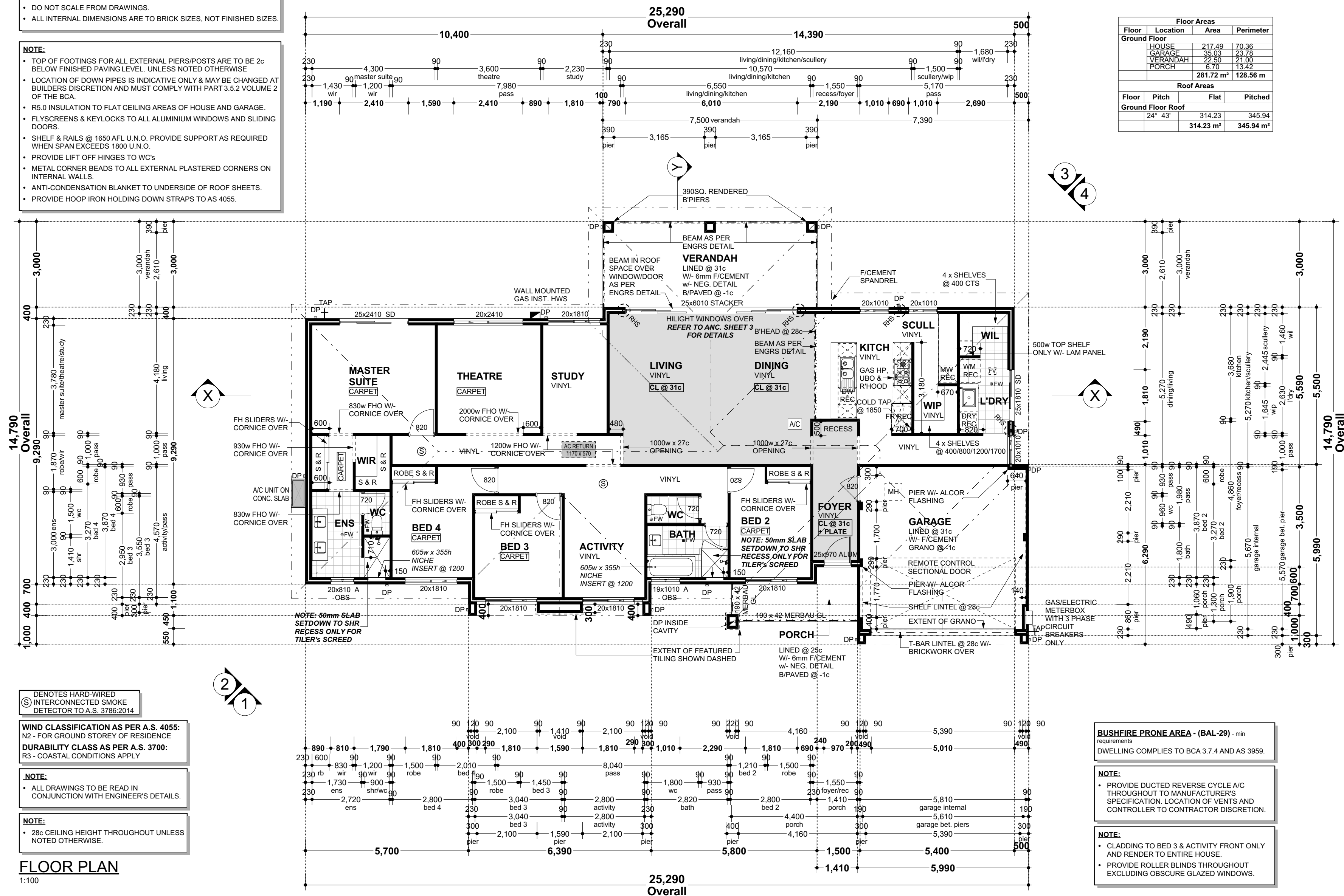


- DO NOT SCALE FROM DRAWINGS.
- ALL INTERNAL DIMENSIONS ARE TO BRICK SIZES, NOT FINISHED SIZES.

- TOP OF FOOTINGS FOR ALL EXTERNAL PIERS/POSTS ARE TO BE 2c BELOW FINISHED PAVING LEVEL, UNLESS NOTED OTHERWISE
- 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.
- R5.0 INSULATION TO FLAT CEILING AREAS OF HOUSE AND GARAGE.
- FLYSCREENS & KEYLOCKS TO ALL ALUMINIUM WINDOWS AND SLIDING DOORS
- SHELF & RAILS @ 1650 AFL U.N.O. PROVIDE SUPPORT AS REQUIRED WHEN SPAN EXCEEDS 1800 U.N.O.
- PROVIDE LIFT OFF HINGES TO WC'S
- METAL CORNER BEADS TO ALL EXTERNAL PLASTERED CORNERS ON INTERNAL WALLS.
- ANTI-CONDENSATION BLANKET TO UNDERSIDE OF ROOF SHEETS.
- PROVIDE HOOP IRON HOLDING DOWN STRAPS TO AS 4055.

Floor Areas			
Floor	Location	Area	Perimeter
Ground	HOUSE	217.49	70.36
	GARAGE	35.03	23.78
	VERANDAH	22.50	21.00
	PORCH	6.70	13.42
		281.72 m <sup>2</sup>	128.56 m
Roof Areas			
Floor	Pitch	Flat	Pitched
Ground	24° 43'	314.23	345.98
		314.23 m <sup>2</sup>	345.94 m <sup>2</sup>



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

**WIND CLASSIFICATION AS PER A.S. 4055:**  
N2 - FOR GROUND STOREY OF RESIDENCE

**DURABILITY CLASS AS PER A.S. 3700:**  
R3 - COASTAL CONDITIONS APPLY

**NOTE:**

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS.

**NOTE:**

- 28c CEILING HEIGHT THROUGHOUT UNLESS NOTED OTHERWISE.

## FLOOR PLAN

1:100

**BUSHFIRE PRONE AREA - (BAL-29)** - min requirements  
DWELLING COMPLIES TO BCA 3.7.4 AND AS 3959.

**NOTE:**

- PROVIDE DUCTED REVERSE CYCLE A/C THROUGHOUT TO MANUFACTURER'S SPECIFICATION. LOCATION OF VENTS AND CONTROLLER TO CONTRACTOR DISCRETION.

**NOTE:**

- CLADDING TO BED 3 & ACTIVITY FRONT ONLY AND RENDER TO ENTIRE HOUSE.
- PROVIDE ROLLER BLINDS THROUGHOUT EXCLUDING OBSCURE GLAZED WINDOWS.

FERGUSON VALLEY -  
LIFESTYLE E & OE

E &amp; OE

LIFESTYLE SPECIFICATION	MODEL N°
© COPYRIGHT	FV01

## Plunkett Homes

**129** Hasler Road, Osborne Park, W.A. 6017.  
**PO** Box 55, Westfield Shopping Centre,  
 Innaloo, W.A. 6918.  
**Ph** 08 9366 0000.  
**Fx** 08 9258 4088.  
[www.plunketthomes.com.au](http://www.plunketthomes.com.au)

Reg. Builder N°: 7995. A.B.N. 98 009 250 373

		DRN	DATE
REV	VO #	VN-ZO	02/02/23
1	PCV #1 & Eng.	DK	16/05/23
2	PCV 2	DK	22/05/23

Sub-contractors to verify all dimensions on site.

## FINAL PLANS

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

..... OWNER                      ..... WITNESS

..... OWNER ..... WITNESS .....

.....  
 BUILDER                      WITNESS

CLIENT:

C. RAMEKA &  
J. MASE

ADDRESS:

LOT 81 (#15B)  
LAURA AVENUE  
AUSTRALIND

SHEET N° 1 OF 8

JOB N° 304909

REVISION	DATE
2	22/05/23





**BUSHFIRE PRONE AREA - (BAL-29)** - min requirements

DWELLING COMPLIES TO BCA 3.7.4 AND AS 3959.

**NOTE:**

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS.
- 3 PHASE POWER.
- PROVIDE CUT IN GATE VALVE NEXT TO WATER METER FOR FUTURE RETICULATION CONNECTION BY OWNER.

**WIND CLASSIFICATION AS PER A.S. 4055:**  
N2 - FOR GROUND STOREY OF RESIDENCE  
**DURABILITY CLASS AS PER A.S. 3700:**  
R3 - COASTAL CONDITIONS APPLY

**NOTE:**

- STORMWATER DISPOSAL BY BUILDER TO SHIRE REQUIREMENTS.

REQUIRED STORMWATER CAPACITY.  
= 1.0m³ OF STORAGE PER 65m² OF ROOF AREA

REQUIRED MINIMUM TOTAL CAPACITY  
= ROOF AREA OF (314.34m² / 65m²) x 1.0m² = 4.84m³

SELECTED SOAKWELLS  
2 x 1800Ø x 1200D (3.05m³) = 6.10m³

TOTAL SOAKWELL CAPACITY = 6.10m³

## SITE PLAN

**NOTE:**  
NOTIFICATION.  
REFER TO SEC 165 T.P&D. ACT  
SEE DOCUMENT  
MOSQUITO BREEDING AREA

**NOTE:**  
NOTIFICATION.  
REFER TO SEC 165 T.P&D. ACT  
SEE DOCUMENT  
BUSHFIRE PRONE AREA.  
BUSHFIRE MANAGEMENT PLAN

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

LOT MISCLOSE  
0.002m


**DISCLAIMER:**  
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

**DISCLAIMER:**  
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

**⚠DISCLAIMER:**  
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

**⚠️DISCLAIMER:**  
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. All Sower details plotted from information supplied by Water Corporation.



	87-89 Guthrie Street Osborne Park, WA 6017	JOB # 527746	GPS Lat: -33.294444 Long: 115.711682	ROADS Bitumen	ELEC. O/Head
	PO Box 1611 Osborne Park Business Centre WA 6917	CLIENT RAMEKA & MASE	ORDER # 303726	KERBS Mountable	COMMS. Yes
		ADDRESS #15B Laura Avenue	LOT Lot 81 (DP 422708)	FOOTPATH Nil	WATER Yes
		SUBURB Australind		SOIL Sand	GAS Check Alinta
	P: (08) 9446 7361 E: perth@cottage.com.au W: www.cottage.com.au	LGA SHIRE OF HARVEY	AREA 1365m <sup>2</sup> VOL. 4020 FOL.596	DRAINAGE Good	SEWER Yes
	DRAWN J. Jee	DATE 27 Jun 22	SSA No	VEGETATIONLight Grass Cover	COASTAL200m To Ocean <small>(Approximate Only Consult With Survey)</small>

