

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

**NOTE/BEWARE:ADVISE TRADES**  
O/Head power lines

**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.**

## SURVEYOR NOTES:

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**BUILDERS NOTE:**  
- ALL DEMOLITION BY BUILDER UNLESS OTHERWISE NOTED.  
- ALL TREES/SHRUBS TO BE LOPPED (TRIMMED) TO WITHIN 2m OF THE BUILDING ENVELOPE.

**PLUMBER NOTE:**  
- EXISTING DWELLING SEWER POSITION TO BE DETERMINED.  
- CUT OFF OR REMOVE EXISTING HOUSE DRAIN, CONSTRUCT NEW SEWER FOR EXISTING DWELLING, PRIOR TO EARTHWORKS.

**CLIENT NOTE:**  
- REMOVAL OF ANY DIVIDING FENCING FOR RETAINING WALLS /B'DRY WALLS REMAINS RESPONSIBILITY OF THE CLIENT.

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

**COTTAGE & ENGINEERING SURVEYS**  
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Email : perth@cottage.com.au Website: www.cottage.com.au

PROPOSED RESIDENCE FOR:  
**CAO / ZHANG**

ADDRESS:  
**LOT 119 (#60) GILBERTSON ROAD,  
KARDINYA.**

**BUILT AROUND PEOPLE**

AREA: 739m <sup>2</sup>	ROAD DESCR.: BITUMEN	GAS: YES	SSA/OLD AREAS: OLD A.	UNLODGED SS PLAN:
SHIRE: MELVILLE	KERBING: SEMI-MOUNT/NIL	WATER: YES	C/JOB#: 452510	ORIGINAL LOT:
D.PLAN: 9003	FOOTPATH: CONC.	ELECTRICITY: O/H	DATE: 26 APR 2019	LOT MISCLOSE: 0.000
C/T VOLUMN: 1736	SOIL: SAND	PH/COMMS: YES	SCALE: 1:200	SSL 1 MISCLOSE:-
FOLIO: 888	DRAINAGE: GOOD	SEWER: YES	DRAWN: M. Bateman	SSL 2 MISCLOSE:-
MSD REF: 432-21/22	VEGETATION: RTS	COASTAL: NO		

DRAWN: WW	SCALE: 1:200	Issue Name	Drawn	Date	Issue Name	Drawn	Date
DESIGNED: RC	SHEET: 1 OF 15	EN_AMEND	WW	18/12/2019			
CHECKED: DM	SIZE: A3	V001	WW	08.04.2020			
DATE: 14.11.2019	PROJECTS	V003	WW	17/04/20			
MODEL:	JOB N°	JEL	DMA	05/05/20			
SPECIAL	157386	BBS_AMEND	WW	05.06.2020			
	DEMOLITION PLAN						

**SUMMIT**  
HOMES GROUP  
BUILD | RENOVATE | DEVELOP

Copyright © 2019

LEGEND		SEC Dome
		Power Pole
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		Top Pillar/Post
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		Top Fence

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O/Head power lines

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**PLUMBER NOTE:**  
- CUT OFF OR REMOVE EXISTING HOUSE DRAIN, CONSTRUCT NEW SEWER FOR EXISTING DWELLING, PRIOR TO EARTHWORKS.  
- REFLUX VALVE REQUIRED.  
- REFER TO PLUMBING PLAN FOR SEWER AND STORMWATER LAYOUTS.

**CONCRETOR NOTE:**  
- FALL GARAGE SLAB 20mm TOWARDS MAIN GARAGE OPENING.

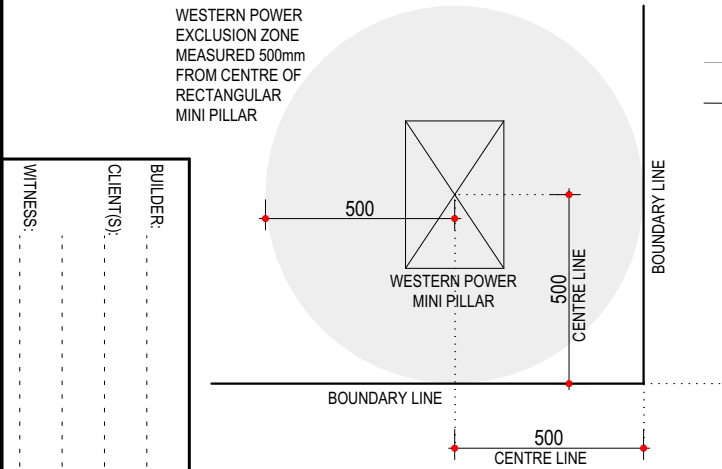
**ELECTRICIAN NOTE:**  
- CONNECT EXISTING HOUSE TO NEW POWER DOME VIA U/G MAINS.  
- UPGRADE EXISTING POWER BOARD AS REQ.

**RETAINING CONTRACTOR NOTE:**  
- 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

**GENERAL NOTE:**  
- CLOTHESLINES INDICATED AS PER ADDENDA.

**CLIENT NOTE:**  
- EXISTING WATER METER MAY NEED TO RE-LOCATED TO MEET WESTERN POWER DOME CLEARANCE REQUIREMENT. TO BE DETERMINED ON SITE.  
- ALL PAVING BY OWNER  
- CYARD FENCING BY OWNER

**CONCRETOR / ELECTRICIAN NOTE:**  
- CONDUIT IN SLAB FOR ISLAND BENCH IN KITCHEN AREA.



### WESTERN POWER MINI PILLAR EXCLUSION ZONE

**NOTES:**  
- EXCLUSION ZONE TO BE FREE OF ALL UNDERGROUND SERVICES OR PIPE WORK  
- EXCLUSION ZONE MUSTY NOT BE IMPEDED VERTICALLY.  
- SCALE 1 : 20

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AREA: 739m<sup>2</sup>  
SHIRE: MELVILLE  
D.PLAN: 9003  
C/T VOLUMN: 1736  
FOLIO: 888  
MSD REF: 432-21/22

ROAD DESCR.: BITUMEN  
KERBING: SEMI-MOUNT/NIL  
FOOTPATH: CONC.  
SOIL: SAND  
DRAINAGE: GOOD  
VEGETATION: RTS

GAS: YES  
WATER: YES  
ELECTRICITY: O/H  
PH/COMMS: YES  
SEWER: YES  
COASTAL: NO

SSA/OLD AREAS: OLD A.  
C/JOB#: 452510  
DATE: 26 APR 2019  
SCALE: 1:200  
DRAWN: M. Bateman

UNLODGED SS PLAN:  
ORIGINAL LOT:  
LOT MISCLOSE: 0.000  
SSL 1 MISCLOSE:-  
SSL 2 MISCLOSE:-

PROPOSED RESIDENCE FOR:  
**CAO / ZHANG**

ADDRESS:  
**LOT 119 (#60) GILBERTSON ROAD,  
KARDINYA.**

DRAWN: WW  
DESIGNED: RC  
CHECKED: DM  
DATE: 14.11.2019  
MODEL:  
SPECIAL

SCALE: 1:200  
SHEET: 2 OF 15  
SIZE: A3  
PROJECTS  
JOB N°  
157386

Issue Name  
EST. AMEND  
EN. AMEND  
V001  
V003  
JEL

Drawn  
WW  
WW  
WW  
DMA





Date  
02.11.2019  
18/12/2019  
08.04.2020  
17/04/20  
05/05/20

Issue Name  
BBS\_AMEND  
Drawn  
WW

Date  
05.06.2020

**SITE PLAN**

**SUMMIT**  
HOMES GROUP  
BUILD | RENOVATE | DEVELOP

<b>LEGEND</b>		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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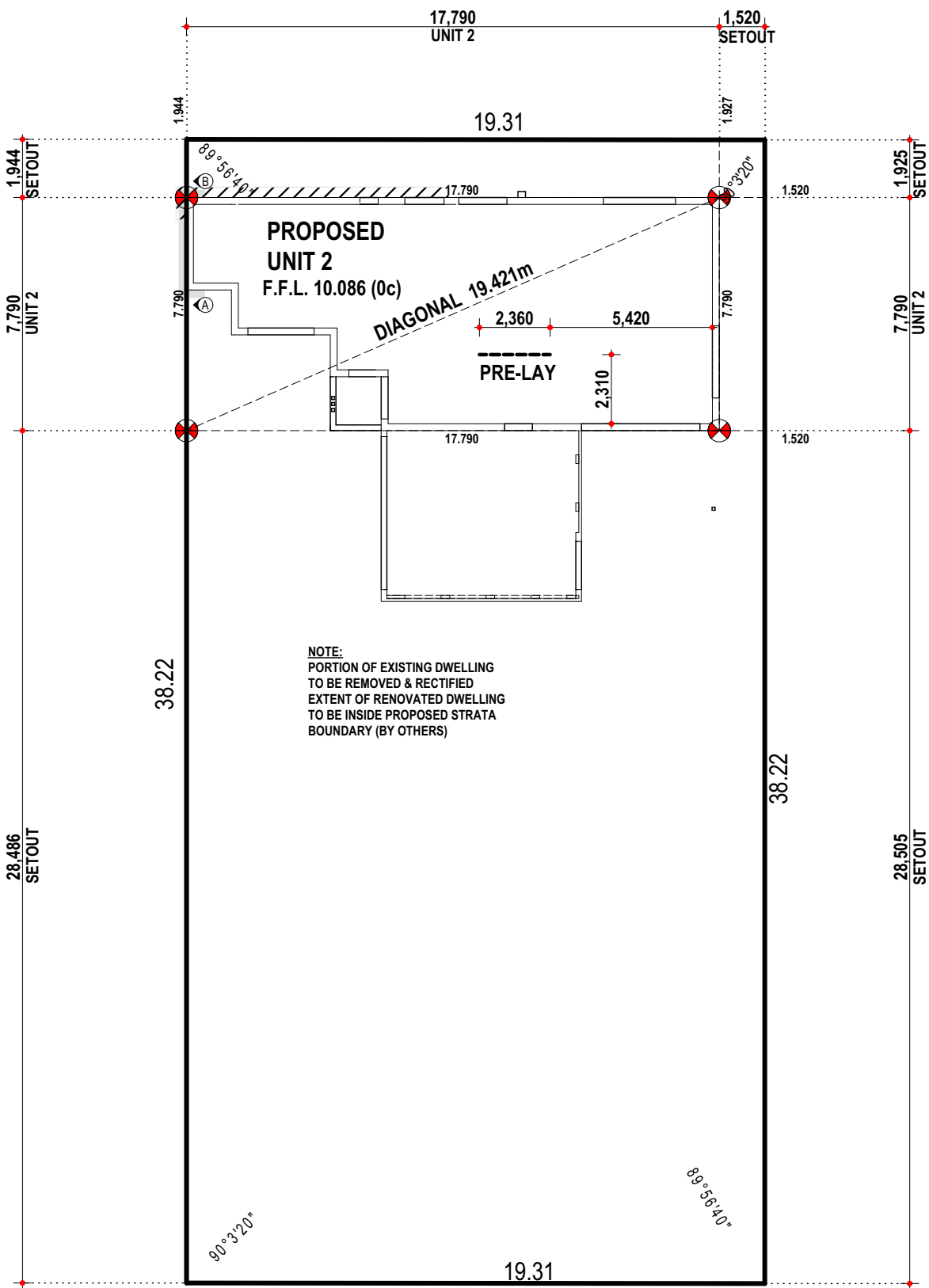
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**NOTE:**  
PORTION OF EXISTING DWELLING  
TO BE REMOVED & RECTIFIED  
EXTENT OF RENOVATED DWELLING  
TO BE INSIDE PROPOSED STRATA  
BOUNDARY (BY OTHERS)

**ENGINEER NOTE:**

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

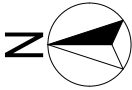
### CONCRETOR/BRK LAYER NOTE

- NOTE BRICK WALL ON STRATA BOUNDARY HAS BEEN CALCULATED TO BE SET INSIDE THE BOUNDARY BY 100mm.
- NOTE BRICKWALL ON LOT 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
- (A) (B)
- TOP OF FOOTING DROPS FROM -2c TO -7c BETWEEN A-B.
- REFER TO ELEVATIONS FOR EXTENT.

**CONCRETOR / ELECTRICAN NOTE:**

- CONDUIT IN SLAB FOR ISLAND BENCH IN KITCHEN AREA.

# Gilbertson Road



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

AREA:	739m <sup>2</sup>	ROAD DESCR.:	BITUMEN	GAS:	YES	SSA/OLD AREAS:	OLD A.	UNLODGED SS PLAN:
SHIRE:	MELVILLE	KERBING:	SEMI-MOUNT/NIL	WATER:	YES	C/JOB#:	452510	ORIGINAL LOT:
D.PLAN:	9003	FOOTPATH:	CONC.	ELECTRICITY:	O/H	DATE:	26 APR 2019	LOT MISCLOSE: 0.000
C/T VOLUMN:	1736	SOIL:	SAND	PH/COMMS:	YES	SCALE:	1:200	SSL 1 MISCLOSE:-
FOLIO:	888	DRAINAGE:	GOOD	SEWER:	YES	DRAWN:	M. Bateman	SSL 2 MISCLOSE:-
MSD REF:	432-21/22	VEGETATION:	RTS	COASTAL:	NO			

PROPOSED RESIDENCE FOR:  
CAO / ZHANG

ADDRESS:  
LOT 119 (#60) GILBERTSON ROAD,  
KARDINYA.

DRAWN:	WW	SCALE:	1:200
DESIGNED:	RC	SHEET:	3 OF 15
CHECKED:	DM	SIZE:	A3
DATE:	14.11.2019	PROJECTS	
MODEL:		JOB N°	
SPECIAL		157386	

Issue Name	Drawn	Date
EN_AMEND	WW	18/12/2019
V001	WW	08.04.2020
V003	WW	17/04/20
JEL	DMA	05/05/20
BBS_AMEND	WW	05.06.2020





# SETOUT PLAN



**SUMMIT**  
HOMES GROUP

**BUILD | RENOVATE | DEVELOP**



<b>LEGEND</b>		SEC Dome
		Power Pole
		Phone Pits
		Water Conn.
	[ TP 10.00 ]	Top Pillar/Post
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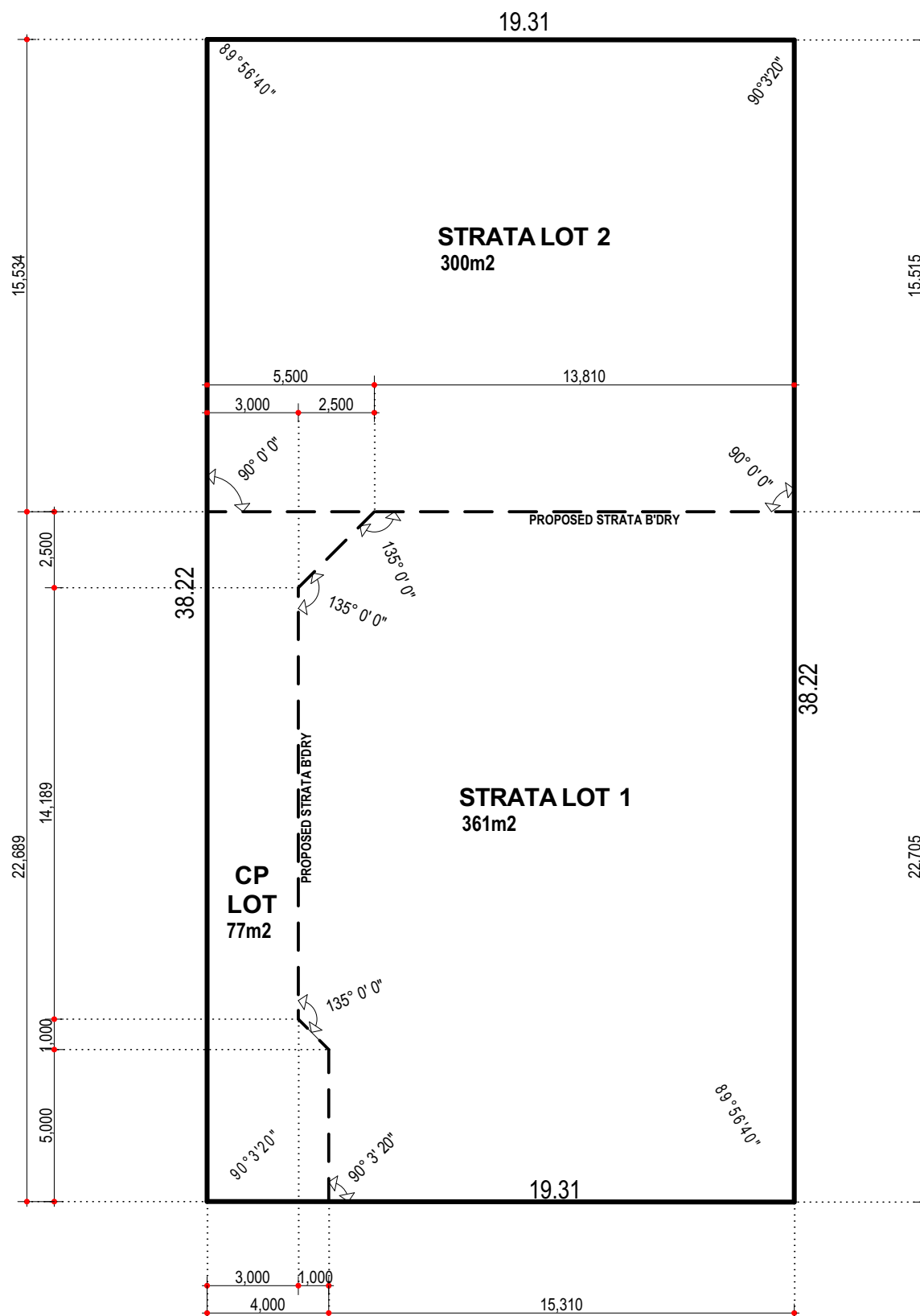
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# Gilbertson Road



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

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SURVEYS**

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D.PLAN: 9003	FOOTPATH: CONC.	ELECTRICITY: O/H	DATE: 26 APR 2019	LOT MISCLOSE: 0.000
C/T VOLUMN: 1736	SOIL: SAND	PH/COMMS: YES	SCALE: 1:200	SSL 1 MISCLOSE:-
FOLIO: 888	DRAINAGE: GOOD	SEWER: YES	DRAWN: M. Bateman	SSL 2 MISCLOSE:-
MSD REF: 432-21/22	VEGETATION: RTS	COASTAL: NO		

PROPOSED RESIDENCE FOR:  
CAO / ZHANG


ADDRESS:  
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DRAWN:	WVV	SCALE:	1:200
DESIGNED:	RC	SHEET:	4 OF 15
CHECKED:	DM	SIZE:	A3
DATE:	14.11.2019	PROJECTS	
MODEL:		JOB N°	
SPECIAL		157386	

Issue Name	Drawn	Date
EN. AMEND	WW	18/12/2019
V001	WW	08.04.2020
V003	WW	17/04/20
JEL	DMA	05/05/20
BBS_AMEND	WW	05.06.2020

STRATA PLAN



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O/Head power lines

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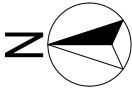
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- CONNECT ALL DOWNPIPES TO STORMWATER SOAKWELLS AS PER SHIRE REQUIREMENTS.
- PART 3.1.2 DRAINAGE: ALL STORMWATER & SURFACE WATER DRAINAGE TO COMPLY W/ A.S. 3500.3/2003, CLAUSE 3.1.2.1 & 3.1.2.5 BCA VOL. 2 & LOCAL AUTHORITY REQUIREMENTS.
- CUT OFF OR REMOVE EXISTING HOUSE DRAIN.
- CONSTRUCT NEW SEWER FOR EXISTING DWELLING, PRIOR TO EARTHWORKS.
- REFLUX VALVE REQUIRED.

Soak Well Type	No.	
SW 1200x1200	1	1.4 m3
SW 1500x1200	2	4.2 m3
<b>Total Capacity</b>		<b>5.6 m3</b>
Roof Area GF		108.0 m2
Paved Area		155.0 m2
Roof Area UF		97.0 m2
<b>Total Area</b>		<b>360.0 m2</b>
Capacity Required (Area x 0.0130)		<b>4.7 m3</b>
Extra Capacity Provided		<b>0.9 m3</b>



BUILDER: / /

CLIENT(S): / /

WITNESS: / /

UNLOADED SS PLAN:  
ORIGINAL LOT:  
LOT MISCLOSE: 0.000  
SSL 1 MISCLOSE:-  
SSL 2 MISCLOSE:-

Issue Name	Drawn
EST.	
AMEND.	WW
EN. AMEND	WW
V001	WW
V003	WW
JEL	DMA

PLUMBING PLAN



**SUMMIT**  
HOMES GROUP

**BUILD | RENOVATE | DEVELOP**

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

**BRICK NOTE**  
- RENDERED BRICK U.N.O

**ROOF NOTE**  
- TILED ROOF, GF PITCH AT 20° W/- 660W EAVES UNO  
- STEEL ROOF FRAME TO NASH STANDARDS  
- GF CEILINGS AT UNDERSIDE OF TRUSSES AT 29c.

**ROOF PLUMBER NOTE**  
- PROVIDE SLOTTED GUTTERS (EXC. GUTTER ON WALLS)  
- FINAL POSITIONS OF RWP'S TO BE DETERMINED ON SITE

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

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

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

**CONCRETOR/BRK LAYER NOTE**  
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- NOTE BRICKWALL ON LOT BOUNDARY HAS BEEN CALCULATED TO BE  
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- DROPPED FOOTINGS AS SPECIFIED BY MARKERS

**ENGINEER NOTE**  
- TOP OF FOOTING DROPS FROM -2c TO -7c BETWEEN A-B.  
- REFER TO ELEVATIONS FOR EXTENT.

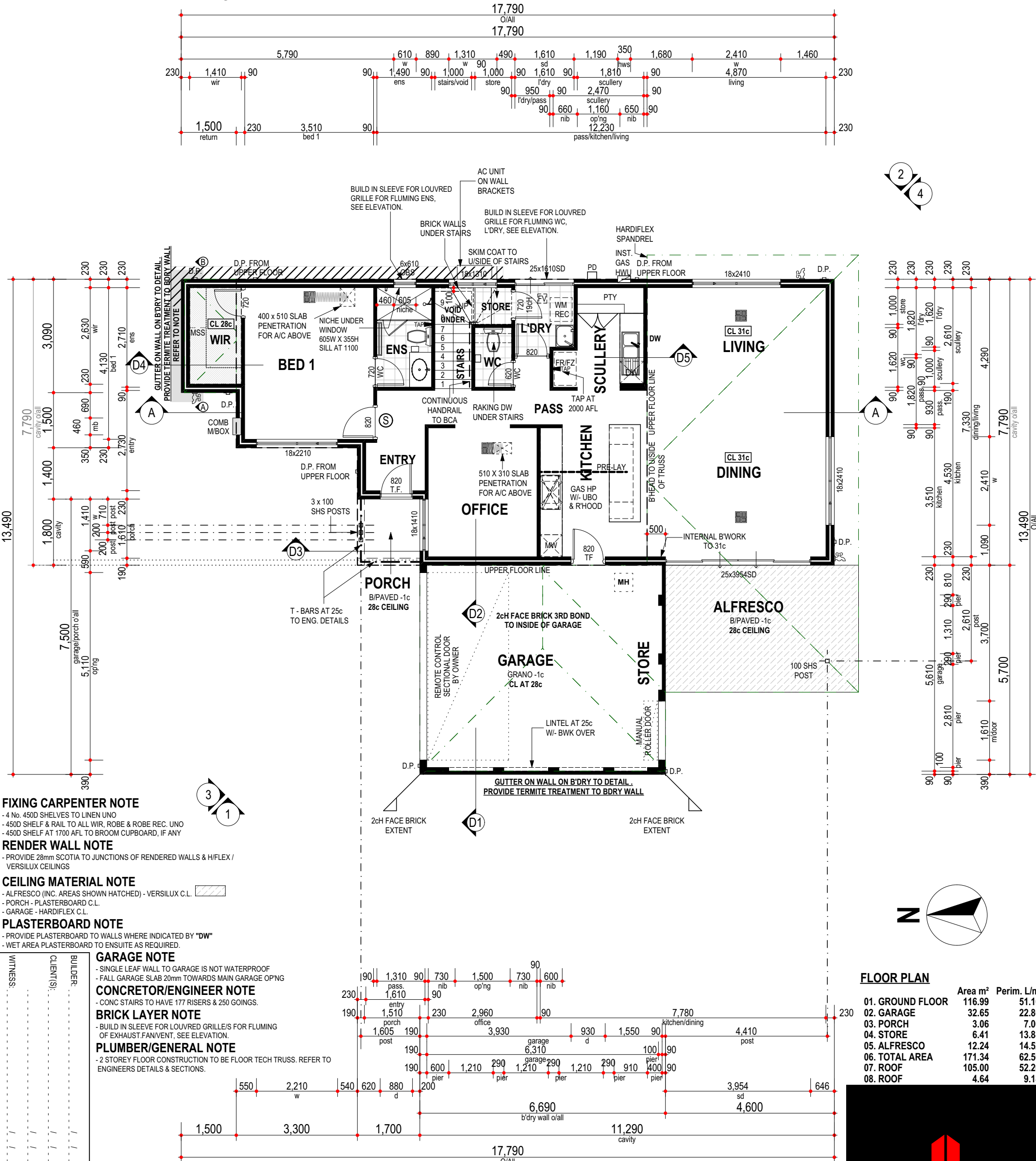
**TRADES / SUPERVISOR NOTE**  
- REFER TO STRUCTURAL ENGINEERS DETAILS  
- ALL PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS  
& STANDARD SPECIFICATION.

**DOOR NOTE**  
- TOILET DOOR TO COMPLY W/- CLAUSE 3.8.3.3 OF THE B.C.A VOL. 2

**AIRCON NOTE**  
- PROVIDE REVERSE CYCLE AIR CONDITIONING. OUTLET POSITIONS AS  
NOMINATED BY SUPPLIER.  
- EXTERNAL UNIT NOT TO BE VISIBLE FROM THE STREET.

**PLUMBER NOTE**  
- NO HOBBS TO SHOWERS UNLESS SHOWN OTHERWISE.  
- PLUMBER TO INSTALL REFLUX VALVE.

**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.



PROPOSED RESIDENCE FOR:  
CAO / ZHANG

ADDRESS:  
LOT 119 (#60) GILBERTSON ROAD,  
KARDINYA.

DRAWN: WW  
DESIGNED: RC  
CHECKED: DM  
DATE: 14.11.2019  
MODEL:  
SPECIAL

SCALE: 1:100  
SHEET: 6 OF 15  
SIZE: A3  
PROJECTS  
JOB N°  
157386

Issue Name	Drawn	Date	Issue Name	Drawn	Date
EN_AMEND	WW	18/12/2019			
V001	WW	08.04.2020			
V003	WW	17/04/20			
JEL	DMA	05/05/20			
BBS_AMEND	WW	05.06.2020			

FLOOR PLAN

**SUMMIT**  
HOMES GROUP  
BUILD | RENOVATE | DEVELOP



**BRICK NOTE**  
- RENDERED BRICK U.N.O

- **TILED** ROOF,UF PITCH AT 25° W/- 500W EAVES UNO
- STEEL ROOF FRAME TO NASH STANDARDS
- UF CEILINGS AT 61c + PL

- 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)

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

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

- 450D SHELF & RAIL TO ALL WIR, ROBE & ROBE REC. UNO
- PROVIDE MID-SHELF SUPPORT WHERE NOTED "MSS" TO ANY SHELF OVER 1.8m LONG.
- PROVIDE MDF CAPPING TO LOW WALL, AS INDICATED.
- PROVIDE MDF SLAB EDGE TRIM, AS INDICATED

- PROVIDE 28mm SCOTIA TO JUNCTIONS OF RENDERED WALLS & H/FLEX /  
VERSILUX CEILINGS

- REFER TO STRUCTURAL ENGINEERS DETAILS
- ALL PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS & STANDARD SPECIFICATION.

- TOILET DOOR TO COMPLY W/- CLAUSE 3.8.3.3 OF THE B.C.A VOL. 2

- PROVIDE REVERSE CYCLE AIR CONDITIONING. OUTLET POSITIONS AS NOMINATED BY SUPPLIER.

### PLASTERBOARD NOTE

- PROVIDE PLASTERBOARD TO WALLS WHERE INDICATED BY "DW"
- WET AREA PLASTERBOARD TO ENSUITE AS REQUIRED.

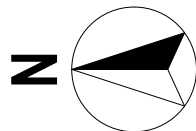
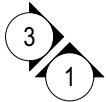
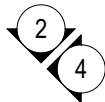
- **STAIR CONSTRUCTION**  
STAIRWAY TREADS NON-SLIP TO TABLE 3.9.1.1 BCA VOL. 2
- **HANDRAIL CONSTRUCTION**  
HANDRAILS TO COMPLY W/- CLAUSE 3.9.2.3 & 3.9.2.4 BCA VOL. 2
- **PROTECTION OF OPENABLE WINDOWS**  
BEDROOM WINDOWS TO COMPLY W/- CLAUSE 3.9.2.5 BCA VOL. 2

- NOTE BLOCKOUTS TO DUCTS.
- CONFIRM ROOF BEAMS AND SIZES.

- CONC STAIRS TO HAVE 177 RISERS & 250 GOINGS.

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

- NOTE LOCATION OF PLUMBING FIXTURES ON UPPER STOREY. DISCUSS POSSIBLE SOUND INSULATION OF WASTE PIPES IN BULKHEADS AND/OR DUCTS.



	Area m <sup>2</sup>	Perim. L/m
01. UPPER FLOOR	76.61	37.96
02. ROOF	96.59	41.96

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

ADDRESS:  
LOT 119 (#60) GILBERTSON ROAD,  
KARDINYA.

## UPPER FLOOR PLAN



**SUMMIT**  
HOMES GROUP

**BUILD | RENOVATE | DEVELOP**

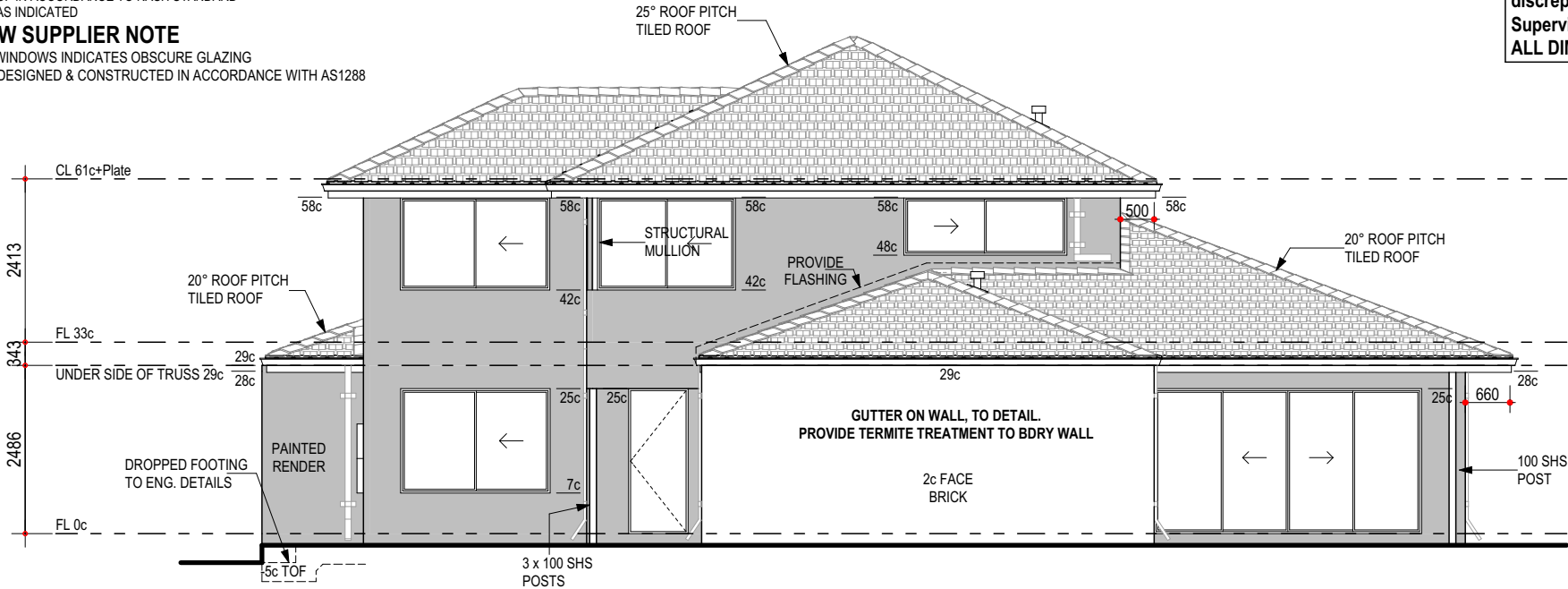
ROOF NOTE

- TILED ROOF, GF PITCH AT 20° W/- 660W EAVES UNO
- UF PITCH AT 25° W/- 500W EAVES UNO
- STEEL ROOF IN ACCORDANCE TO NASH STANDARD
- CEILINGS AS INDICATED

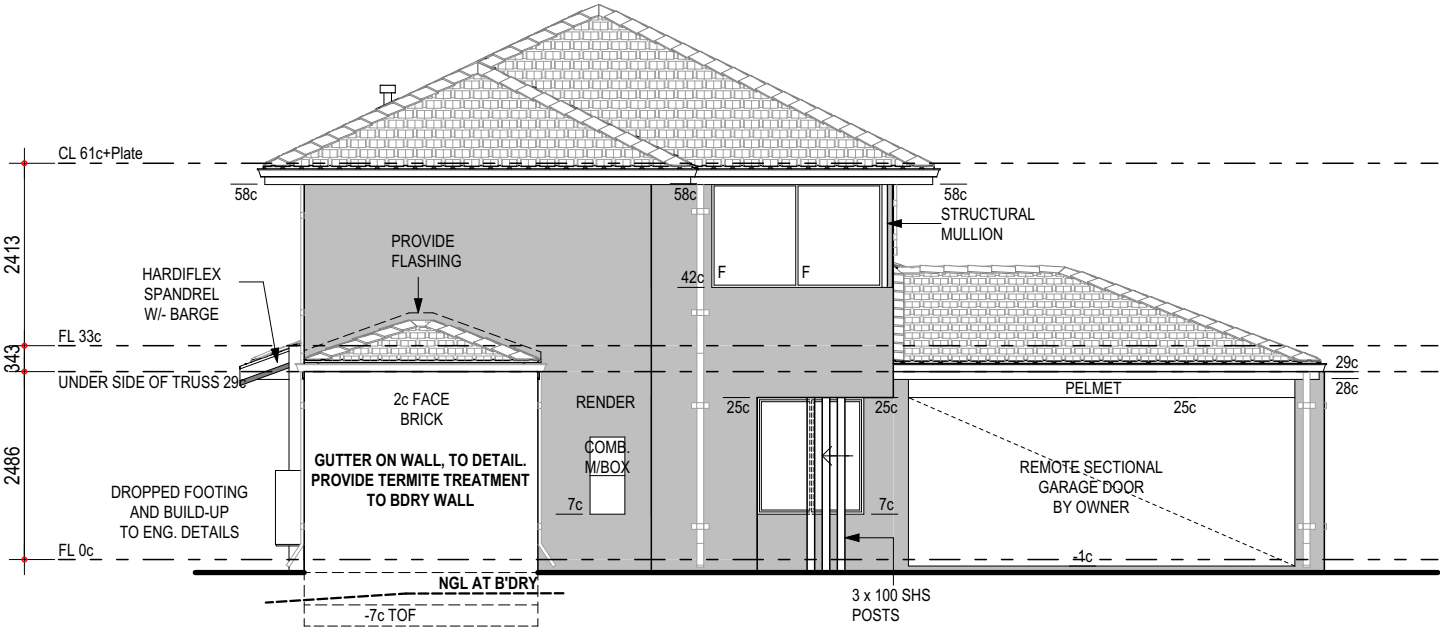
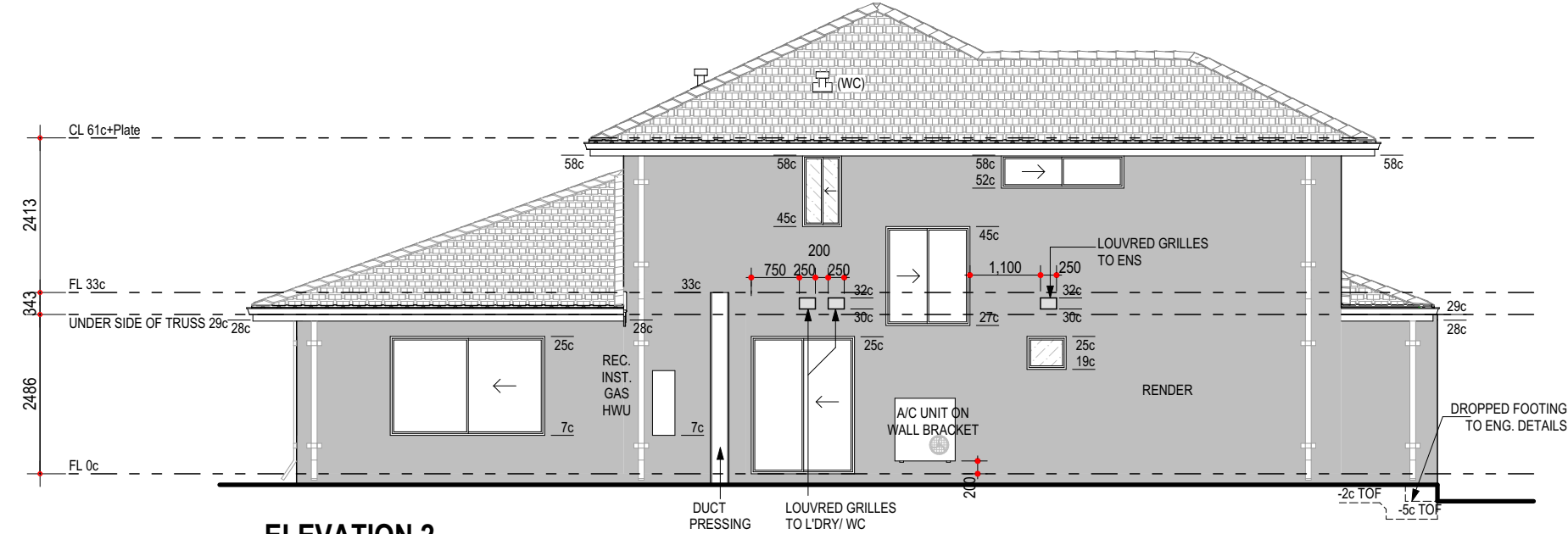
WINDOW SUPPLIER NOTE

- SHADED WINDOWS INDICATES OBSCURE GLAZING
- GLAZING DESIGNED & CONSTRUCTED IN ACCORDANCE WITH AS1288

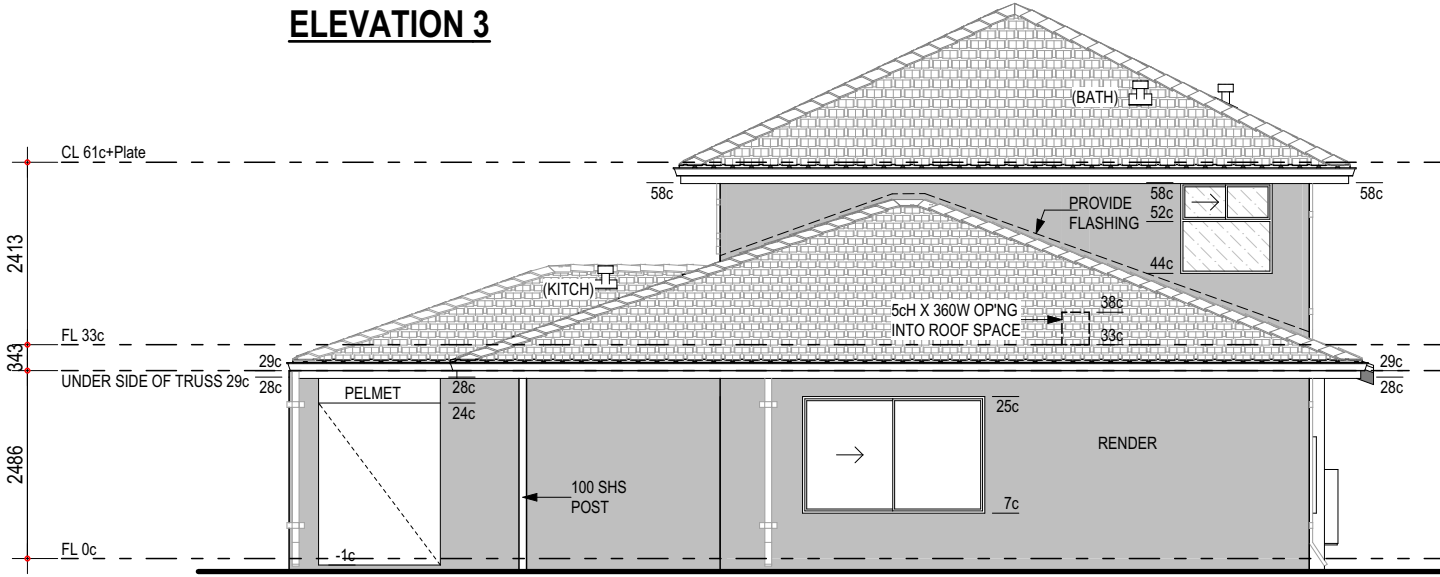
DO NOT SCALE FROM THIS DRAWING  
All Sub-contractors to check dimensions  
& notes prior to initiating works. Any  
discrepancies to be notified to the Site  
Supervisor without delay.  
ALL DIMENSIONS TO BRICKWORK.



ELEVATION 2



ELEVATION 3



ELEVATION 4

BUILDER:	CAO / ZHANG
CLIENT(S):	
WITNESS:	

PROPOSED RESIDENCE FOR:  
CAO / ZHANG

ADDRESS:  
LOT 119 (#60) GILBERTSON ROAD,  
KARDINYA.

DRAWN: WW  
DESIGNED: RC  
CHECKED: DM  
DATE: 14.11.2019  
MODEL: SPECIAL

SCALE: 1:100  
SHEET: 8 OF 15  
SIZE: A3  
PROJECTS  
JOB N° 157386

Issue Name	Drawn	Date	Issue Name	Drawn	Date
EN_AMEND	WW	18/12/2019			
V001	WW	08.04.2020			
V003	WW	17/04/20			
JEL	DMA	05/05/20			
BBS_AMEND	WW	05.06.2020			



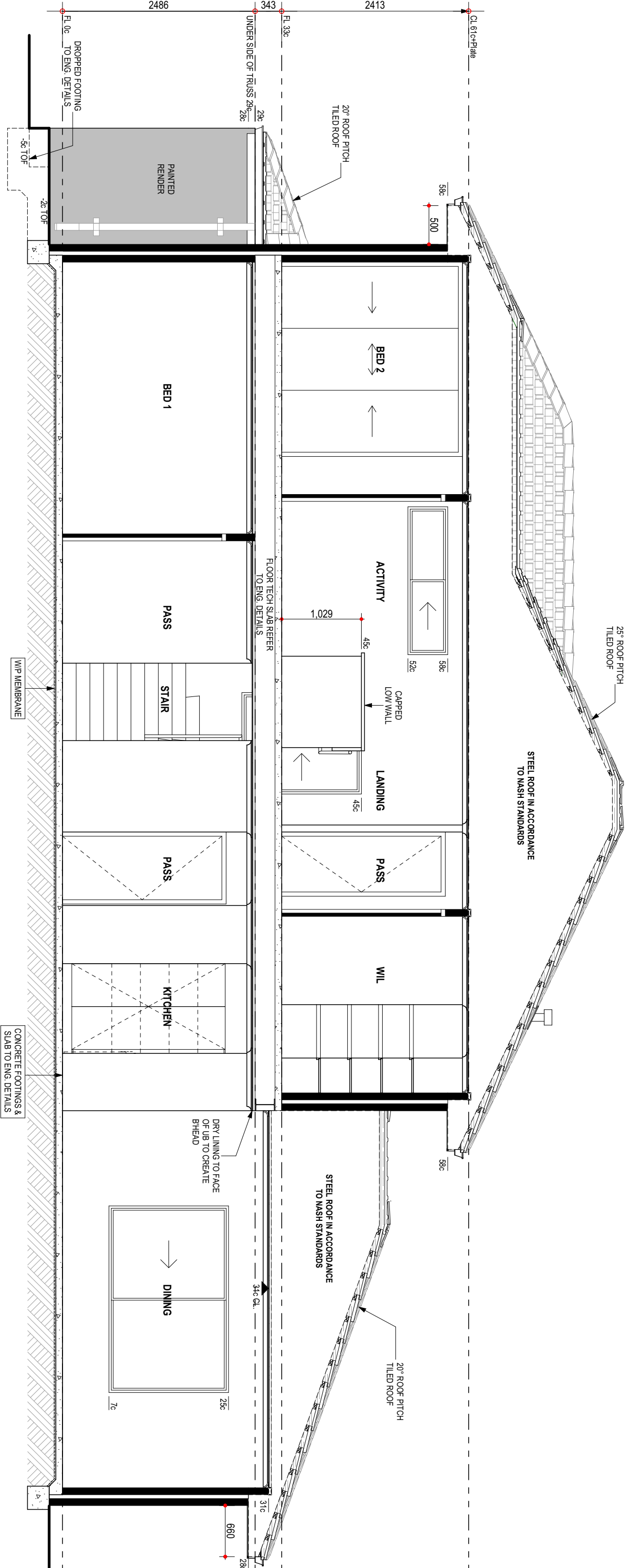


ROOF NOTE

- TILED ROOF GF PITCH AT 20° W/ 660W EAVES UNO
- UE PITCH AT 25° W/ 500W EAVES UNO
- STEEL ROOF IN ACCORDANCE TO NASH STANDARD
- CEILING AS INDICATED

WINDOW SUPPLIER NOTE

- SHADED WINDOWS INDICATES OBSCURE GLAZING
- GLAZING DESIGNED & CONSTRUCTED IN ACCORDANCE WITH AS1288



SECTION A-A

SCALE 1:50

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:  
CAO / ZHANG  
ADDRESS:  
LOT 119 (#60) GILBERTSON ROAD,  
KARDINYA.

DRAWN: WW  
DESIGNED: RC  
CHECKED: DM  
DATE: 14.11.2019  
MODEL: SPECIAL

SCALE: AS NOTED  
SHEET: 9 OF 15  
SIZE: A3  
PROJECTS  
JOB N° 157386

Issue Name	Drawn	Date	Issue Name	Drawn	Date
EN AMEND	WW	18/12/2019			
V001	WW	08.04.2020			
V003	WW	17/04/20			
JEL	DMA	05/05/20			
BBS AMEND	WW	05.06.2020			

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.

REFER TO PLANS FOR ROOF PITCH  
REFER TO ELEVATION FOR MATERIAL,  
BATTEN SIZE & SPACINGS TO SUIT, ON RAFTER

FIRE FLASHING / CAPPING  
WITH MECHANICAL FIXINGS  
POP RIVET  
FLASHING  
WALL PLUG 5mm  
ABOVE SAFE EDGE  
SAFE EDGE

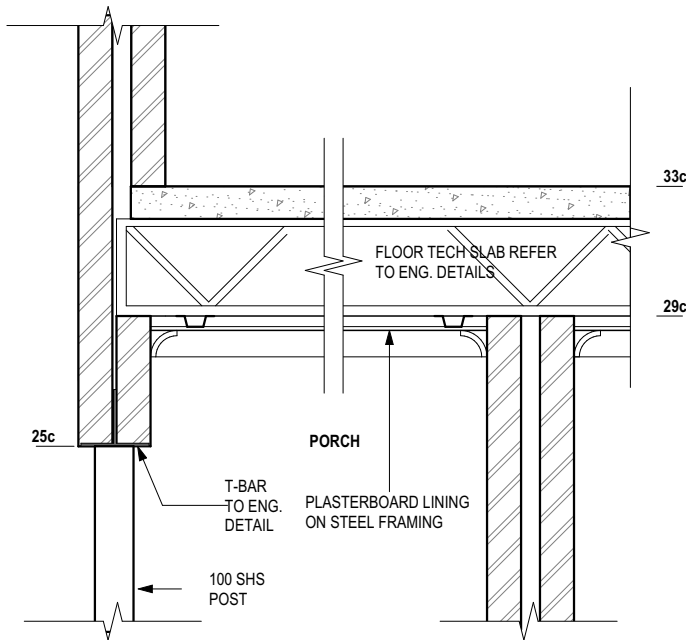
FLASHING/CAPPING  
FOR FIRE BARRIER TO B'DRY  
SEE DETAIL ABOVE  
NON-COMBUSTIBLE  
SQUARELINE GUTTER  
FLASHING REFER  
DETAIL ABOVE

FLEXIBLE PHYSICAL  
TREATMENT

CHEMICAL TREATMENT  
ADJUST FOOTING TO SUIT  
B'DRY WHERE REQUIRED

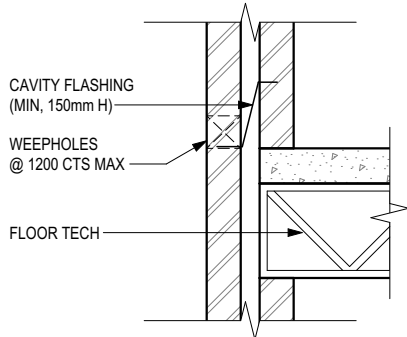
### D1 - GUTTER ON WALL / FLASHING DETAIL TO GARAGE W/- PHYSICAL TERMITE TREATMENT

**NOTES:**  
- REFER TO ENGINEERS DRAWINGS FOR TIE DOWN DETAILS & BULKHEAD DETAILS  
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS  
- REFER TO ENGINEERS DRAWINGS FOR FOOTING AND SLAB DETAILS  
- STEEL ROOF CONSTRUCTED IN ACCORDANCE TO MANUFACTURER'S SPEC.  
- SCALE 1 : 20



### D3 - PORCH DETAILS

**NOTES:**  
- REFER TO ENGINEERS DRAWINGS FOR TIE DOWN DETAILS  
- SCALE 1 : 20

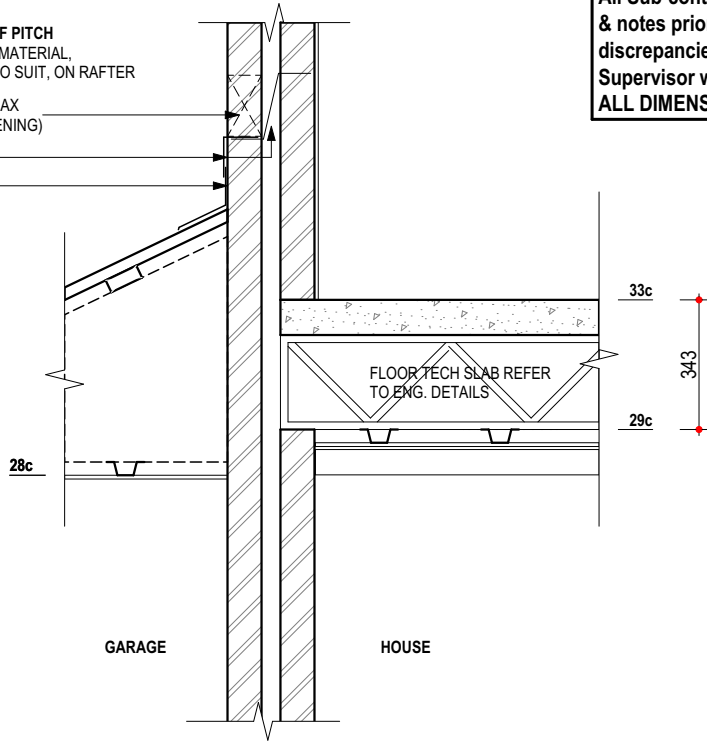


### TYPICAL CAVITY FLASHING DETAIL - TO UPPER FLOOR FLOOR TECH & CONC. SLAB

**NOTES:**  
- ENSURE CAVITY IS CLEAN  
- MAINTAIN WEEHOLES THROUGH RENDER (IF ANY)  
- SCALE 1 : 20

REFER TO PLANS FOR ROOF PITCH  
REFER TO ELEVATION FOR MATERIAL,  
BATTEN SIZE & SPACINGS TO SUIT, ON RAFTER

WEEPHOLES AT 1200 CTS MAX  
(MIN OF 1 UNDER EACH OPENING)  
CAVITY FLASHING  
FLASHING (MIN 1c)



### D2 - GARAGE DETAIL

**NOTES:**  
- REFER TO ENGINEERS DRAWINGS FOR TIE DOWN DETAILS & BULKHEAD DETAILS  
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS  
- REFER TO ENGINEERS DRAWINGS FOR FOOTING AND SLAB DETAILS  
- STEEL ROOF CONSTRUCTED IN ACCORDANCE TO MANUFACTURER'S SPEC.  
- SCALE 1 : 20

FIRE FLASHING / CAPPING  
WITH MECHANICAL FIXINGS  
POP RIVET  
FLASHING  
WALL PLUG 5mm  
ABOVE SAFE EDGE  
SAFE EDGE

REFER TO PLANS FOR ROOF PITCH  
REFER TO ELEVATION FOR MATERIAL,  
BATTEN SIZE & SPACINGS TO SUIT  
ROOF TRUSS

FLASHING/CAPPING  
FOR FIRE BARRIER TO B'DRY  
SEE DETAIL ABOVE  
NON-COMBUSTIBLE  
SQUARELINE GUTTER  
FLASHING REFER  
DETAIL ABOVE

PLASTERBOARD LINING  
ON STEEL FRAMING

TERMITE TREATMENT

WEEPHOLES AT  
1200 CTS MAX

WATERPROOF PARGING  
TO SLAB EDGE

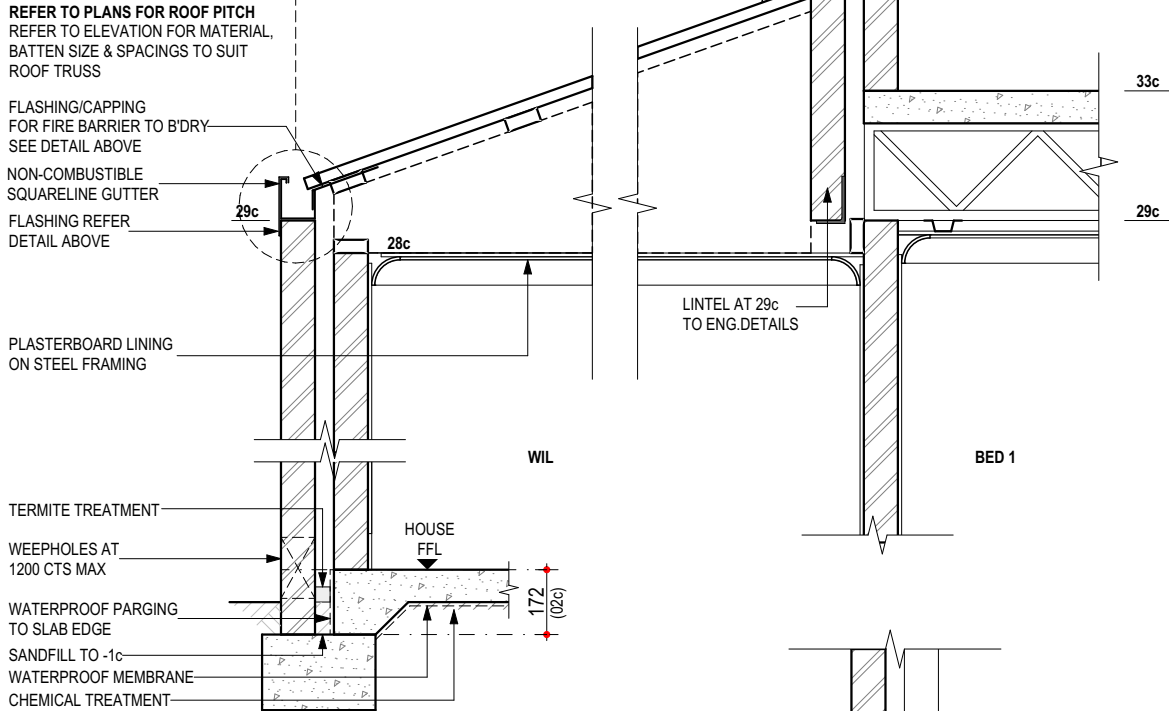
SANDFILL TO -1c

WATERPROOF MEMBRANE

CHEMICAL TREATMENT

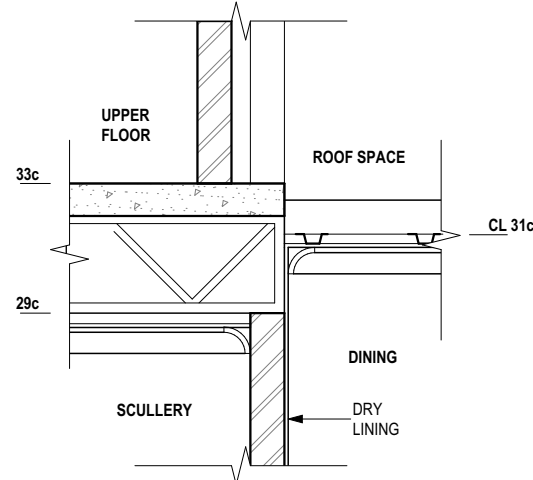
REFER TO PLANS FOR ROOF PITCH  
REFER TO ELEVATION FOR MATERIAL,  
BATTEN SIZE & SPACINGS TO SUIT, ON RAFTER

WEEPHOLES AT 1200 CTS MAX  
(MIN OF 1 UNDER EACH OPENING)  
CAVITY FLASHING  
FLASHING (MIN 1c)



### D4 - GUTTER ON WALL / FLASHING DETAIL TO HOUSE W/- TERMITE TREATMENT

**NOTES:**  
- REFER TO ENGINEERS DRAWINGS FOR TIE DOWN DETAILS & BULKHEAD DETAILS  
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS  
- REFER TO ENGINEERS DRAWINGS FOR FOOTING AND SLAB DETAILS  
- STEEL ROOF CONSTRUCTED IN ACCORDANCE TO MANUFACTURER'S SPEC.  
- SCALE 1 : 20



### D5 - DETAIL

- SCALE 1 : 20

BUILDER:	
CLIENT(S):	
WITNESS:	

PROPOSED RESIDENCE FOR:  
CAO / ZHANG

ADDRESS:  
LOT 119 (#60) GILBERTSON ROAD,  
KARDINYA.

DRAWN: WW  
DESIGNED: RC  
CHECKED: DM  
DATE: 14.11.2019  
MODEL:  
SPECIAL

SCALE: AS NOTED  
SHEET: 10 OF 15  
SIZE: A3  
PROJECTS  
JOB N°  
157386

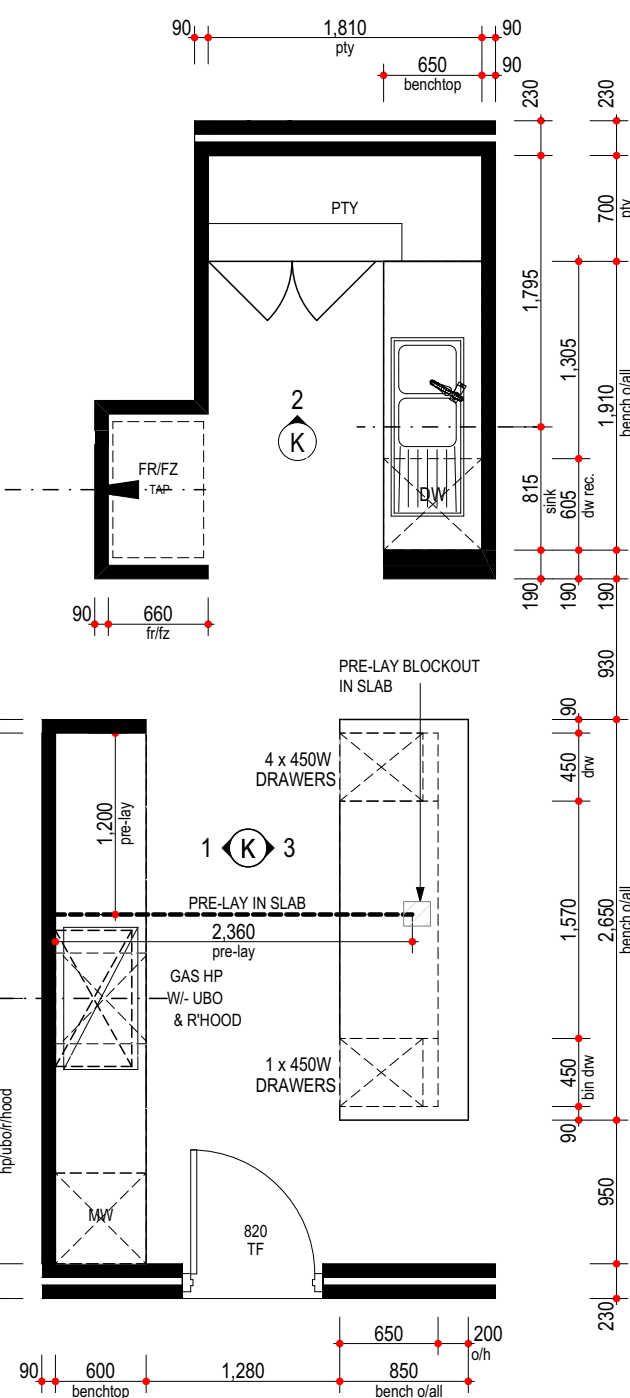
Issue Name	Drawn	Date
EN_AMEND	WW	18/12/2019
V001	WW	08.04.2020
V003	WW	17/04/20
JEL	DMA	05/05/20
BBS_AMEND	WW	05.06.2020

DETAILS

**SUMMIT**  
HOMES GROUP

BUILD | RENOVATE | DEVELOP

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KITCHEN PLAN

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  
- MITRED TILES THROUGHOUT.

CABINETMAKER NOTE

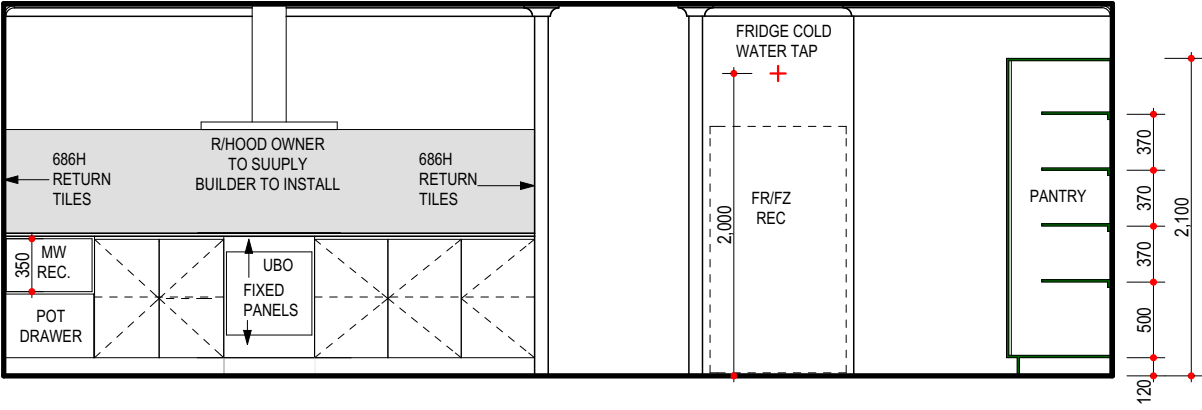
- REFER TO ELECTRICAL PLAN FOR GPO LOCATIONS

DO NOT SCALE FROM THIS DRAWING

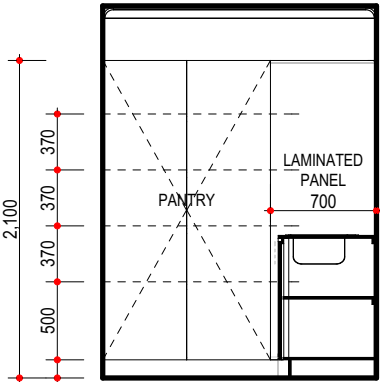
All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.  
ALL DIMENSIONS TO BRICKWORK.

REFER TO ADDENDUM FOR FITOUT SPECIFICATION

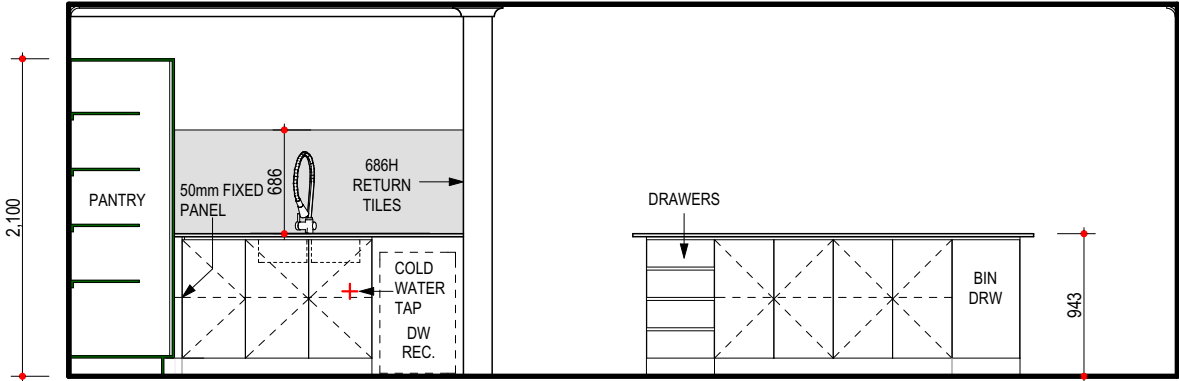
WET AREAS CONSTRUCTED IN ACCORDANCE WITH PART 3.8.1 OF B.C.A. (VOL 2)



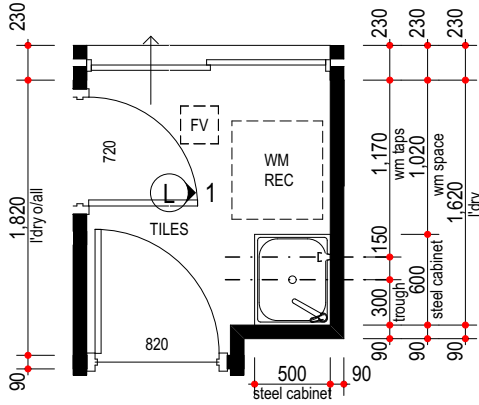
K1 VIEW



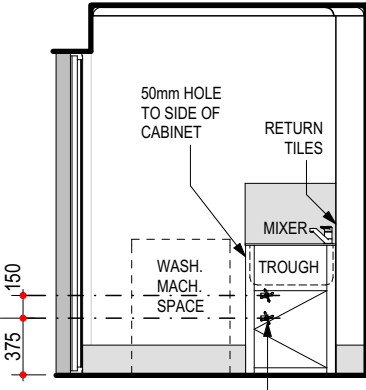
K2 VIEW



K3 VIEW



L'DRY PLAN



L1 VIEW

WITNESS:	CLIENT(S):	BUILDER:

PROPOSED RESIDENCE FOR:  
CAO / ZHANG

ADDRESS:  
LOT 119 (#60) GILBERTSON ROAD,  
KARDINYA.

DRAWN: WW  
DESIGNED: RC  
CHECKED: DM  
DATE: 14.11.2019  
MODEL: SPECIAL

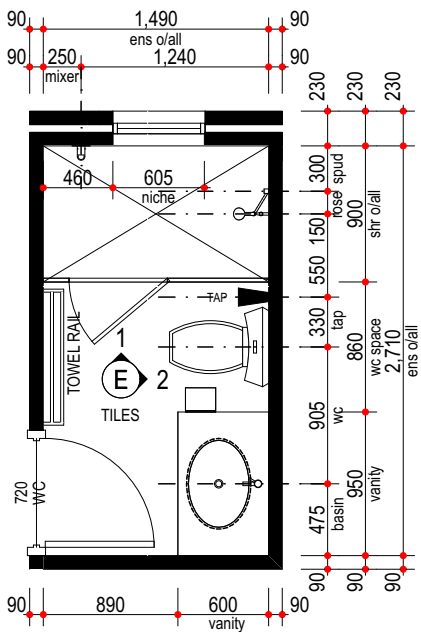
SCALE: 1:50  
SHEET: 11 OF 15  
SIZE: A3  
PROJECTS  
JOB N° 157386

Issue Name	Drawn	Date	Issue Name	Drawn	Date
EN_AMEND	WW	18/12/2019			
V001	WW	08.04.2020			
V003	WW	17/04/20			
JEL	DMA	05/05/20			
BBS_AMEND	WW	05.06.2020			

ROOM LAYOUTS







GF ENSUITE PLAN

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  
- MITRED TILES THROUGHOUT.

CABINETMAKER NOTE

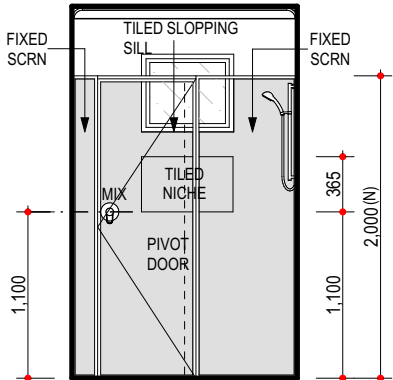
- REFER TO ELECTRICAL PLAN FOR GPO LOCATIONS

DO NOT SCALE FROM THIS DRAWING

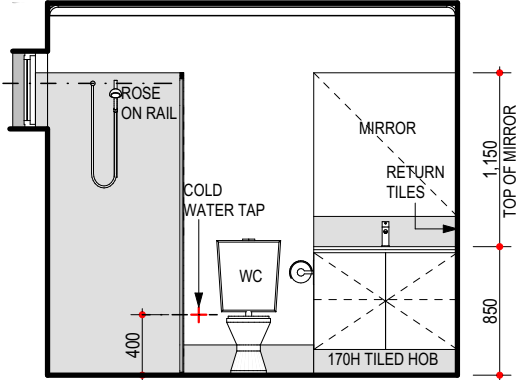
All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.  
ALL DIMENSIONS TO BRICKWORK.

REFER TO ADDENDUM FOR FITOUT SPECIFICATION

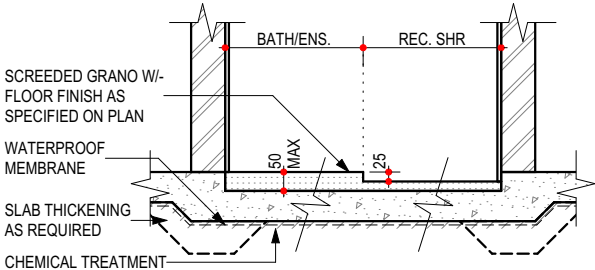
WET AREAS CONSTRUCTED IN ACCORDANCE WITH PART 3.8.1 OF B.C.A. (VOL 2)



E1 VIEW



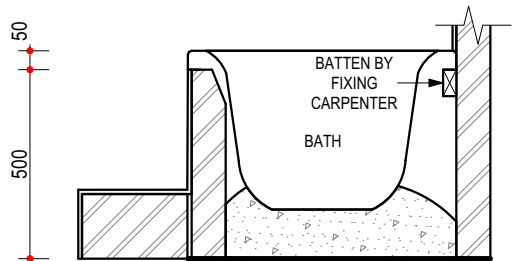
E2 VIEW



GF RECESSED SHOWER DETAIL (NO HOB)

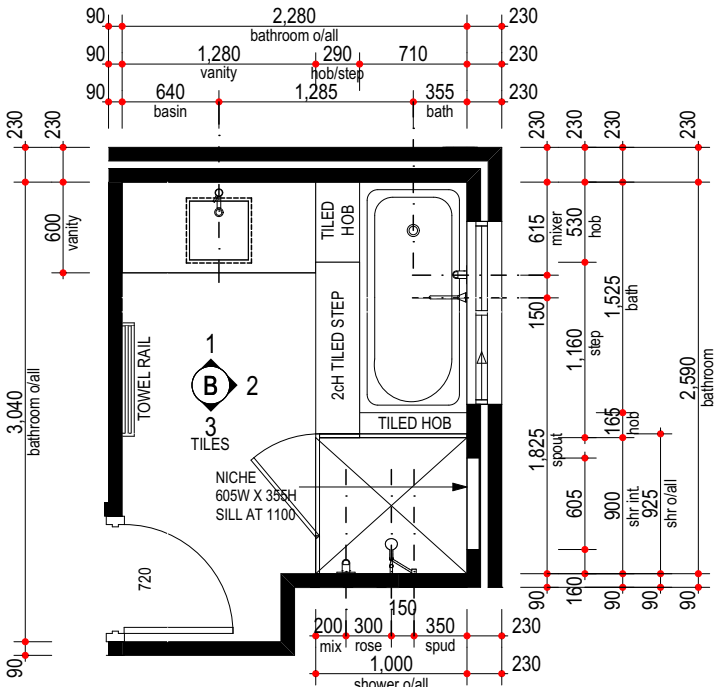
NOTES:

- REFER TO ENGINEERS DRAWINGS FOR FOOTING AND SLAB DETAILS  
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS  
- SCALE 1 : 20

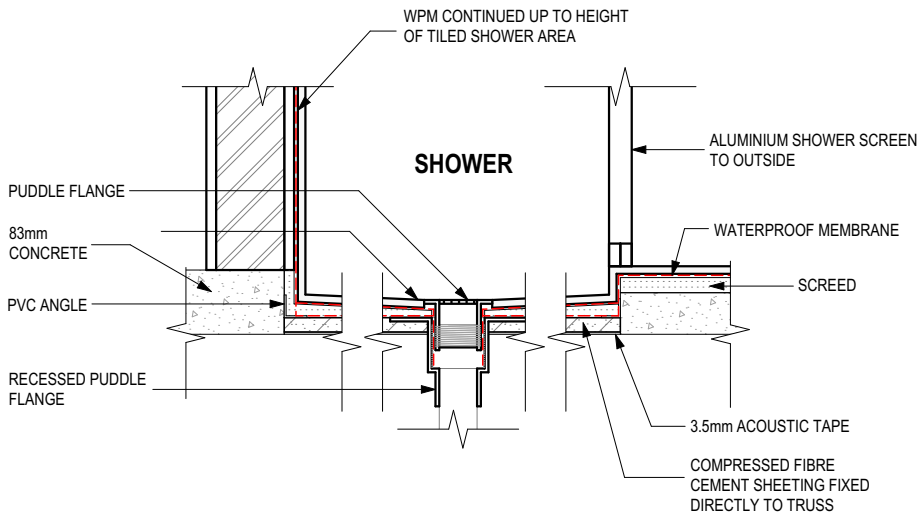


TYPICAL BATH HOB SECTION

- SCALE 1 : 20



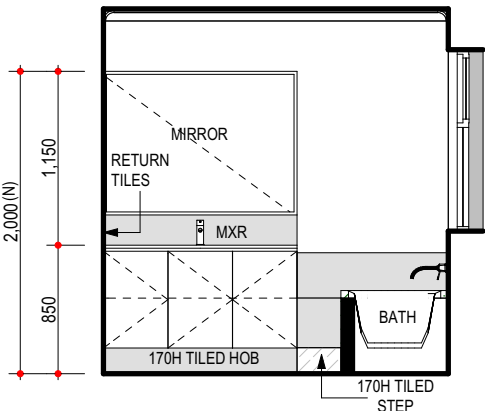
UF BATH PLAN



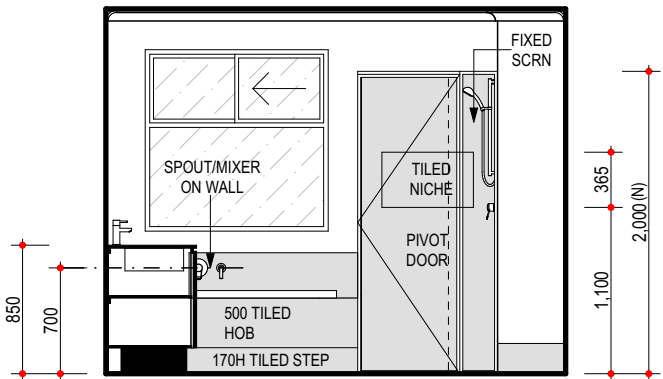
UPPER FLOOR HOBLESS SHR DETAIL

NOTES:

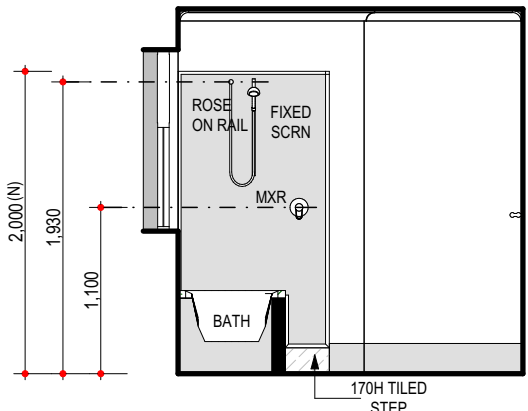
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS  
- FLOORING TO MANUFACTURER'S SPEC.  
- SCALE 1 : 10



B1 VIEW



B2 VIEW



B3 VIEW

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

PROPOSED RESIDENCE FOR:  
CAO / ZHANG

ADDRESS:  
LOT 119 (#60) GILBERTSON ROAD,  
KARDINYA.

DRAWN: WW  
DESIGNED: RC  
CHECKED: DM  
DATE: 14.11.2019  
MODEL: SPECIAL

SCALE: 1:50  
SHEET: 12 OF 15  
SIZE: A3  
PROJECTS  
JOB N° 157386

Issue Name	Drawn	Date
EN_AMEND	WW	18/12/2019
V001	WW	08.04.2020
V003	WW	17/04/20
JEL	DMA	05/05/20
BBS_AMEND	WW	05.06.2020

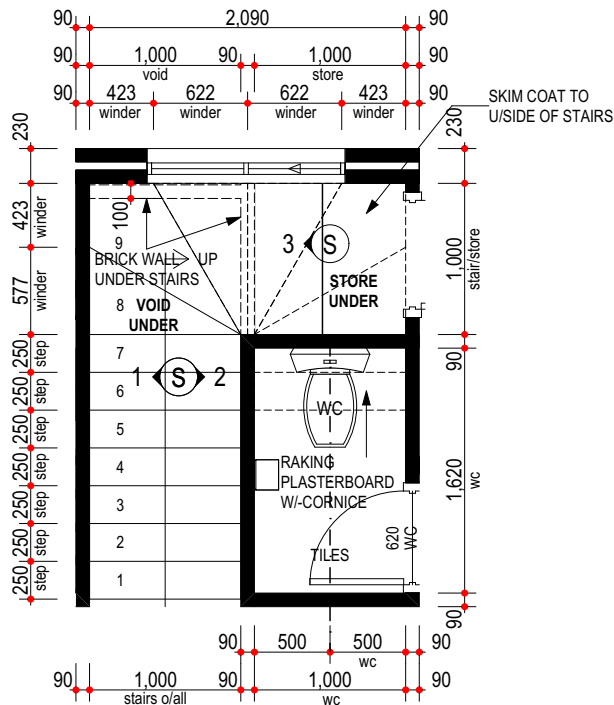
ROOM LAYOUTS



SUMMIT  
HOMES GROUP

BUILD | RENOVATE | DEVELOP

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.

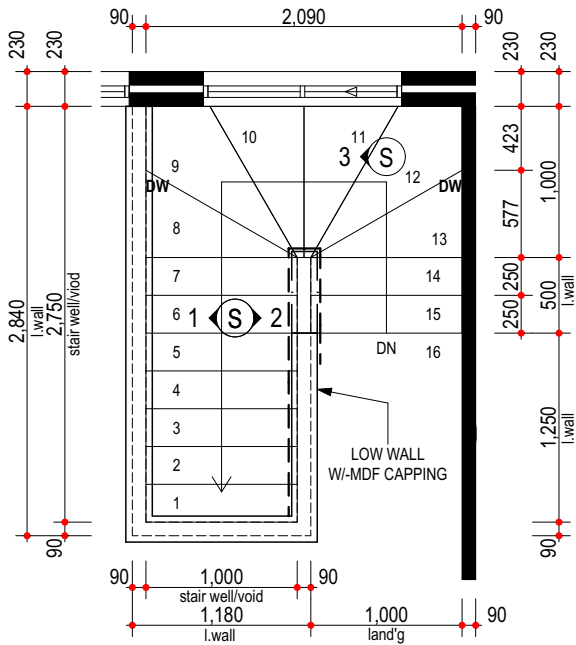


**GF. STAIR/ WC PLAN**

SCALE 1:50

**CONCRETOR/ENGINEER NOTE**

1. CONC STAIRS TO HAVE 177 RISERS & 250 GOINGS.

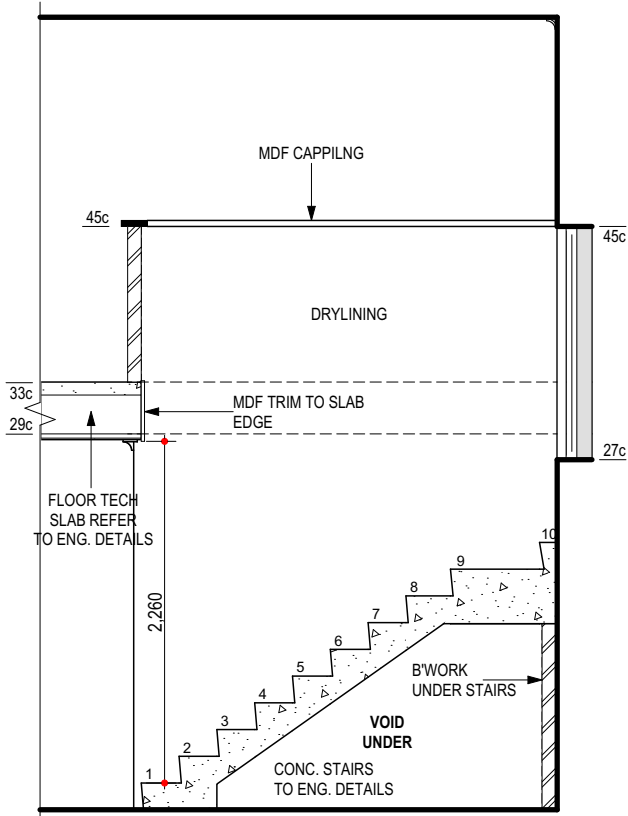


**UF STAIR PLAN**

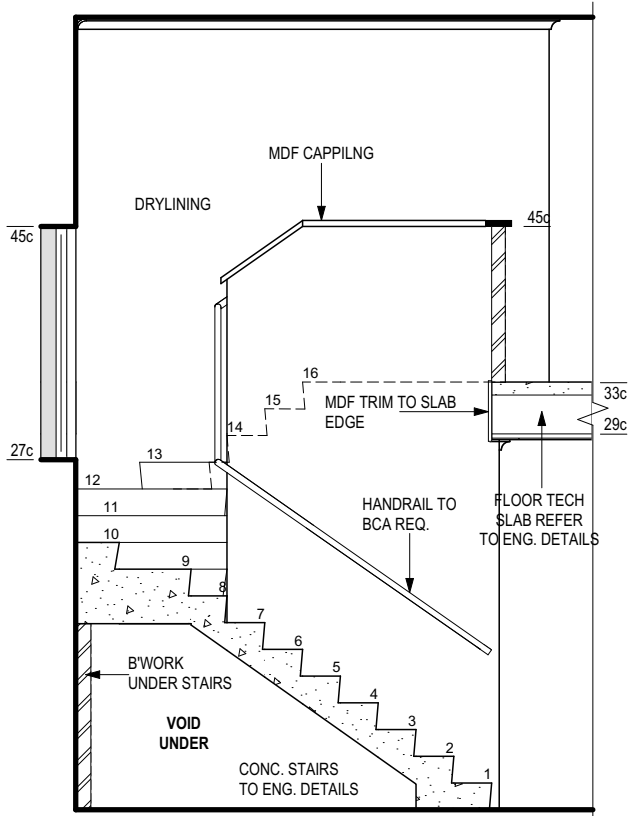
SCALE 1:50

**CONCRETOR/ENGINEER NOTE**

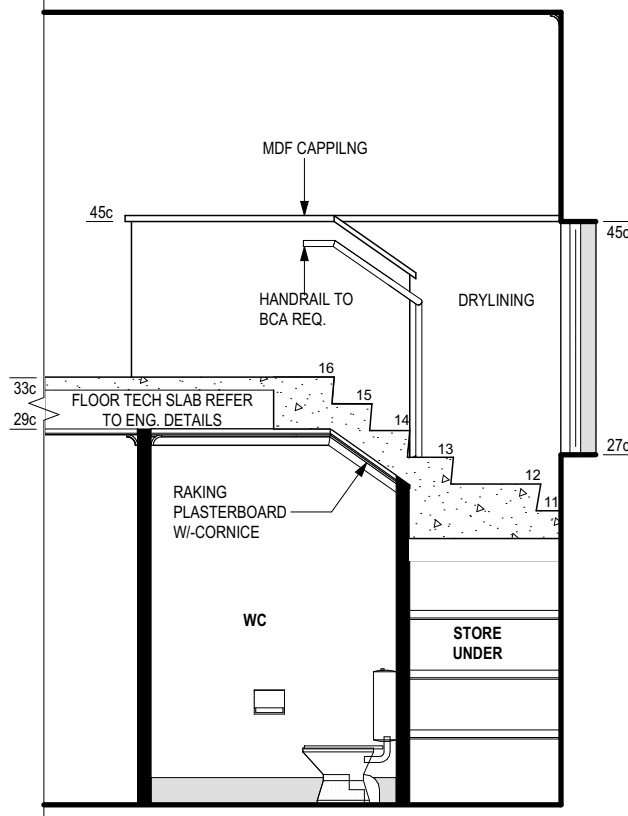
1. CONC STAIRS TO HAVE 177 RISERS & 250 GOINGS.



**S1 VIEW**



**S2 VIEW**



**S3 VIEW**

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

PROPOSED RESIDENCE FOR:  
**CAO / ZHANG**

ADDRESS:  
**LOT 119 (#60) GILBERTSON ROAD,  
KARDINYA.**

DRAWN: WW  
DESIGNED: RC  
CHECKED: DM  
DATE: 14.11.2019  
MODEL: SPECIAL

SCALE: AS NOTED  
SHEET: 13 OF 15  
SIZE: A3  
PROJECTS  
JOB N° 157386

Issue Name	Drawn	Date
EN_AMEND	WW	18/12/2019
V001	WW	08.04.2020
V003	WW	17/04/20
JEL	DMA	05/05/20
BBS_AMEND	WW	05.06.2020

STAIR LAYOUT



**SUMMIT**  
HOMES GROUP

BUILD | RENOVATE | DEVELOP

ELECTRICAL LEGEND

Ground Floor				Insulation
Qty	Sym.	Description	Watts	Penetrations
1		EXTERNAL WALL LIGHT @ 1800 AFL Perimeter Lighting	11*	*
1		EXTERNAL RECESSED LED DOWN-LIGHT (11w) Perimeter Lighting	7*	*
2		CEILING LIGHT (11w) Class 10	22*	*
1		CEILING LIGHT (11w) Class 1 External	11*	*
2		WALL LIGHT @ 1800 AFL	22	
1		MOTION SENSOR WITH SPOT LIGHT (11w)	11	
1		H.WIRED SMOKE DETECTOR	0	
1		EXHAUST FAN	0	0.045
2		DIMMER SWITCH	0	
21		CEILING LIGHT (11w)	231	
1		2x HEATER/FAN/LIGHT ( 7w)	7	
4	2 WAY	2 WAY SWITCH	0	
1		W/P SGPO INSTALLED IN HWU	0	
2		SINGLE GPO IN/ON CEILING	0	
5		SINGLE GPO @ NOTED HT	0	
1		NBN LEAD IN CONDUIT (25mm) W/- BLANK FACE PLATE AT 1500 AFL	0	
2		DOUBLE WATER PROOF GPO	0	
8		DOUBLE GPO @ NOTED HT	0	
9		DOUBLE GPO @ 200 AFL	0	
1		DOUBLE GPO @ 1500 AFL W/ 20mm CONDUIT FOR PSU CONNECTION	0	
1		CONDUIT FOR NBN (25mm)	0	
3		CONDUIT 20mm	0	
1		CONDUIT (32mm)	0	
1		CONDUIT (25mm)	0	
1		25 AMP GPO & ISO SWITCH FOR AC	0	
1		D2 (2x DATA/PHONE) FOR NBN PROVISION @ 1500 AFL	0	
1		C1 (TV) + D2 (PH/DATA)	0	
1		C1 (TV) + CONDUIT BY O.N.C	0	

\* NOT INC. IN CLASS 1 CALC. SEE PLAN FOR MORE INFO. Subtotal: 271 0.045  
PERIMETER LIGHTING MIN. 40 LUMENS/W.

Total Class 1 Wattage= 366

LIGHT AND VENTILATION CALC.

Room Name	Opn %   Light	Vent.
2   SCULLERY   LIVING   KITCHEN   DINING		
Min. Ventilation = 4.05   Min. Light= 5.40 Total Area= 53.97		
W07   Sliding Door	50 % 8.47 m2	4.24 m2
W06   Sliding	50 % 3.72 m2	1.86 m2
W05   Sliding	50 % 3.72 m2	1.86 m2
D14   Door	100 % 1.89 m2	1.89 m2
Totals	Light 17.80 m2	Vent 9.84 m2
1   BED 1		
Min. Ventilation = 1.09   Min. Light= 1.45 Total Area= 14.50		
W01   Sliding	50 % 3.41 m2	1.71 m2
Totals	Light 3.41 m2	Vent 1.71 m2

Inputs for Airmovement and Light are Valid



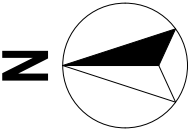
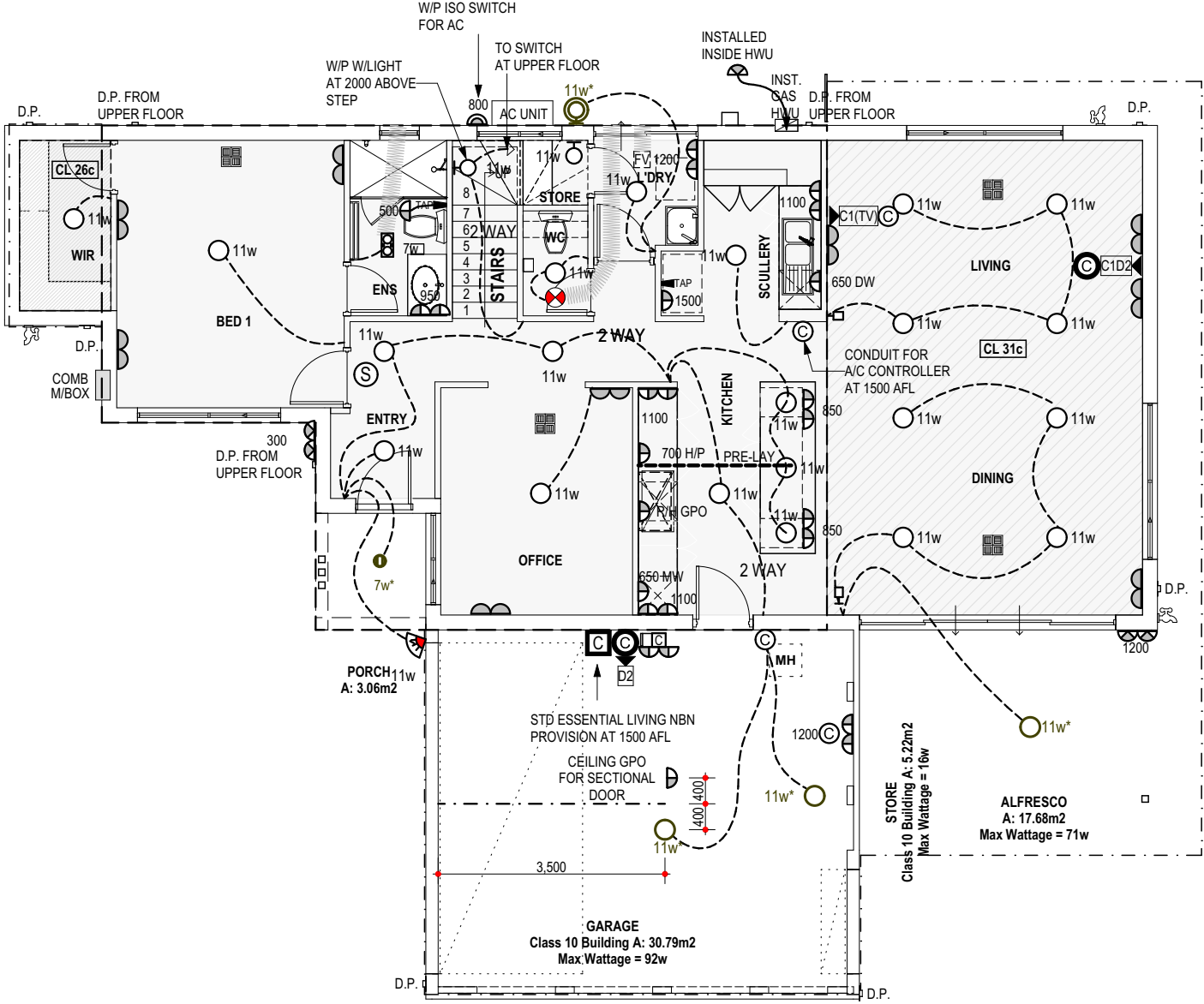
BUILDER:	_____
CLIENT(S):	_____
WITNESS:	_____

PROPOSED RESIDENCE FOR:  
CAO / ZHANG

ADDRESS:  
LOT 119 (#60) GILBERTSON ROAD,  
KARDINYA.

Wattage Calculations (Class 1)			
Story Name	Area	Allowed Wattage	Actual Wattage
2   Upper Floor	67.34 Sqm	337 w	95 w
0   Ground Floor	106.36 Sqm	532 w	271 w
	173.70 sqm	869 w	366 w
			PASS

Recessed Fitting Penetrations (Class 1)			
Story Name	Area	Maximum Penetrations	Actual Penetrations
2   Upper Floor	67.34 Sqm	0.337 Sqm	-0.049 Sqm
0   Ground Floor	35.70 Sqm	0.178 Sqm	-0.049 Sqm
Vents RangeHoods			0.094 Sqm
	103.04 sqm	0.515 sqm	0.184 sqm
			PASS
		0.18 % R4.0 Insulation Adjustment Not Required	



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.

ELECTRICAL NOTE

- INTERCONNECTED SMOKE DETECTORS TO AS3786-2014
- 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.
- ALL EXHAUST FANS TO BE FLUED TO EXTERNAL AIR

TV ANTENNA NOTE

- PROVIDE TV ANTENNA AS PER ADDENDA

AIRCON NOTE

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

CLIENT / PRESTART NOTE

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

DRAWN: WW  
DESIGNED: RC  
CHECKED: DM  
DATE: 14.11.2019  
MODEL: SPECIAL

SCALE: 1:100  
SHEET: 14 OF 15  
SIZE: A3  
PROJECTS  
JOB N°  
157386

Issue Name  
EN\_AMEND  
V001  
V003  
JEL  
BBS\_AMEND  
Drawn  
WW  
WW  
DMA  
WW  
Date  
18/12/2019  
08.04.2020  
17/04/20  
05/05/20  
05.06.2020

Issue Name  
Drawn  
Date



SUMMIT  
HOMES GROUP

BUILD | RENOVATE | DEVELOP



ELECTRICAL LEGEND

Upper Floor

Qty	Sym.	Description	Watts	Insulation Penetrations
1	⊖ 11w	WALL LIGHT @ 1800 AFL	11	
1	Ⓢ	H.WIRED SMOKE DETECTOR	0	
1	⊗	EXHAUST FAN	0	0.045
1	⏻	DIMMER SWITCH at 900	0	
7	○ 11w	CEILING LIGHT (11w)	77	
1	⊞ 7w	4x HEATER/FAN/LIGHT ( 7w)	7	
2	2 WAY	2 WAY SWITCH	0	
1	⌒	SINGLE GPO @ NOTED HT	0	
5	⌒	DOUBLE GPO @ NOTED HT	0	
6	⌒	DOUBLE GPO @ 200 AFL	0	
2	Ⓢ	CONDUIT 20mm	0	
1	ⓈC1(TV)	C1 (TV) + CONDUIT BY O.N.C	0	

\* NOT INC. IN CLASS 1 CALC. SEE PLAN FOR MORE INFO. Subtotal: 95 0.045  
PERIMETER LIGHTING MIN. 40 LUMENS/W.

Total Class 1 Wattage= 366

Wattage Calculations (Class 1)

Story Name	Area	Allowed Wattage	Actual Wattage
2   Upper Floor	67.34 Sqm	337 w	95 w
0   Ground Floor	106.36 Sqm	532 w	271 w
	173.70 sqm	869 w	366 w

PASS

Recessed Fitting Penetrations (Class 1)

Story Name	Area	Maximum Penetrations	Actual Penetrations
2   Upper Floor	67.34 Sqm	0.337 Sqm	-0.049 Sqm
0   Ground Floor	35.70 Sqm	0.178 Sqm	-0.049 Sqm
Vents/RangeHoods			0.094 Sqm
	103.04 sqm	0.515 sqm	0.184 sqm

0.18 % R4.0 Insulation Adjustment Not Required  
PASS

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.

ELECTRICAL NOTE

- INTERCONNECTED SMOKE DETECTORS TO AS3786-2014
- 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.
- ALL EXHAUST FANS TO BE FLUED TO EXTERNAL AIR

TV ANTENNA NOTE

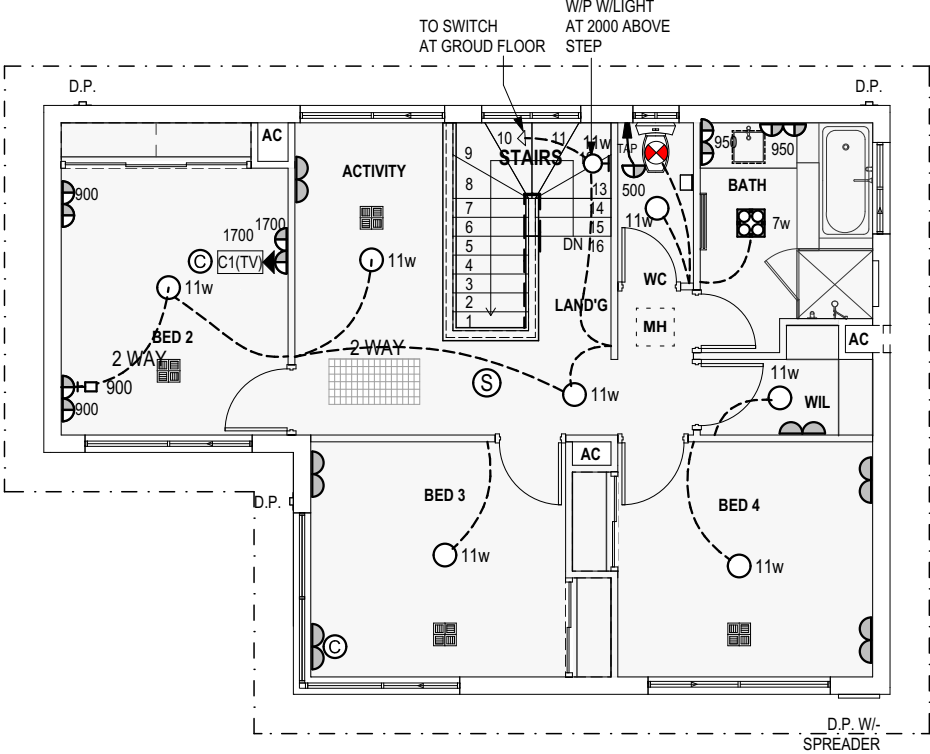
- PROVIDE TV ANTENNA AS PER ADDENDA

AIRCON NOTE

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- OUTLET POSITIONS TO BE NOMINATED BY SUPPLIER.
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CLIENT / PRESTART NOTE

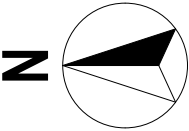
- CLIENT TO CONFIRM W/- ADMINISTRATOR POSITIONING OF ALL TV, PHONE AND ROOM GPO POSITIONS.



LIGHT AND VENTILATION CALCULATIONS

Room Name	Opn %   Light	Vent.
<b>7   ACTIVITY</b> Min. Ventilation = 1.08   Min. Light= 1.45 Total Area= 14.45		
W13   Sliding	50 % 2.02 m2	1.01 m2
W12   Sliding	50 % 0.98 m2	0.49 m2
Totals	Light 3.00 m2	Vent 1.50 m2
<b>6   BED 4</b> Min. Ventilation = 0.79   Min. Light= 1.05 Total Area= 10.48		
W16   Sliding	50 % 2.07 m2	1.03 m2
Totals	Light 2.07 m2	Vent 1.03 m2
<b>5   BED 3</b> Min. Ventilation = 0.79   Min. Light= 1.05 Total Area= 10.48		
W10   Fixed	0 % 3.29 m2	0.00 m2
W09   Sliding	47 % 3.00 m2	1.40 m2
Totals	Light 6.30 m2	Vent 1.40 m2
<b>4   BED 2</b> Min. Ventilation = 0.79   Min. Light= 1.06 Total Area= 10.59		
W11   Sliding	50 % 3.03 m2	1.52 m2
Totals	Light 3.03 m2	Vent 1.52 m2

Inputs for Airmovement and Light are Valid



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

PROPOSED RESIDENCE FOR:  
CAO / ZHANG

ADDRESS:  
LOT 119 (#60) GILBERTSON ROAD,  
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DRAWN: WW  
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DATE: 14.11.2019  
MODEL: SPECIAL

SCALE: 1:100  
SHEET: 15 OF 15  
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Issue Name	Drawn	Date	Issue Name	Drawn	Date
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V001	WW	08.04.2020			
V003	WW	17/04/20			
JEL	DMA	05/05/20			
BBS_AMEND	WW	05.06.2020			

UF ELECTRICAL/BCA PLAN

