

**SURVEYOR NOTES:**

**⚠ WARNING :**  
PLAN/DIAGRAM NOT YET APPROVED  
BY TITLES OFFICE. VERIFY LOT  
DIMENSIONS & ANGLES WITH TITLE.

**DISCLAIMER:**  
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 and gate 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  
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- POWER DOME, BOX ON POLE BY OWNER.

- FALL GARAGE SLAB 20mm TOWARDS MAIN GARAGE OPENING.
- 100mm SLAB TO GARAGE REFER TO ENGINEERS DETAILS.

- REFER TO PLUMBING PLAN FOR SEWER AND STORMWATER LAYOUTS.

- TOP OF WALL (TOW) INDICATED FOR CLARITY ONLY.
- ENSURE BOTTOM OF RETAINING IS EMBEDDED SUFFICIENTLY AS REQ. BY ENG. DETAIL.
- REFER TO NEIGHBOURS EXISTING LEVELS OR NOMINATED PAVING / LANDSCAPING LEVELS FOR FULL REQ. RETAINING HEIGHTS.
- REFER TO ENGINEERS DETAILS

- 1800H C'BOND FENCE W/- CAPPING AS INDICATED BY: ①

- BRICK PAVING TO DRIVEWAYS, PATHS.
- EXTENT AS INDICATED.
- WIDTHS OF BRICK PAVED PATHS TO BE APPROX. 1.0m WIDE UNLESS OTHERWISE INDICATED.
- MAINTAIN NOMINATED PAVING LEVELS FOR STORMWATER RUN OFF.
- PRE-LAY 900mm PVC RETIC SLEEVE UNDER DRIVEWAY PRIOR TO PAVING FOR LANDSCAPING.

- CLOTHESLINES INDICATED AS PER ADDENDA.

- CONDUIT IN SLAB TO UNIT 3 FOR ISLAND BENCH IN KITCHEN AREA.

S.S.LOT 1 MISCLOSE	0.008 m
S.S.LOT 2 MISCLOSE	0.009 m
S.S.LOT 3 MISCLOSE	0.001 m
CP LOT 4 MISCLOSE	0.008 m
<u>SOIL DESCRIPTION</u> Sand Medium Grass Cover	

AREA: 714m<sup>2</sup>  
SHIRE: JOONDALUP  
D.PLAN: 80569  
C/T VOLUMN: 1342  
FOLIO: 464  
MSD REF: 281-19/75

**GAS:** YES  
**WATER:** YES  
**ELECTRICITY:** OH/UG  
**PH/COMMS:** YES  
**SEWER:** YES  
**COASTAL:** NO

UNLOGGED SS PLAN:  
ORIGINAL LOT:208 ON PLAN 10430  
LOT MISCLOSE: -  
SSL 1 MISCLOSE:-  
SSL 2 MISCLOSE:-

DRAWN: WW  
DESIGNED: RC  
CHECKED: DM  
DATE: 17.07.2019  
MODEL:  
**SPECIAL**

Issue Name  
COUNCIL  
AMEND  
V001  
R,CREST  
AMEND

SITE PLAN

DRAWN: WW  
DESIGNED: RC  
CHECKED: DM  
DATE: 17.07.2019  
MODEL:  
**SPECIAL**

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**ALL DIMENSIONS TO BRICKWORK.**

**NOTE:**  
Approx. Sewer Clearance Line  
(This line is NOT an easement)

**Setbacks MUST be confirmed by Water Corp. before any design work is undertaken. This line is NOT definitive.**

**NOTE:** **ALL DIMENSIONS**  
Positions of all sewer manholes, junctions and sewer lines are approximate only due to lack of information. Please confirm all positions with Water Corp.

**PLUMBER NOTE:**  
**DEEP SEWER**

Inv: 35.4 Depth: 1.6  
NOTE: UP

SEWER EASEMENT  
LINE (TO BE CONFIRMED)

2-Storey Split Level  
Brick & Tile On Slab

Approx House F/I  
At Front Door On  
Sill 35.76

Sewer M/H  
Approx. 64m  
(2.66)

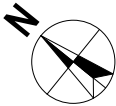
Ref Deck Spike At Edge Of Road A.H.D.  
(Established from S.M.H. number L2688  
using data supplied by the Water Corporation.)

Hillwood Avenue

Light & Power Pole

NOTE: BEWARE ADVISE TRADES  
Of Head power lines

35.0



**SUMMIT**  
HOMES GROUP

**BUILD | RENOVATE | DEVELOP**



LEGEND		SEC Dome
		Power Pole
		Phone Pits
		Water Conn.
	[ TP 10.00 ]	Top Pillar/Post
	[ TW 10.00 ]	Top Wall
	[ TR 10.00 ]	Top Retaining
	[ TF 10.00 ]	Top Fence

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**ENGINEER NOTE:**

- PILING TO ENGINEER DETAILS AS INDICATED BY:
- CONFIRM EXTENT OF PILING.

**CONCRETOR/BRK LAYER NOTE**

**UNIT 1**

- NOTE BRICK WALL ON LOT BOUNDARY HAS BEEN CALCULATED TO BE SET INSIDE THE BOUNDARY BY 179mm.
- NOTE BRICKWALL ON STRATA BOUNDARY HAS BEEN CALCULATED TO BE SET INSIDE THE BOUNDARY BY 10mm.
- DROPPED FOOTINGS AS SPECIFIED BY MARKERS

(A) (B)

- TOP OF FOOTING DROPS FROM -2c TO -15c BETWEEN A-B.
- TOP OF FOOTING DROP FROM -2c TO -4 c BETWEEN C-D, E-F.
- TOP OF FOOTING DROP FROM -2c TO -8 c BETWEEN G-H.
- REFER TO ELEVATIONS FOR EXTENT.

**UNIT 2**

- NOTE BRICK WALL ON STRATA BOUNDARY (BED 1, BED2, BED 3) HAS BEEN CALCULATED TO BE SET INSIDE THE BOUNDARY BY 31mm.
- NOTE BRICKWALL ON STRATA BOUNDARY (GARAGE/STORE) HAS BEEN CALCULATED TO BE SET INSIDE THE BOUNDARY BY 35mm.
- ALL ISOLATED PIERS AND POSTS TO HAVE FOOTINGS AT -3c UNLESS NOTED OTHERWISE.
- DROPPED FOOTINGS AS SPECIFIED BY MARKERS

(M) (N)

- TOP OF FOOTING AT -5c BETWEEN M - N.
- REFER TO ELEVATIONS FOR EXTENT.

**UNIT 3**

- NOTE BRICK WALL ON LOT BOUNDARY (BED 1, ENS) HAS BEEN CALCULATED TO BE SET ON THE BOUNDARY..
- NOTE BRICK WALL ON LOT BOUNDARY (GARAGE) HAS BEEN CALCULATED TO BE SET ON THE B'DRY.
- NOTE BRICKWALL ON STRATA BOUNDARY HAS BEEN CALCULATED TO BE SET ON BOUNDARY.
- ALL ISOLATED PIERS AND POSTS TO HAVE FOOTINGS AT -3c UNLESS NOTED OTHERWISE.
- DROPPED FOOTINGS AS SPECIFIED BY MARKERS

(I) (J)

- TOP OF FOOTING AT -16c BETWEEN I-J.
- TOP OF FOOTING AT - 4c BETWEEN K-L.
- REFER TO ELEVATIONS FOR EXTENT.

**CONCRETOR / ELECTRICIAN NOTE:**

- CONDUIT IN SLAB TO UNIT 3 FOR ISLAND BENCH IN KITCHEN AREA.

WITNESS:	CLIENT(S):	BUILDER:
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

S.S.LOT 1 MISCLOSE
0.008 m
S.S.LOT 2 MISCLOSE
0.009 m
S.S.LOT 3 MISCLOSE
0.001 m
CP LOT 4 MISCLOSE
0.008 m
SOIL DESCRIPTION
Sand
Medium Grass Cover

**COTTAGE & ENGINEERING SURVEYS**

Licensed Surveyors

87-89 Guthrie Street, Osborne Park, Western Australia.  
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998.  
Email : perth@cottage.com.au Website: www.cottage.com.au

PROPOSED RESIDENCE FOR:  
**BENNETT/MURRAY**

ADDRESS:  
**SSL 3 (#60 C) HILLWOOD AVENUE,  
WARWICK.**

**BUILT AROUND PEOPLE**

AREA:	714m²
SHIRE:	JOONDALUP
D.PLAN:	80569
C/T VOLUMN:	1342
FOLIO:	464
MSD REF:	281-19/75

ROAD DESCR.:	BITUMEN
KERBING:	NIL
FOOTPATH:	NIL
SOIL:	RTS
DRAINAGE:	GOOD
VEGETATION:	RTS

DRAWN:	WW
DESIGNED:	RC
CHECKED:	DM
DATE:	17.07.2019
MODEL:	SPECIAL

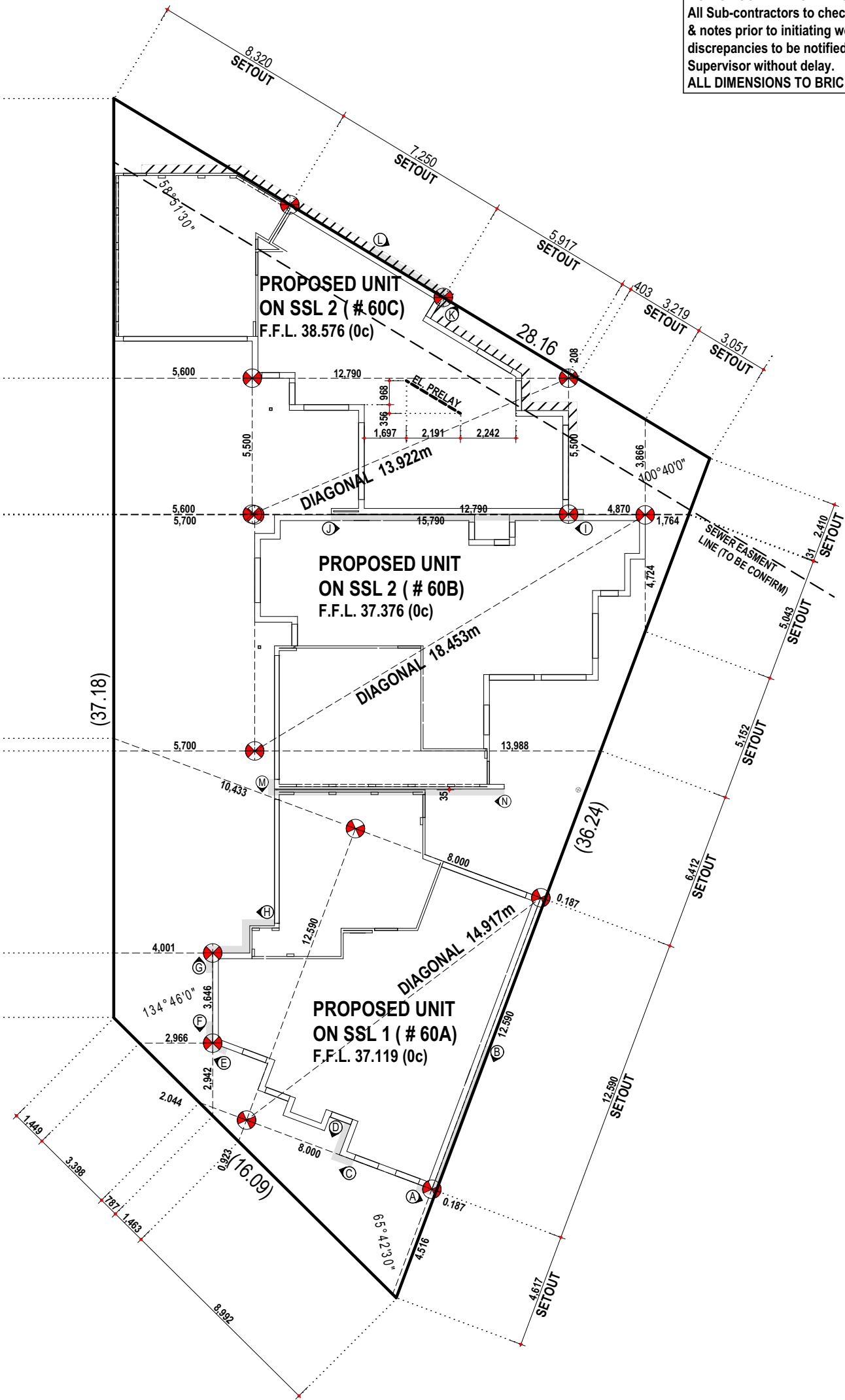
SCALE:	1:200
SHEET:	3 OF 16
SIZE:	A3
PROJECTS	
JOB N°	156560

GAS:	YES
WATER:	YES
ELECTRICITY:	OH/UG
PH/COMMS:	YES
SEWER:	YES
COASTAL:	NO

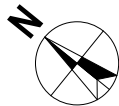
SSA/OLD AREAS:	OLD A.
C/JOB#:	458524
DATE:	30 AUG 2019
SCALE:	1:200
DRAWN:	B Saliba

Issue Name	Drawn	Date
COUNCIL AMEND	WW	09.10.2019
V001	WW	01.11.2019
R,CREST AMEND	WW	18.12.2019

SETOUT PLAN



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**SUMMIT**  
HOMES GROUP

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LEGEND		SEC Dome
		Power Pole
		Phone Pits
		Water Conn.
	[ TP 10.00 ]	Top Pillar/Post
	[ TW 10.00 ]	Top Wall
	[ TR 10.00 ]	Top Retaining
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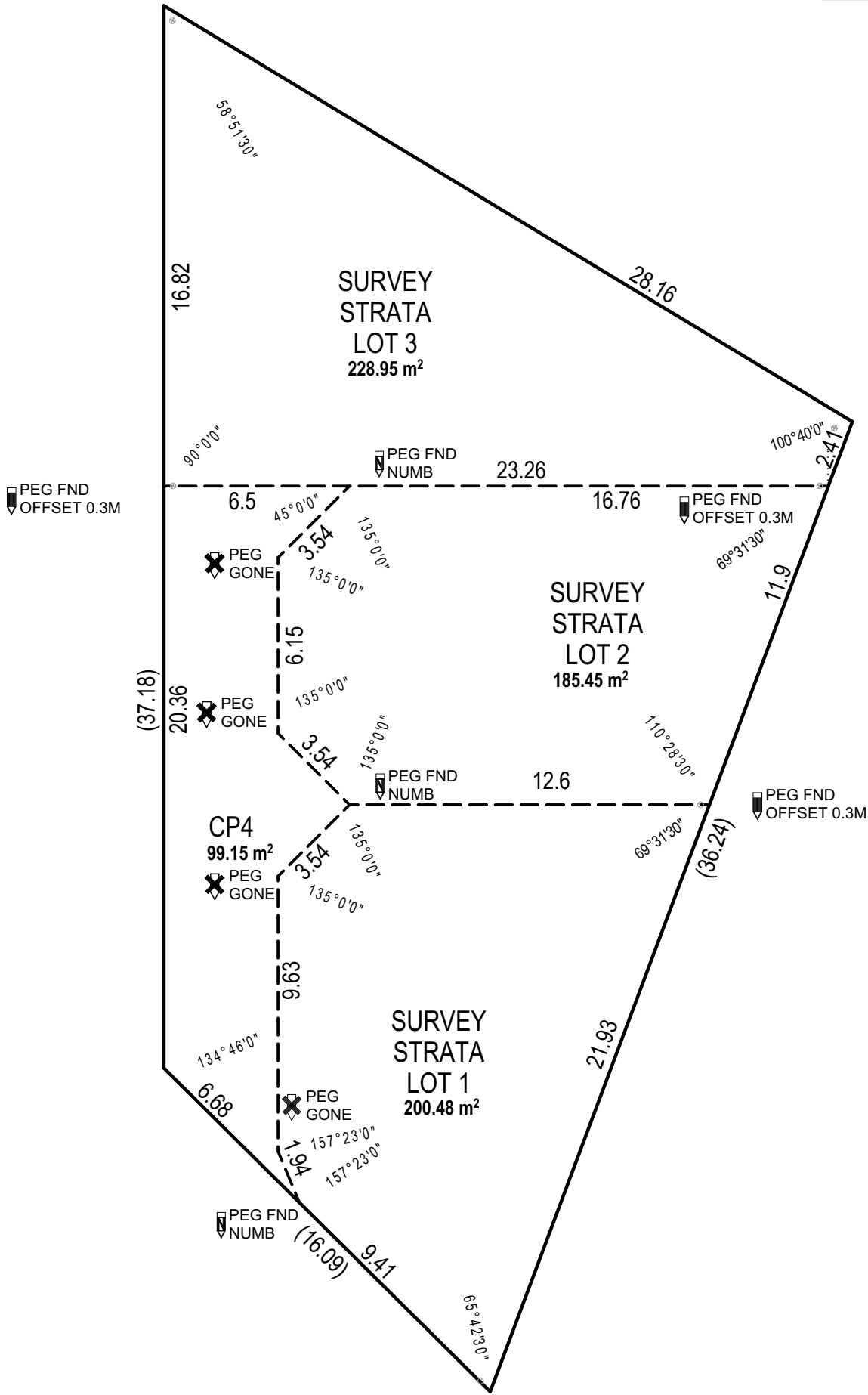
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BUILDER:	CLIENT(S):	WITNESS:
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_____	_____	_____
_____	_____	_____
_____	_____	_____

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CP LOT 4 MISCLOSE
0.008 m
SOIL DESCRIPTION
Sand
Medium Grass Cover

COTTAGE & ENGINEERING  
SURVEYS

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Email : perth@cottage.com.au Website: www.cottage.com.au

AREA: 714m²	ROAD DESCR.: BITUMEN	GAS: YES	SSA/OLD AREAS: OLD A.	UNLODGED SS PLAN:
SHIRE: JOONDALUP	KERBING: NIL	WATER: YES	C/JOB#: 458524	ORIGINAL LOT:208 ON PLAN 10430
D.PLAN: 80569	FOOTPATH: NIL	ELECTRICITY: OH/UG	DATE: 30 AUG 2019	LOT MISCLOSE: -
C/T VOLUMN: 1342	SOIL: RTS	PH/COMMS: YES	SCALE: 1:200	SSL 1 MISCLOSE:-
FOLIO: 464	DRAINAGE: GOOD	SEWER: YES	DRAWN: B Saliba	SSL 2 MISCLOSE:-
MSD REF: 281-19/75	VEGETATION: RTS	COASTAL: NO		

PROPOSED RESIDENCE FOR: BENNETT/MURRAY	DRAWN: WW	SCALE: 1:200	Issue Name COUNCIL AMEND V001 R,CREST AMEND	Drawn WW WW WW	Date 09.10.2019 01.11.2019 18.12.2019	Issue Name Drawn Date
ADDRESS: SSL 3 (#60 C) HILLWOOD AVENUE, WARWICK.	DESIGNED: RC	SHEET: 4 OF 16	PROJECTS JOB N° 156560	STRATA PLAN		
	CHECKED: DM	SIZE: A3				
	DATE: 17.07.2019					
	MODEL: SPECIAL					

SUMMIT  
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LEGEND		SEC Dome
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**PLUMBER NOTE:**

- CONNECT ALL DOWNPIPES TO STORMWATER SOAKWELLS AS PER SHIRE REQUIREMENTS.
- PART 3.1.2 DRAINAGE: ALL STORMWATER & SURFACE WATER DRAINAGE TO COMPLY W/ A.S. 3500.3:2003, CLAUSE 3.1.2.1 & 3.1.2.5 BCA VOL. 2 & LOCAL AUTHORITY REQUIREMENTS.

## 1:20 YEAR STORM EVENT UNIT 3 STORMWATER

Soak Well Type	No.	
SW 1200x1200	1	1.4 m3
SW 1500x1500	1	2.7 m3
Total Capacity		4.0 m3
Roof Area GF		99.0 m2
Paved Area		91.0 m2
Roof Area UF		57.4 m2
Total Area		247.4 m2
Capacity Required (Area x 0.0130)		3.2 m3
Extra Capacity Provided		0.8 m3

## UNIT 2 STORMWATER

Soak Well Type	No.	
SW 1500x1500	1	2.7 m3
Total Capacity		2.7 m3
Roof Area GF		142.0 m2
Paved Area		60.0 m2
Total Area		202.0 m2
Capacity Required (Area x 0.0130)		2.6 m3
Extra Capacity Provided		0.0 m3

## UNIT 1 STORMWATER

Soak Well Type	No.	
SW 1500x1500	1	2.7 m3
Total Capacity		2.7 m3
Roof Area GF		139.0 m2
Paved Area		68.0 m2
Total Area		207.0 m2
Capacity Required (Area x 0.0130)		2.7 m3
Extra Capacity Required		0.0 m3

WITNESS:	CLIENT(S):	BUILDER:	S.S.LOT 1 MISCLOSE	
			0.008 m	
			S.S.LOT 2 MISCLOSE	
			0.009 m	
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SOIL DESCRIPTION				
Sand				
Medium Grass Cover				

**COTTAGE & ENGINEERING SURVEYS**

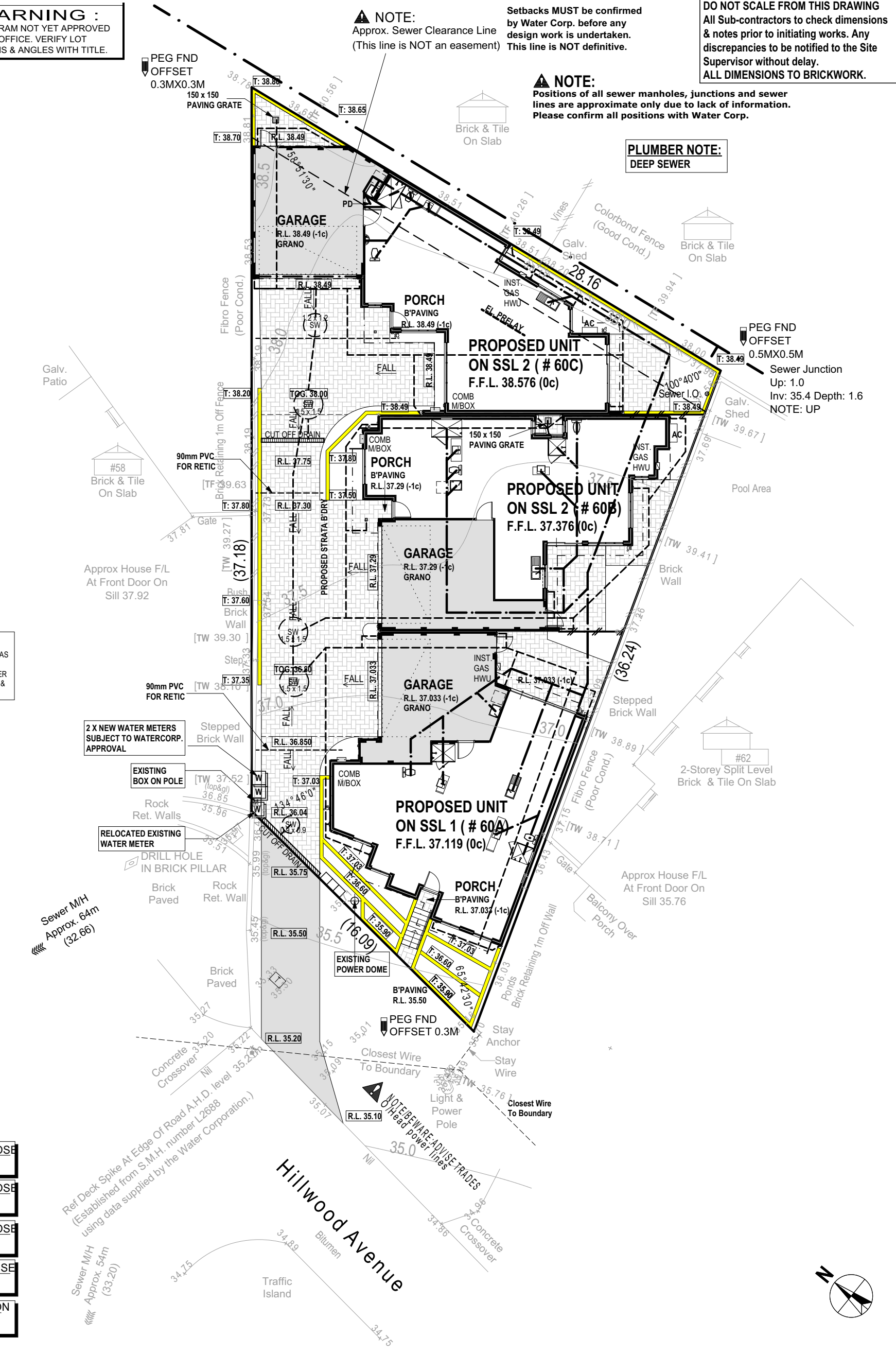
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PROPOSED RESIDENCE FOR:  
**BENNETT/MURRAY**

ADDRESS:  
**SSL 3 (#60 C) HILLWOOD AVENUE,  
WARWICK.**

**BUILT AROUND PEOPLE**



AREA: 714m²	ROAD DESCR.: BITUMEN	GAS: YES	SSA/OLD AREAS: OLD A.	UNLODGED SS PLAN:
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DRAWN: WW	SCALE: 1:200	Issue Name	Drawn	Date
DESIGNED: RC	SHEET: 5 OF 16	COUNCIL AMEND	WW	09.10.2019
CHECKED: DM	SIZE: A3	V001	WW	01.11.2019
DATE: 17.07.2019	PROJECTS	R.CREST AMEND	WW	18.12.2019
MODEL: SPECIAL	JOB N° 156560			
	PLUMBING PLAN			

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DEEP SEWER

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**PLUMBER NOTE:**  
DEEP SEWER

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LEGEND		SEC Dome
		Power Pole
		Phone Pits
		Water Conn.
		Top Pillar/Post
		Top Wall
		Top Retaining
		Top Fence

**SURVEYOR NOTES:**

**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:**  
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 inc. any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from inform. supplied by Water Corp.

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

**NOTE:**  
Earthworks/set-out dimensions may vary on site at builders discretion. Sewer/drainage may vary from schematic presentation/check min. clearances. Retaining 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.

**DISCLAIMER:**  
Survey does not include verification of cadastral b'daries. All features & levels shown are based on orientation to existing pegs & 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 b'dary.

**DISCLAIMER:**  
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment are are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.

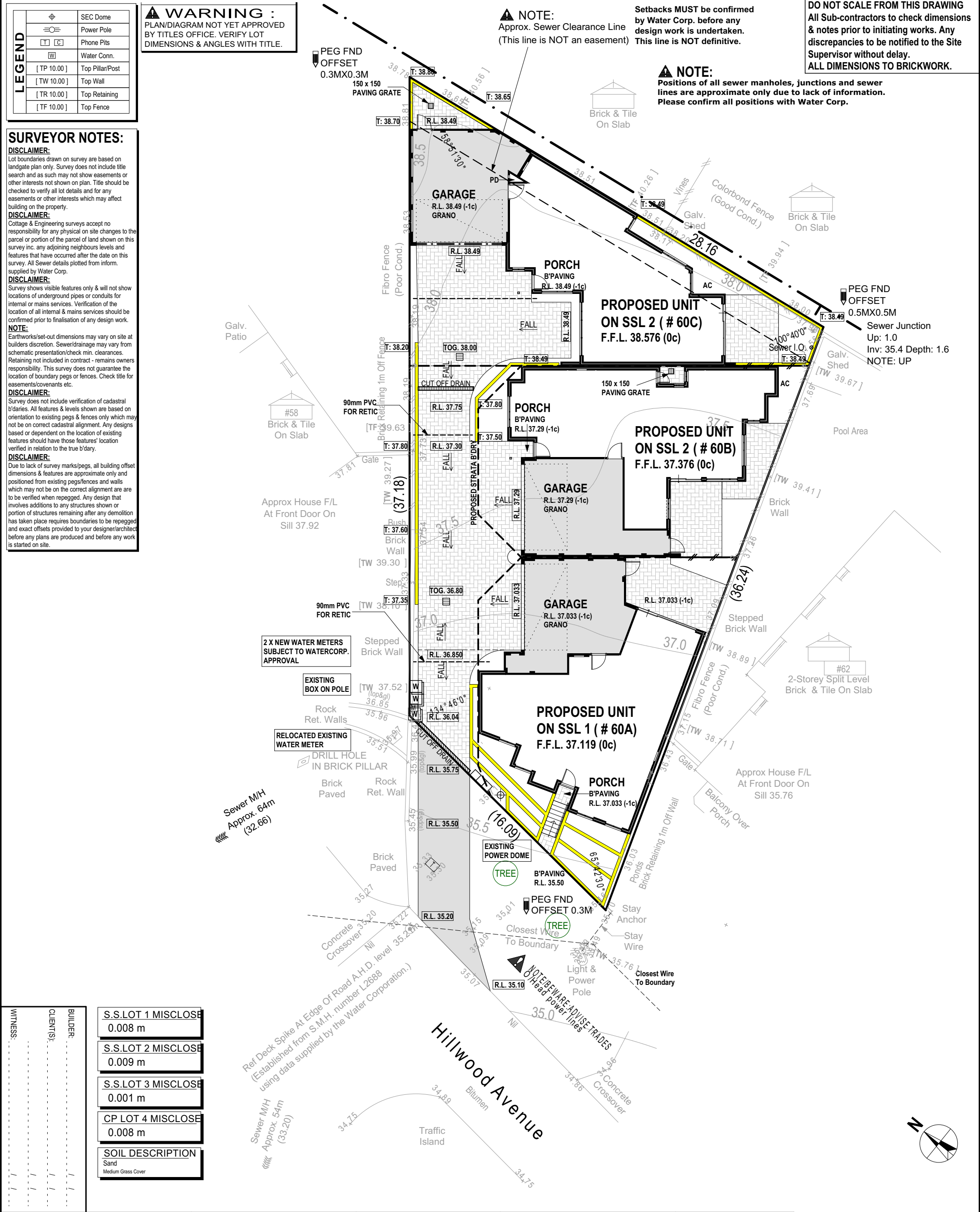
**WARNING :**  
PLAN/DIAGRAM NOT YET APPROVED  
BY TITLES OFFICE. VERIFY LOT  
DIMENSIONS & ANGLES WITH TITLE.

**NOTE:**  
Approx. Sewer Clearance Line  
(This line is NOT an easement)

Setbacks MUST be confirmed  
by Water Corp. before any  
design work is undertaken.  
This line is NOT definitive.

**DO NOT SCALE FROM THIS DRAWING**  
All Sub-contractors to check dimensions  
& notes prior to initiating works. Any  
discrepancies to be notified to the Site  
Supervisor without delay.  
ALL DIMENSIONS TO BRICKWORK.

**NOTE:**  
Positions of all sewer manholes, junctions and sewer  
lines are approximate only due to lack of information.  
Please confirm all positions with Water Corp.



WITNESS:	CLIENT(S):	BUILDER:
_____	_____	_____

S.S.LOT 1 MISCLOSE	0.008 m
S.S.LOT 2 MISCLOSE	0.009 m
S.S.LOT 3 MISCLOSE	0.001 m
CP LOT 4 MISCLOSE	0.008 m
SOIL DESCRIPTION	Sand Medium Grass Cover

**COTTAGE & ENGINEERING SURVEYS**  
Licensed Surveyors  
87-89 Guthrie Street, Osborne Park, Western Australia.  
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998.  
Email : perth@cottage.com.au Website: www.cottage.com.au

AREA:	714m²
SHIRE:	JOONDALUP
D.PLAN:	80569
C/T VOLUMN:	1342
FOLIO:	464
MSD REF:	281-19/75

ROAD DESCR.:	BITUMEN
KERBING:	NIL
FOOTPATH:	NIL
SOIL:	RTS
DRAINAGE:	GOOD
VEGETATION:	RTS

GAS:	YES
WATER:	YES
ELECTRICITY:	OH/UG
PH/COMMS:	YES
SEWER:	YES
COASTAL:	NO

SSA/OLD AREAS:	OLD A.
C/JOB#:	458524
DATE:	30 AUG 2019
SCALE:	1:200
DRAWN:	B Saliba

Issue Name	Drawn	Date
COUNCIL AMEND	WW	09.10.2019
V001	WW	01.11.2019
R.CREST AMEND	WW	18.12.2019

PROPOSED RESIDENCE FOR:  
**BENNETT/MURRAY**

ADDRESS:  
SSL 3 (#60 C) HILLWOOD AVENUE,  
WARWICK.

DRAWN:	WW
DESIGNED:	RC
CHECKED:	DM
DATE:	17.07.2019
MODEL:	SPECIAL

SCALE:	1:200
SHEET:	6 OF 16
SIZE:	A3
PROJECTS	JOB N°
156560	

LANDSCAPING PLAN



**BUILT AROUND PEOPLE**

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SITE CLASSIFICATION - CLASS 'A'  
(REFER TO SITE REPORT FOR  
DETAILS) WIND LOAD -N1  
CORROSION CLASSIFICATION - R3

NOTE

- STEEL FRAMED UPPER FLOOR TO NASH STD.

ROOF NOTE

- COLORBOND ROOF, PITCH AT 25° W/- 500W EAVES UNO
- STEEL ROOF FRAME TO NASH STANDARDS
- CEILINGS AT 31c + PLATE UNLESS NOTED OTHERWISE

ROOF PLUMBER NOTE

- PROVIDE SLOTTED GUTTERS (EXC. GUTTER ON WALLS)
- FINAL POSITIONS OF RWP'S TO BE DETERMINED ON SITE
- RWP'S IN PORCH TO BE STRAIGHT CONNECTION TO STORMWATER SYSTEM (NO KICK)

ROOF INSULATION NOTE

- R4.0 CEILING INSULATION TO HOUSE, GARAGE & ANY EXTERNAL PLASTERBOARD OR VERSILUX CEILINGS IF APPL.

CEILING MATERIAL NOTE

- PORCH - HARDIFLEX C.L.
- GARAGE - PLASTERBOARD W/- CORNICE

ELECTRICAL NOTE

- INTERCONNECTED SMOKE DETECTORS TO COMPLY WITH AS3786-2014 AS INDICATED ON PLAN

FIXING CARPENTER NOTE

- 4 No. 450D SHELVES TO PANTRY AND LINEN UNO
- 450D SHELF & RAIL TO ALL WIR, ROBE & ROBE REC. UNO
- PROVIDE MID-SHELF SUPPORT WHERE NOTED "MSS" TO ANY SHELF OVER 1.8m LONG.

PLUMBER/GENERAL NOTE

- 2 STOREY FLOOR CONSTRUCTION TO BE BBS TRUSS. REFER TO ENGINEERS DETAILS & SECTIONS.

PLASTERBOARD NOTE

- PROVIDE PLASTERBOARD TO WALLS WHERE INDICATED BY "DW"

CONCRETOR/BRK LAYER NOTE

- NOTE BRICK WALL ON LOT BOUNDARY (BED 1, ENS) HAS BEEN CALCULATED TO BE SET ON THE BOUNDARY.
- NOTE BRICK WALL ON LOT BOUNDARY (GARAGE) HAS BEEN CALCULATED TO BE SET ON THE B'DRY.
- NOTE BRICKWALL ON STRATA BOUNDARY HAS BEEN CALCULATED TO BE SET ON BOUNDARY.
- ALL ISOLATED PIERS AND POSTS TO HAVE FOOTINGS AT -3c UNLESS NOTED OTHERWISE.
- DROPPED FOOTINGS AS SPECIFIED BY MARKERS

- TOP OF FOOTING AT -16c BETWEEN I-J
- TOP OF FOOTING AT -4c BETWEEN K-L
- REFER TO ELEVATIONS FOR EXTENT.

SEWER EASEMENT NOTE

- PILING OR DROPPED FOOTING MAY BE REQUIRED (REFER TO ENGINEERS DETAILS) AS INDICATED BY
- CONFIRM EXTENT OF PILING.

GARAGE NOTE

- SINGLE LEAF WALL TO GARAGE IS NOT WATERPROOF
- FALL GARAGE SLAB 20mm TOWARDS MAIN GARAGE OP'NG

SANITARY COMPARTMENTS NOTE

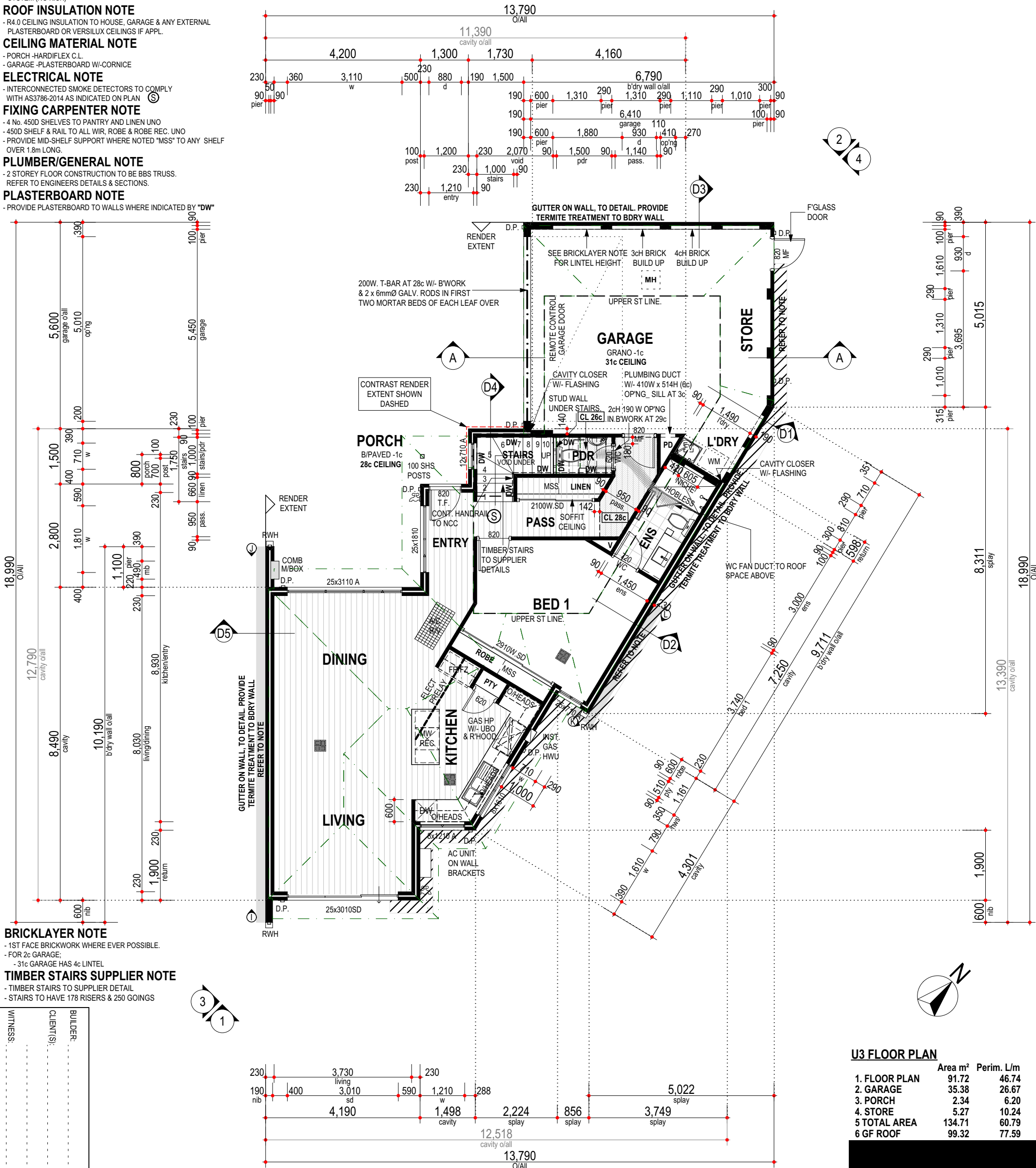
- WHERE INDICATED BY "WC" DOORS TO SANITARY FACILITIES ARE INSTALLED WITH LIFT-OFF HINGES AS PER PART 3.8.3.3 OF B.C.A. (VOL. 2)

GF AIRCON NOTE

- PROVIDE REVERSE CYCLE DUCTED AIR CONDITIONING, OUTLET POSITIONS TO BE CONFIRM BY SUPPLIER.
- EXTERNAL UNIT NOT TO BE VISIBLE FROM THE STREET.

DO NOT SCALE FROM THIS DRAWING

All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.  
ALL DIMENSIONS TO BRICKWORK.



BRICKLAYER NOTE

- 1ST FACE BRICKWORK WHERE EVER POSSIBLE.
- FOR 2c GARAGE;
- 31c GARAGE HAS 4c LINTEL

TIMBER STAIRS SUPPLIER NOTE

- TIMBER STAIRS TO SUPPLIER DETAIL
- STAIRS TO HAVE 178 RISERS & 250 GOINGS

WITNESS:	CLIENT(S):	BUILDER:

PROPOSED RESIDENCE FOR:  
BENNETT/MURRAY

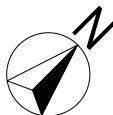
ADDRESS:  
SSL 3 (#60 C) HILLWOOD AVENUE,  
WARWICK.

DRAWN: WW  
DESIGNED: RC  
CHECKED: DM  
DATE: 17.07.2019  
MODEL:  
SPECIAL

SCALE: 1:100  
SHEET: 7 OF 16  
SIZE: A3  
PROJECTS  
JOB N°  
I56560

Issue Name	Drawn	Date	Issue Name	Drawn	Date
COUNCIL AMEND	WW	09.10.2019			
V001	WW	01.11.2019			
R.CREST AMEND	WW	18.12.2019			

U3 FLOOR PLAN



SUMMIT  
HOMES GROUP

BUILD | RENOVATE | DEVELOP

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SITE CLASSIFICATION - CLASS 'A'  
(REFER TO SITE REPORT FOR  
DETAILS) WIND LOAD -N1  
CORROSION CLASSIFICATION - R3

NOTE

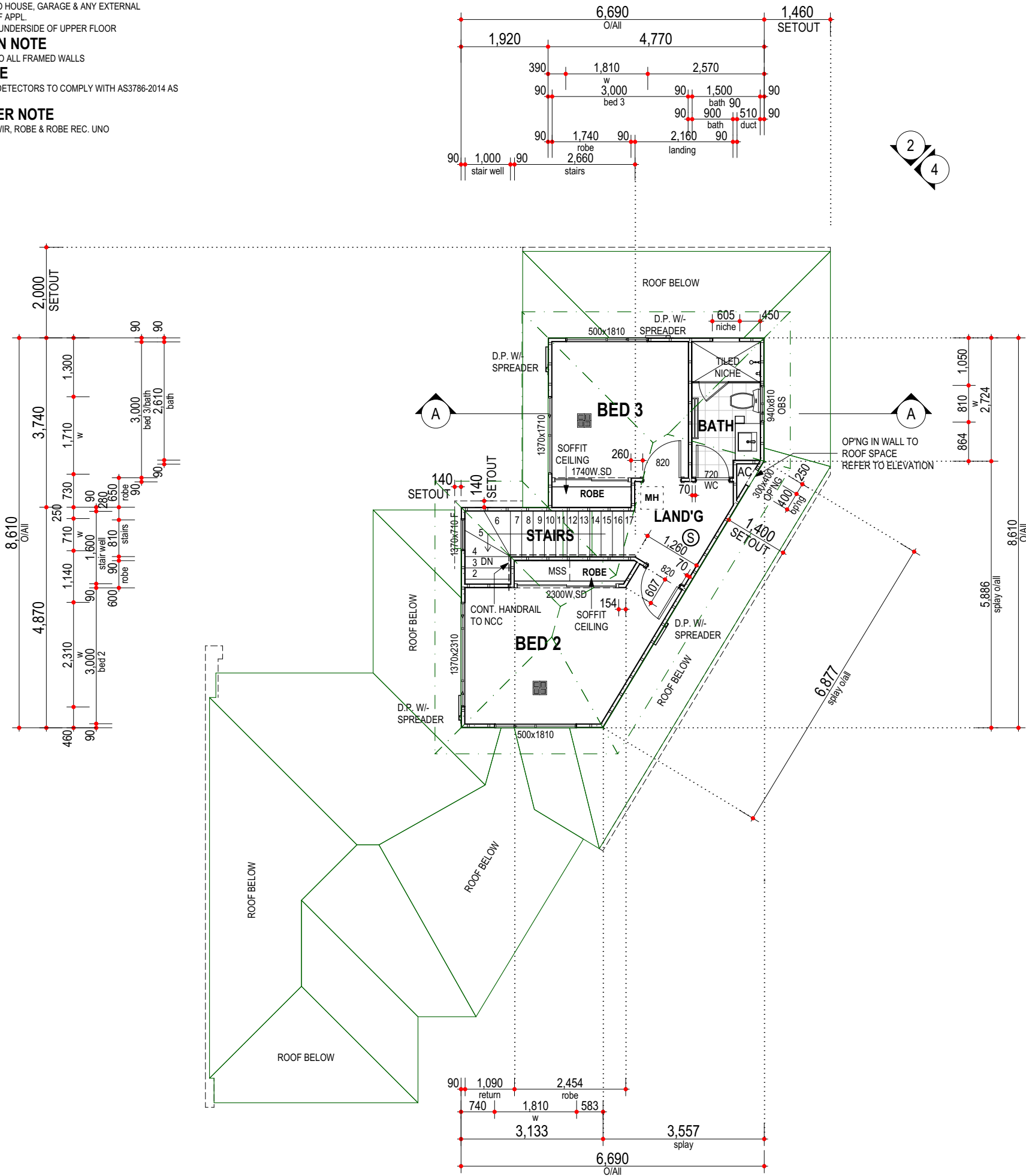
- STEEL FRAMED UPPER FLOOR TO NASH STD.

- ROOF NOTE**
- **COLORBOND** ROOF, PITCH AS INDICATED, UF EAVES 575W.
  - STEEL ROOF IN ACCORDANCE TO NASH STANDARD
  - CEILINGS AT 2413 AFL, UNLESS NOTED OTHERWISE
- ROOF PLUMBER NOTE**
- PROVIDE SLOTTED GUTTERS (EXC. GUTTER ON WALLS)
  - FINAL POSITIONS OF RWP'S TO BE DETERMINED ON SITE
  - RWP'S IN PORCH TO BE STRAIGHT CONNECTION TO STORMWATER SYSTEM (NO KICK)
- INSULATION NOTE**
- R4.0 CEILING INSULATION TO HOUSE, GARAGE & ANY EXTERNAL PLASTERBOARD CEILINGS IF APPL.
  - R4 CEILING INSULATION TO UNDERSIDE OF UPPER FLOOR
- WALL INSULATION NOTE**
- PROVIDE R1.5 INSULATION TO ALL FRAMED WALLS
- ELECTRICAL NOTE**
- INTERCONNECTED SMOKE DETECTORS TO COMPLY WITH AS3786-2014 AS INDICATED ON PLAN
- FIXING CARPENTER NOTE**
- 450D SHELF & RAIL TO ALL WIR, ROBE & ROBE REC. UNO

- SANITARY COMPARTMENTS NOTE**
- WHERE INDICATED BY "WC" DOORS TO SANITARY FACILITIES ARE INSTALLED WITH LIFT-OFF HINGES AS PER PART 3.8.3.3 OF B.C.A. (VOL. 2)
- TRADES / SUPERVISOR NOTE**
- REFER TO STRUCTURAL ENGINEERS DETAILS
  - ALL PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS & STANDARD SPECIFICATION.
- AIRCON NOTE**
- PROVIDE DUCTED REV. CYCLE AIRCONDITIONING SYSTEM.
  - OUTLETS TO BE CNFIRM BY SUPPLIER.
- PLUMBER/GENERAL NOTE**
- 2 STOREY FLOOR CONSTRUCTION TO BE 350H BACKBONE STEEL FLOORING SYSTEM
  - REFER TOO ENGINEERS DETAILS & SECTIONS.

- UPPER FLOOR NOTE**
- **HANDRAIL CONSTRUCTION**  
HANDRAILS TO COMPLY W/- CLAUSE 3.9.2.3 & 3.9.2.4 BCA VOL. 2
  - **PROTECTION OF OPENABLE WINDOWS**  
BEDROOM WINDOWS TO COMPLY W/- CLAUSE 3.9.2.5 BCA VOL. 2
- TIMBER STAIRS SUPPLIER NOTE**
- TIMBER STAIRS TO SUPPLIER DETAIL
  - STAIRS TO HAVE 178 RISERS & 250 GOINGS
- PLASTERBOARD NOTE**
- PROVIDE PLASTERBOARD TO ALL UF INTERNAL WALLS UNO
  - PROVIDE 10mm WET AREA PLASTERBOARD TO ALL WET AREA WALLS UNO

DO NOT SCALE FROM THIS DRAWING  
All Sub-contractors to check dimensions  
& notes prior to initiating works. Any  
discrepancies to be notified to the Site  
Supervisor without delay.  
ALL DIMENSIONS TO BRICKWORK.



BUILDER:	_____
CLIENT(S):	_____
WITNESS:	_____

PROPOSED RESIDENCE FOR:  
**BENNETT/MURRAY**

ADDRESS:  
**SSL 3 (#60 C) HILLWOOD AVENUE,  
WARWICK.**

DRAWN: WW  
DESIGNED: RC  
CHECKED: DM  
DATE: 17.07.2019  
MODEL:  
SPECIAL

SCALE: 1:100  
SHEET: 8 OF 16  
SIZE: A3  
PROJECTS  
JOB N°  
156560

Issue Name	Drawn	Date	Issue Name	Drawn	Date
COUNCIL AMEND	WW	09.10.2019			
V001	WW	01.11.2019			
R.CREST AMEND	WW	18.12.2019			

U3 UPPER FLOOR PLAN

U3 UPPER FLOOR PLAN			
	Area m²	Perim. L/m	
1. UF PLAN	39.95	28.03	
2. UF ROOF	57.34	32.45	

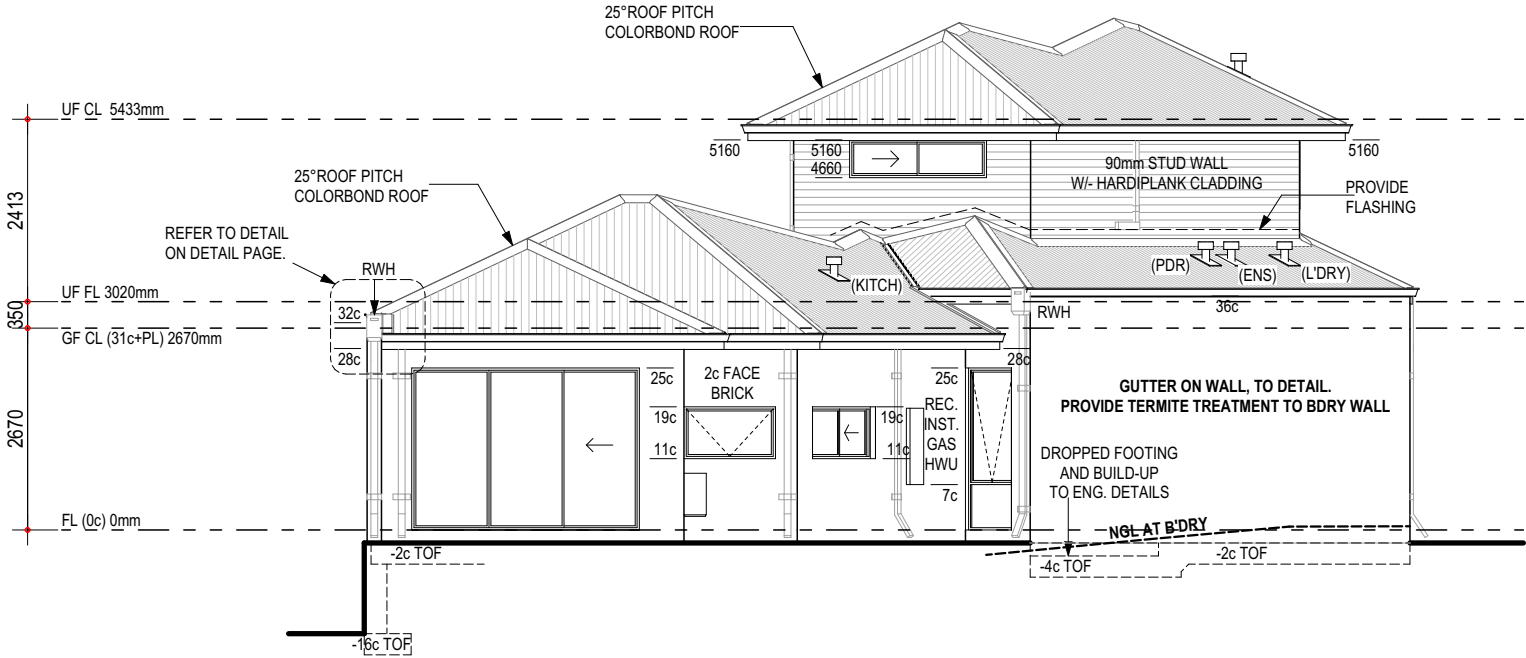




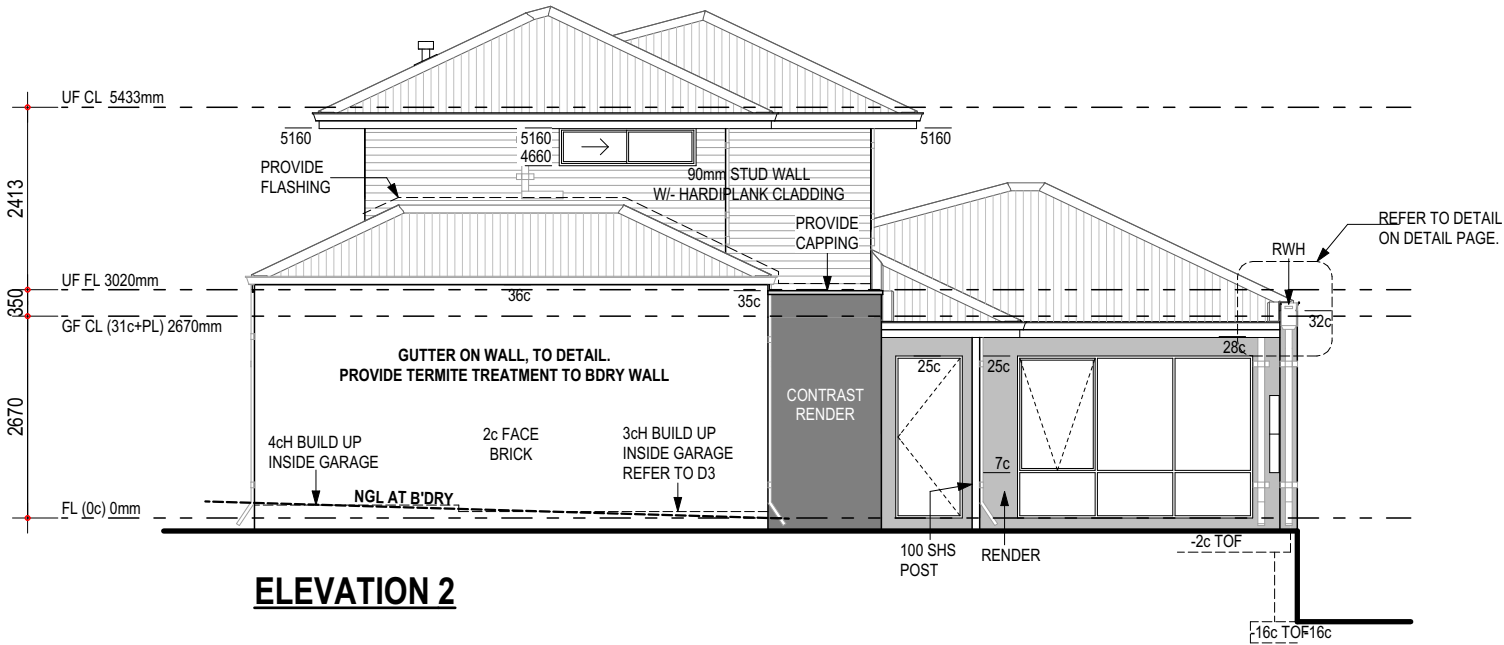
ROOF NOTE

- COLORBOND ROOF, PITCH AT 25° W/- 500W EAVES UNO
  - STEEL ROOF IN ACCORDANCE TO NASH STANDARD
- WINDOW SUPPLIER NOTE
- SHADED WINDOWS INDICATES OBSCURE GLAZING
  - GLAZING DESIGNED & CONSTRUCTED IN ACCORDANCE WITH AS1288
  - PROTECTION OF OPENABLE WINDOWS
  - BEDROOM WINDOWS TO COMPLY W/- CLAUSE 3.9.2.5 BCA VOL. 2

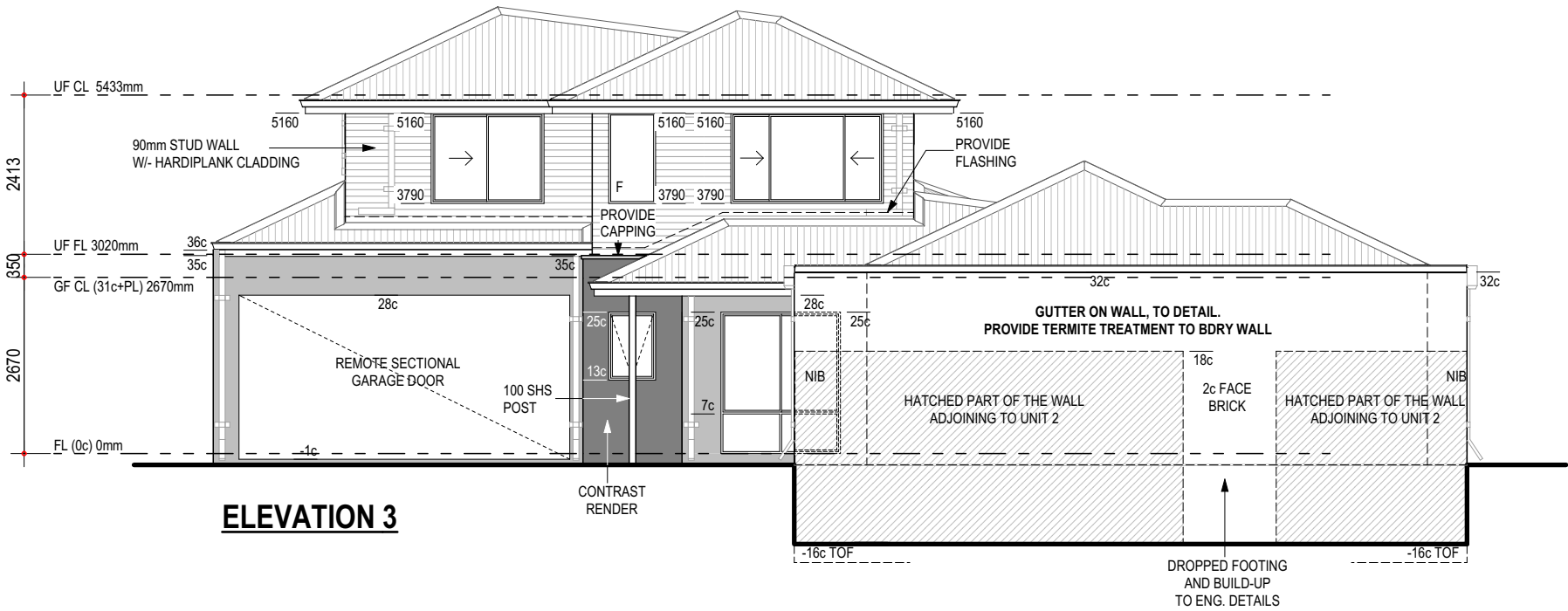
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Supervisor without delay.  
ALL DIMENSIONS TO BRICKWORK.



ELEVATION 1



ELEVATION 2



ELEVATION 3

BUILDER:	_____
CLIENT(S):	_____
WITNESS:	_____

PROPOSED RESIDENCE FOR:  
**BENNETT/MURRAY**

ADDRESS:  
**SSL 3 (#60 C) HILLWOOD AVENUE,  
WARWICK.**

DRAWN: WW  
DESIGNED: RC  
CHECKED: DM  
DATE: 17.07.2019  
MODEL: SPECIAL

SCALE: 1:100  
SHEET: 9 OF 16  
SIZE: A3  
PROJECTS  
JOB N° 156560

Issue Name	Drawn	Date	Issue Name	Drawn	Date
COUNCIL AMEND	WW	09.10.2019			
V001	WW	01.11.2019			
R,CREST AMEND	WW	18.12.2019			

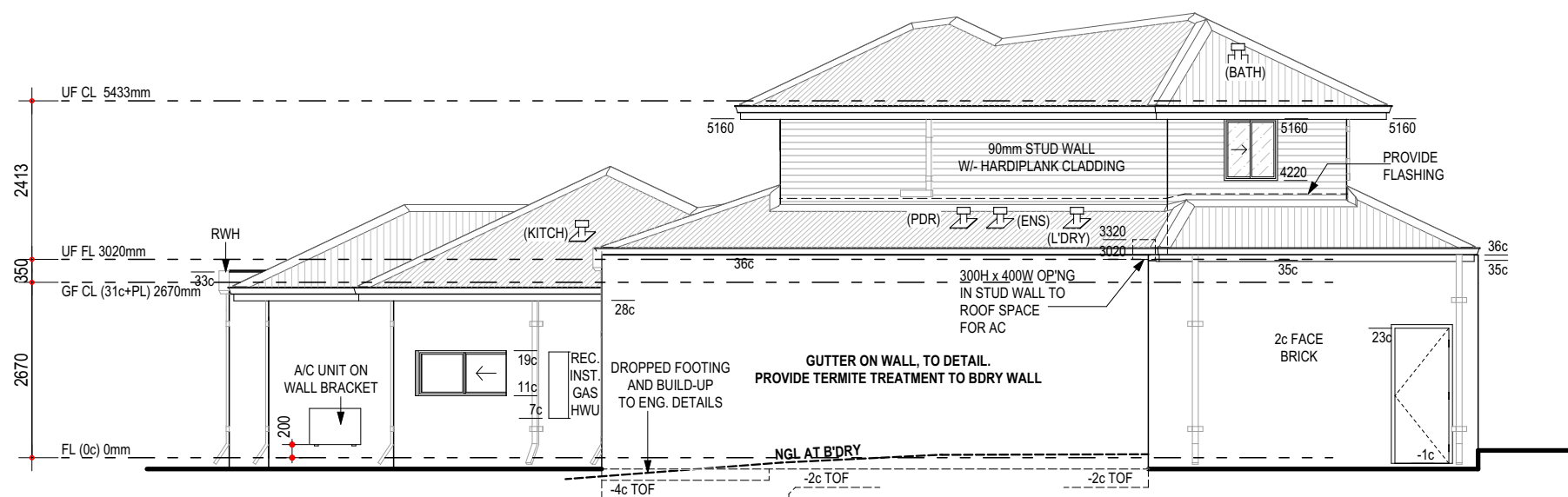
U3 ELEVATIONS



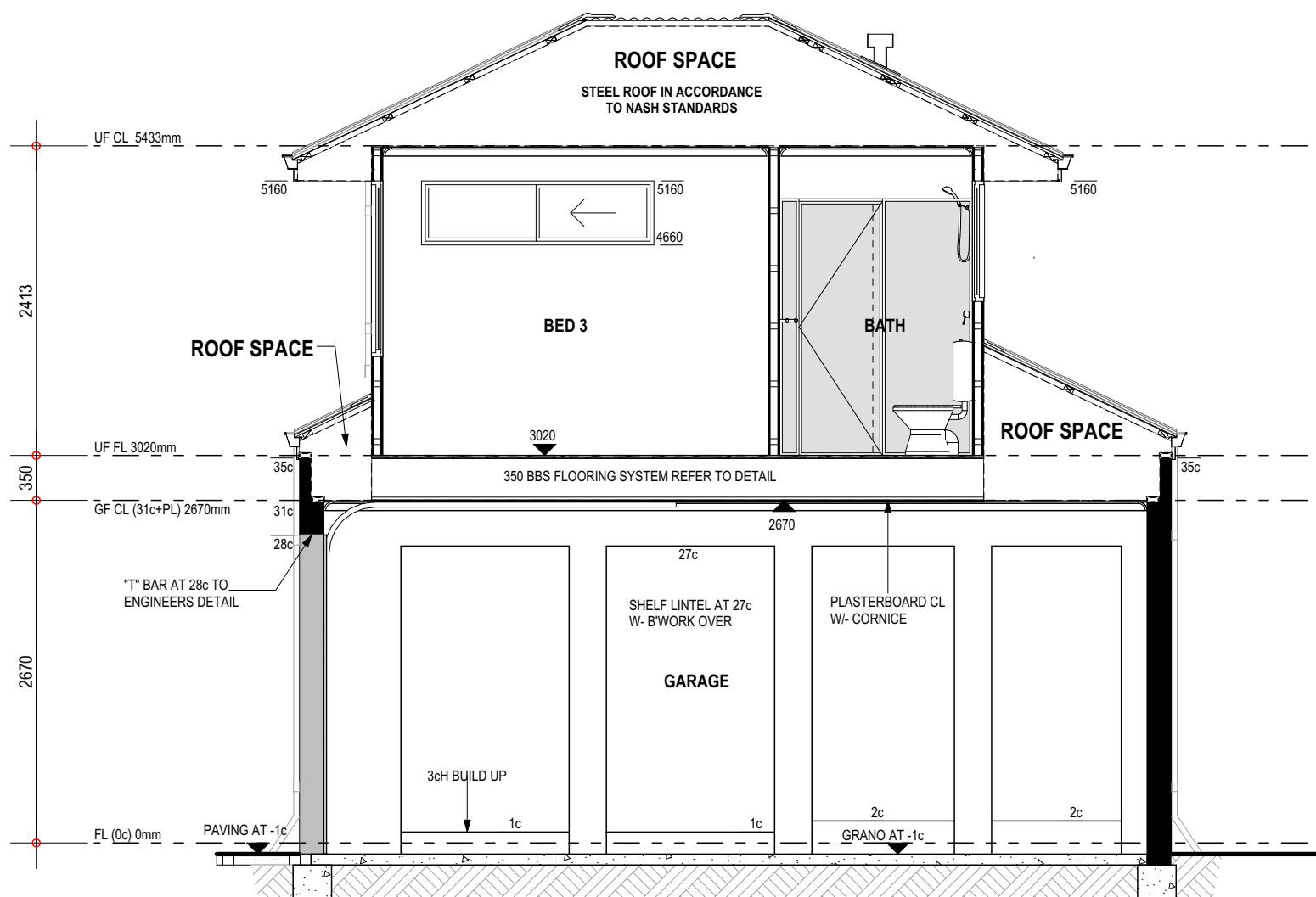
- **COLORBOND** ROOF, PITCH AT 25° W/- 500W EAVES UNO
- STEEL ROOF IN ACCORDANCE TO NASH STANDARD
- CEILINGS AT 28c + PLATE UNLESS NOTED OTHERWISE

- SHADED WINDOWS INDICATES OBSCURE GLAZING  
- GLAZING DESIGNED & CONSTRUCTED IN ACCORDANCE WITH AS1288  
- **PROTECTION OF OPENABLE WINDOWS**  
BEDROOM WINDOWS TO COMPLY W/- CLAUSE 3.9.2.5 BCA VOL. 2

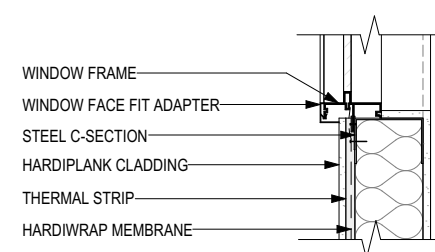
**DO NOT SCALE FROM THIS DRAWING**  
All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.  
**ALL DIMENSIONS TO BRICKWORK.**



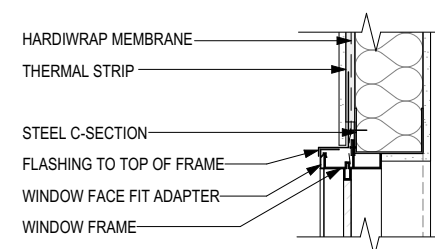
## ELEVATION 4



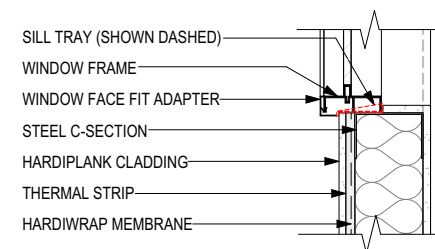
**SECTION A-A**  
**SCALE 1:50**



**JAMB DETAIL**



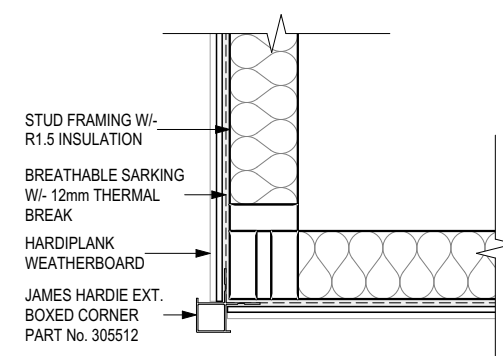
### HEAD DETAIL



**SILL DETAIL**

**NOTES:**

- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS
- STEEL FRAMING TO MANUFACTURER'S SPEC.
- SCALE 1 : 10



**NOTES:**  
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS  
- SCALE 1 : 10

BUILDER:	____ / ____
CLIENT(S):	____ / ____
_____	____ / ____
WITNESS:	____ / ____

PROPOSED RESIDENCE FOR:  
BENNETT/MURRAY

ADDRESS:  
SSL 3 (#60 C) HILLWOOD AVENUE,  
WARWICK.

DRAWN:	WW
DESIGNED:	RC
CHECKED:	DM
DATE:	17.07.2019
MODEL:	
<b>SPECIAL</b>	

SCALE: AS NOTED  
SHEET: 10 OF 16  
SIZE: A3  
PROJECTS  
JOB N°  
**156560**

Issue Name	Drawn	Date
COUNCIL AMEND	WW	09.10.2019
V001	WW	01.11.2019
R.CREST AMEND	WW	18.12.2019

U3 ELEVATION / SECTION



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HOMES GROUP

**BUILD | RENOVATE | DEVELOP**

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BENCHTOP NOTE

- LOCATION OF JOINS TO BENCHTOPS TO BE AT CABINET MAKERS/STONE MASON'S DISCRETION

WALL FINISH NOTE

- DIMENSIONS SHOWN ON PLAN ARE TO B/WORK ONLY, SIZES WILL VARY ON SITE DUE TO ALLOWANCE FOR WALL FINISHES

TILER NOTE

- SHADING DENOTES EXTENT OF TILING  
- ALL TILING & SOAP HOLDER HEIGHTS AS PER TILE SELECTION SHEET  
- CLIENT TO MEET TILER ON SITE PRIOR TO COMMENCEMENT OF WORKS TO VERIFY LOCATION OF TILES

CABINETMAKER NOTE

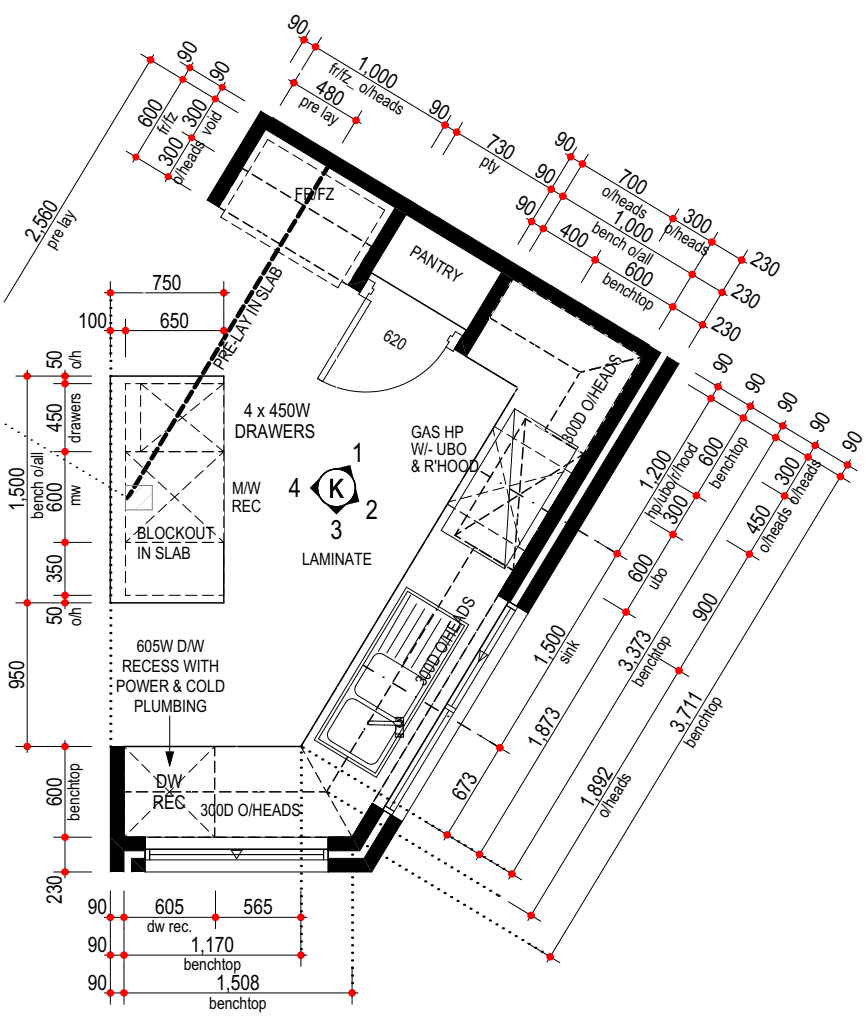
- REFER TO ELECTRICAL PLAN FOR GPO LOCATIONS

DO NOT SCALE FROM THIS DRAWING

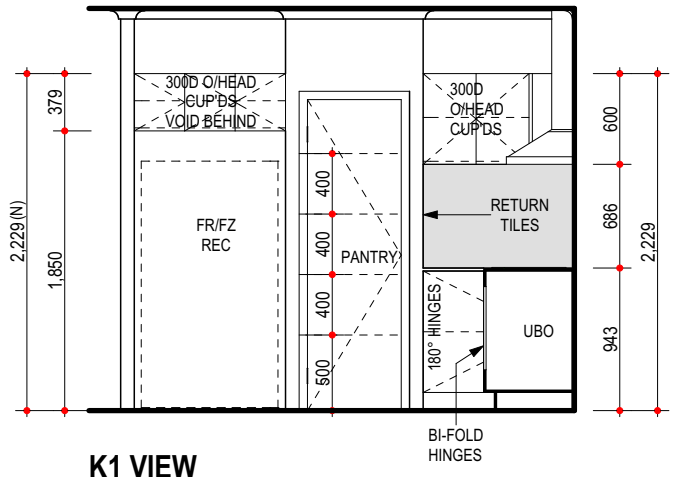
All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.  
ALL DIMENSIONS TO BRICKWORK.

REFER TO ADDENDUM FOR FITOUT SPECIFICATION

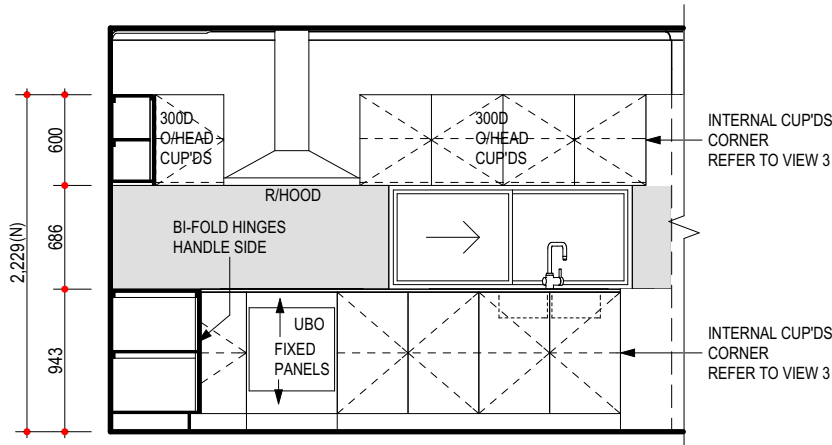
WET AREAS CONSTRUCTED IN ACCORDANCE WITH PART 3.8.1 OF B.C.A. (VOL 2)



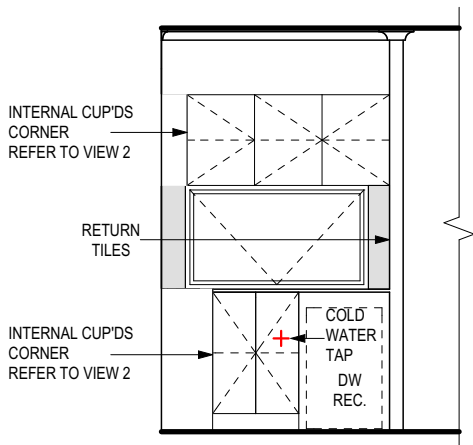
KITCHEN PLAN



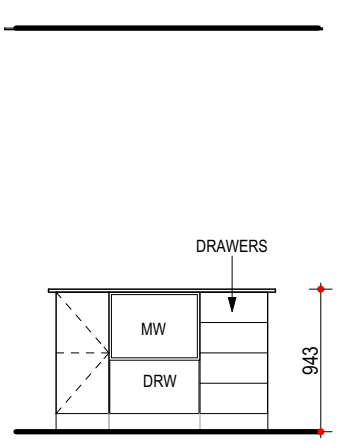
K1 VIEW



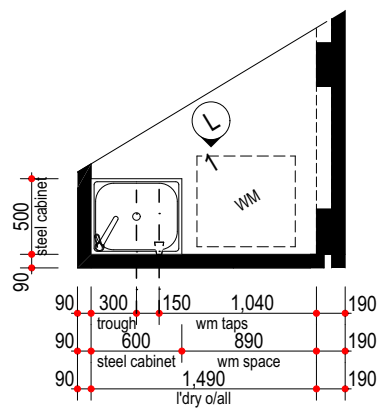
K2 VIEW



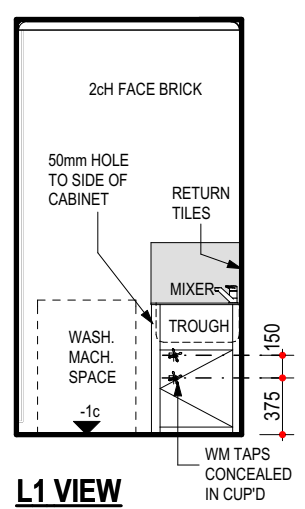
K3 VIEW



K4 VIEW



L'DRY PLAN



L1 VIEW

WITNESS: \_\_\_\_\_  
CLIENT(S): \_\_\_\_\_  
BUILDER: \_\_\_\_\_

PROPOSED RESIDENCE FOR:  
BENNETT/MURRAY

ADDRESS:  
SSL 3 (#60 C) HILLWOOD AVENUE,  
WARWICK.

DRAWN: WW  
DESIGNED: RC  
CHECKED: DM  
DATE: 17.07.2019  
MODEL: SPECIAL

SCALE: 1:50  
SHEET: 12 OF 16  
SIZE: A3  
PROJECTS  
JOB N° 156560

Issue Name	Drawn	Date	Issue Name	Drawn	Date
COUNCIL AMEND	WW	09.10.2019			
V001	WW	01.11.2019			
R.CREST AMEND	WW	18.12.2019			

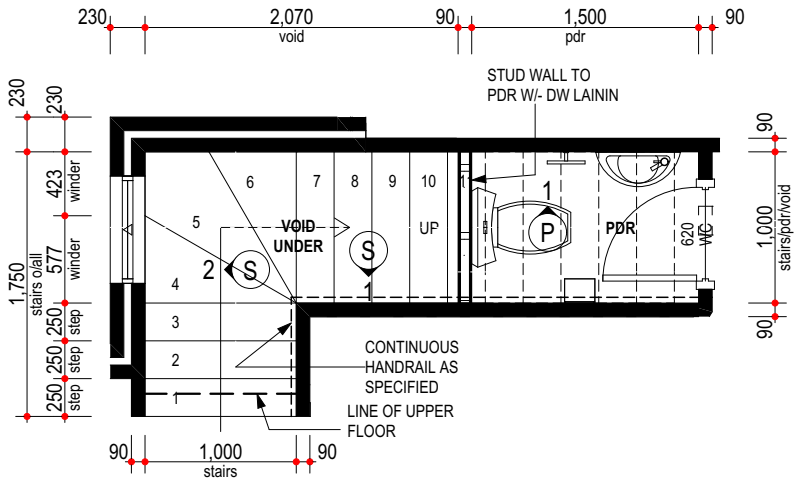
U3 ROOM LAYOUTS 1



























DO NOT SCALE FROM THIS DRAWING  
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& notes prior to initiating works. Any  
discrepancies to be notified to the Site  
Supervisor without delay.  
ALL DIMENSIONS TO BRICKWORK.





## ELECTRICAL LEGEND

## Ground Floor

Qty	Sym.	Description	Watts	Insulation Penetrations
2	 11w*	EXTERNAL WALL LIGHT @ 2000aFL Perimeter Lighting	22*	*
2	 11w*	CEILING LIGHT (11w) Class 10	22*	*
1	 7w*	RECESSED CF DOWN-LIGHT ( 7w) Class 1 Porch	7*	*
17	 7w	RECESSED LED DOWN-LIGHT ( 7w)	119	
1	 75w	MOTION SENSOR W/- SPOT LIGHT @ 2000AFL (75w)	75	
1	 (S)	H.WIRED SMOKE DETECTOR	0	
2		EXHAUST FAN	0	0.090
1		W/P SGPO INSTALLED IN HWU	0	
2		SINGLE GPO IN/ON CEILING	0	
4		SINGLE GPO @ NOTED HT	0	
1		NBN LEAD IN CONDUIT (25mm) W/- BLANK FACE PLATE AT 1500 AFL	0	
1		DOUBLE WATER PROOF GPO	0	
6		DOUBLE GPO @ NOTED HT	0	
6		DOUBLE GPO @ 200 AFL	0	
1		DOUBLE GPO @ 1500 AFL W/ 20mm CONDUIT FOR PSU CONNECTION	0	
1		CONDUIT FOR NBN (25mm)	0	
1		CONDUIT (32mm)	0	
6		CONDUIT	0	
1		D2 (2x DATA/PHONE) FOR NBN PROVISION @ 1500 AFL	0	
1		C1 (TV) + D2 (PH/DATA)	0	

NOT INC. IN CLASS 1 CALC. SEE PLAN FOR MORE INFO. Subtotal: 194 0.090  
PERIMETER LIGHTING MIN. 40 LUMENS/W.

**Total Class 1 Wattage= 243**

## Wattage Calculations (Class 1)

Story Name	Area	Allowed Wattage	Actual Wattage
0   Ground Floor	81.47 Sqm	407 w	194 w
2   Upper Floor	37.46 Sqm	187 w	49 w
	118.94 sqm	595 w	243 w
			PASS

### Recessed Fitting Penetrations (Class 1)

Story Name	Area	Penetrations	Penetrations	
0   Ground Floor	60.61 Sqm	0.303 Sqm	-0.003 Sqm	
2   Upper Floor	37.46 Sqm	0.187 Sqm	-0.049 Sqm	
Vents/RangeHoods			0.094 Sqm	
	98.07 sqm	0.490 sqm	0.230 sqm	PASS
	0.23 % R4.0 Insulation Adjustment Not Required			

## LIGHT AND VENTILATION CALC.

Room Name	Opn %	Light	Vent.
-----------	-------	-------	-------

2 | BED 1  
Min. Ventilation = 1.09 | Min. Light= 1.45 Total Area= 14.51

W02   Awning	72 %	1.52 m2	1.10 m2
<b>Totals</b>	<b>Light</b>	<b>1.52 m2</b>	<b>Vent 1.10 m2</b>

1 | LIVING | KITCHEN | DINING  
Min. Ventilation = 3.25 | Min. Light= 4.33 Total Area= 43.35

W06   Awning	24 %	6.66 m2	1.60 m2
W05   Sliding Door	33 %	6.45 m2	2.15 m2
W04   Awning	100 %	0.73 m2	0.73 m2
W03   Sliding	50 %	0.97 m2	0.48 m2
<b>Totals</b>	<b>Light</b>	<b>14.81 m2</b>	<b>Vent 4.96 m2</b>

### Inputs for Airmovement and Light are Valid



BUILDER: / /

CLIENT(S): / /

/ /

WITNESS: / /

PROPOSED RESIDENCE FOR:  
BENNETT/MURRAY

ADDRESS:  
SSL 3 (#60 C) HILLWOOD AVENUE,  
WARWICK.

DRAWN: WW  
DESIGNED: RC  
CHECKED: DM  
DATE: 17.07.2019  
MODEL:  
**SPECIAL**

SCALE: 1:100  
SHEET: 15 OF 16  
SIZE: A3  
PROJECTS  
JOB N°  
156560

Issue Name	Drawn	Date	Issue Name	Drawn	Date
COUNCIL AMEND V001	WW	09.10.2019			
	WW	01.11.2019			
R,CREST	WW	18.12.2019			

J3 GF ELECTRICAL PLAN/ BCA

## ELECTRICAL NOTE

FINAL POSITION OF ELECTRICAL ITEMS SUCH AS GPO'S, LIGHT SWITCHES ETC. MAY VARY ON SITE DUE TO ELECTRICAL REGULATIONS. LIGHT SWITCH HEIGHT TO BE AT 1200 AFL U.N.O.  
NEUTRAL CABLING REQUIRED TO ALL LIGHT SWITCHES.

## CLIENT / PRESTART NOTE

- CLIENT TO CONFIRM W/- ADMINISTRATOR POSITIONING  
OF ALL TV, PHONE AND ROOM GPO POSITIONS.

## TV ANTENNA NOTE

- PROVIDE TV ANTENNA AS PER ADDENDUM

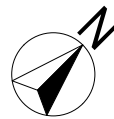
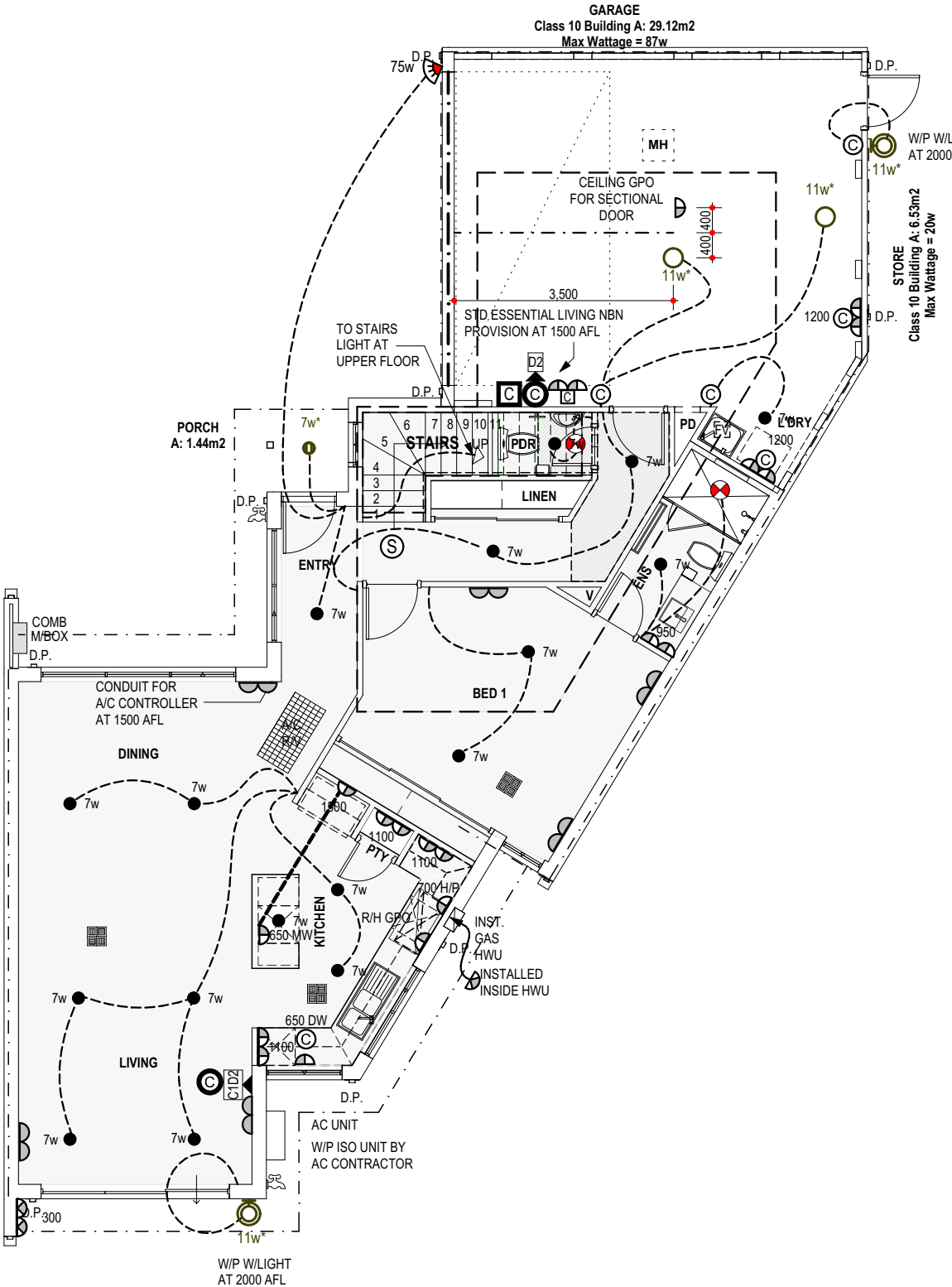
## AIRCON NOTE

- PROVIDE REVERSE CYCLE DUCTED AIR CONDITIONING.  
OUTLET POSITIONS TO BE CONFIRM BY SUPPLIER.  
- EXTERNAL UNIT (ON ROOF) NOT TO BE VISIBLE FROM THE STREET.

**DO NOT SCALE FROM THIS DRAWING**

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**ALL DIMENSIONS TO BRICKWORK.**



**SUMMIT**  
HOMES GROUP

**BUILD | RENOVATE | DEVELOP**

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ELECTRICAL LEGEND

Upper Floor

Qty	Sym.	Description	Watts	Insulation Penetrations
7	○ 7w	RECESSED LED DOWN-LIGHT ( 7w)	49	
1	Ⓢ	H.WIRED SMOKE DETECTOR	0	
1	⊗	EXHAUST FAN	0	0.045
1	2 WAY	2 WAY SWITCH	0	
1	⌒	DOUBLE GPO @ NOTED HT	0	
4	⌒	DOUBLE GPO @ 200 AFL	0	

\* NOT INC. IN CLASS 1 CALC. SEE PLAN FOR MORE INFO. Subtotal: 49 0.045 PERIMETER LIGHTING MIN. 40 LUMENS/W.

Total Class 1 Wattage= 243

Wattage Calculations (Class 1)

Story Name	Area	Allowed Wattage	Actual Wattage	
0   Ground Floor	81.47 Sqm	407 w	194 w	
2   Upper Floor	37.46 Sqm	187 w	49 w	
	118.94 sqm	595 w	243 w	PASS

Recessed Fitting Penetrations (Class 1)

Story Name	Area	Maximum Penetrations	Actual Penetrations	
0   Ground Floor	60.61 Sqm	0.303 Sqm	-0.003 Sqm	
2   Upper Floor	37.46 Sqm	0.187 Sqm	-0.049 Sqm	
Vents/RangeHoods			0.094 Sqm	
	98.07 sqm	0.490 sqm	0.230 sqm	PASS
	0.23 % R4.0 Insulation Adjustment Not Required			

ELECTRICAL NOTE

- FINAL POSITION OF ELECTRICAL ITEMS SUCH AS GPO'S, LIGHT SWITCHES ETC. MAY VARY ON SITE DUE TO ELECTRICAL REGULATIONS. LIGHT SWITCH HEIGHT TO BE AT 1200 AFL U.N.O.
- NEUTRAL CABLING REQUIRED TO ALL LIGHT SWITCHES.

CLIENT / PRESTART NOTE

- CLIENT TO CONFIRM W/- ADMINISTRATOR POSITIONING OF ALL TV, PHONE AND ROOM GPO POSITIONS.

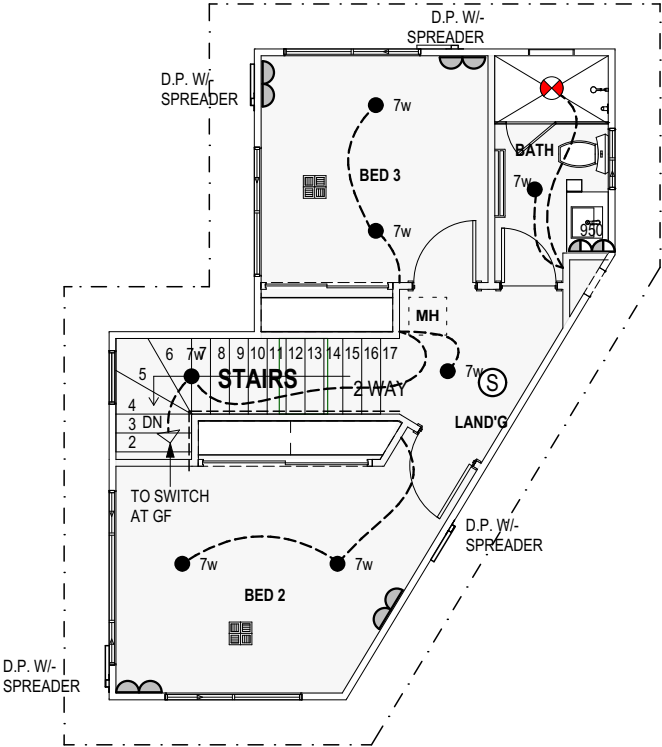
TV ANTENNA NOTE

- PROVIDE TV ANTENNA AS PER ADDENDA

AIRCON NOTE

- PROVIDE REVERSE CYCLE DUCTED AIR CONDITIONING.
- OUTLET POSITIONS TO BE CONFIRM BY SUPPLIER.
- EXTERNAL UNIT (ON ROOF) NOT TO BE VISIBLE FROM THE STREET.

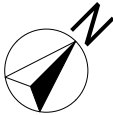
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ALL DIMENSIONS TO BRICKWORK.



UF LIGHT AND VENTILATION CALCULATIONS

Room Name	Opn %	Light	Vent.
4   BED 2			
Min. Ventilation = 0.90   Min. Light= 1.20 Total Area= 12.01			
W12   Sliding	50 %	3.17 m2	1.58 m2
W11   Sliding	50 %	0.93 m2	0.47 m2
Totals		Light 4.10 m2	Vent 2.05 m2
3   BED 3			
Min. Ventilation = 0.68   Min. Light= 0.90 Total Area= 9.00			
W09   Sliding	50 %	0.93 m2	0.47 m2
W08   Sliding	50 %	2.35 m2	1.17 m2
Totals		Light 3.28 m2	Vent 1.64 m2

Inputs for Airmovement and Light are Valid



BUILDER:	_____
CLIENT(S):	_____
WITNESS:	_____

PROPOSED RESIDENCE FOR:  
BENNETT/MURRAY

ADDRESS:  
SSL 3 (#60 C) HILLWOOD AVENUE,  
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DRAWN: WW  
DESIGNED: RC  
CHECKED: DM  
DATE: 17.07.2019  
MODEL:  
SPECIAL

SCALE: 1:100  
SHEET: 16 OF 16  
SIZE: A3  
PROJECTS  
JOB N°  
156560

Issue Name	Drawn	Date	Issue Name	Drawn	Date
COUNCIL AMEND	WW	09.10.2019			
V001	WW	01.11.2019			
R.CREST AMEND	WW	18.12.2019			

U3 UF ELECTRICAL PLAN/ BCA



SUMMIT  
HOMES GROUP

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