

**BEWARE:**  
Advise trades overhead power lines.

**NOTE:**  
All sewer details plotted from  
information supplied by Water  
Corporation.

**DISCLAIMER:**  
 Ltd boundaries drawn from survey are based on landscape plan only. Survey does not include title or other interests not shown on plan. Survey may not include other interests not shown on plan. Title should be checked to verify all lot details and any other interests which may affect the building on the property.

**DISCLAIMER:**  
 Cottage & Engineering surveys accept no responsibility for physical on site changes to the parcel or portion of the parcel of land shown on this survey. Any adjoining neighbours land and/or structures may be shown on the survey. All Water Details pulled from inform, supplied by Sewer Dept.

**DISCLAIMER:**  
 The Engineer's Office is not responsible for the locations of underground pipes or conduits for internal or external services. Verification of the location of underground pipes or conduits should be confirmed prior to finalisation of any design work.

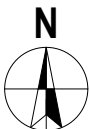
**NOTE:**  
 Earthwork/side-cut dimensions may vary on site at the discretion of the Engineer. Survey drawings may vary from schematic presentation/check - min. clearances. Retaining not included in contract - remains owners responsibility. Survey does not guarantee the location of boundary pegs or fences. Check title for easements/covenants etc.

**DISCLAIMER:**  
 The Engineer's Office include verification of cadastral boundaries. All features & levels shown are based on orientation to existing pegs & fences only which may vary from the true boundaries. The Engineer's Office designs based on dependent on the location of existing features should have those features' location confirmed to be in the true B'd.

**DISCLAIMER:**  
 Due to lack of survey marks/pegs, all building offset dimensions and features are approximate only and may vary from the true boundaries and levels which may not be on the correct alignment are to be verified when repped. Any design that is not shown on the survey drawings or portion of structures shown after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your design/architectural office. All drawings are produced and before any work is started on site.

- ALL DEMOLITION BY CLIENT UNLESS OTHERWISE NOTED.
- POOL TO BE REMOVED, FILLED WITH CLEAN SAND & COMPACTED.
- ALL TREES/SHRUBS TO BE LOPPED (TRIMMED) TO WITHIN 2m OF THE BUILDING ENVELOPE.
- EXISTING BUILDING, TREES AND ALL RUBBLE TO BE REMOVED BY CLIENT PRIOR TO CONSTRUCTION.

- REMOVE AND DISPOSE LEFT HAND SIDE (WESTERN SIDE) B'DRY FENCE.



Issue Name	Drawn	Date	Issue Name	Drawn	Date
V001.2	WW	12.08.2019	V008	WW	11.12.2019
V003.4	WW	15.08.2019			
COUNCIL AMEND.	WW	29.08.2019			
V001	WW	22.10.2019			
V006	WW	01.11.2018			
JEL	WW	27.11.2019			

DEMOLITION PLAN

## DEMOLITION PLAN



**SUMMIT**  
HOMES GROUP

BUILD | RENOVATE | DEVELOP

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.

### 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 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.

### CONCRETOR NOTE:

- FALL GARAGE SLAB 20mm TOWARDS MAIN GARAGE OPENING.

### CONCRETOR / ELECTRICIAN NOTE:

- PROVIDE 3 PHASE POWER.  
- CONDUIT TO SCREEN WALL FOR INTERCOM

### PLUMBER NOTE:

- REFLUX VALVE REQUIRED.  
- REFER TO PLUMBING PLAN FOR SEWER AND STORMWATER LAYOUTS.

### 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

### FENCING CONTRACTOR NOTE:

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

### SCREEN WALL / GATES NOTE:

- 1800H BRICK PIERS W/- 600H (7c) HIGH WALLS & PERMEABLE INFILL PANELS AS PER ADDENDA.  
- REFER TO PLANS & ELEVATIONS.  
- PROVIDE 1800H POWDER COATED (VERTICAL SLOTS) INFILL PANELS  
- PROVIDE 1800H POWDER COATED (VERTICAL SLOTS) GATE AS INDICATED BY: ②  
- PROVIDE 1800H POWDER COATED (VERTICAL SLOTS) AUTOMATIC GATE AS INDICATED BY: ③

### BRICKPAVER NOTE:

- BRICK PAVING TO DRIVEWAYS, PATHS, ALFRESCO, 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.

**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

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.

AREA: 1176m<sup>2</sup>  
SHIRE: NEDLANDS  
D.PLAN: 2668  
C/T VOLUMN: 1513  
FOLIO: 730  
MSD REF: 401-17/40

ROAD DESC'R: BITUMEN  
KERBING: SEMI-MOUNT/NIL  
FOOTPATH: NIL  
SOIL: SAND  
DRAINAGE: GOOD  
VEGETATION: RTS

GAS: YES  
WATER: YES  
ELECTRICITY: U/G  
PH/COMMS: YES  
SEWER: YES  
COASTAL: NO

SSA/OLD AREAS: -  
C/JOB#: 444121  
DATE: 18 OCT 2018  
SCALE: 1:200  
DRAWN: M. BATEMAN

UNLODGED SS PLAN:  
ORIGINAL LOT:  
LOT MISCLOSE: 0.012  
SSL 1 MISCLOSE:-  
SSL 2 MISCLOSE:-

PROPOSED RESIDENCE FOR:  
**WANG & LEE**

ADDRESS:  
LOT 286 (#47) PHILIP ROAD,  
DALKEITH.

DRAWN: VVV  
DESIGNED: ALI  
CHECKED: DM  
DATE: 04.06.2019  
MODEL: SPECIAL

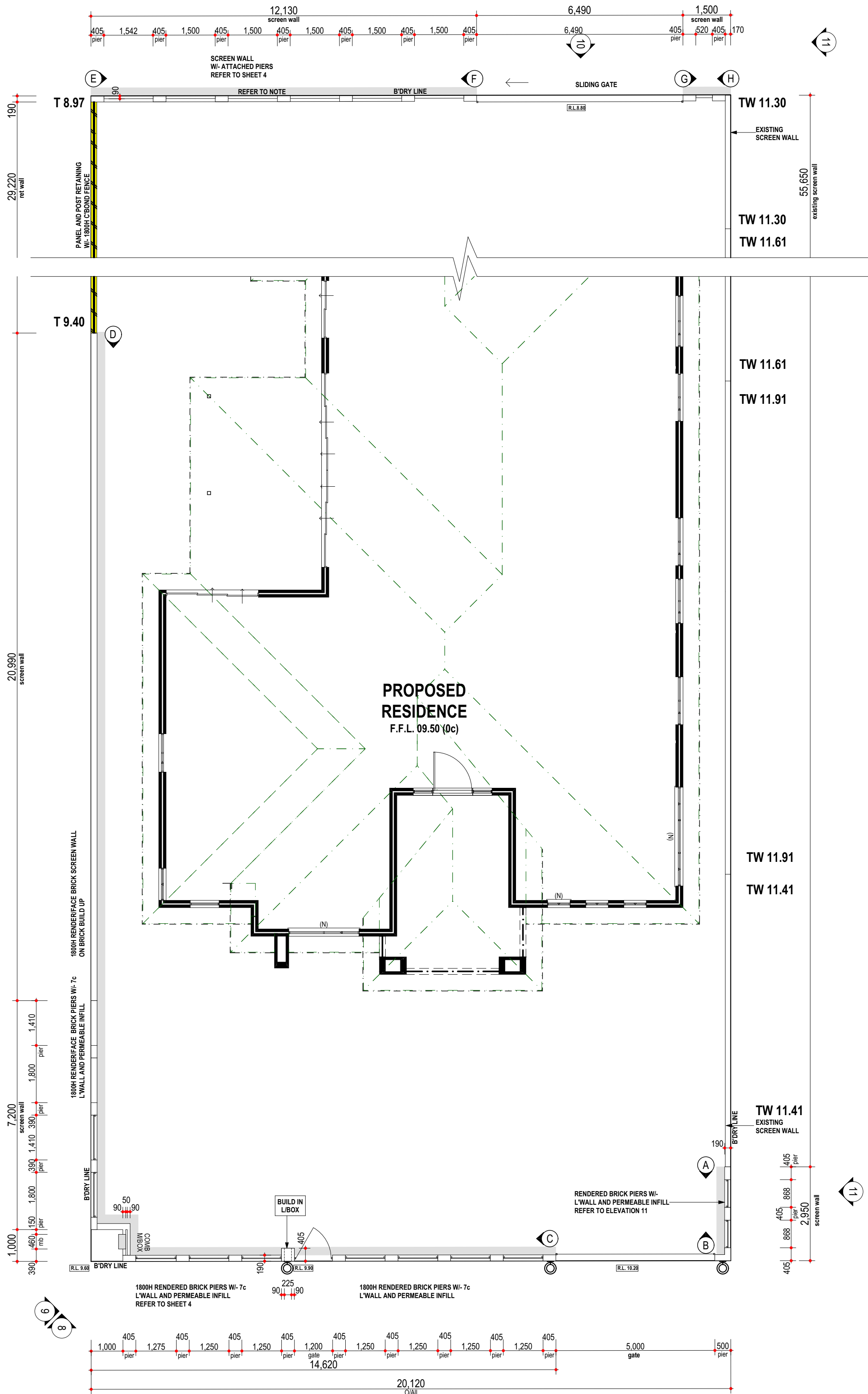
SCALE: 1:200  
SHEET: 2 OF 16  
SIZE: A2  
PROJECTS  
JOB N°  
156342

Issue Name	Drawn	Date	Issue Name	Drawn	Date
V001.2	WW	12.08.2019	V008	WW	11.12.2019
V003.4	WW	15.08.2019			
COUNCIL AMEND	WW	29.08.2019			
V001	WW	22.10.2019			
V006	WW	01.11.2019			
JEL	WW	27.11.2019			

SITE PLAN

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

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**CONCRETOR/BRK LAYER NOTE**

- NOTE BRICK SCREEN WALL ON LOT BOUNDARY HAS BEEN CALCULATED TO BE SET ON BOUNDARY.
- DROPPED FOOTINGS AS SPECIFIED BY MARKERS

**A** **B**

- TOP OF FOOTINGAT 5c BETWEEN A-B.
- TOP OF FOOTING DROPS FROM 5c TO -12c BETWEEN C-D.
- TOP OF FOOTING DROPS FROM -15c TO -10c BETWEEN E-F.
- TOP OF FOOTINGAT -10c BETWEEN G-H.
- REFER TO ELEVATIONS FOR EXTENT.

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

AREA: 1176m<sup>2</sup>  
SHIRE: NEDLANDS  
D.PLAN: 2668  
C/T VOLUMN: 1513  
FOLIO: 730  
MSD REF: 401-17/40

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

GAS: YES  
WATER: YES  
ELECTRICITY: U/G  
PH/COMMS: YES  
SEWER: YES  
COASTAL: NO

SSA/OLD AREAS: -  
C/JOB#: 444121  
DATE: 18 OCT 2018  
SCALE: 1:200  
DRAWN: M. BATEMAN

UNLODGED SS PLAN:  
ORIGINAL LOT:  
LOT MISCLOSE: 0.012  
SSL 1 MISCLOSE:-  
SSL 2 MISCLOSE:-

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& 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:  
**WANG & LEE**  
  
ADDRESS:  
LOT 286 (#47) PHILIP ROAD,  
DALKEITH.

DRAWN: VVV  
DESIGNED: ALI  
CHECKED: DM  
DATE: 04.06.2019  
MODEL: SPECIAL

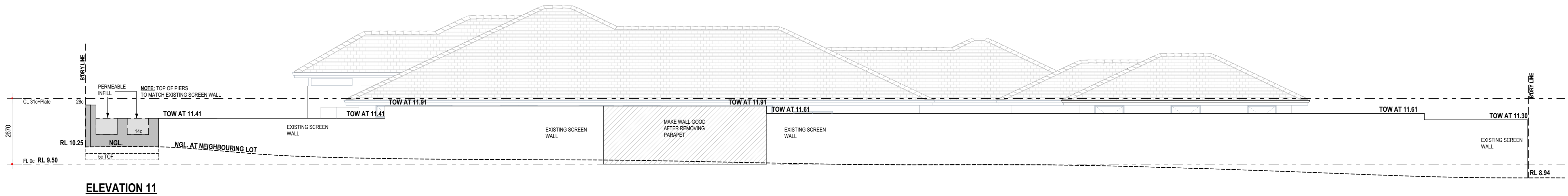
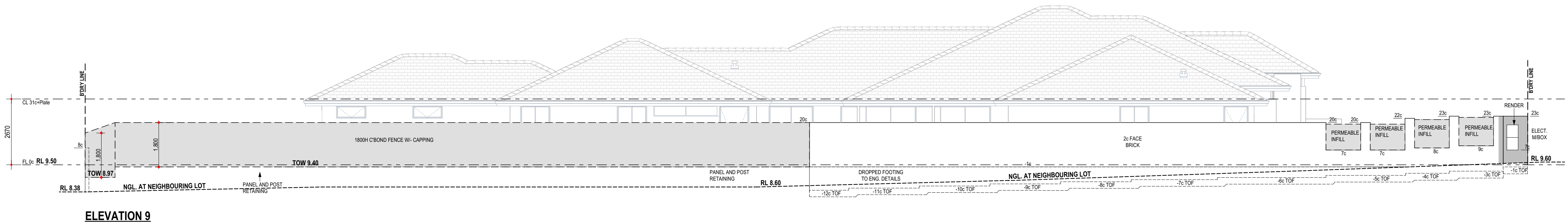
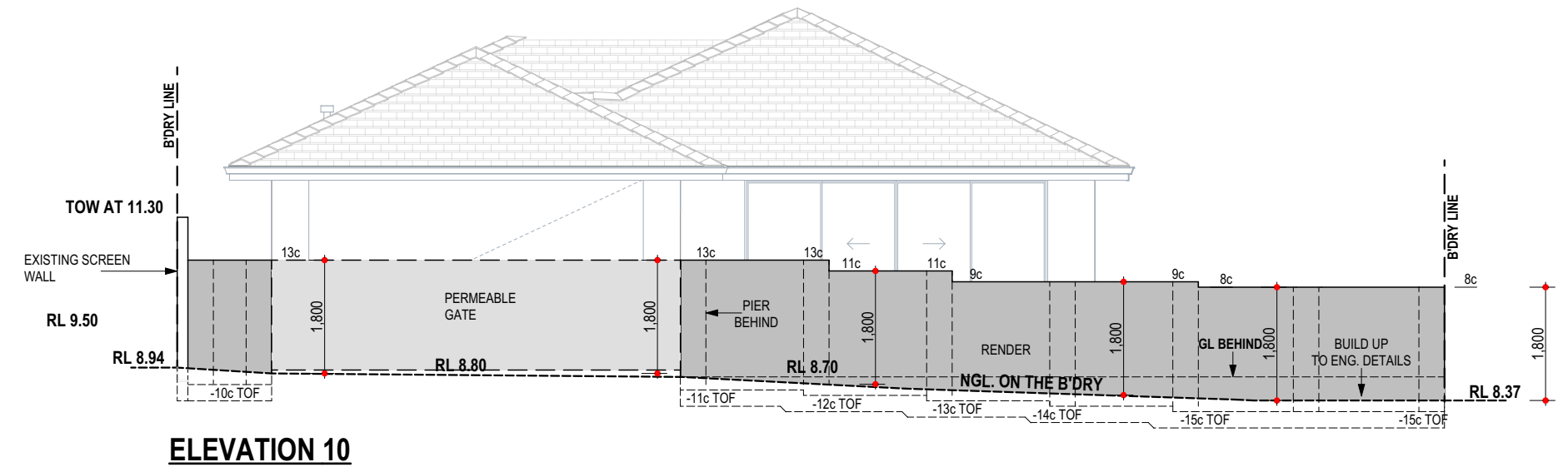
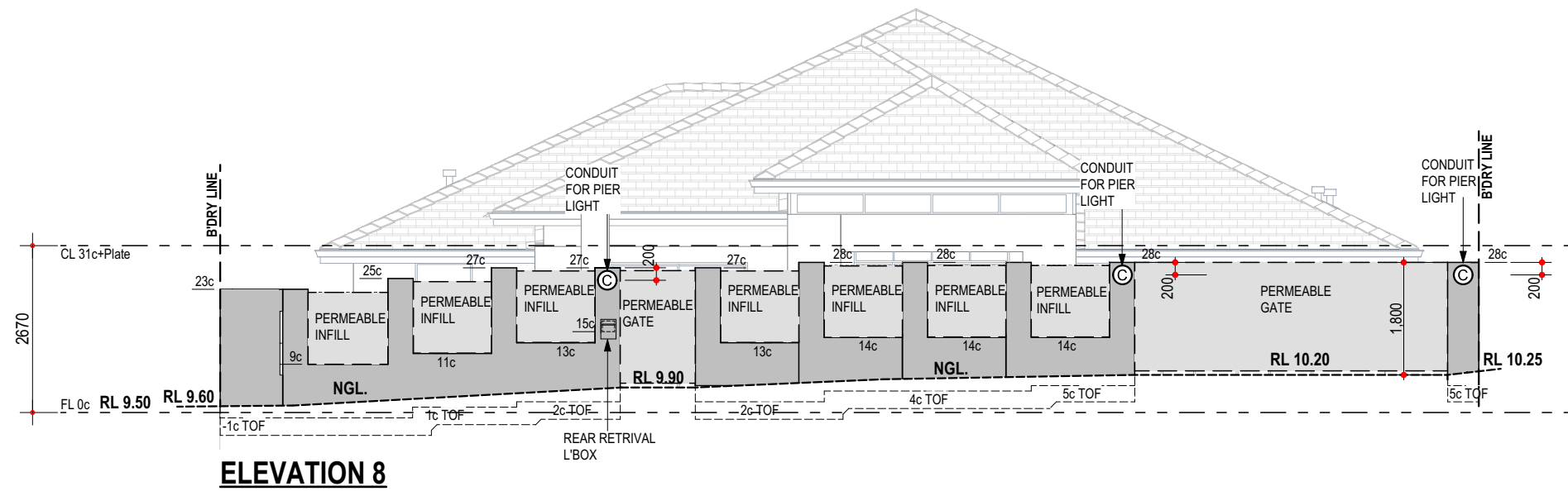
SCALE: 1:100  
SHEET: 3 OF 16  
SIZE: A2  
PROJECTS: 200  
JOB N°: 156342

Issue Name	Drawn	Date	Issue Name	Drawn	Date
V001.2	WW	12.08.2019	V008	WW	11.12.2019
V003.4	WW	15.08.2019			
COUNCIL AMEND.	WW	29.08.2019			
V001	WW	22.10.2019			
V006	WW	01.11.2018			
JEL	WW	27.11.2019			

SCREEN WALL PLAN

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





<b>COTTAGE &amp; ENGINEERING SURVEYS</b> Licensed Surveyors 87-89 Gairne Street, Osborne Park, Western Australia. Telephone: (08) 9448 7581 Facsimile: (08) 9442 2558 Email: perth@cottage.com.au Website: www.cottage.com.au	AREA: 1179m <sup>2</sup>	ROAD DESC: BITUMEN	GAS: YES	SSA/OLD AREAS: -	UNLODGED SS PLAN:
	SHIRE: NEELANDS	KERBING: SEW-MOUNTAIN	WATER: YES	CJOB# 444121	ORIGINAL LOT:
	D.PLAN: 2668	FOOTPATH: NIL	ELECTRICITY: U/G	DATE: 18 OCT 2018	LOT MISCLOSE: 0.012
	CT VOLUMN: 1513	SOIL: SAND	PHCOMMS: YES	SCALE: 1:200	SSL 1 MISCLOSE:-
	FOLID: 730	DRAINAGE: GOOD	SEWER: YES	DRAWN: M. BATEMAN	SSL 2 MISCLOSE:-
	MSD REF: 491-1740	VEGETATION: RTS	COASTAL: NO		

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& 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:  
**WANG & LEE**

ADDRESS:  
LOT 286 (#47) PHILIP ROAD,  
DALKETH.

BUILT AROUND PEOPLE

DRAWN: WW  
DESIGNED: ALJ  
CHECKED: DH  
DATE: 04.04.2019  
MODEL: SPECIAL

SCALE: 1:100  
SHEET: 4 OF 16  
SIZE: A1  
PROJECTS:  
JOB N°:  
156342

Issue Name: V001.2  
Drawn: WW  
Date: 12.08.2019  
Issue Name: V008  
Drawn: WW  
Date: 11.12.2019

COUNCIL: ARTEL  
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LEGEND

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

BEWARE:

Advise trades overhead power lines.

NOTE:

All sewer details plotted from information supplied by Water Corporation.

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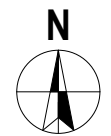
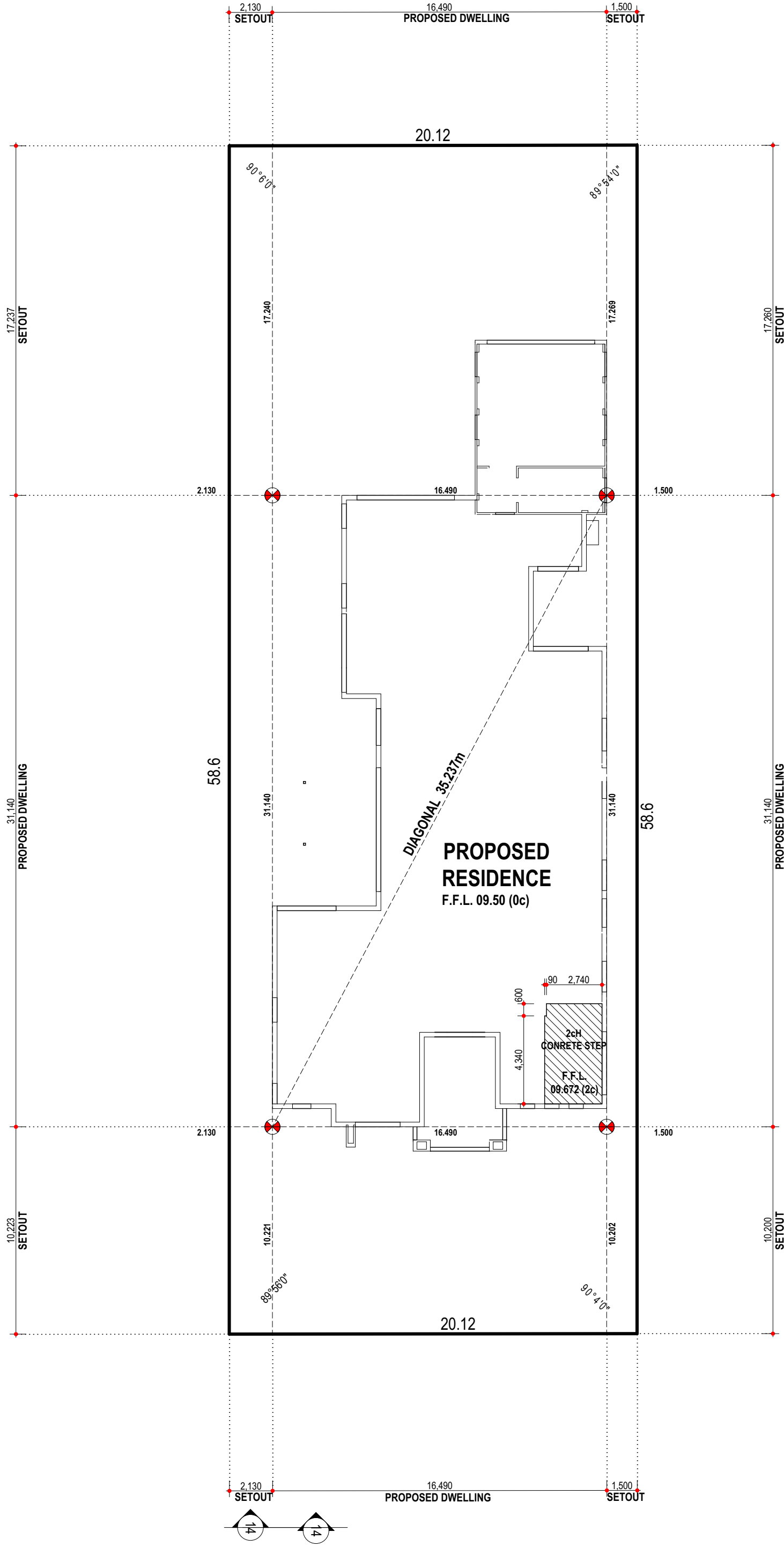
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Survey shows visible features only & will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal & mains services should be confirmed prior to finalisation of any design work.

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

**DISCLAIMER:**  
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 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.



<b>COTTAGE &amp; ENGINEERING SURVEYS</b> Licensed Surveyors 87-89 Guthrie Street, Osborne Park, Western Australia. Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998. Email: perry@cottage.com.au Website: www.cottage.com.au	AREA:	1176m <sup>2</sup>	ROAD DESCR.:	BITUMEN	GAS:	YES	SSA/OLD AREAS:	-	UNLODGED SS PLAN:	
	SHIRE:	NEDLANDS	KERBING:	SEMI-MOUNT/NIL	WATER:	YES	C/JOBR:	444121	ORIGINAL LOT:	
	D.PLAN:	2668	FOOTPATH:	NIL	ELECTRICITY:	U/G	DATE:	18 OCT 2018	LOT MISCLOSE:	0.012
	C/T VOLUMN:	1513	SOIL:	SAND	PH/COMMS:	YES	SCALE:	1:200	SSL 1 MISCLOSE:-	
	FOLIO:	730	DRAINAGE:	GOOD	SEWER:	YES	DRAWN:	M. BATEMAN	SSL 2 MISCLOSE:-	
	MSD REF:	401-17/40	VEGETATION:	RTS	COASTAL:	NO				

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:  
**WANG & LEE**

ADDRESS:  
LOT 286 (#47) PHILIP ROAD,  
DALKEITH.

DRAWN: VVV  
DESIGNED: ALI  
CHECKED: DM  
DATE: 04.06.2019  
MODEL: SPECIAL

SCALE: 1:100  
SHEET: 5 OF 16  
SIZE: A2  
PROJECTS: 200  
JOB N°: 156342

Issue Name	Drawn	Date	Issue Name	Drawn	Date
V001.2	WW	12.08.2019			
V003.4	WW	15.08.2019			
V001	WW	22.10.2019			
V006	WW	01.11.2019			
JEL	WW	27.11.2019			
V008	WW	11.12.2019			

SETOUT PLAN



LEGEND

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

BEWARE:

Advise trades overhead power lines.

NOTE:

All sewer details plotted from information supplied by Water Corporation.

SURVEYOR NOTES:

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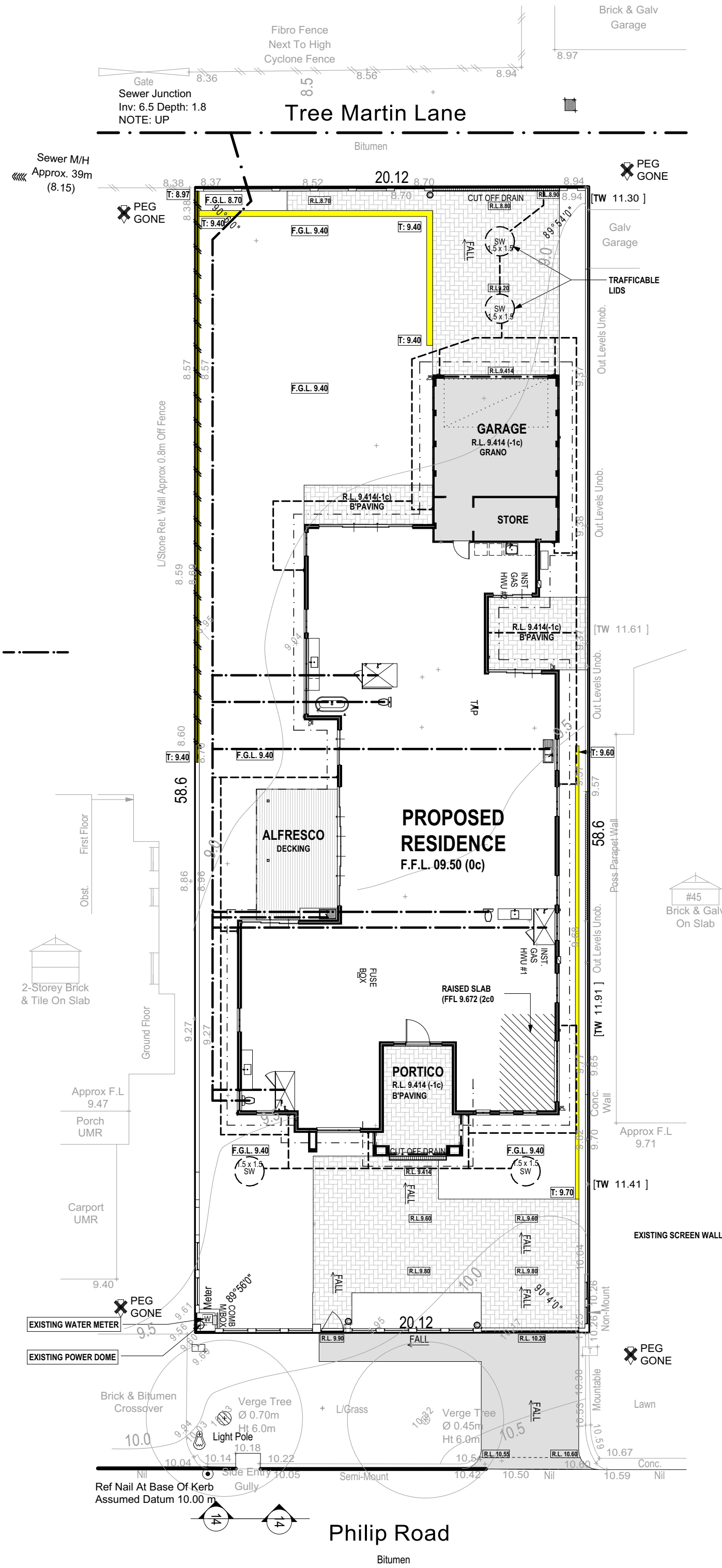
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**PLUMBER NOTE:**

- 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.
- REFLUX VALVE REQUIRED.

1:20 YEAR STORM EVENT

Soak Well Type	No.
SW 1500x1500	4
Total Capacity	10.6 m3
Roof Area GF	548.0 m2
Paved Area	177.5 m2
Total Area	725.5 m2
Capacity Required (Area x 0.0130)	9.4 m3
Extra Capacity Provided	1.2 m3



COTTAGE & ENGINEERING SURVEYS

Licensed Surveyors

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

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.

AREA: 1176m <sup>2</sup>	ROAD DESC.: BITUMEN	GAS: YES	SSA/OLD AREAS: -	UNLOADED SS PLAN: ORIGINAL LOT:
SHIRE: NEDLANDS	KERBING: SEMI-MOUNT/NIL	WATER: YES	C/JOBR: 444121	LOT MISCLOSE: 0.012
D.PLAN: 2668	FOOTPATH: NIL	ELECTRICITY: U/G	DATE: 18 OCT 2018	SSL 1 MISCLOSE:-
C/T VOLUMN: 1513	SOIL: SAND	PH/COMMS: YES	SCALE: 1:200	SSL 2 MISCLOSE:-
FOLIO: 730	DRAINAGE: GOOD	SEWER: YES	DRAWN: M. BATEMAN	
MSD REF: 401-17/40	VEGETATION: RTS	COASTAL: NO		

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

PROPOSED RESIDENCE FOR:  
**WANG & LEE**

ADDRESS:  
LOT 286 (#47) PHILIP ROAD,  
DALKEITH.

DRAWN: VVV  
DESIGNED: ALI  
CHECKED: DM  
DATE: 04.06.2019  
MODEL: SPECIAL

SCALE: 1:100  
SHEET: 6 OF 16  
SIZE: A2  
PROJECTS  
JOB N° 156342

Issue Name	Drawn	Date	Issue Name	Drawn	Date
V001.2	WW	12.08.2019			
V003.4	WW	15.08.2019			
V001	WW	22.10.2019			
V006	WW	01.11.2019			
JEL	WW	27.11.2019			
V008	WW	11.12.2019			

PLUMBING PLAN

SUMMIT HOMES GROUP

BUILD | RENOVATE | DEVELOP



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

ROOF NOTE

- TILED 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 R/WPS TO BE DETERMINED ON SITE
- R/WPS 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

- PORTICO - PLASTERBOARD C.L. W/ CORNICE
- GARAGE/STORE - PLASTERBOARD C.L. W/ CORNICE
- ALFRESCO REC. CEILING - PLASTERBOARD C.L. W/ CORNICE
- EAVES - HARDIFLEX UNO

ELECTRICAL NOTE

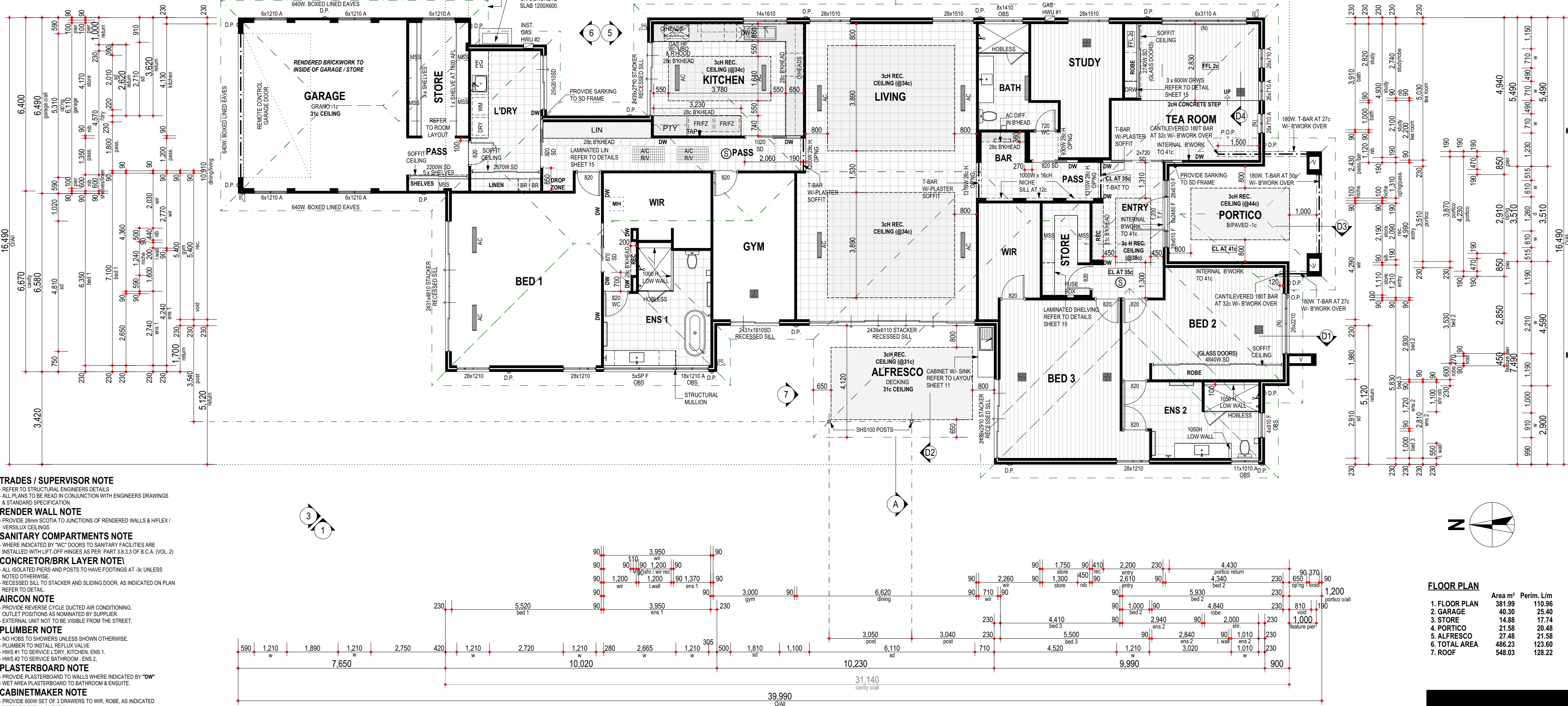
- INTERCONNECTED SMOKE DETECTORS TO COMPLY WITH ASS786-2014 AS INDICATED ON PLAN

FIXING CARPENTER NOTE

- 4 No. 450D SHELVES TO STORES, STUDY 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
- PROVIDE MDF NOSINGS TO WINDOWS NOTED (N)
- NOTE SKIRTING BOARDS THROUGHOUT EXCEPT TO WET AREAS, STAIRS (IF ANY), BIR'S & LIN.

WINDOW SUPPLIER NOTE

- LAMINATED GLAZING TO ALL WINDOWS AND SLIDING DOORS.



TRADES / SUPERVISOR NOTE

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

RENDER WALL NOTE

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

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)

CONCRETOR/BRK LAYER NOTE

- ALL ISOLATED PIERS AND POSTS TO HAVE FOOTINGS AT -3c UNLESS NOTED OTHERWISE
- RECESSED SILL TO STACKER AND SLIDING DOOR, AS INDICATED ON PLAN REFER TO DETAIL.

AIRCON NOTE

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

PLUMBER NOTE

- NO HOBS TO SHOWERS UNLESS SHOWN OTHERWISE.
- PLUMBER TO INSTALL REFLUX VALVE
- HWS #1 TO SERVICE L'DRY, KITCHEN, ENS 1.
- HWS #2 TO SERVICE BATHROOM, ENS 2.

PLASTERBOARD NOTE

- PROVIDE PLASTERBOARD TO WALLS WHERE INDICATED BY "DW"
- WET AREA PLASTERBOARD TO BATHROOM & ENSUITE.

CABINETMAKER NOTE

- PROVIDE 600W SET OF 3 DRAWERS TO WIR, ROBE, AS INDICATED REFER TO DETAIL SHEET (#11)
- PROVIDE 3950W X 600D LAMINATED LINEN TO PASSAGE REFER TO DETAIL SHEET (#11)

GARAGE NOTE

- SINGLE LEAF WALL TO GARAGE IS NOT WATERPROOF
- FALL GARAGE SLAB 20mm TOWARDS MAIN GARAGE OPNG

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:

WANG & LEE

ADDRESS:

LOT 286 (#47) PHILIP ROAD,  
DALKEITH.

BUILT AROUND PEOPLE

DRAWN: WW

DESIGNED: ALI

CHECKED: DM

DATE: 04.06.2019

MODEL: JEL

SPECIAL

SCALE: 1:100

SHEET: 7 OF 16

SIZE: A2

PROJECTS

JOB N°

156342

Issue Name	Drawn	Date	Issue Name	Drawn	Date
V001.2	WW	12.08.2019			
V003.4	WW	15.08.2019			
V001	WW	22.10.2019			
V006	WW	01.11.2019			
V008	WW	27.11.2019			
V008	WW	11.12.2019			

FLOOR PLAN

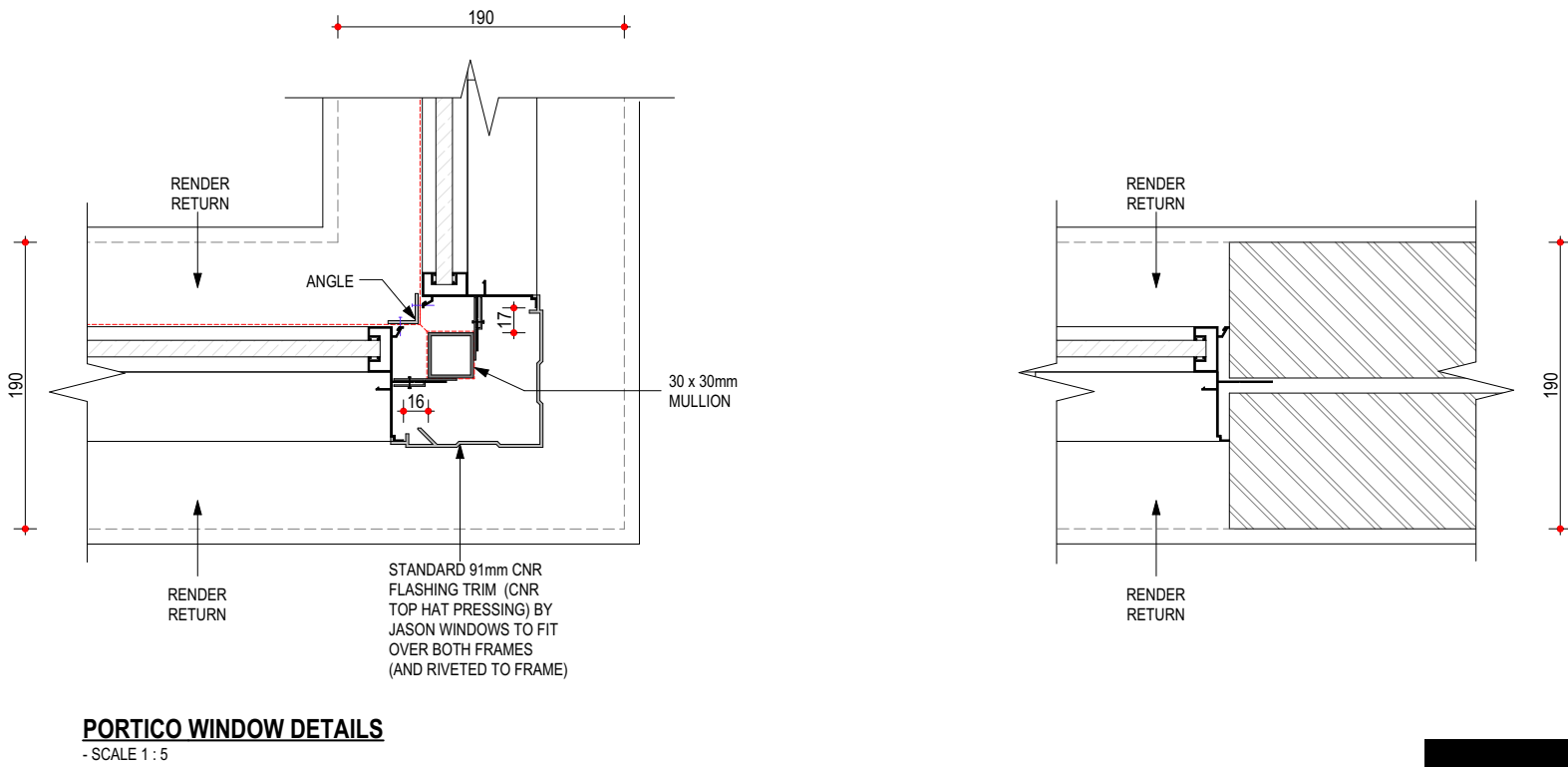
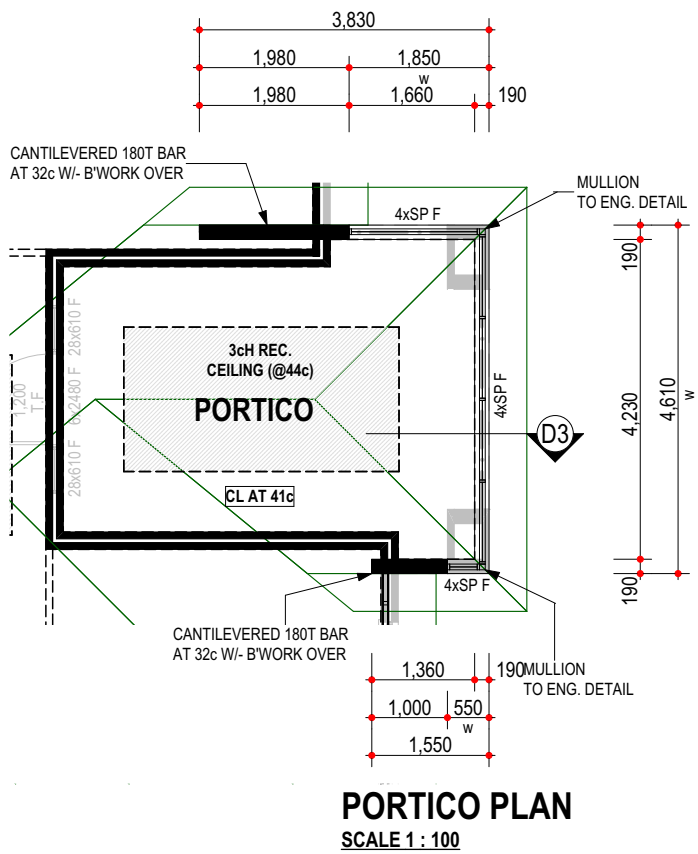
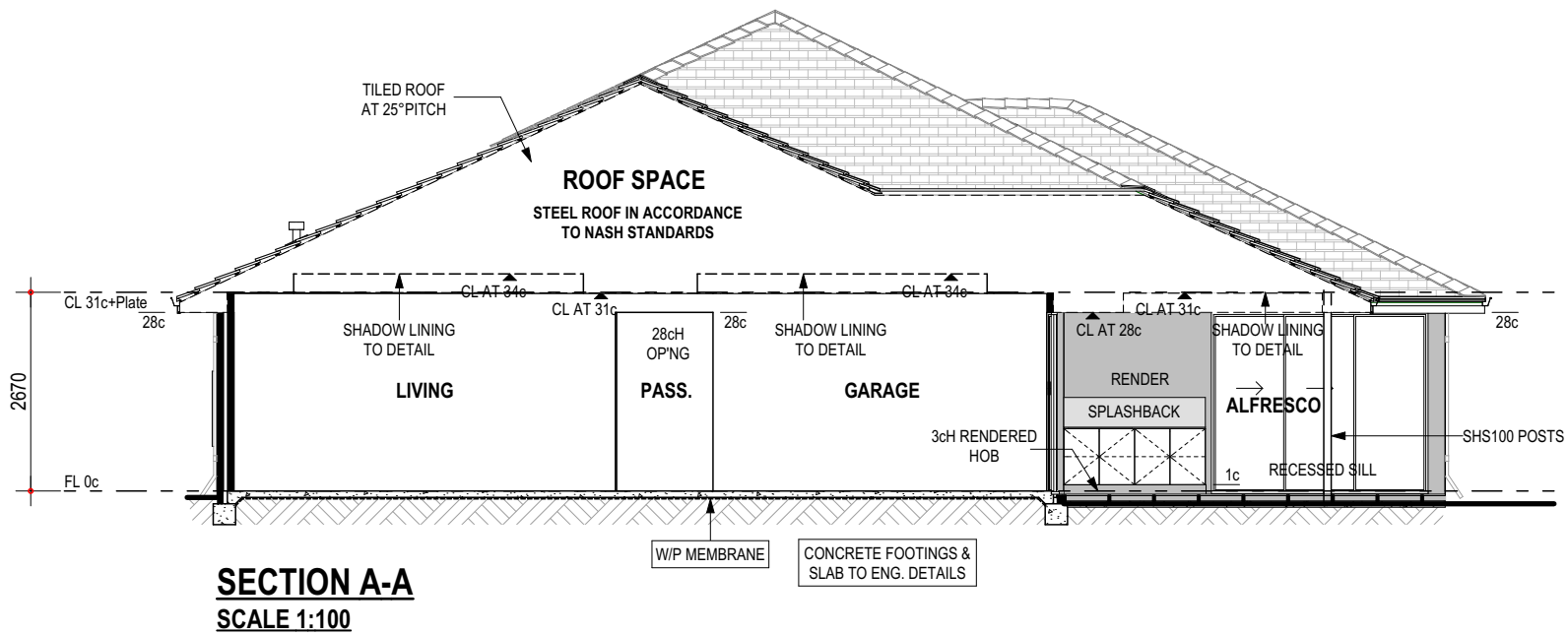
FLOOR PLAN

	Area m²	Perim. L/m
1. FLOOR PLAN	381.99	110.96
2. GARAGE	40.30	25.40
3. STORE	14.88	17.74
4. PORTICO	21.58	20.48
5. ALFRESCO	27.48	21.58
6. TOTAL AREA	486.23	123.60
7. ROOF	548.03	128.22



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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:	WANG & LEE
CLIENT(S):	WANG & LEE
WITNESS:	WANG & LEE

PROPOSED RESIDENCE FOR:  
WANG & LEE

ADDRESS:  
LOT 286 (#47) PHILIP ROAD,  
DALKEITH.

DRAWN: WW  
DESIGNED: ALI  
CHECKED: DM  
DATE: 04.06.2019  
MODEL:  
SPECIAL

SCALE: AS NOTED  
SHEET: 8 OF 16  
SIZE: A3  
PROJECTS  
JOB N°  
I56342

Issue Name	Drawn	Date	Issue Name	Drawn	Date
V001.2	WW	12.08.2019	V001.2	WW	12.08.2019
V003.4	WW	15.08.2019	V003.4	WW	15.08.2019
V001	WW	22.10.2019	V001	WW	22.10.2019
V006	WW	01.11.20189	V006	WW	01.11.20189
JEL	WW	27.11.2019	JEL	WW	27.11.2019
V008	WW	11.12.2019	V008	WW	11.12.2019

SECTION/ PORTICO PLAN & DETAILS

**SUMMIT**  
HOMES GROUP

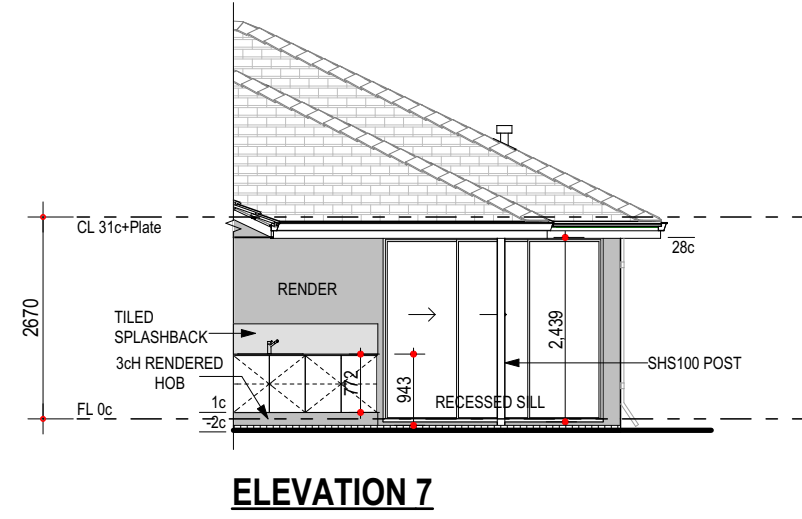
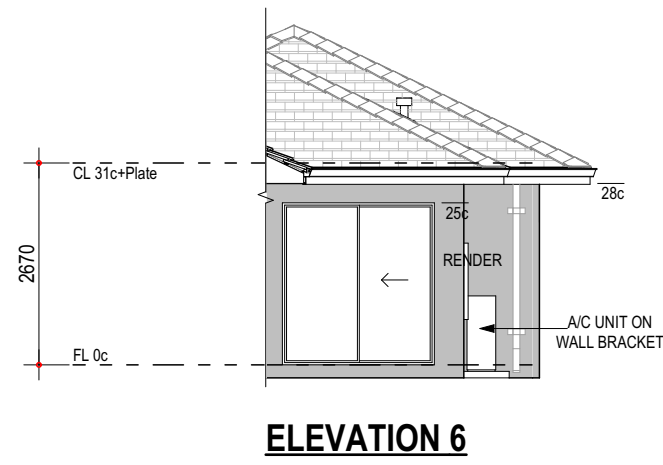
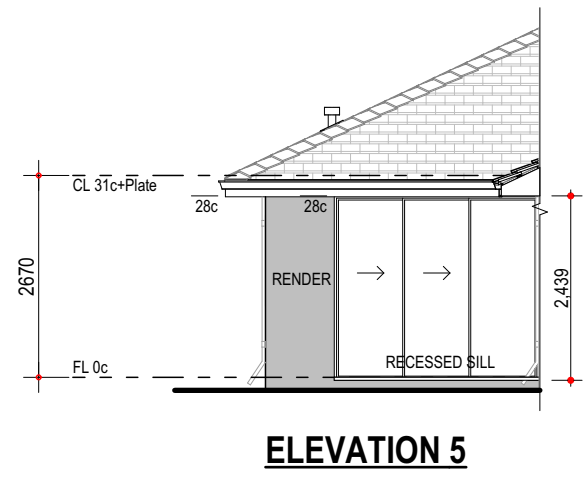
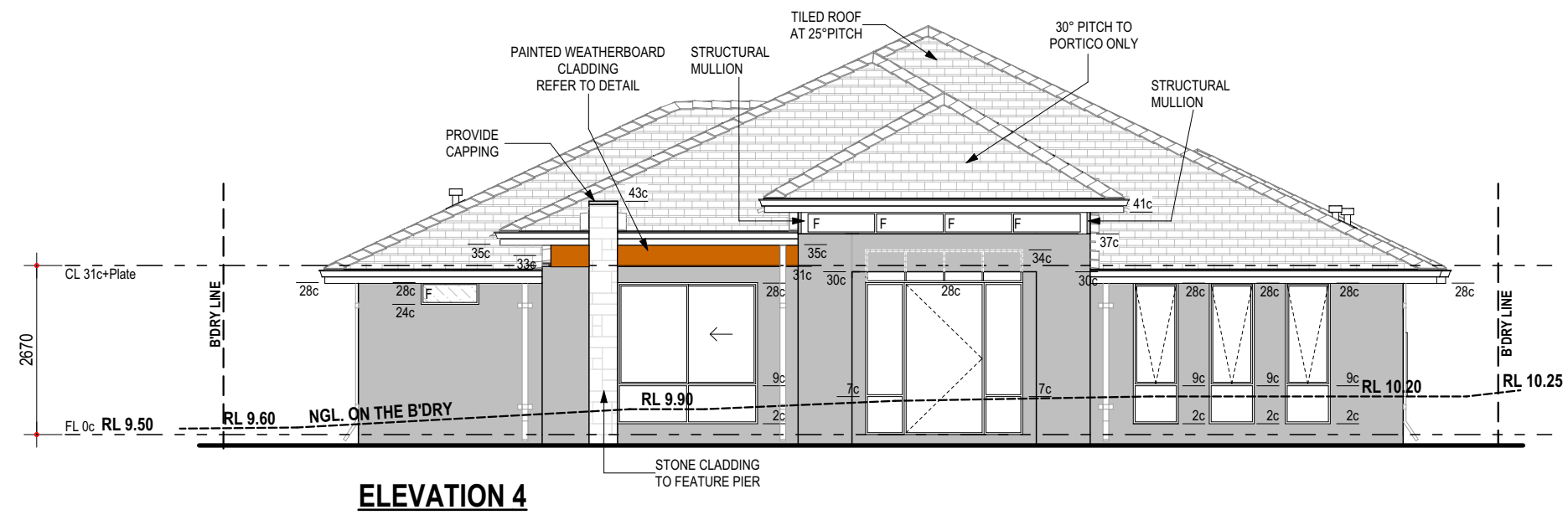
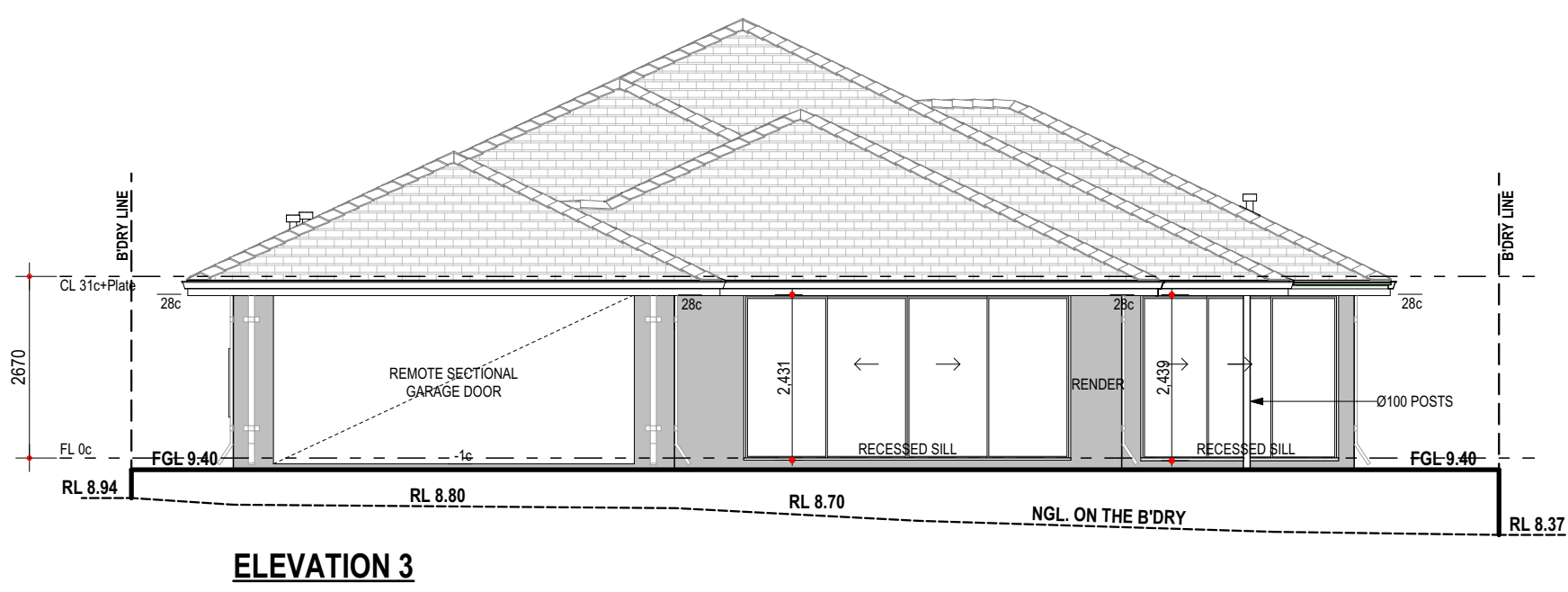
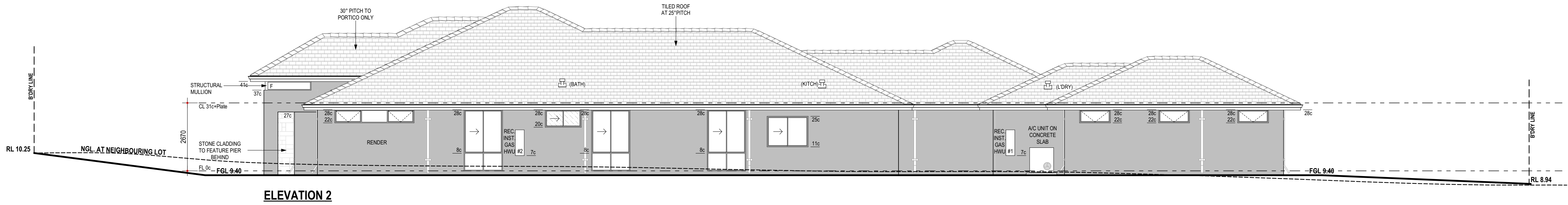
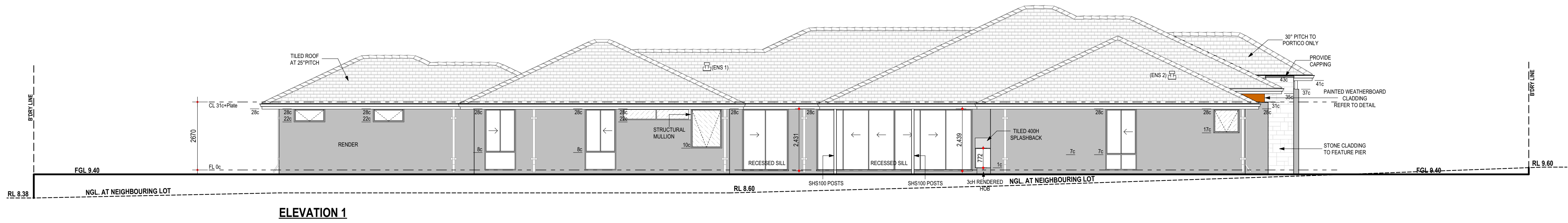
BUILD | RENOVATE | DEVELOP

BUILT AROUND PEOPLE

Copyright © 2019



ROOF NOTE  
- TILED ROOF PITCH AT 25° W/ 500MM EAVES UNO  
- STEEL ROOF IN ACCORDANCE TO NASH STANDARD  
- CEILING AT 31c + PLATE UNLESS NOTED OTHERWISE  
WINDOW SUPPLIER NOTE  
- SHADOWNOWS INDICATES OBSCURE GLAZING  
- GLAZING DESIGNED & CONSTRUCTED IN ACCORDANCE WITH AS1288  
- UNFINISHED GLAZING TO ALL WINDOWS AND SLIDING DOORS



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:  
WANG & LEE

ADDRESS:  
LOT 286 (#47) PHILIP ROAD,  
DALKEITH.

BUILT AROUND PEOPLE

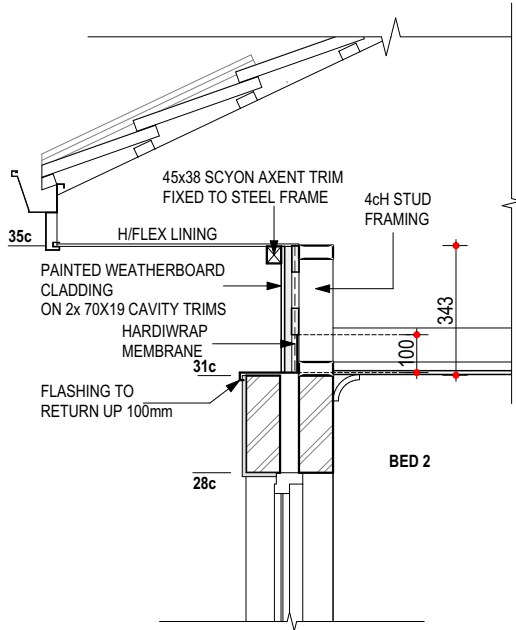
DRAWN: WW  
DESIGNED: AL  
CHECKED: DH  
DATE: 04.04.2019  
MODEL: SPECIAL

SCALE: 1:100  
SHEET: 9 OF 16  
SIZE: A1  
PROJECTS: 156342  
ELEVATIONS

Issue Name	Drawn	Date	Issue Name	Drawn	Date
V001.2	WW	12.08.2019	V001.2	WW	12.08.2019
V001.1	WW	10.08.2019	V001.1	WW	10.08.2019
V001.0	WW	22.10.2019	V001.0	WW	22.10.2019
V000.0	WW	01.11.2019	V000.0	WW	01.11.2019
V000.0	WW	27.11.2019	V000.0	WW	27.11.2019
V000.0	WW	11.12.2019	V000.0	WW	11.12.2019



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

PLASTERBOARD LINING ON  
CEILING JOISTS (NOTCH OVER LVL)

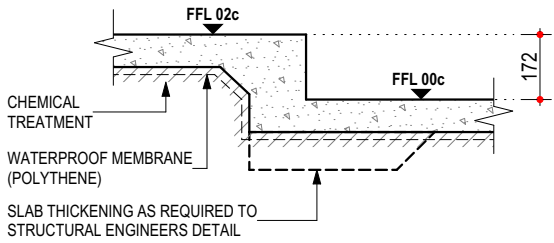
LVL AS PER ENGINEERS  
W/ - PLASTERBOARD

HARDIFLEX LINING  
ON TRIMMERS

SCOTIA

Ø100 POSTS

ALFRESCO



#### D04 - 2cH SLAB STEP

##### NOTES:

- THIS IS A GENERIC DETAIL REFER TO ENGINEERS DRAWINGS FOR FOOTING & SLAB DETAILS
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS
- SCALE 1 : 20

#### D01 - WEATHERBOARD CLADDING BELOW EAVE DETAIL)

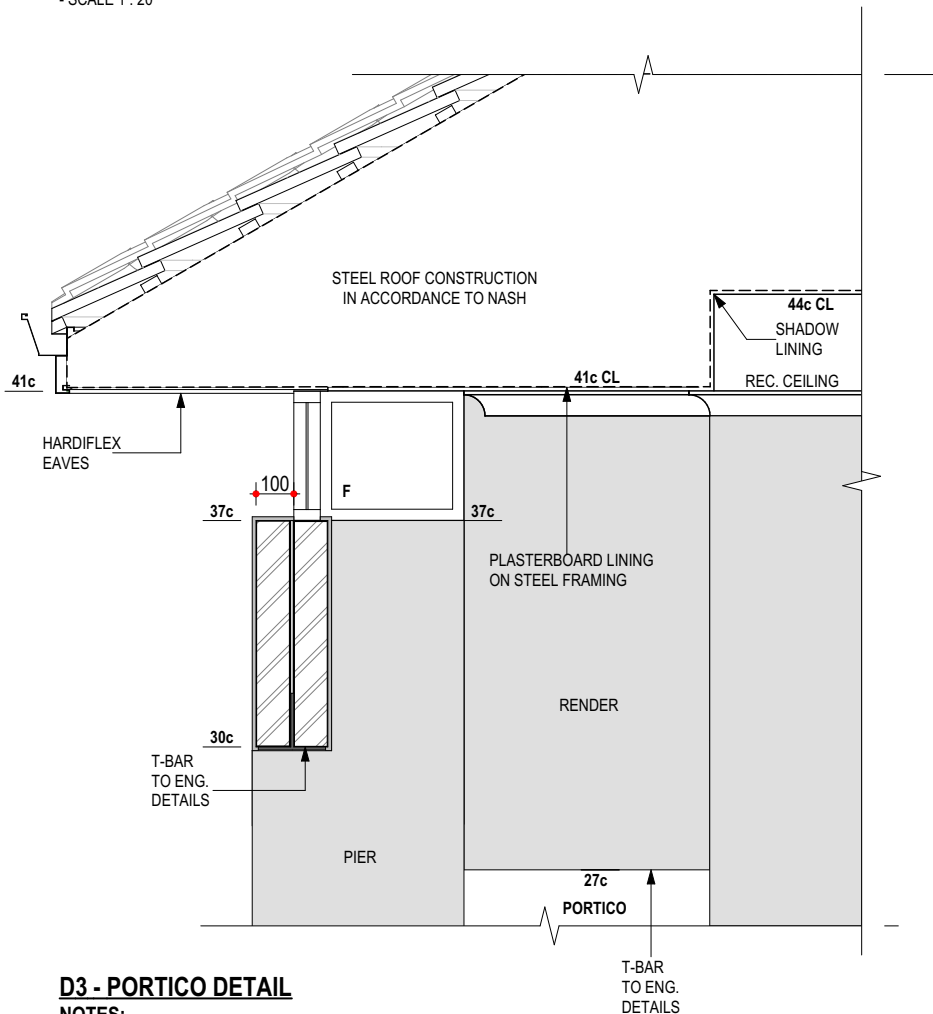
##### NOTES:

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

#### D02 - 3c RECESSED CEILING TO ALFRESCO

##### NOTES:

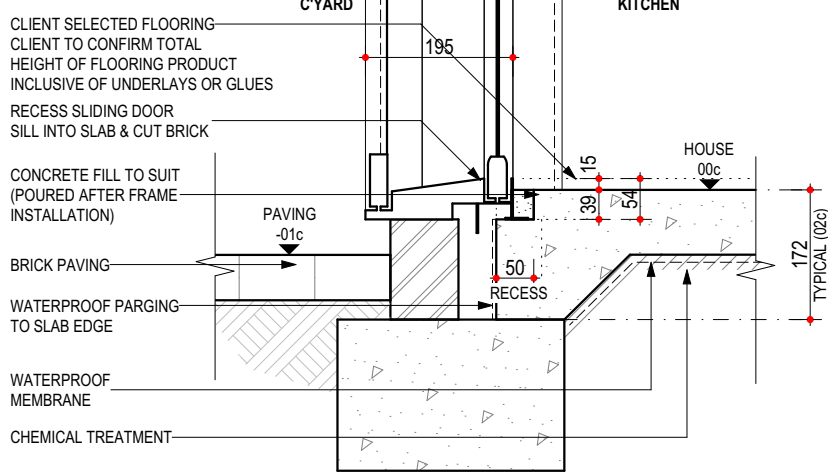
- REFER TO ENGINEERS DRAWINGS FOR TIE DOWN DETAILS & BULKHEAD DETAILS
- TIMBER ROOF CONSTRUCTED IN ACCORDANCE TO AS. 1684
- SCALE 1 : 20



#### D3 - PORTICO DETAIL

##### NOTES:

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

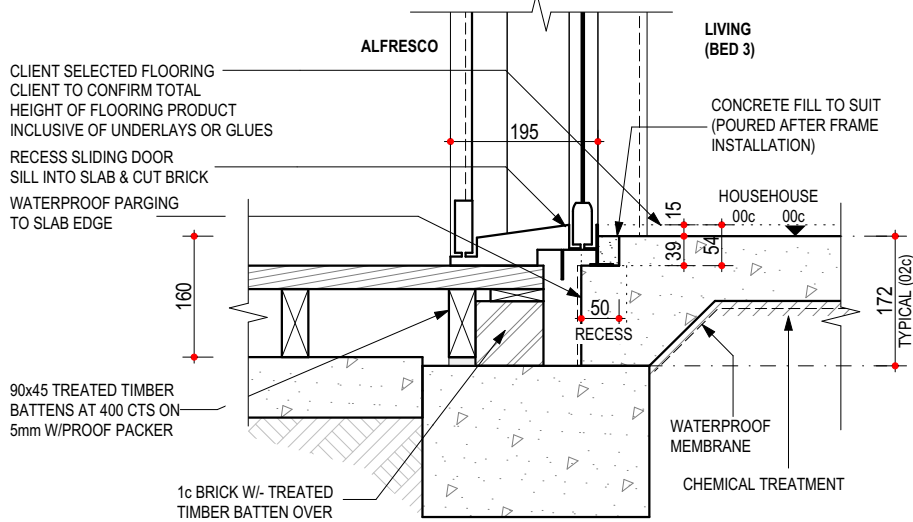


#### KITCHEN

#### STACKER DOOR RECESSED IN CONCRETE W/- PAVING AT -01c

##### NOTES:

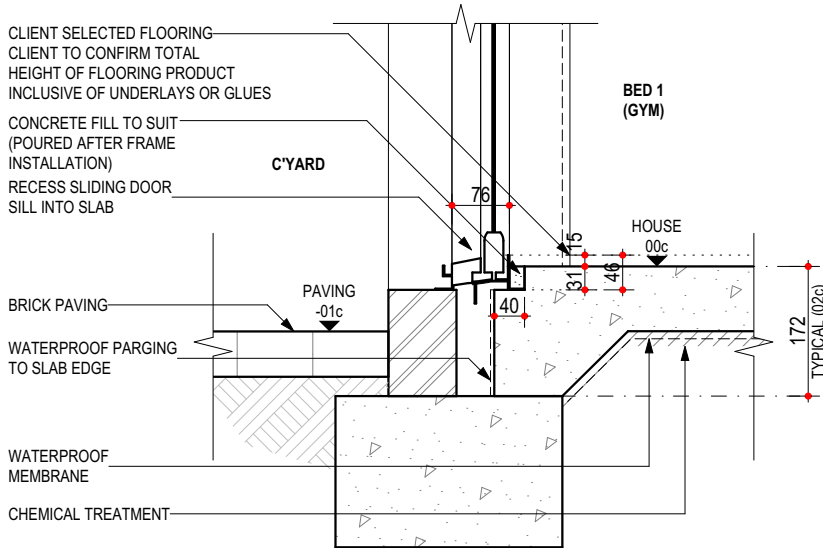
- REFER TO ENGINEERS DRAWINGS FOR FOOTING AND SLAB DETAILS
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS
- SCALE 1 : 10



#### LIVING / BED 3 STACKER DOOR RECESSED IN CONCRETE W/- DECKING (TO ALFRESCO)

##### NOTES:

- REFER TO ENGINEERS DRAWINGS FOR FOOTING AND SLAB DETAILS
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS
- SCALE 1 : 10



#### BED 1 / GYM SLIDING DOOR RECESSED IN CONCRETE W/- PAVING AT -01c

##### NOTES:

- REFER TO ENGINEERS DRAWINGS FOR FOOTING AND SLAB DETAILS
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS
- SCALE 1 : 10

BUILDER:	
CLIENT(S):	
WITNESS:	

PROPOSED RESIDENCE FOR:  
WANG & LEE

ADDRESS:  
LOT 286 (#47) PHILIP ROAD,  
DALKEITH.

DRAWN: WW  
DESIGNED: ALI  
CHECKED: DM  
DATE: 04.06.2019  
MODEL: SPECIAL

SCALE: AS NOTED  
SHEET: 10 OF 16  
SIZE: A3  
PROJECTS  
JOB N° 156342

Issue Name	Drawn	Date	Issue Name	Drawn	Date
V001.2	WW	12.08.2019			
V003.4	WW	15.08.2019			
V001	WW	22.10.2019			
V006	WW	01.11.20189			
JEL	WW	27.11.2019			
V008	WW	11.12.2019			

DETAILS



SUMMIT  
HOMES GROUP

BUILD | RENOVATE | DEVELOP

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

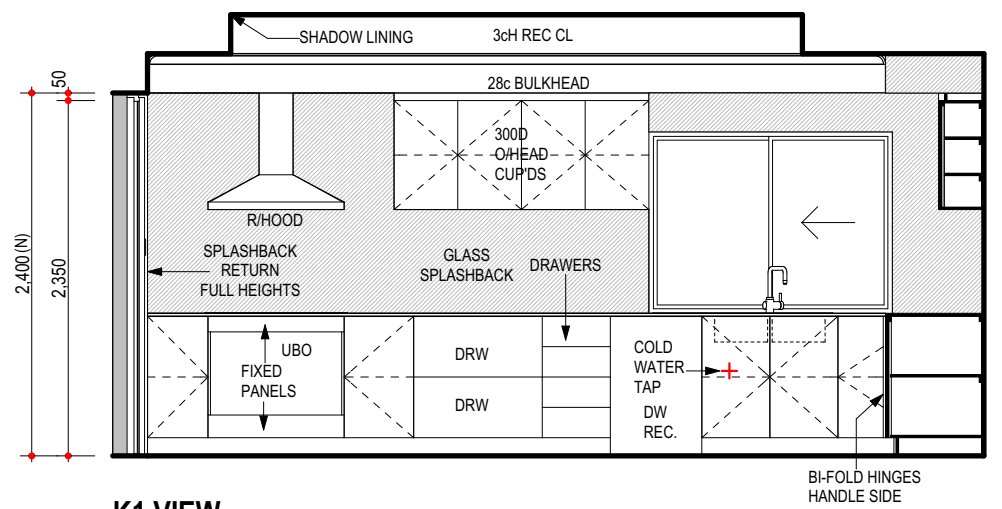
- DIMENSIONS SHOWN ON PLAN ARE TO B/WORK ONLY, SIZES WILL VARY ON SITE DUE TO ALLOWANCE FOR WALL FINISHES

- 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

- REFER TO ELECTRICAL PLAN FOR GPO LOCATIONS
- PROVIDE ADJUSTABLE SHELVES TO ALL KITCHEN OVERHEAD CUPBOARDS.

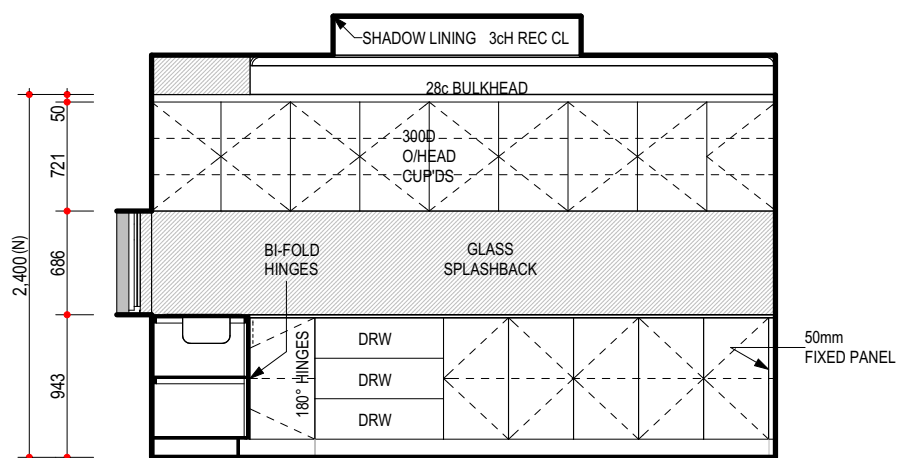
REFER TO ADDENDUM FOR FITOUT SPECIFICATION

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

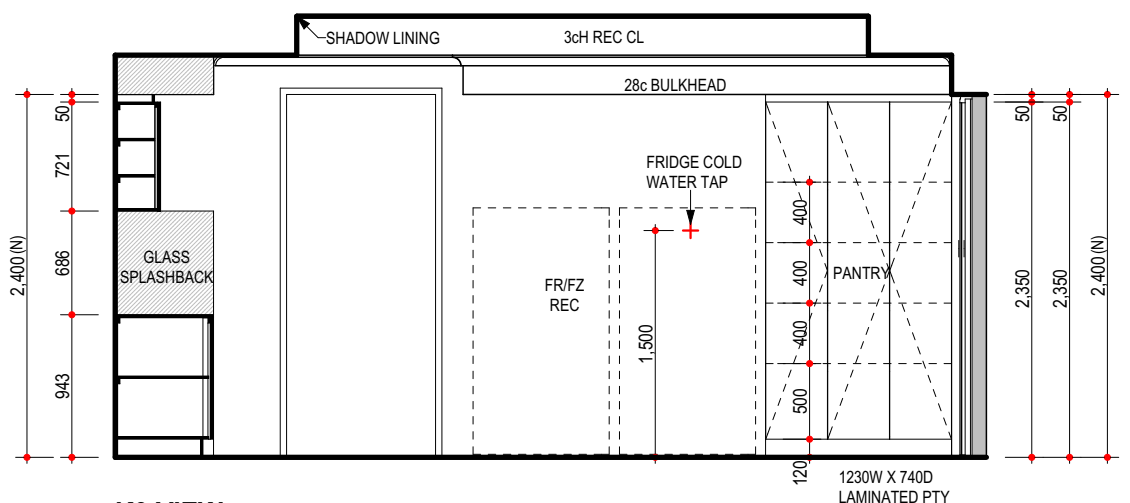


**K1 VIEW**

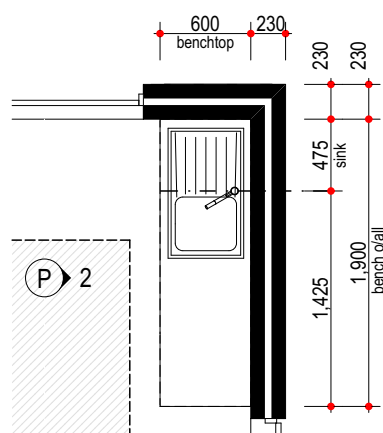
## KITCHEN PLAN



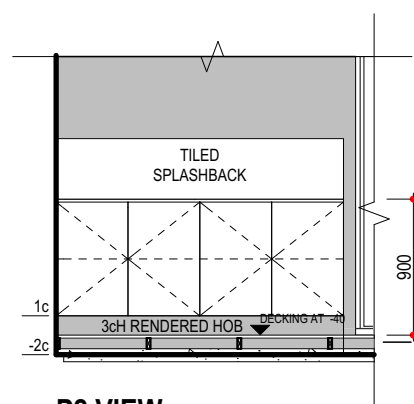
## K2 VIEW



### K3 VIEW



## ALFRESCO PLAN



### P2 VIEW

PROPOSED RESIDENCE FOR:  
**WANG & LEE**

ADDRESS:  
LOT 286 (#47) PHILIP ROAD,  
DALKEITH.

DRAWN:	WW
DESIGNED:	ALI
CHECKED:	DM
DATE:	04.06.2019
MODEL:	
<b>SPECIAL</b>	

SCALE: 1:50  
SHEET: 11 OF 16  
SIZE: A3  
PROJECTS  
JOB N°  
156342

Issue Name	Drawn	Date
V001,2	WW	12.08.2019
V003,4	WW	15.08.2019
V001	WW	22.10.2019
V006	WW	01.11.20189
JEL	WW	27.11.2019
V008	WW	11.12.2019

ROOM LAYOUTS 1



**SUMMIT**  
HOMES GROUP

**BUILD | RENOVATE | DEVELOP**

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

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

- REFER TO ELECTRICAL PLAN FOR GPO LOCATIONS

- 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

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



BULDER: / /

CLIENT(S): / /

WITNESS: / /

**BUILT AROUND PEOPLE**

JOB N°  
156342

## ROOM LAYOUTS 2



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

CABINETMAKER NOTE

- REFER TO ELECTRICAL PLAN FOR GPO LOCATIONS

TILER NOTE

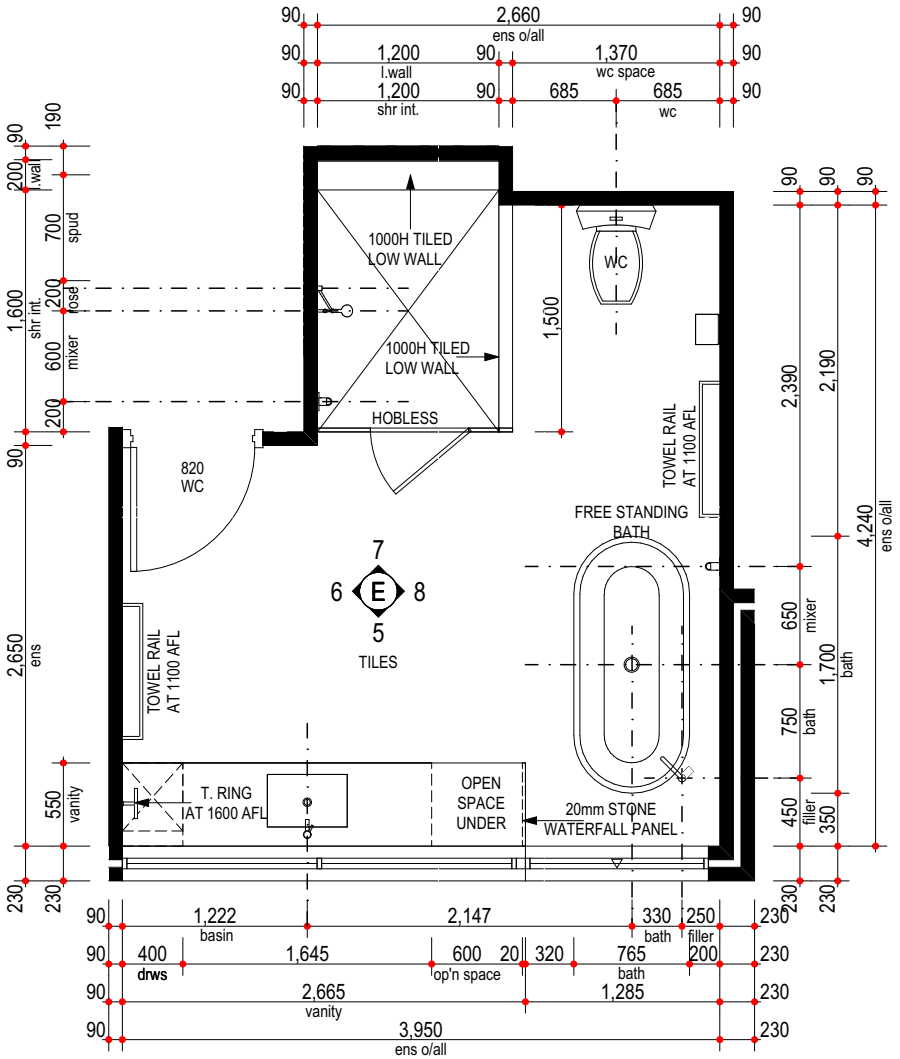
- SHADING DENOTES EXTENT OF TILING  
- ALL TILING & SOAP HOLDER HEIGHTS AS PER TILE SELECTION SHEET  
- CLIENT TO MEET TILER ON SITE PRIOR TO COMMENCEMENT OF WORKS TO VERIFY LOCATION OF TILES

DO NOT SCALE FROM THIS DRAWING

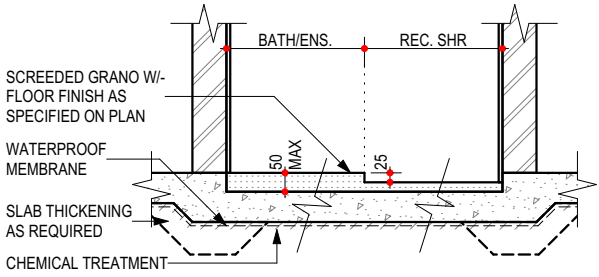
All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.  
ALL DIMENSIONS TO BRICKWORK.

REFER TO ADDENDUM FOR FITOUT SPECIFICATION

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



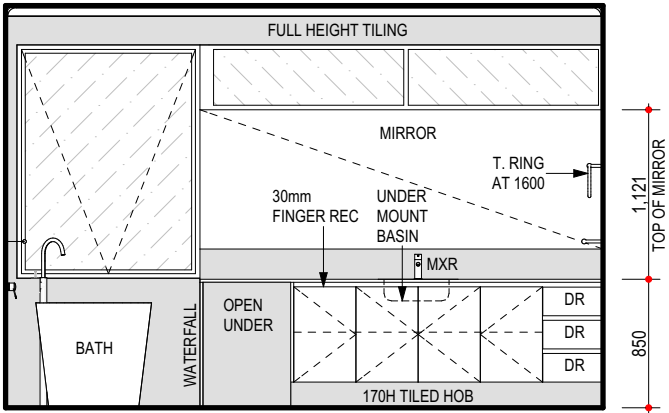
ENSUITE 1 PLAN



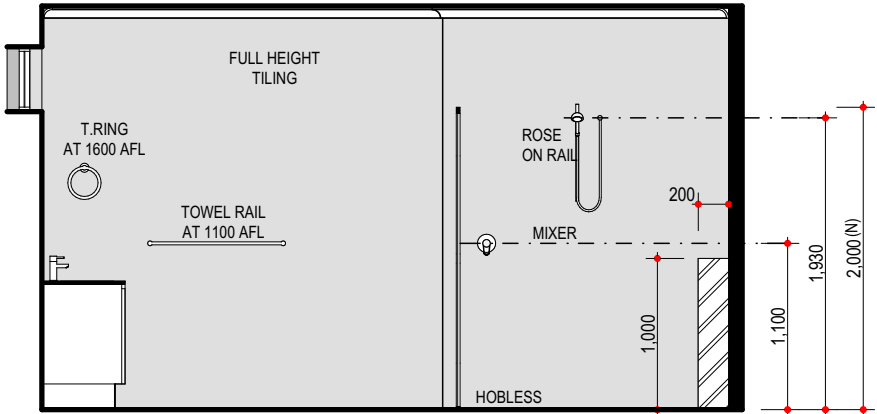
RECESSED SHOWER DETAIL (NO HOB)

NOTES:

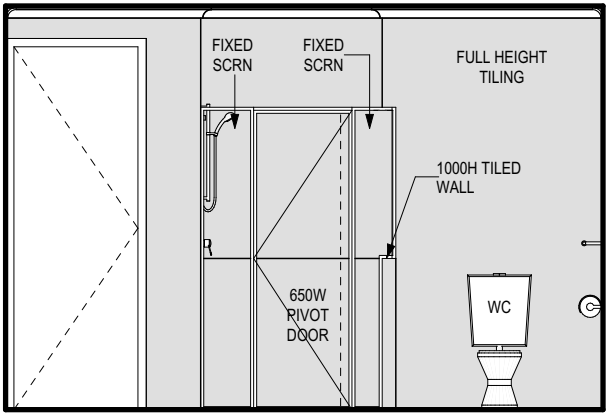
- REFER TO ENGINEERS DRAWINGS FOR FOOTING AND SLAB DETAILS  
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS  
- SCALE 1 : 20



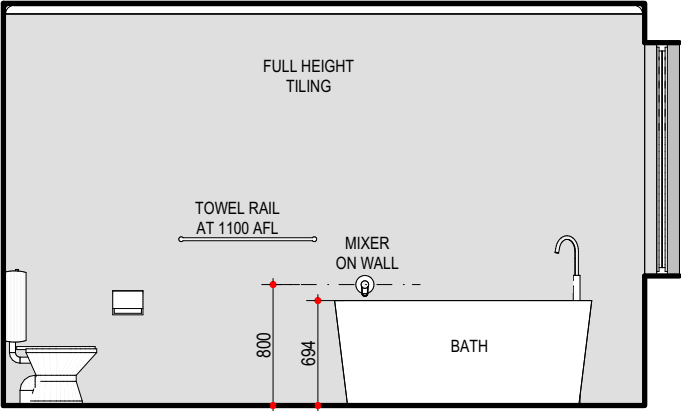
E5 VIEW



E6 VIEW



E7 VIEW



E8 VIEW

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

PROPOSED RESIDENCE FOR:  
WANG & LEE

ADDRESS:  
LOT 286 (#47) PHILIP ROAD,  
DALKEITH.

DRAWN: WW  
DESIGNED: ALI  
CHECKED: DM  
DATE: 04.06.2019  
MODEL: SPECIAL

SCALE: 1:50  
SHEET: 13 OF 16  
SIZE: A3  
PROJECTS  
JOB N° 156342

Issue Name	Drawn	Date
V001.2	WW	12.08.2019
V003.4	WW	15.08.2019
V001	WW	22.10.2019
V006	WW	01.11.20189
JEL	WW	27.11.2019
V008	WW	11.12.2019

ROOM LAYOUTS 3



SUMMIT  
HOMES GROUP

BUILD | RENOVATE | DEVELOP

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

CABINETMAKER NOTE

- REFER TO ELECTRICAL PLAN FOR GPO LOCATIONS

TILER NOTE

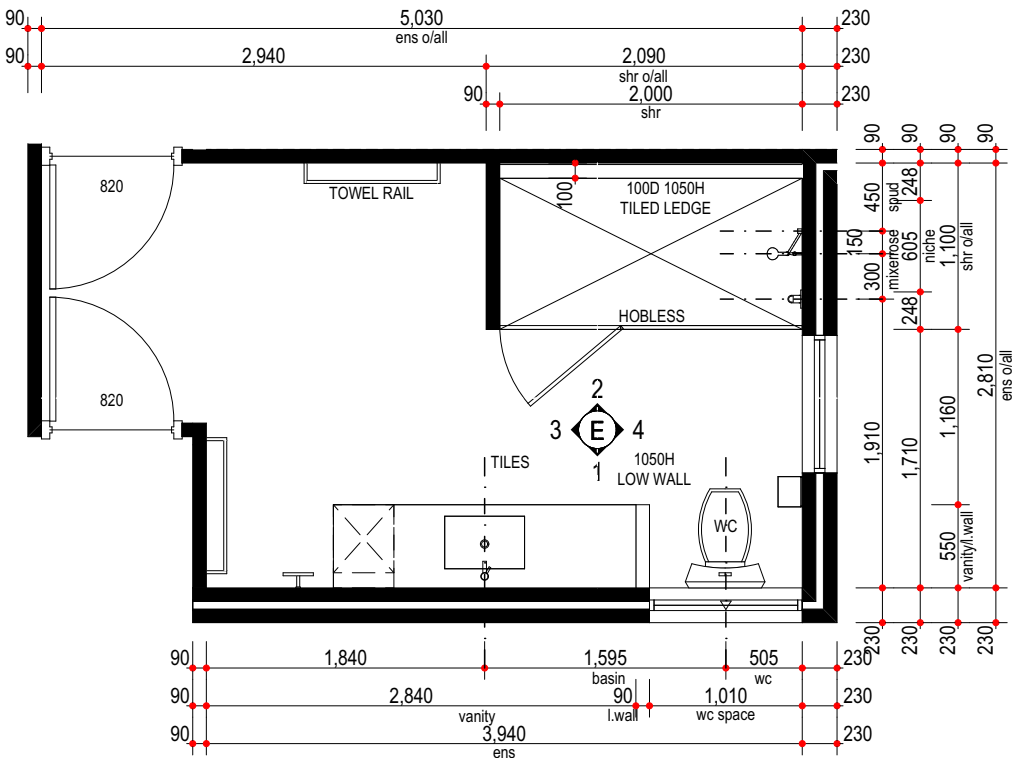
- SHADING DENOTES EXTENT OF TILING  
- ALL TILING & SOAP HOLDER HEIGHTS AS PER TILE SELECTION SHEET  
- CLIENT TO MEET TILER ON SITE PRIOR TO COMMENCEMENT OF WORKS TO VERIFY LOCATION OF TILES

DO NOT SCALE FROM THIS DRAWING

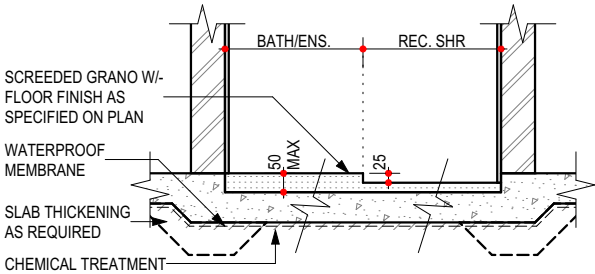
All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.  
ALL DIMENSIONS TO BRICKWORK.

REFER TO ADDENDUM FOR FITOUT SPECIFICATION

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



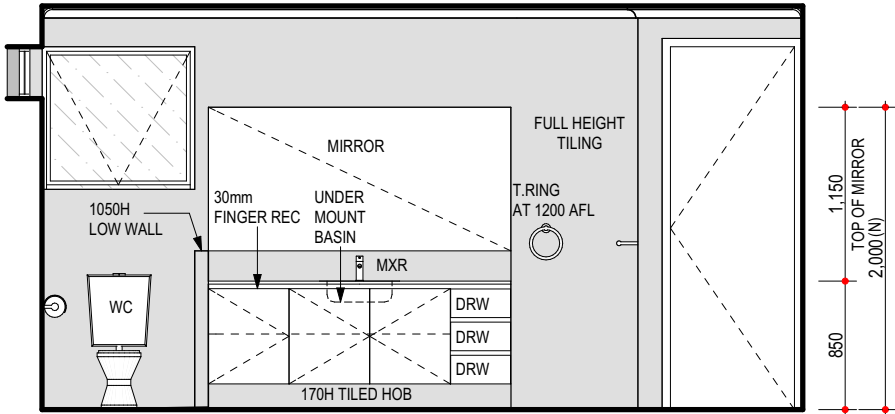
ENSUITE 2 PLAN



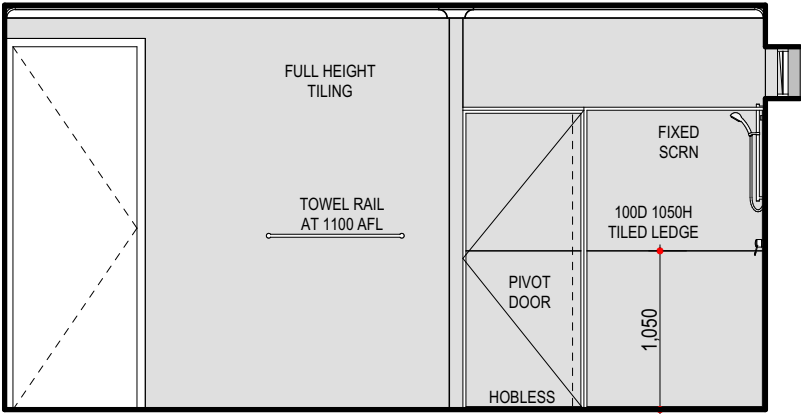
RECESSED SHOWER DETAIL (NO HOB)

NOTES:

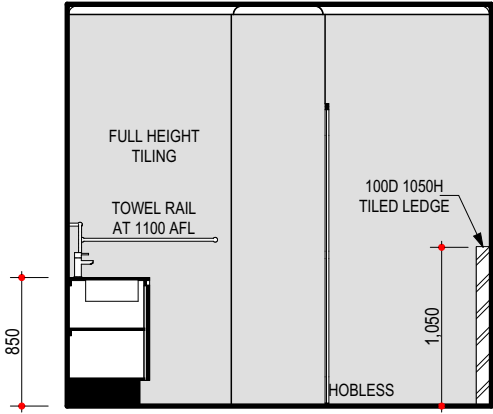
- REFER TO ENGINEERS DRAWINGS FOR FOOTING AND SLAB DETAILS  
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS  
- SCALE 1 : 20



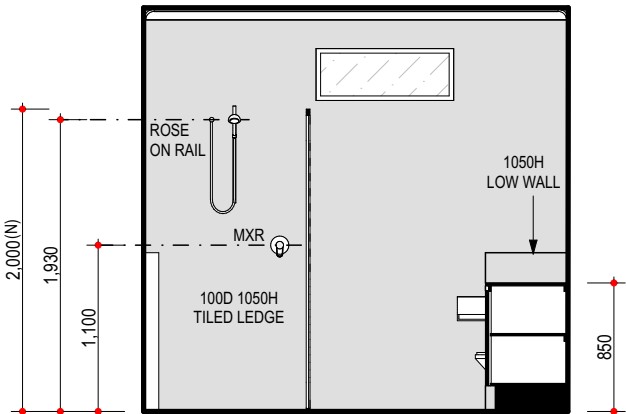
E1 VIEW



E2 VIEW



E3 VIEW



E4 VIEW

WITNESS: \_\_\_\_\_

CLIENT(S): \_\_\_\_\_

BUILDER: \_\_\_\_\_

PROPOSED RESIDENCE FOR:  
WANG & LEE

ADDRESS:  
LOT 286 (#47) PHILIP ROAD,  
DALKEITH.

DRAWN: WW  
DESIGNED: ALI  
CHECKED: DM  
DATE: 04.06.2019  
MODEL: SPECIAL

SCALE: 1:50  
SHEET: 14 OF 16  
SIZE: A3  
PROJECTS  
JOB N° 156342

Issue Name	Drawn	Date	Issue Name	Drawn	Date
V001.2	WW	12.08.2019			
V003.4	WW	15.08.2019			
V001	WW	22.10.2019			
V006	WW	01.11.20189			
JEL	WW	27.11.2019			
V008	WW	11.12.2019			

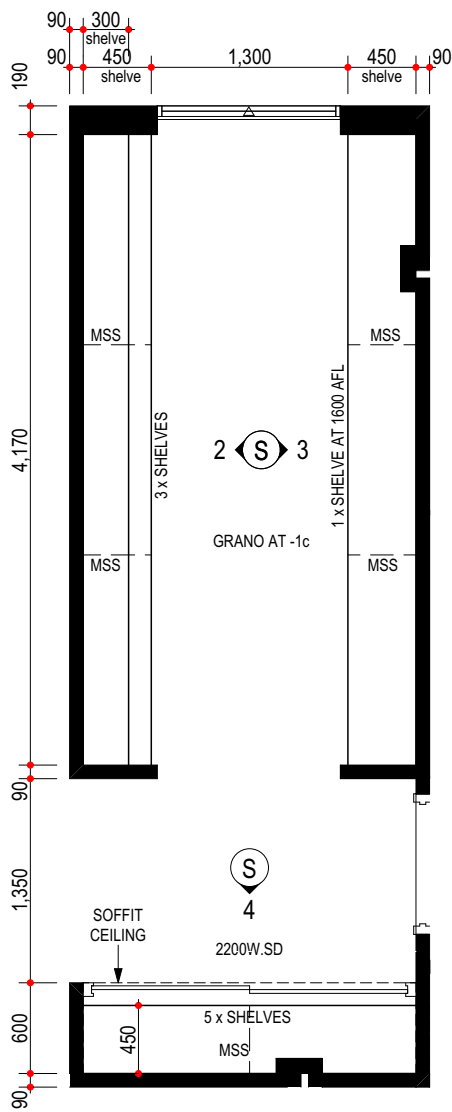
ROOM LAYOUTS 4



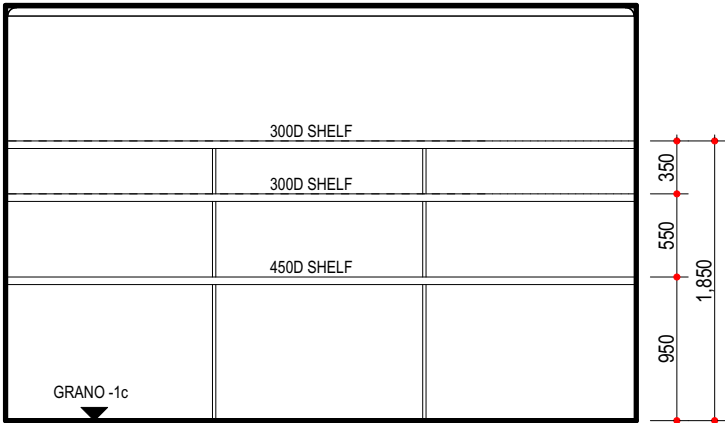
SUMMIT  
HOMES GROUP

BUILD | RENOVATE | DEVELOP

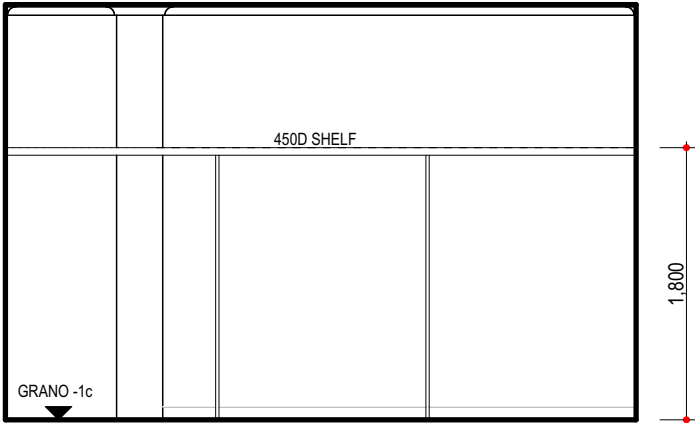




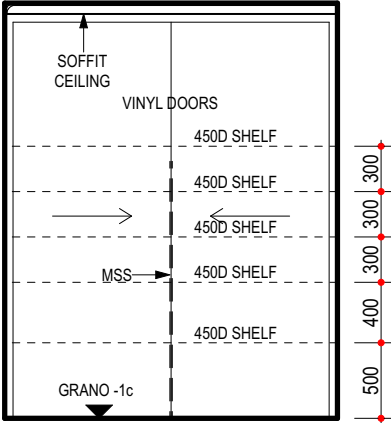
STORE PLAN



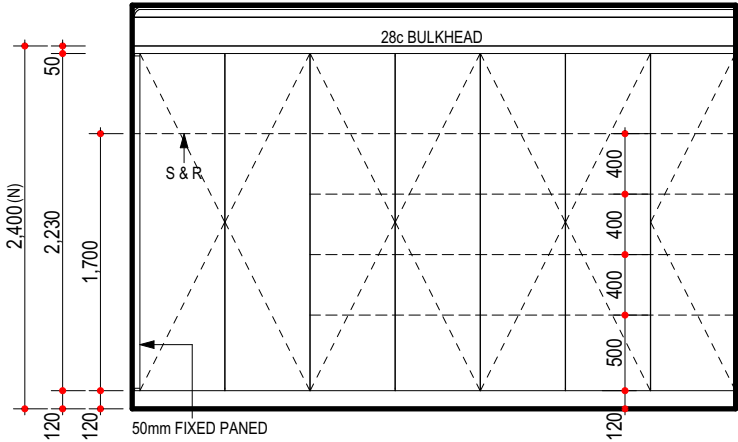
S2 VIEW



S3 VIEW

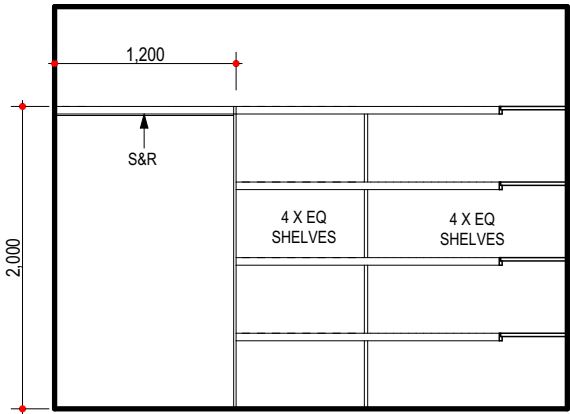


S4 VIEW



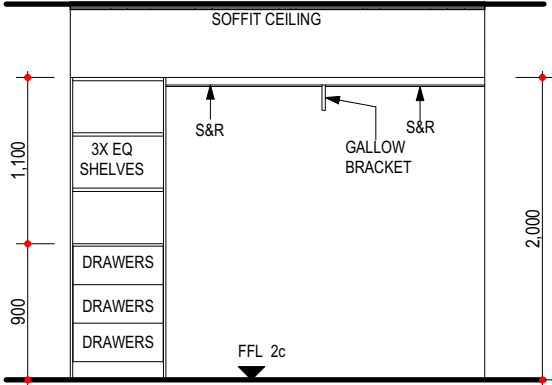
LAMINATED LINEN TO PASSAGE DETAIL

SCALE: 1:50



INTERNAL STORE SHELVES

SCALE: 1:50



TEA ROOM ROBE DRW'S/SHELVES

SCALE: 1:50

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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 ADDENDUM FOR FITOUT SPECIFICATION

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

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

PROPOSED RESIDENCE FOR:  
WANG & LEE

ADDRESS:  
LOT 286 (#47) PHILIP ROAD,  
DALKEITH.

DRAWN: WW  
DESIGNED: ALI  
CHECKED: DM  
DATE: 04.06.2019  
MODEL: SPECIAL

SCALE: 1:50  
SHEET: 15 OF 16  
SIZE: A3  
PROJECTS  
JOB N°  
156342

Issue Name	Drawn	Date
V001	WW	22.10.2019
V006	WW	01.11.2019
JEL	WW	27.11.2019
V008	WW	11.12.2019

ROOM LAYOUTS 4



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BUILT AROUND PEOPLE

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