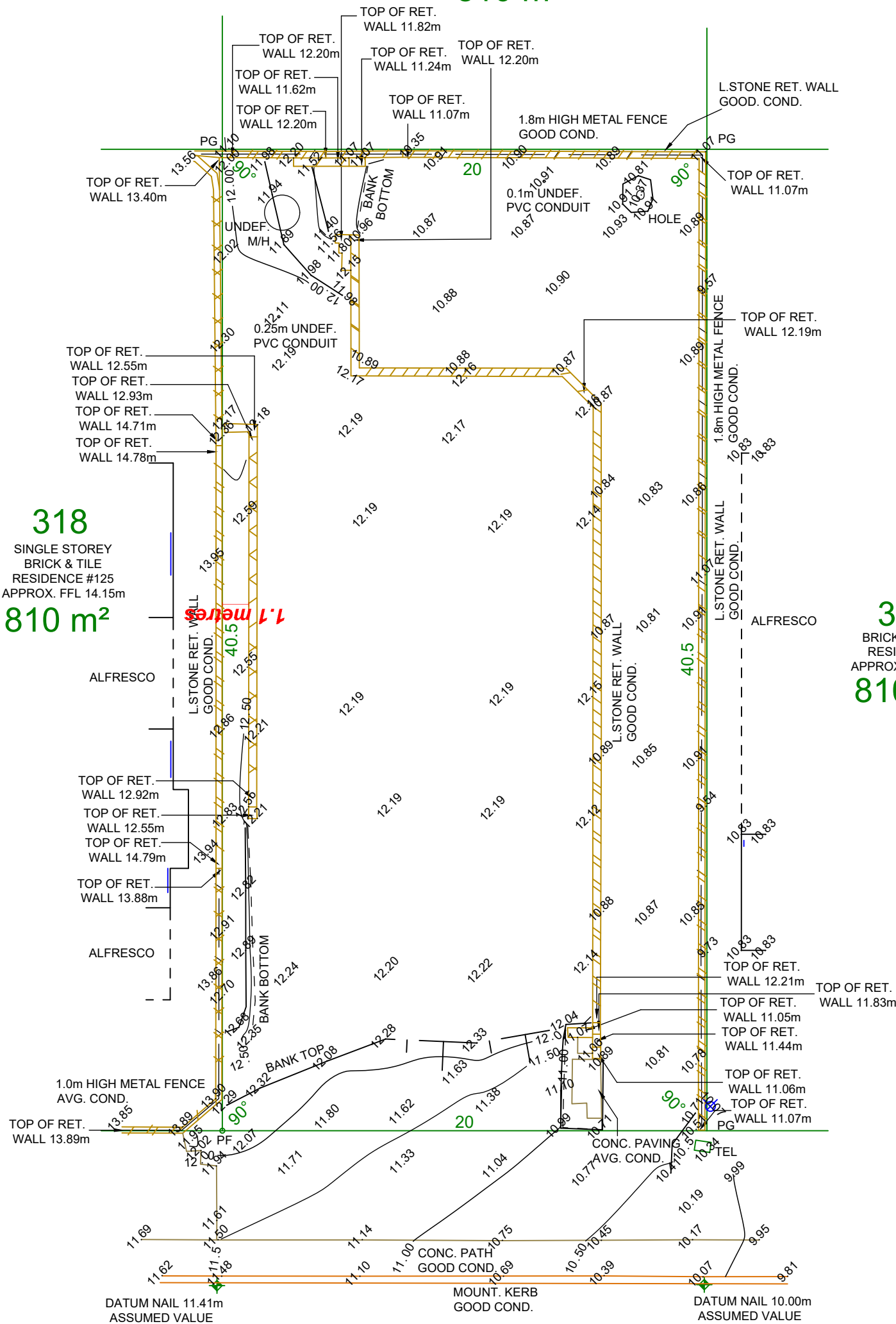


NO SEWER INFORMATION AVAILABLE AT TIME OF SURVEY

**306**  
SINGLE STOREY  
BRICK & TILE  
RESIDENCE  
WELL CLEAR  
**810 m<sup>2</sup>**

**318**  
SINGLE STOREY  
BRICK & TILE  
RESIDENCE #125  
APPROX. FFL 14.15m  
**810 m<sup>2</sup>**

**320**  
BRICK & METAL  
RESIDENCE #  
APPROX. FFL 9.76m  
**810 m<sup>2</sup>**



**CASSILDA WAY**

BITUMEN

**GROUND COVER**

SANDY

**SERVICE LEGEND**

- POWER**
- CONSUMER POLE ○ CP
- POWER POLE ○ PP
- LIGHT POLE ○ LP
- STAY POLE ○ SP
- S. WIRE ANCHOR ○ SWA
- UNI PILLAR ⊗
- EXPOSED CABLES ○ EC
- GAS**
- PRE-LAID CONN. ● GPL
- METER ■ GM
- SEWERAGE**
- MANHOLE ○ SMH
- INSPECT. SHAFT ○ IS
- INSPECT. OPENING ○ IO
- HOUSE CONNECTION ○ HC
- HOUSE CONN. INDICATOR ○ HCI
- INSPECT. SHAFT CONNECTION ○ ISC
- TELE.**
- PIT □ TEL
- PRE-LAID CONN. ● TPL
- DRAINAGE**
- MANHOLE ○ DMH
- GULLY PIT □
- LOT PIT ○ LDP
- HOUSE CONN. ○ DHC
- SIDE ENTRY PIT □
- COMBINATION ENTRY PIT □
- WATER**
- STOP VALVE ○ WSV
- HYDRANT ○ HY
- FLUSH POINT ○ FP
- WATER TAP ● WTP
- WATER METER ⊕ M
- PRE-LAID CONN. ○ WPL
- SURVEY**
- DATUM NAIL ◆
- PEG FOUND ○ PF
- PEG DISTURBED ○ PD
- PEG GONE PG
- STAKE FOUND ○ STF

**LOT RECORDS**

STATUS	LOT SERVICE			
	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER				✓
SEWERAGE				✓
GAS				✓
TELE.				✓
DRAINAGE				✓
POWER	U/G	✓		
	O/H			✓

AREA: ESTAB 04/1974
COASTAL DISTANCE <b>900m</b>
LOT: 319
AREA: 810 m <sup>2</sup>
APPROX. AHD N/A

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY. HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.

SEWER CONNECTION POSITION APPROXIMATE ONLY	
SEWER INVERT LEVEL	N/A
SEWER BROUGHT UP DEPTH TO CONNECTION	N/A

TITLE : FEATURE SURVEY	LOT : 319 No. 123 CASSILDA WAY
CLIENT : STEPHEN & EVGUENIA SCOTT	SUBURB : TWO ROCKS P : 10835
BUILDER : RESIDENTIAL ATTITUDES	AUTHORITY : CITY OF WANNEROO C/T : 1379/842



P: (08) 9354 8511  
W: www.linkssurveying.com.au  
E: info@linkssurveying.com.au

UBD REF : 31 M 4	GPS : S 31.49776°	E 115.59544°

**NOTE** This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFAST NOMINEES 1996

SHEET 1 of 1	BUILDER'S REF 307249 - PO 15/10/2016	SURVEYED 21/02/2016	SCALE @ A3	DWG No 48342-01-200	REV A
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**WORKING DRAWINGS**

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED:...../...../.....

OWNER WITNESS

OWNER WITNESS

BUILDER WITNESS

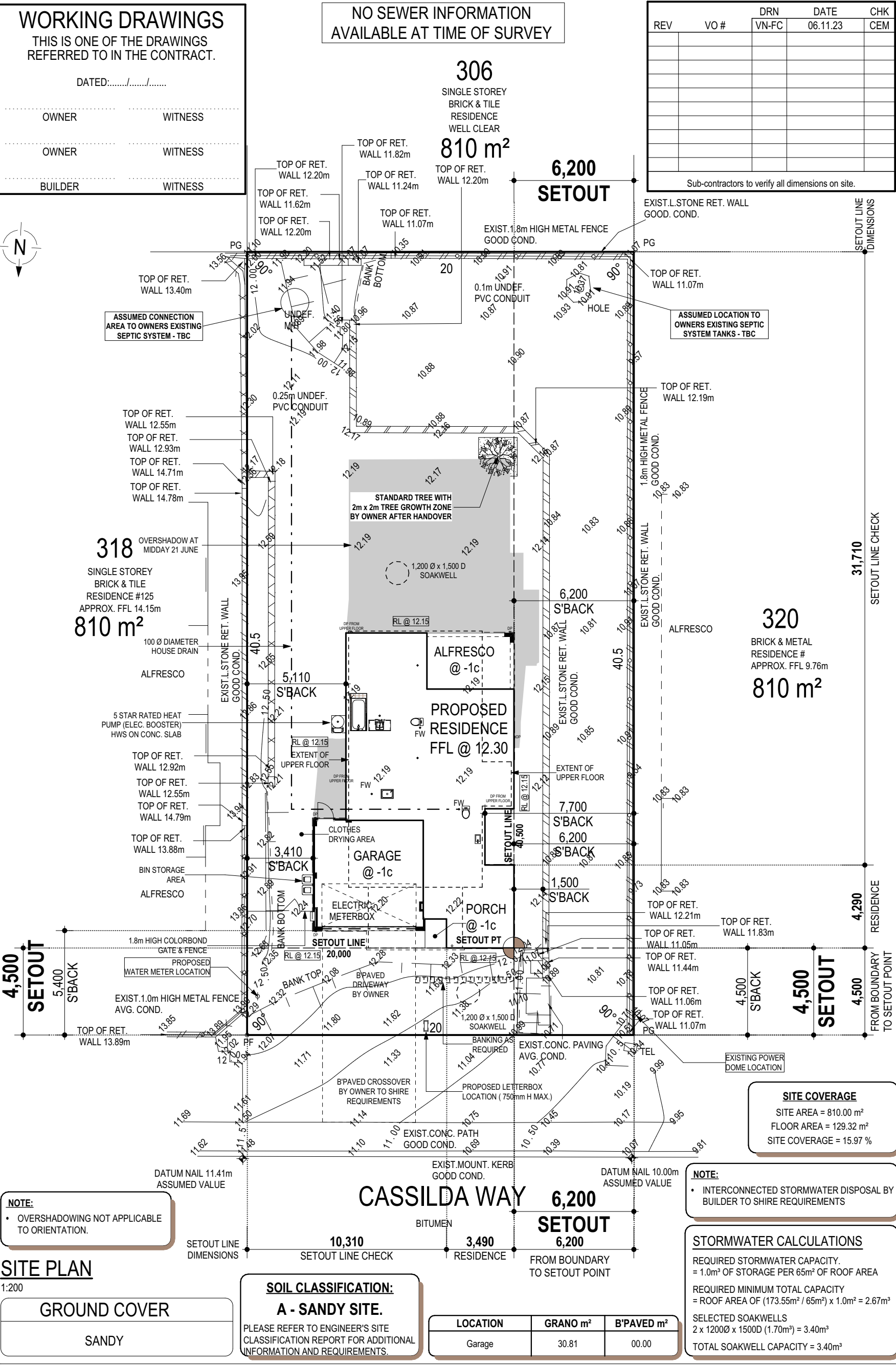
**NO SEWER INFORMATION AVAILABLE AT TIME OF SURVEY**

REV	VO #	DRN	DATE	CHK
		VN-FC	06.11.23	CEM

Sub-contractors to verify all dimensions on site.

**SERVICE LEGEND**

- POWER**
- CONSUMER POLE ○ CP
  - POWER POLE ○ PP
  - LIGHT POLE ○ LP
  - STAY POLE ○ SP
  - S. WIRE ANCHOR ○ SWA
  - UNI PILLAR ⊗
  - EXPOSED CABLES ○ EC
- GAS**
- PRE-LAID CONN. ○ GPL
  - METER □ GM
- SEWERAGE**
- MANHOLE ○ SMH
  - INSPECT. SHAFT ○ IS
  - INSPECT. OPENING ○ IO
  - HOUSE CONNECTION ○ HC
  - HOUSE CONN. INDICATOR ○ HCI
  - INSPECT. SHAFT CONNECTION ○ ISC
- TELE.**
- PIT □ TEL
  - PRE-LAID CONN. ○ TPL
- DRAINAGE**
- MANHOLE ○ DMH
  - GULLY PIT □
  - LOT PIT ○ LDP
  - HOUSE CONN. ○ DHC
  - SIDE ENTRY PIT □
  - COMBINATION ENTRY PIT □
- WATER**
- STOP VALVE ○ WSV
  - HYDRANT ○ HY
  - FLUSH POINT ○ FP
  - WATER TAP ⊕ WTP
  - WATER METER ⊕ M
  - PRE-LAID CONN. ○ WPL
- SURVEY**
- DATUM NAIL ✦
  - PEG FOUND ○ PF
  - PEG DISTURBED ○ PD
  - PEG GONE PG
  - STAKE FOUND ○ STF



**SITE PLAN**

1:200

**GROUND COVER**

SANDY

**SOIL CLASSIFICATION:**

**A - SANDY SITE.**

PLEASE REFER TO ENGINEER'S SITE CLASSIFICATION REPORT FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

LOCATION	GRANO m²	B'PAVED m²
Garage	30.81	00.00

**SITE COVERAGE**  
 SITE AREA = 810.00 m²  
 FLOOR AREA = 129.32 m²  
 SITE COVERAGE = 15.97 %

**NOTE:**  
 • INTERCONNECTED STORMWATER DISPOSAL BY BUILDER TO SHIRE REQUIREMENTS

**STORMWATER CALCULATIONS**  
 REQUIRED STORMWATER CAPACITY.  
 = 1.0m³ OF STORAGE PER 65m² OF ROOF AREA  
 REQUIRED MINIMUM TOTAL CAPACITY  
 = ROOF AREA OF (173.55m² / 65m²) x 1.0m³ = 2.67m³  
 SELECTED SOAKWELLS  
 2 x 1200Ø x 1500D (1.70m³) = 3.40m³  
 TOTAL SOAKWELL CAPACITY = 3.40m³

**LOT RECORDS**

STATUS	LOT SERVICE			CONFIRM
	LOCATED	AVAILABLE	NO SERVICE	
WATER				✓
SEWERAGE				✓
GAS				✓
TELE.				✓
DRAINAGE				✓
POWER	U/G	✓		✓

AREA: ESTAB 04/1974

COASTAL DISTANCE 900m

LOT: 319  
 AREA: 810 m²

APPROX. AHD N/A

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY, HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.

SEWER CONNECTION POSITION APPROXIMATE ONLY. SEWER BENCH LEVEL SEWER BENCH DEPTH CONNECTION

**LEVELS TBC BY DRAFTING**

TITLE : FEATURE SURVEY	LOT : 319 No. 123 CASSILDA WAY
CLIENT : STEPHEN & EVGUENIA SCOTT	SUBURB : TWO ROCKS P : 10835
BUILDER : RESIDENTIAL ATTITUDES	AUTHORITY : CITY OF WANNEROO C/T : 1379/842
UBD REF : 31 M 4	GPS : S 31.49776° E 115.59544°
SHEET 14 of 15	BUILDER'S REF 307249 - PO N: 21096206
SURVEYED 05/10/23	SCALE @ A3 1:200
DWG No 48342-01-200	REV A

**NOTE** This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFAST NOMINEES 1996



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# WORKING DRAWINGS

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DATED:...../...../.....

OWNER: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
 OWNER: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
 BUILDER: \_\_\_\_\_ WITNESS: \_\_\_\_\_

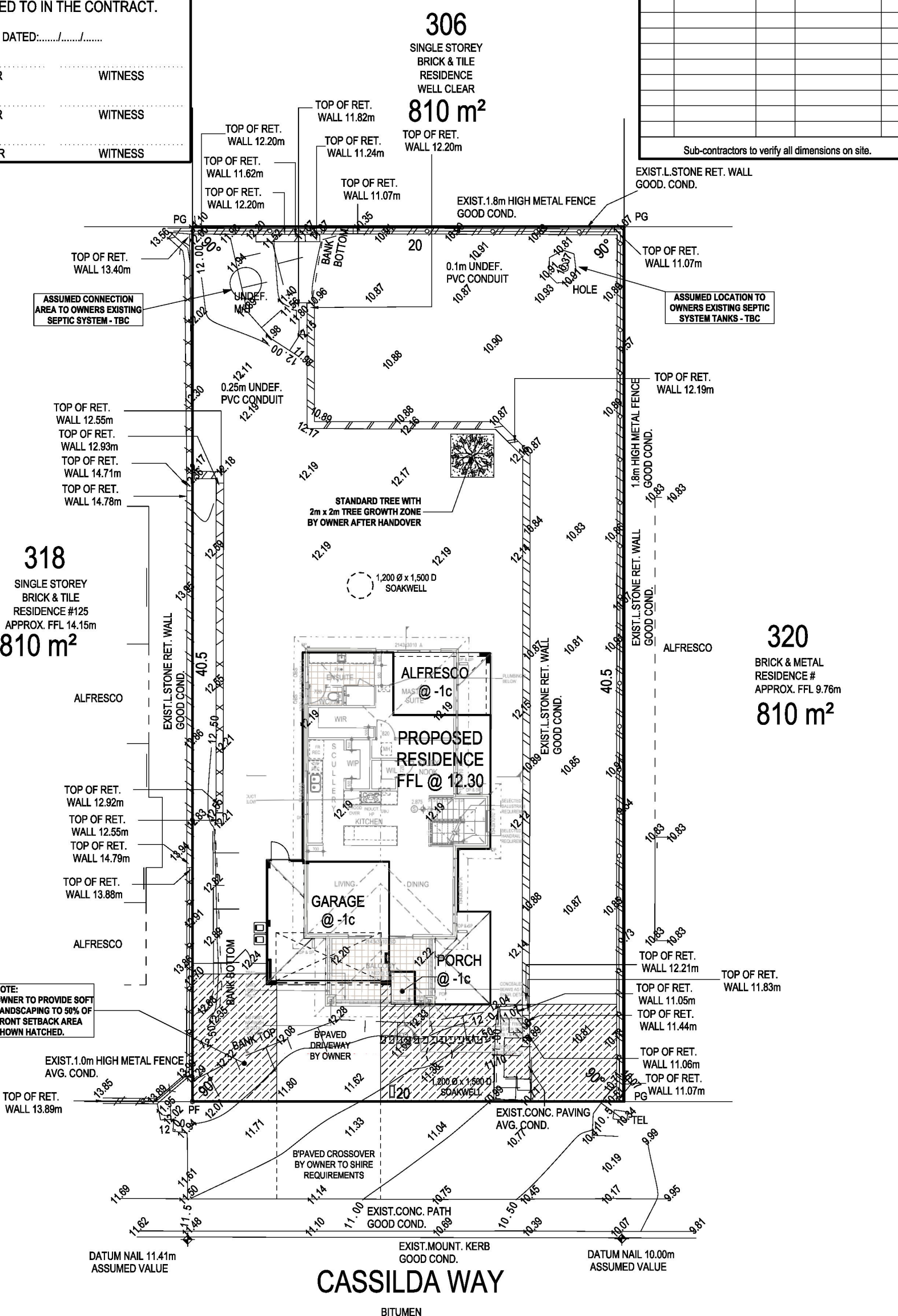
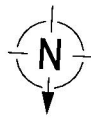
NO SEWER INFORMATION AVAILABLE AT TIME OF SURVEY

REV	VO #	DRN	DATE	CHK
		VN-FC	06.11.23	CEM

Sub-contractors to verify all dimensions on site.

## SERVICE LEGEND

- POWER**
- CONSUMER POLE ○ CP
- POWER POLE ○ PP
- LIGHT POLE ○ LP
- STAY POLE ○ SP
- S. WIRE ANCHOR ○ SWA
- UNI PILLAR ⊗
- EXPOSED CABLES ○ EC
- GAS**
- PRE-LAID CONN. ○ GPL
- METER □ GM
- SEWERAGE**
- MANHOLE ○ SMH
- INSPECT. SHAFT ○ IS
- INSPECT. OPENING ○ IO
- HOUSE CONNECTION ○ HC
- HOUSE CONN. INDICATOR ○ HCI
- INSPECT. SHAFT CONNECTION ○ ISC
- TELE.**
- PIT □ TEL
- PRE-LAID CONN. ○ TPL
- DRAINAGE**
- MANHOLE ○ DMH
- GULLY PIT □
- LOT PIT ○ LDP
- HOUSE CONN. ○ DHC
- SIDE ENTRY PIT □
- COMBINATION ENTRY PIT □
- WATER**
- STOP VALVE ○ WSV
- HYDRANT ○ HY
- FLUSH POINT ○ FP
- WATER TAP ⊕ WTP
- WATER METER ⊕ M
- PRE-LAID CONN. ○ WPL
- SURVEY**
- DATUM NAIL ◆
- PEG FOUND ○ PF
- PEG DISTURBED ○ PD
- PEG GONE PG
- STAKE FOUND ○ STF



NOTE: OWNER TO PROVIDE SOFT LANDSCAPING TO 50% OF FRONT SETBACK AREA SHOWN HATCHED.

## LOT RECORDS

STATUS	LOT SERVICE			
	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER				✓
SEWERAGE				✓
GAS				✓
TELE.				✓
DRAINAGE				✓
POWER	U/G	✓		
	O/H			✓

AREA: ESTAB 04/1974  
 COASTAL DISTANCE 900m  
 LOT: 319  
 AREA: 810 m<sup>2</sup>  
 APPROX. AHD N/A

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY, HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.

SEWER CONNECTION POSITION APPROXIMATE ONLY  
 SEWER INVERT LEVEL N/A  
 SEWER BROUGHT UP N/A  
 DEPTH TO CONNECTION N/A

## LANDSCAPING PLAN

1:200

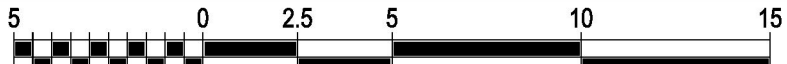
GROUND COVER
SANDY

TITLE : FEATURE SURVEY	LOT : 319 No. 123 CASSILDA WAY
CLIENT : STEPHEN & EVGUENIA SCOTT	SUBURB : TWO ROCKS P : 10835
BUILDER : RESIDENTIAL ATTITUDES	AUTHORITY : CITY OF WANNEROO C/T : 1379/842



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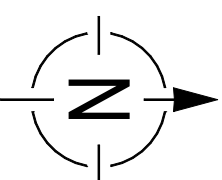
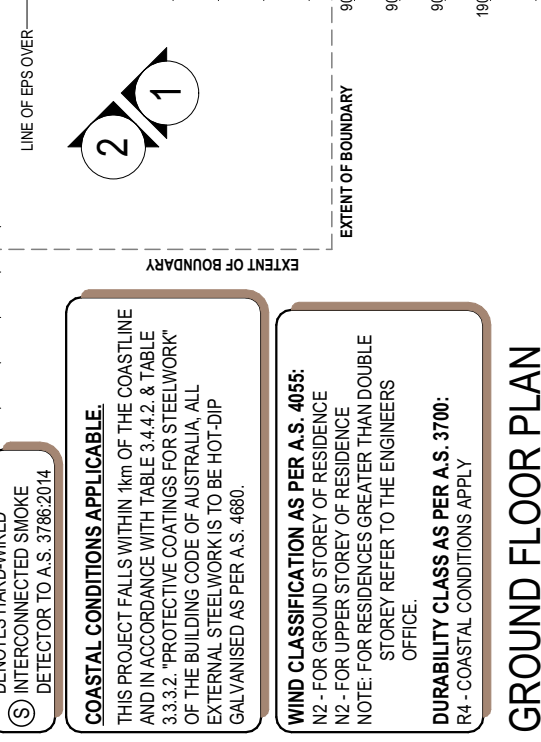
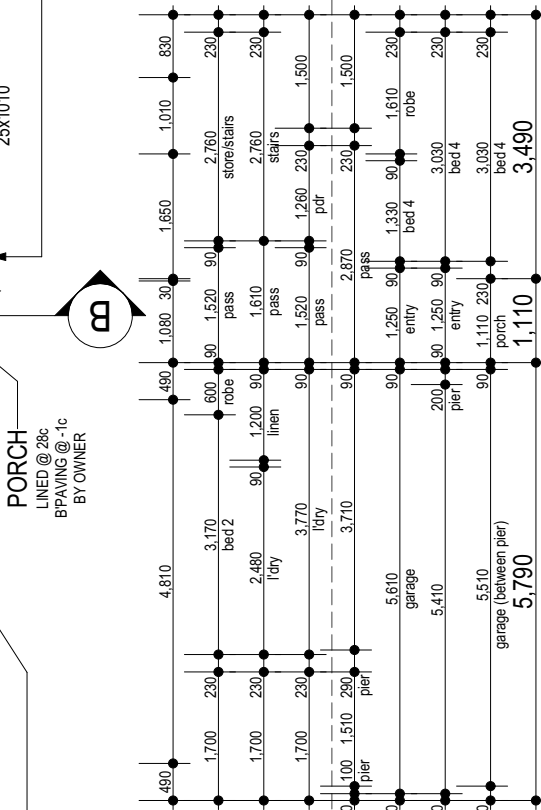
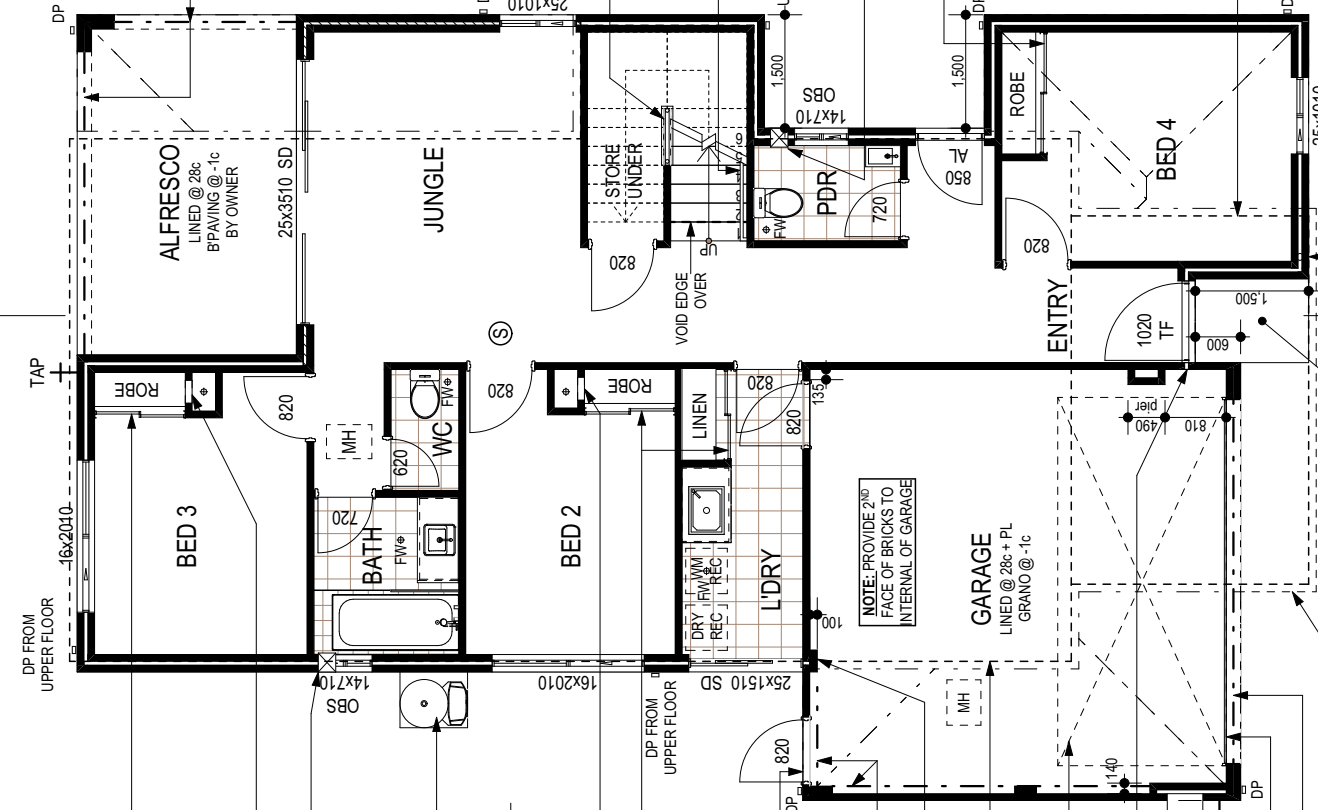
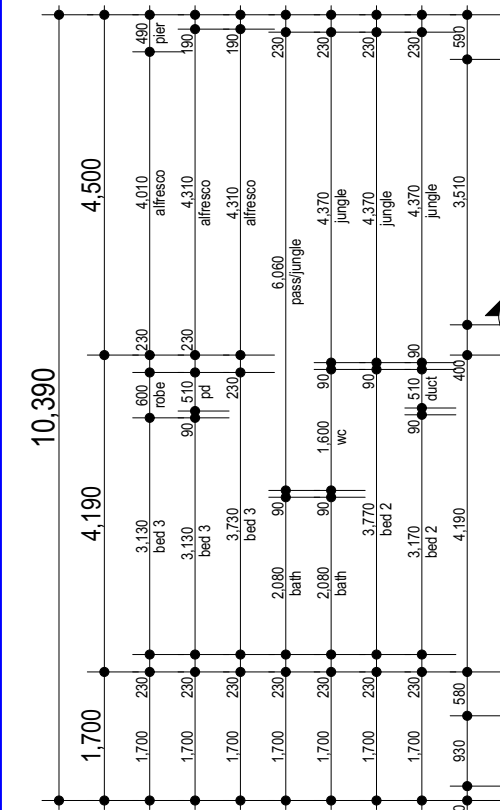
UBD REF : 31 M 4	GPS : S 31.49776°	E 115.59544°
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NOTE This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting 'Dial Before You Dig' for underground services & a site inspection. © STANDFAST NOMINEES 1996	SHEET 15 of 15	BUILDER'S REF 307249 - PO N: 21096206	SURVEYED 05/10/23	SCALE @ A3 1:200	DWG No 48342-01-200	REV A
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Floor Areas - All Stories			
Floor	Location	Area	Perimeter
First Floor	PORCH	1.67	5.22
	ALFRESCO	13.05	14.80
	GARAGE	32.70	23.16
	HOUSE	95.95	52.96
		<b>143.36 m<sup>2</sup></b>	<b>96.14 m</b>
Second Floor	BALCONY	16.43	16.62
	HOUSE	94.99	43.32
		<b>111.42 m<sup>2</sup></b>	<b>59.94 m</b>
		<b>254.78 m<sup>2</sup></b>	<b>156.08 m</b>



Roof Area Calculation - All Floors		
Floor	Pitch	Area (pitched)
First Floor	25° 38'	32.07 m <sup>2</sup>
		35.57 m <sup>2</sup>
Second Floor	25° 38'	141.48 m <sup>2</sup>
		156.94 m <sup>2</sup>
		<b>173.55 m<sup>2</sup></b>

**NOTE:**

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS
- WINDOW RESTRICTORS TO ALL UPPER FLOOR BEDROOM WINDOWS AS PER NCC 3.3.2.6 & 3.3.2.7
- R4.1 INSULATION BATTS TO HOUSE AND GARAGE CEILINGS
- LOCATION OF DOWN PIPES IS INDICATIVE ONLT & MAY BE CHANGED AT BUILDERS DISCRETION AND MUST COMPLY WITH PART 3.5.2 VOLUME 2 OF THE BCA.
- APPROVED TONGUE & GROOVE SHEET FLOORING ON TIMBER FLOOR TRUSS TO ENGINEER'S SPECIFICATION.
- CAVITY WALL INSULATION (CLOSED CELL TYPE WITH REFLECTIVE FACINGS) TO GROUND FLOOR CAVITY WALL SHOWN.

**BUSHFIRE PRONE AREA - (BAL-12.5)** - min requirements DWELLING COMPLIES TO NCC 3.10.5 AND AS 3959.

Ⓢ DENOTES HARD-WIRED INTERCONNECTED SMOKE DETECTOR TO A.S. 3786:2014

**COASTAL CONDITIONS APPLICABLE.**  
THIS PROJECT FALLS WITHIN 1km OF THE COASTLINE AND IN ACCORDANCE WITH TABLE 3.4.4.2 & TABLE 3.3.3.2. "PROTECTIVE COATINGS FOR STEELWORK" OF THE BUILDING CODE OF AUSTRALIA. ALL EXTERNAL STEELWORK IS TO BE HOT-DIP GALVANISED AS PER A.S. 4680.

**WIND CLASSIFICATION AS PER A.S. 4055:**  
N2 - FOR GROUND STOREY OF RESIDENCE  
N2 - FOR UPPER STOREY OF RESIDENCE  
NOTE: FOR RESIDENCES GREATER THAN DOUBLE STOREY REFER TO THE ENGINEERS OFFICE.  
**DURABILITY CLASS AS PER A.S. 3700:**  
R4 - COASTAL CONDITIONS APPLY

**GROUND FLOOR PLAN**  
1:100

**CUSTOM DESIGN**

ATTITUDE SPECIFICATION MODEL N°  
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**RESIDENTIAL ATTITUDES**

65 Walters Drive,  
Osborne Park, W.A. 6017.  
Telephone: (08) 9202 9000.  
Facsimile: (08) 9202 9012.  
P.O. Box 55, Westfield Shopping Centre,  
Innaloo, W.A. 6918.

Reg. Builder N°: 11420. A.C.N. 092 237 879 A Division of JWH GROUP Pty Ltd

REV	VO #	DRN	DATE	CHK
		VN-FC	06.11.23	CEM

Sub-contractors to verify all dimensions on site.

**WORKING DRAWINGS**

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED:...../...../.....

OWNER WITNESS

OWNER WITNESS

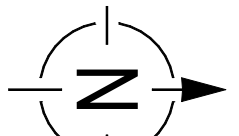
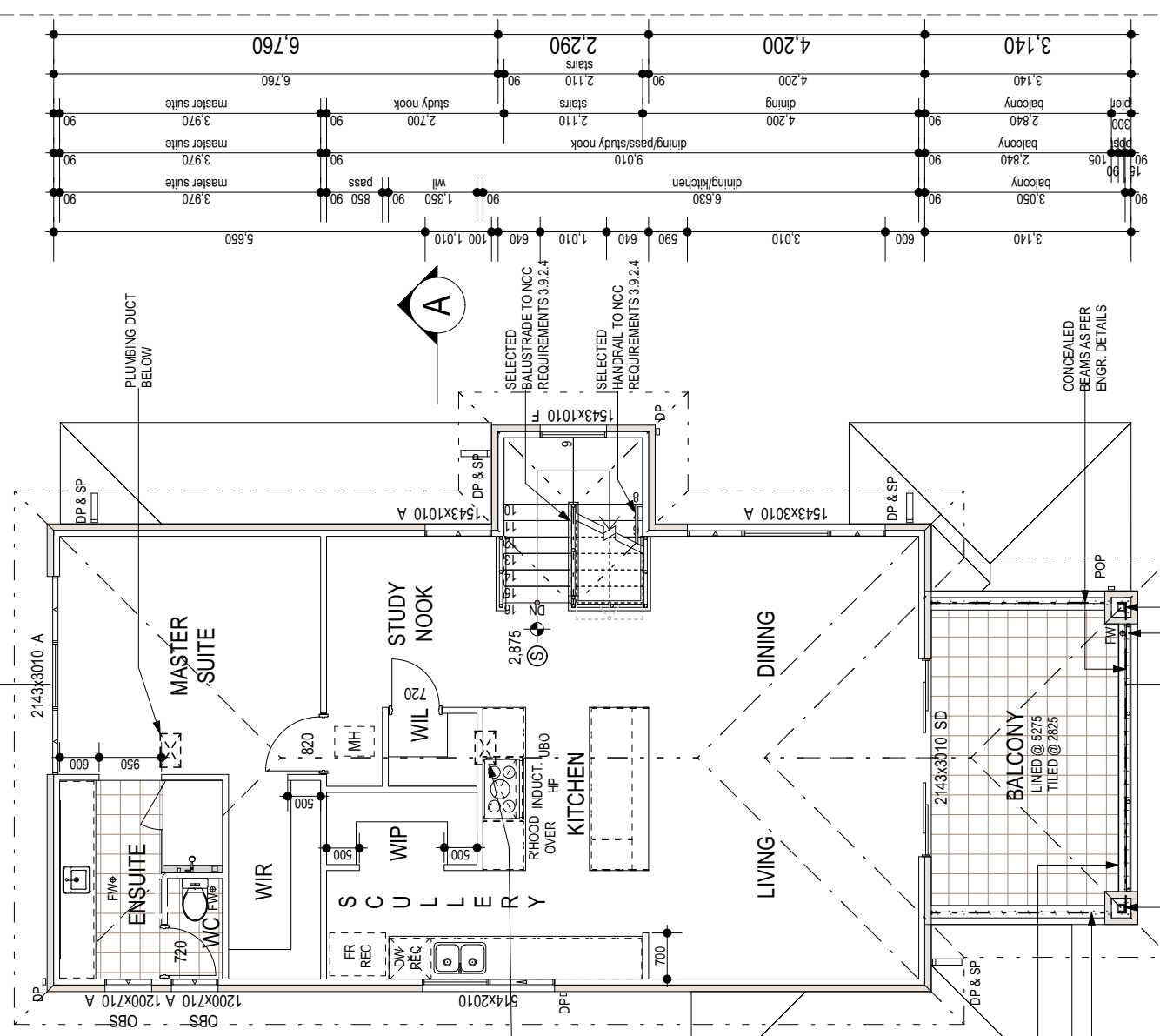
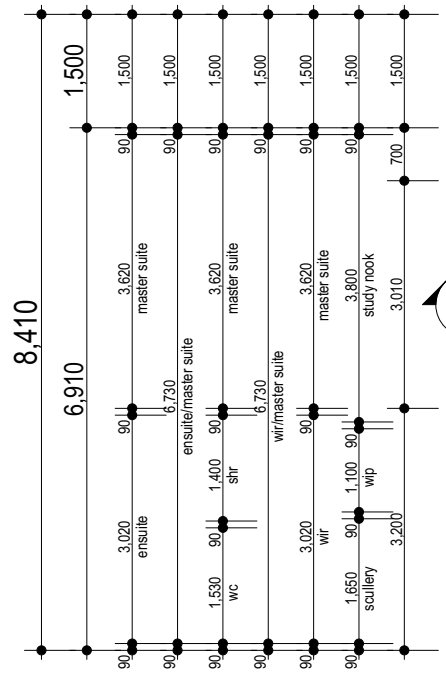
BUILDER WITNESS

CLIENT:  
**S. J. & E. SCOTT**

ADDRESS:  
**LOT 319 (#123)  
CASSILDA WAY  
TWO ROCKS**

SHEET N°	1 OF 15 + 6 ANG
JOB N°	307249
REVISION	DATE
-	06.11.23

Floor Areas - All Stories		
Floor	Location	Area
First Floor	PORCH	1.67
	ALFRESCO	13.05
	GARAGE	32.70
	HOUSE	95.95
		<b>143.36 m<sup>2</sup></b>
Second Floor	BALCONY	16.43
	HOUSE	94.99
		<b>254.78 m<sup>2</sup></b>
		<b>156.08 m</b>

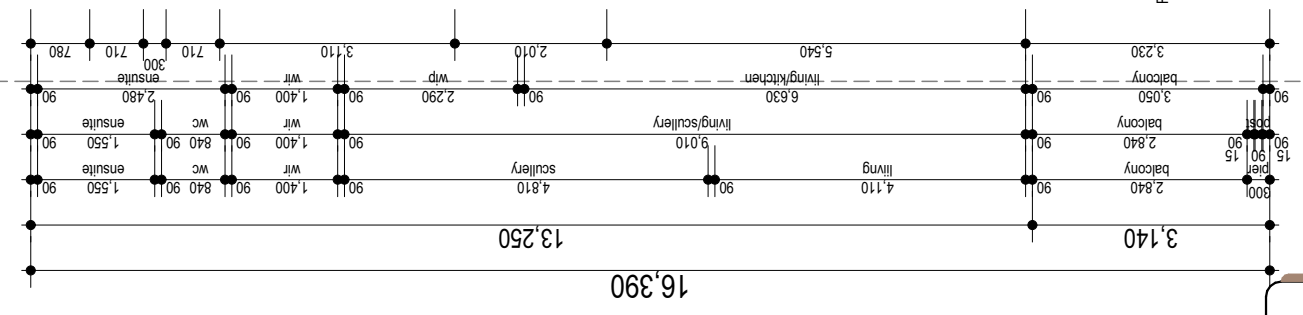


Roof Area Calculation - All Floors		
Floor	Pitch	Area (pitched)
First Floor	25° 38'	32.07
		<b>32.07 m<sup>2</sup></b>
Second Floor	25° 38'	141.48
		<b>156.94 m<sup>2</sup></b>
		<b>173.55 m<sup>2</sup></b>

**NOTE:**

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS
- WINDOW RESTRICTORS TO ALL UPPER FLOOR BEDROOM WINDOWS AS PER NCC 3.9.2.6 & 3.9.2.7
- R4.1 INSULATION BATTS TO HOUSE AND GARAGE CEILINGS
- LOCATION OF DOWN PIPES IS INDICATIVE ONLY & MAY BE CHANGED AT BUILDERS DISCRETION AND MUST COMPLY WITH PART 3.5.2 VOLUME 2 OF THE BCA.
- APPROVED TONGUE & GROOVE SHEET FLOORING ON TIMBER FLOOR TRUSS TO ENGINEER'S SPECIFICATION.
- CAVITY WALL INSULATION (CLOSED CELL TYPE WITH REFLECTIVE FACINGS) TO GROUND FLOOR CAVITY WALL SHOWN.

**BUSHFIRE PRONE AREA - (BAL-12.5)** - min requirements DWELLING COMPLIES TO NCC 3.10.5 AND AS 3959.



Ⓢ DENOTES HARD-WIRED INTERCONNECTED SMOKE DETECTOR TO A.S. 3786:2014

**COASTAL CONDITIONS APPLICABLE.**  
THIS PROJECT FALLS WITHIN 1km OF THE COASTLINE AND IN ACCORDANCE WITH TABLE 3.4.4.2 & TABLE 3.3.3.2, "PROTECTIVE COATINGS FOR STEELWORK" OF THE BUILDING CODE OF AUSTRALIA, ALL EXTERNAL STEELWORK IS TO BE HOT-DIP GALVANISED AS PER A.S. 4680.

**WIND CLASSIFICATION AS PER A.S. 4055:**  
N2 - FOR GROUND STOREY OF RESIDENCE  
N2 - FOR UPPER STOREY OF RESIDENCE  
NOTE: FOR RESIDENCES GREATER THAN DOUBLE STOREY REFER TO THE ENGINEERS OFFICE.

**DURABILITY CLASS AS PER A.S. 3700:**  
R4 - COASTAL CONDITIONS APPLY

**UPPER FLOOR PLAN**  
1:100

# CUSTOM DESIGN

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Telephone: (08) 9202 9000.  
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Innaloo, W.A. 6918.

Reg. Builder N°: 11420. A.C.N. 092 237 879 A Division of JWH GROUP Pty Ltd

REV	VO #	DRN	DATE	CHK
		VN-FC	06.11.23	CEM

Sub-contractors to verify all dimensions on site.

## WORKING DRAWINGS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED:...../...../.....

OWNER WITNESS

OWNER WITNESS

BUILDER WITNESS

CLIENT:  
**S. J. & E. SCOTT**

ADDRESS:  
**LOT 319 (#123)  
CASSILDA WAY  
TWO ROCKS**

SHEET N° **2 OF 15**  
+ 6 ANG

JOB N° **307249**

REVISION DATE  
**06.11.23**

# CUSTOM DESIGN

ATTITUDE SPECIFICATION MODEL N°

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REV	VO #	DRN	DATE	CHK
		VN-FC	06.11.23	CEM

Sub-contractors to verify all dimensions on site.

## WORKING DRAWINGS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED:...../...../.....

OWNER WITNESS

OWNER WITNESS

BUILDER WITNESS

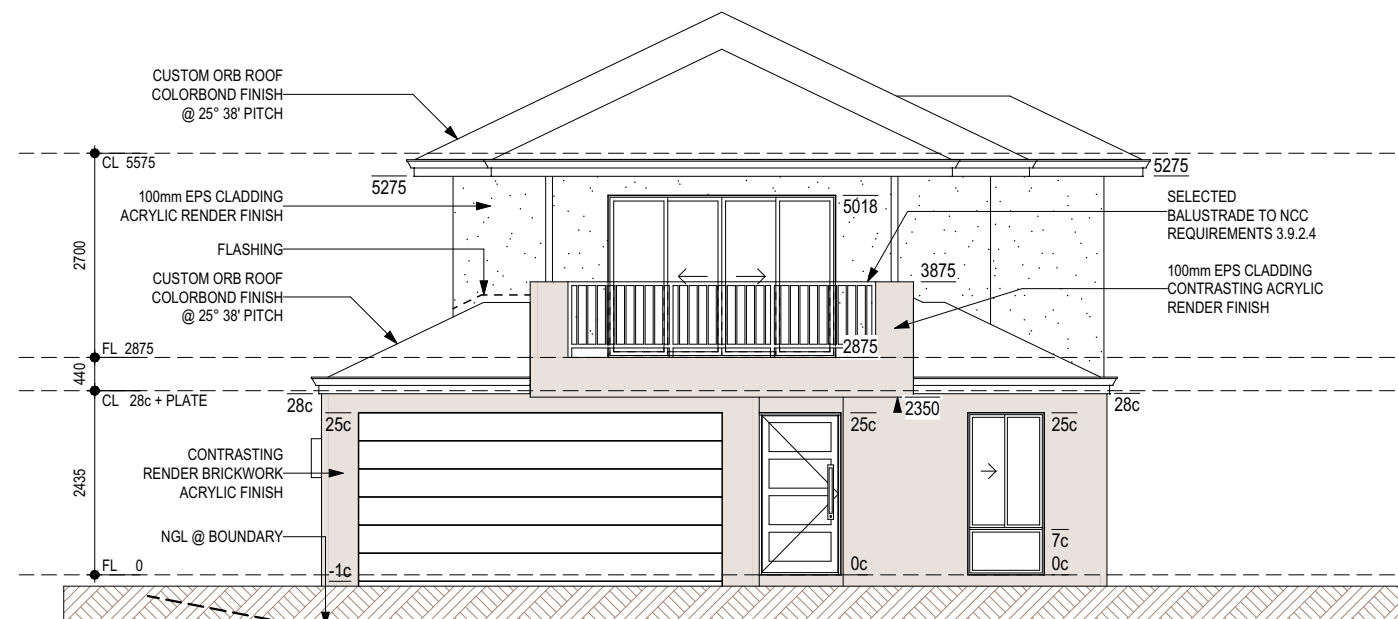
CLIENT:  
**S. J. & E. SCOTT**

ADDRESS:  
**LOT 319 (#123)  
CASSILDA WAY  
TWO ROCKS**

SHEET N° **3 OF 15**  
+ 6 ANG.

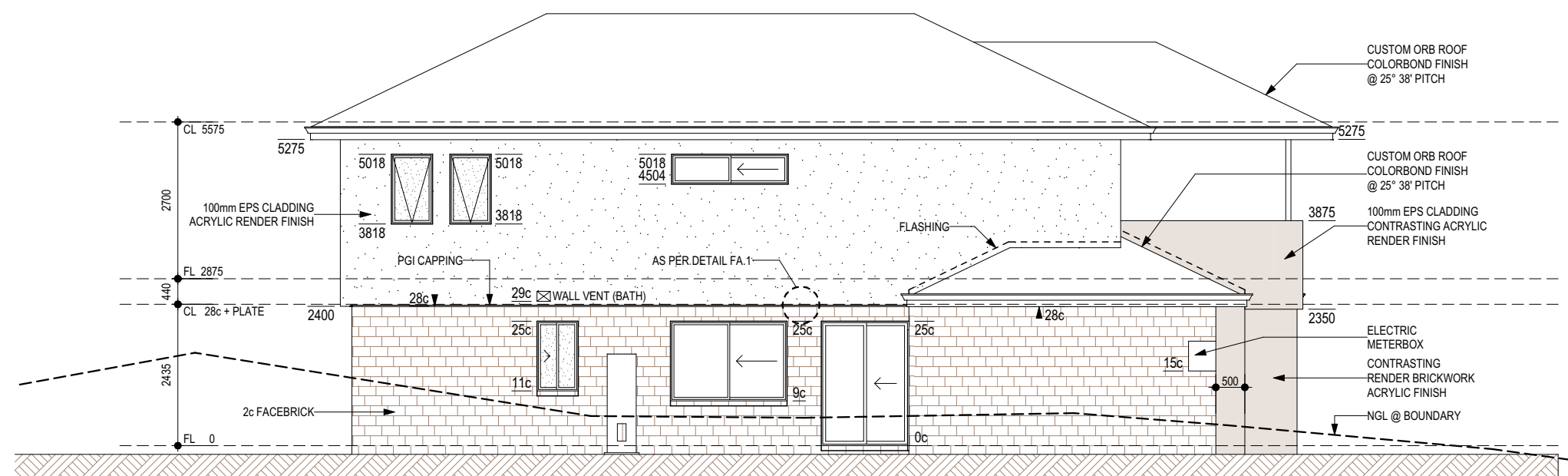
JOB N° **307249**

REVISION DATE  
- **06.11.23**



**ELEVATION 1**

1:100



**ELEVATION 2**

1:100

# CUSTOM DESIGN

ATTITUDE SPECIFICATION MODEL N°

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Innaloo, W.A. 6918.

Reg. Builder N°: 11420. A.C.N. 092 237 879 A Division of JWH GROUP Pty Ltd

REV	VO #	DRN	DATE	CHK
		VN-FC	06.11.23	CEM

Sub-contractors to verify all dimensions on site.

## WORKING DRAWINGS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED:...../...../.....

OWNER WITNESS

OWNER WITNESS

BUILDER WITNESS

CLIENT:

S. J. & E. SCOTT

ADDRESS:

LOT 319 (#123)  
CASSILDA WAY  
TWO ROCKS

SHEET N° 4 OF 15  
+ 6 ANG.

JOB N° 307249

REVISION DATE  
- 06.11.23

