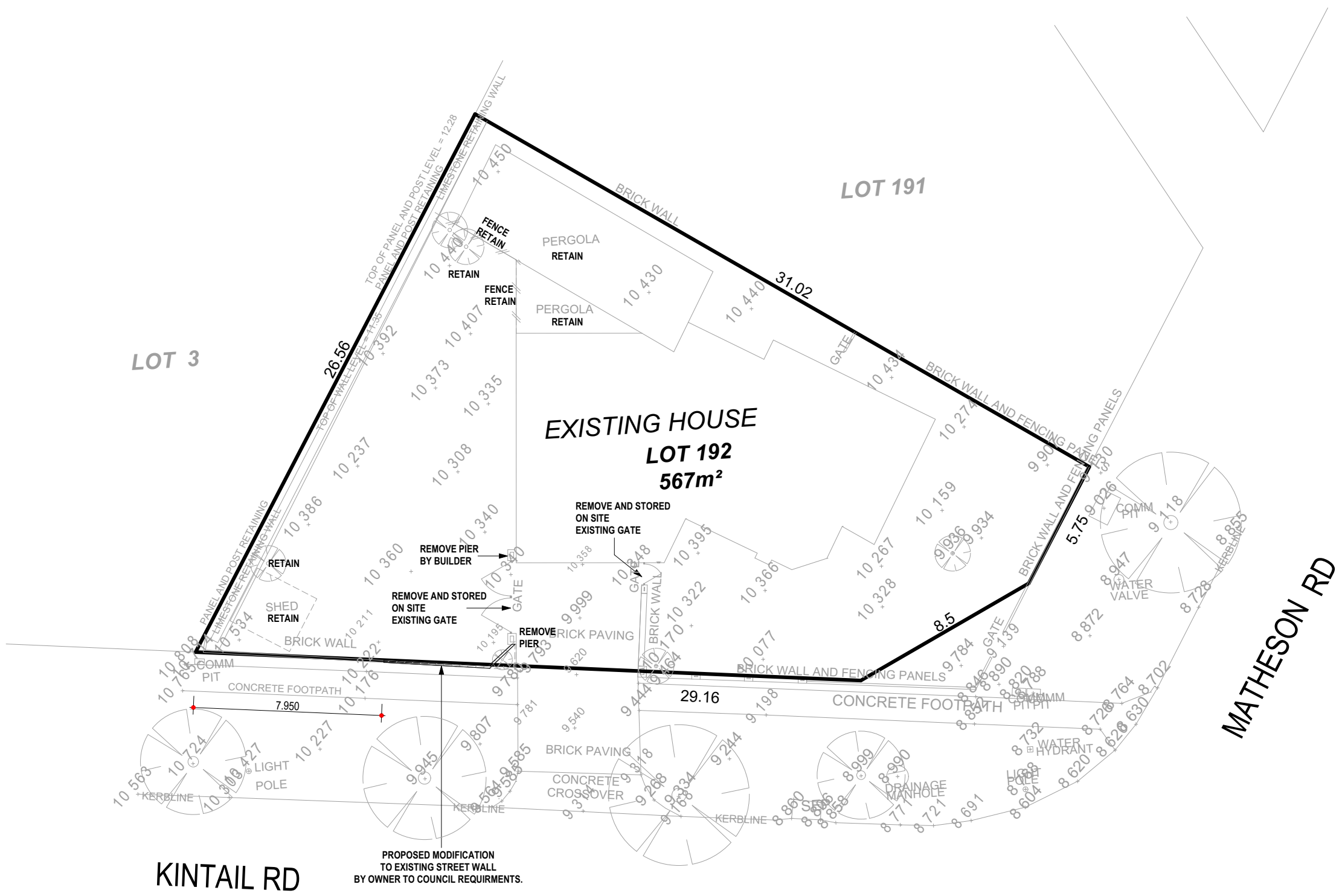




CLIENT NOTE

1. ALL DEMOLITION BY CLIENT UNLESS OTHERWISE NOTED.



CLIENT	SCALE - NA	<div>COPYRIGHT </div> <div>This drawing is copyright and the property of UNITED SURVEYS. It must not be retained, copied or used without the authority of UNITED SURVEYS.</div> <div>DISCLAIMER</div> <div>This drawing and its contents are electronically generated, are confidential and may only be used for the purpose for which intended. UNITED SURVEYS will not accept responsibility for any consequences arising from the use of the drawing for other than its intended purpose or where the drawing has been altered, amended or changed either manually or electronically by any third party.</div> <div>NOTE</div> <div>This is an uncontrolled document issued for information purposes only. Verify dimensions prior to commencing any on site or off-site works or fabrication. If in doubt don't hesitate to ASK.</div>	<div></div> <div>UNITED SURVEYS</div> <div>3 MELROSE CRESCENT MENORA 6050 WA PH 92723890 MOB 0418924566</div>	PROJECT
	DATUM - MGA94			FEATURE SURVEY
	JOB No - 9984			LOTS 192 MATHESON ROAD
	DRAWN BY - M.Ferrante			APPLECROSS WA 6153
KELVIN CHAN	DATE - 7TH - JAN 2016			

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:

KELVIN CHAN

ADDRESS:

LOT 192 (#123) MATHESON ROAD,

APPLECROSS

DRAWN: WW

DESIGNED: DB

CHECKED: DM

DATE: 06.09.2019

SCALE: 1:100

SHEET: 1 OF 19

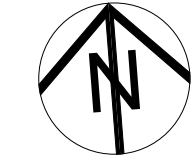
SIZE: A3

SUMMIT PROJECTS

JOB N° 157911

Issue Name	Drawn	Date
ENG. AMENDM.	WW	28.10.2019
PSV	WW	13.11.2019
V001.2	WW	10.01.2020
AMEND.	WW	11.03.2020
JEL	WW	25.03.2020

EXISTING SITE



CLIENT NOTE:
- ALL PAVING / GRANO BY CLIENT.
- ALL FENCING BY CLIENT.
- LANDSCAPING BY CLIENT

PRESTART / PLUMBER NOTE:
- SEWER & INVERT POSITION TO BE DETERMINED.
- WATER METER POSITIONS TO BE DETERMINED.

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

ELECTRICIAN NOTE:
- CONNECT PROPOSED ADDITION TO EXISTING HOUSE VIA U/G MAINS.

PLUMBER NOTE:
- REFER TO PLUMBING PLAN FOR SEWER AND STORMWATER LAYOUTS.

ZONING R12.5
TOTAL SITE AREA 567 m²

OPEN SPACE CALCULATIONS

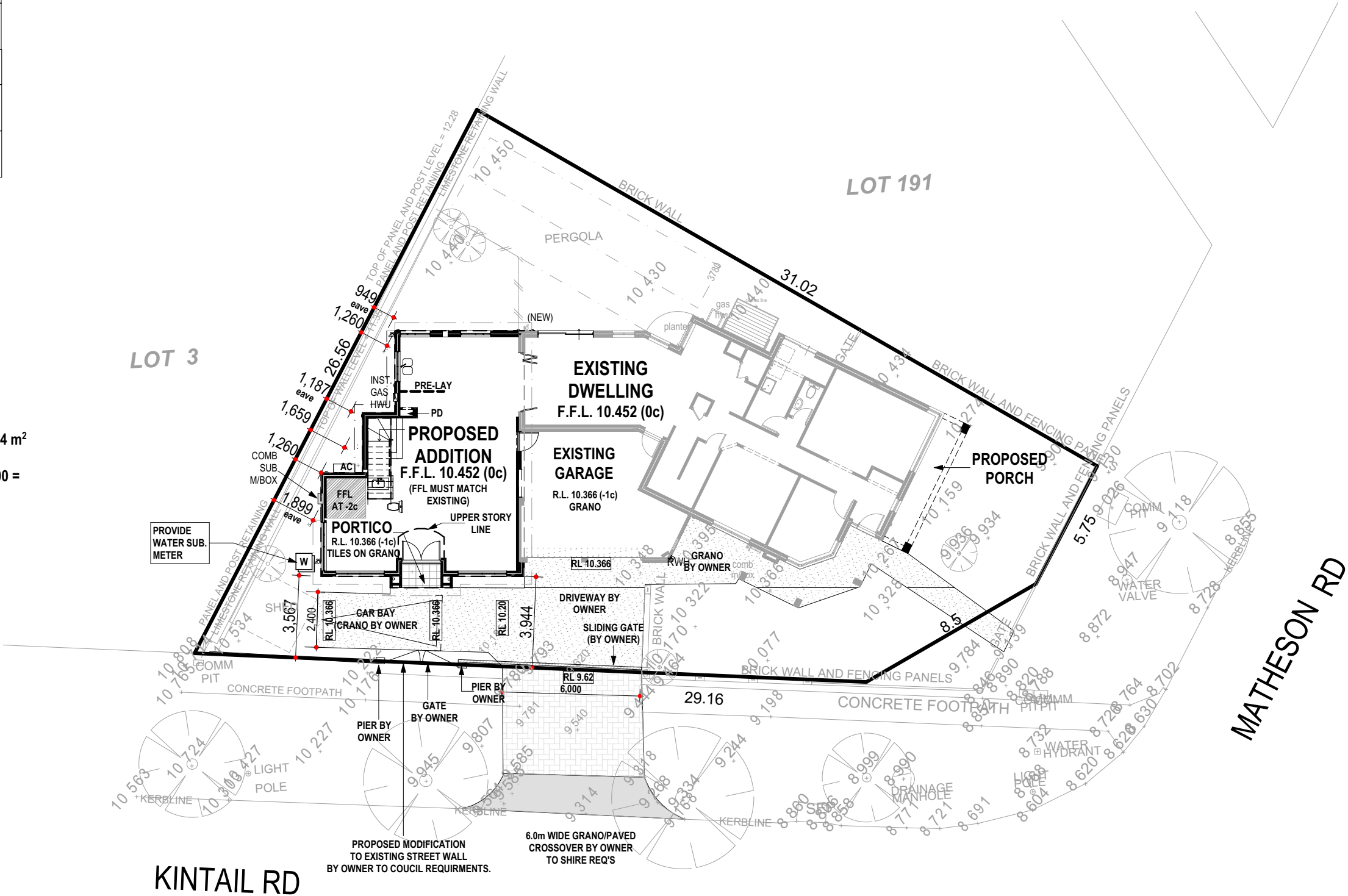
TOTAL AREA GROUND FLOOR =
151.78 m²(existing) + 74.88 m²(new)



Total Area = 226.66 m²

TOTAL AREA OF OPEN SPACE =

Total Lot Area = 567 m² - 226.66 m² = 340.34 m²

expressed as percentage = 340.34/567 x 100 =
60 %



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KELVIN CHAN	DATUM - MGA94			FEATURE SURVEY LOTS 192 MATHESON ROAD APPLECROSS WA 6153	
	JOB No - 9984				
	DRAWN BY - M.Ferrante				
	DATE - 7TH - JAN 2016				

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:
KELVIN CHAN

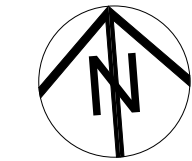
ADDRESS:
LOT 192 (#123) MATHESON ROAD,
APPLECROSS

DRAWN: WW
DESIGNED: DB
CHECKED: DM
DATE: 06.09.2019

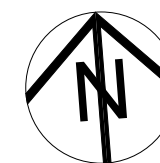
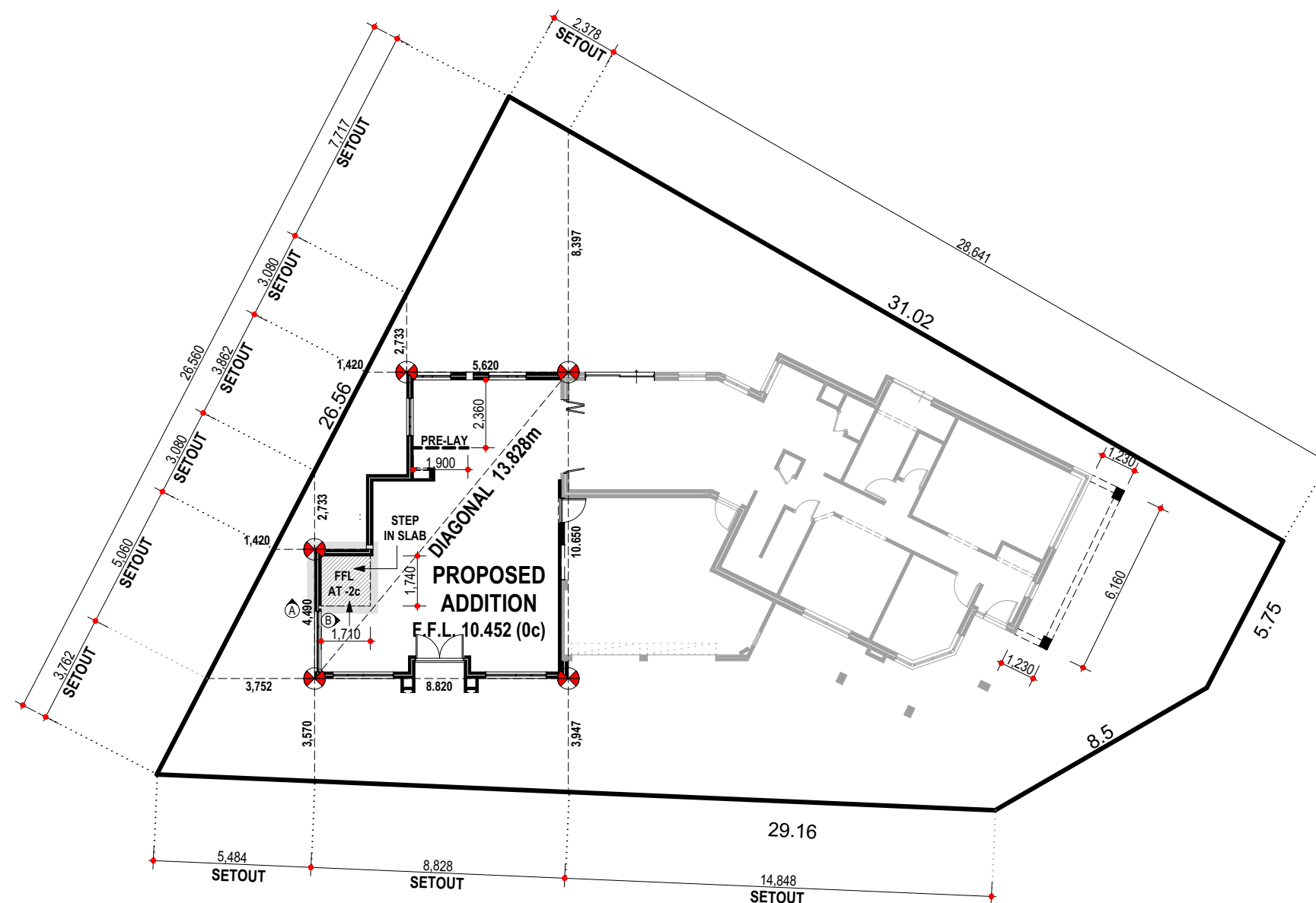
SCALE: 1:100
SHEET: 2 OF 19
SIZE: A3
SUMMIT PROJECTS
JOB N° 157911


Issue Name	Drawn	Date	Issue Name	Drawn	Date
ENG.	WW	28.10.2019			
AMENDM.	WW	13.11.2019			
PSV	WW	10.01.2020			
V001.2	WW	11.03.2020			
AMEND.	WW	25.03.2020			
JEL	WW				

SITE PLAN



- TOP OF FOOTING AT -4c WHERE INDICATED
- REFER TO ELEVATIONS FOR EXTENT.



KELVIN CHAN	CLIENT	SCALE - NA	<u>COPYRIGHT ©</u> This drawing is copyright and the property of UNITED SURVEYS. It must not be retained, copied or used without the authority of UNITED SURVEYS.		PROJECT FEATURE SURVEY LOTS 192 MATHESON ROAD APPLECROSS WA 6153
		DATUM - MGA94	<u>DISCLAIMER</u> This drawing and its contents are electronically generated, are confidential and may only be used for the purpose for which intended. UNITED SURVEYS will not accept responsibility for any consequences arising from the use of the drawing for other than its intended purpose or where the drawing has been altered, amended or changed either manually or electronically by any third party.		
		JOB No - 9984			
		DRAWN BY - M.Ferrante			
		DATE - 7TH - JAN 2016	<u>NOTE</u> This is an uncontrolled document issued for information purposes only. Verify dimensions prior to commencing any on site or off-site works or fabrication. If in doubt don't hesitate to ASK.		

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:
KELVIN CHAN

ADDRESS:
LOT 192 (#123) MATHESON ROAD,
APPLECROSS

BUILT AROUND PEOPLE

DRAWN:	WW	SCALE:	1:100
DESIGNED:	DB	SHEET:	3 OF 19
CHECKED:	DM	SIZE:	A3
DATE:	06.09.2019	SUMMIT PROJECTS	
		JOB N°	
		157911	

SCALE: 1:100
SHEET: 3 OF 19
SIZE: A3
SUMMIT PROJECTS

Issue Name	Drawn	Date	Issue Name	Drawn	Date
ENG. AMENDM.	VW	28.10.2019			
PSV	VW	13.11.2019			
V001,2	VW	10.01.2020			
AMEND.	VW	11.03.2020			
JEL	VW	25.03.2020			

SETOUT PLAN



BUILD | RENOVATE | DEVELOP

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PRESTART / PLUMBER NOTE:

- SEWER & INVERT POSITION TO BE DETERMINED.
- WATER METER POSITIONS TO BE DETERMINED.

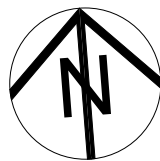
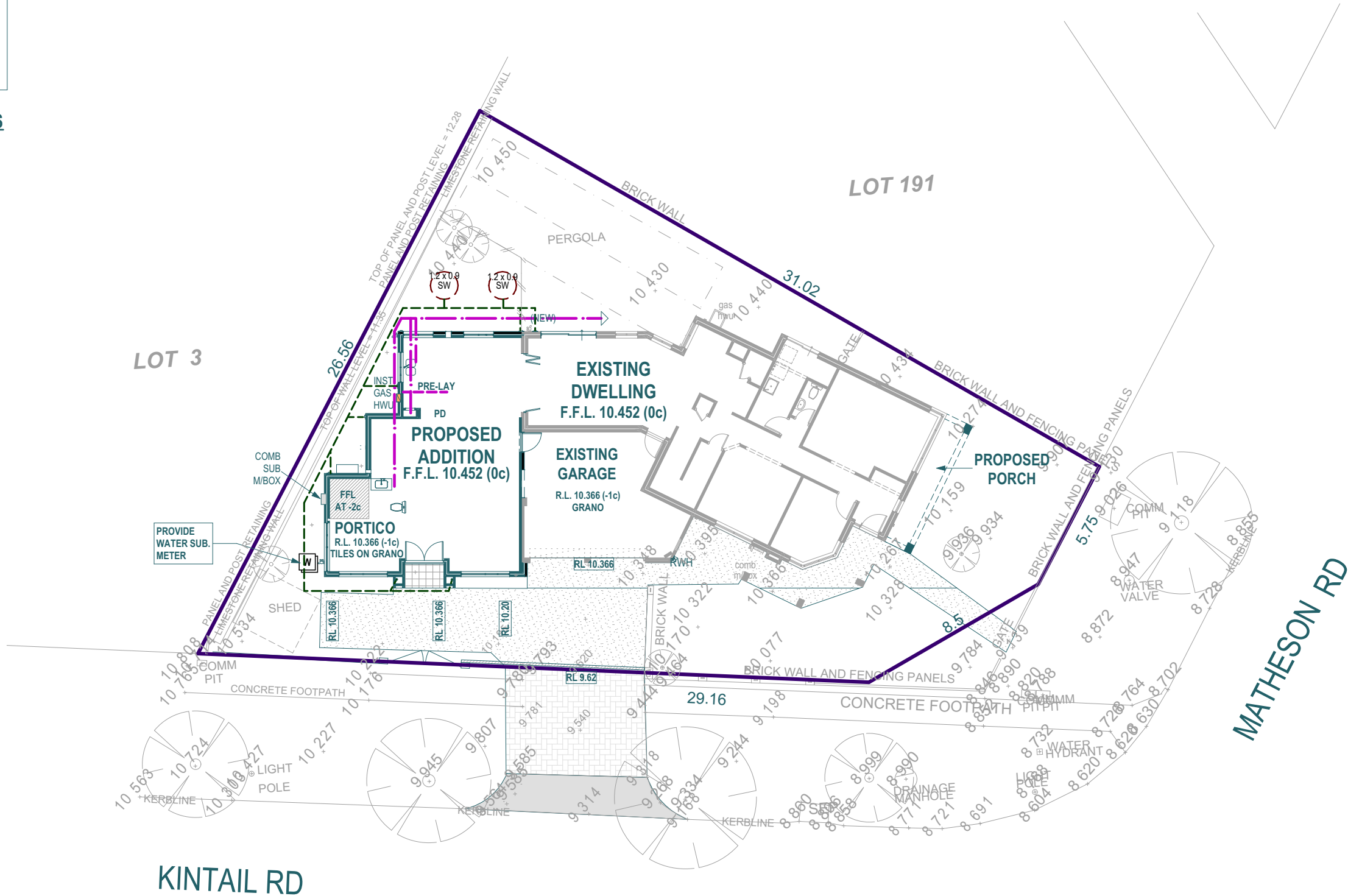
PLUMBER NOTE:

- 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.
- CONNECT SEWER TO EXISTING HOUSE SEWER SYSTEM.

STORMWATER & SEWER NOTES

1:20 YEAR STORM EVENT

Soak Well Type	No.	
SW 1200x900	2	2.0 m3
Total Capacity		2.0 m3
Roof Area GF		92.0 m2
Total Area		92.0 m2
Capacity Required (Area x 0.0130)		1.2 m3
Extra Capacity Provided		0.8 m3



CLIENT	SCALE - NA	COPYRIGHT ©	PROJECT
KELVIN CHAN	DATUM - MGA94	<p>This drawing is copyright and the property of UNITED SURVEYS. It must not be retained, copied or used without the authority of UNITED SURVEYS.</p> <p>DISCLAIMER</p> <p>This drawing and its contents are electronically generated, are confidential and may only be used for the purpose for which intended. UNITED SURVEYS will not accept responsibility for any consequences arising from the use of the drawing for other than its intended purpose or where the drawing has been altered, amended or changed either manually or electronically by any third party.</p> <p>NOTE</p> <p>This is an uncontrolled document issued for information purposes only. Verify dimensions prior to commencing any on site or off-site works or fabrication. If in doubt don't hesitate to ASK.</p>	<p>UNITED SURVEYS</p> <p>3 MELROSE CRESCENT MENORA 6050 WA PH 92723890 MOB 0418924566</p>
	JOB No - 9984		
	DRAWN BY - M.Ferrante		
	DATE - 7TH - JAN 2016		
			<p>FEATURE SURVEY</p> <p>LOTS 192 MATHESON ROAD</p> <p>APPLECROSS WA 6153</p>

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:
KELVIN CHAN

ADDRESS:
LOT 192 (#123) MATHESON ROAD,
APPLECROSS

DRAWN: WW
DESIGNED: DB
CHECKED: DM
DATE: 06.09.2019

SCALE: 1:100
SHEET: 4 OF 19
SIZE: A3
SUMMIT PROJECTS
JOB N°
157911

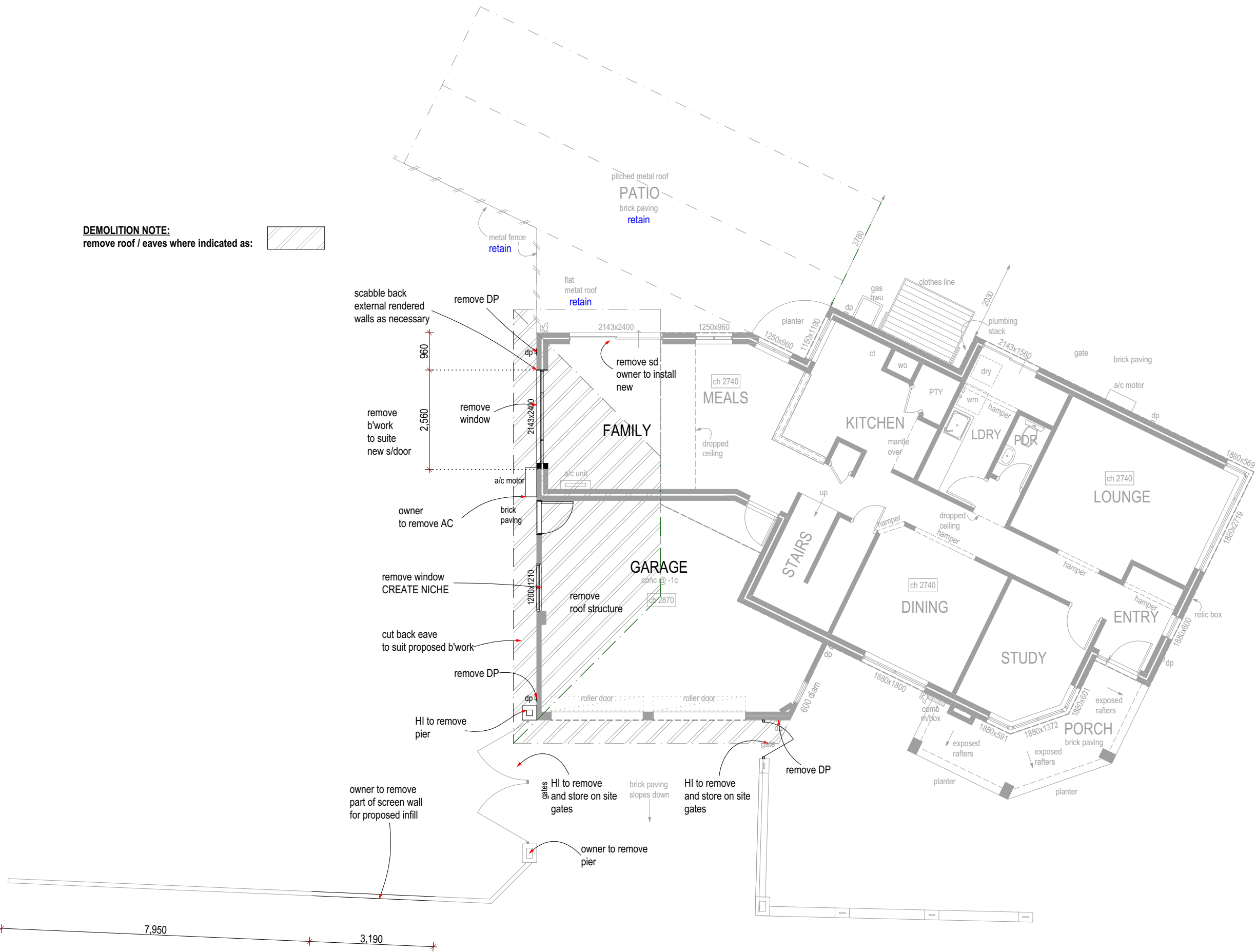
Issue Name	Drawn	Date	Issue Name	Drawn	Date
ENG.	WW	28.10.2019			
AMENDM.	WW	13.11.2019			
PSV	WW	10.01.2020			
V001.2	WW	12/02/20			
V004/5	DMA	11.03.2020			
AMEND.	WW	25.03.2020			
JEL	WW				

PLUMBING PLAN

BUILT AROUND PEOPLE

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DEMOLITION NOTE:
remove roof / eaves where indicated as:



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Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.

BUILDER:
CLIENT(S):
.....
WITNESS:

PROPOSED RESIDENCE FOR:
KELVIN CHAN

ADDRESS:
**LOT 192 (#123) MATHESON ROAD,
APPLECROSS**

BUILT AROUND PEOPLE

DRAWN: WW
DESIGNED: DB
CHECKED: DM
DATE: 06.09.2019

SCALE: 1:100
SHEET: 5 OF 19
SIZE: A3
SUMMIT PROJECTS
JOB N°
15791 I

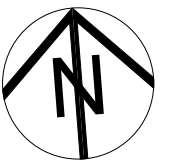
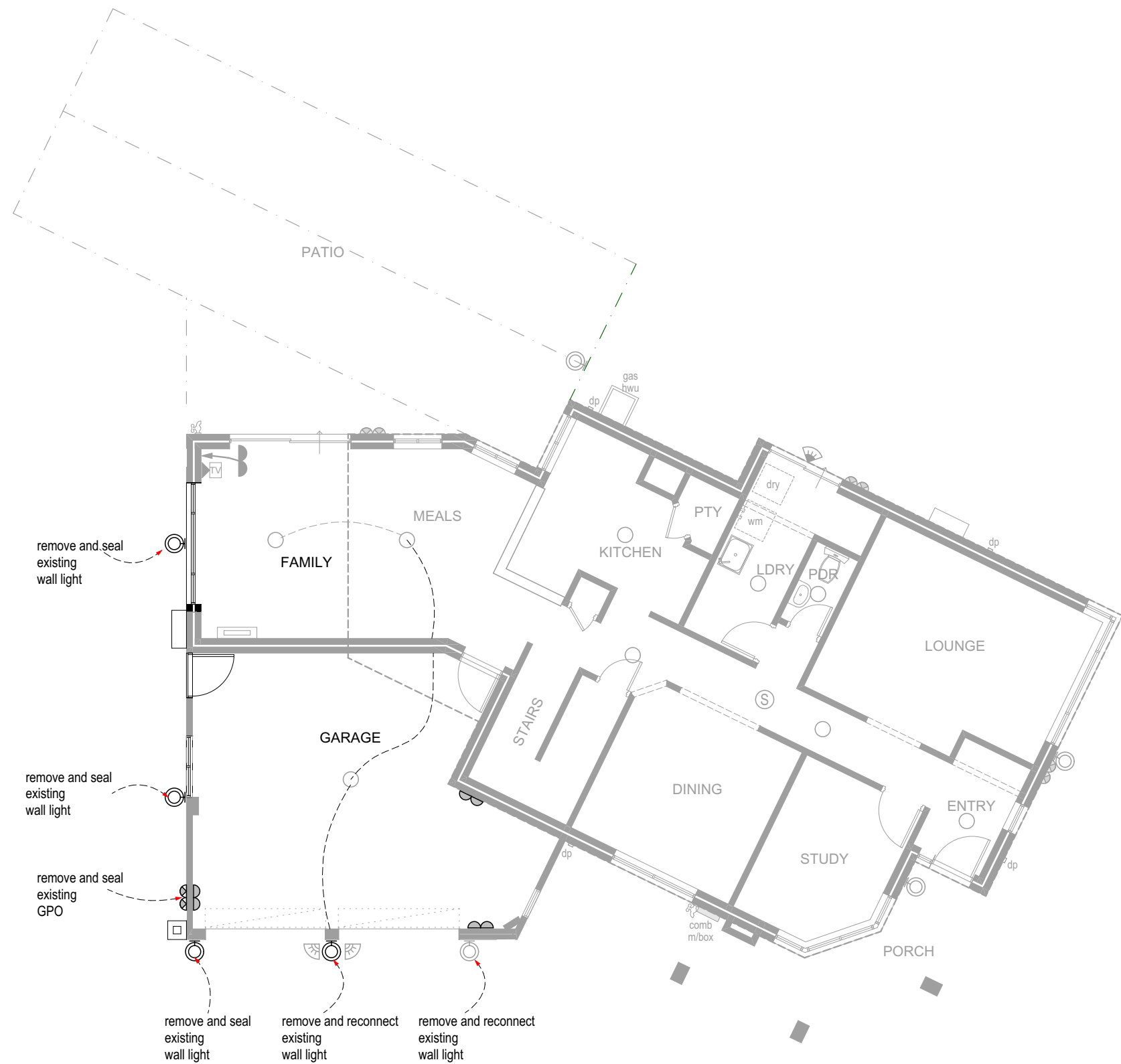
Issue Name	Drawn	Date	Issue Name	Drawn	Date
ENG.	WW	28.10.2019			
AMENDM.	WW	13.11.2019			
PSV	WW	10.01.2020			
V001.2	WW	11.03.2020			
AMEND.	WW	25.03.2020			
JEL	WW				

EXISTING DWELLING DEMOLITION PLAN



BUILD | RENOVATE | DEVELOP

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Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.

BUILDER:
CLIENT(S):
.....
WITNESS:

PROPOSED RESIDENCE FOR:
KELVIN CHAN

ADDRESS:
**LOT 192 (#123) MATHESON ROAD,
APPLECROSS**

BUILT AROUND PEOPLE

DRAWN: WW
DESIGNED: DB
CHECKED: DM
DATE: 06.09.2019

SCALE: 1:100
SHEET: 6 OF 19
SIZE: A3
SUMMIT PROJECTS
JOB N°
157911

Issue Name	Drawn	Date	Issue Name	Drawn	Date
ENG.	WW	28.10.2019			
AMENDM.	WW	13.11.2019			
PSV	WW	10.01.2020			
V001.2	WW	11.03.2020			
AMEND.	WW	25.03.2020			
JEL	WW				

CUT AND SEAL PLAN

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SITE CLASSIFICATION - CLASS 'A'
(REFER TO SITE REPORT FOR
DETAILS) WIND LOAD - N2
CORROSION CLASSIFICATION - R3

ROOF CARPENTER NOTE

- TILED ROOF, PITCH AT 30°07' W/- 350W EAVES UNO
- WESPINE BLUE TIMBER ROOF CONSTRUCTED IN ACCORDANCE TO AS1684
- GF CEILINGS UNDERSIDE OF SLAB (32c)

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.

ELECTRICAL NOTE

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

TRADES / SUPERVISOR NOTE

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

ENGINEER NOTE

- NOTE BLOCKOUTS TO DUCTS.

CONCRETOR/ENGINEER NOTE

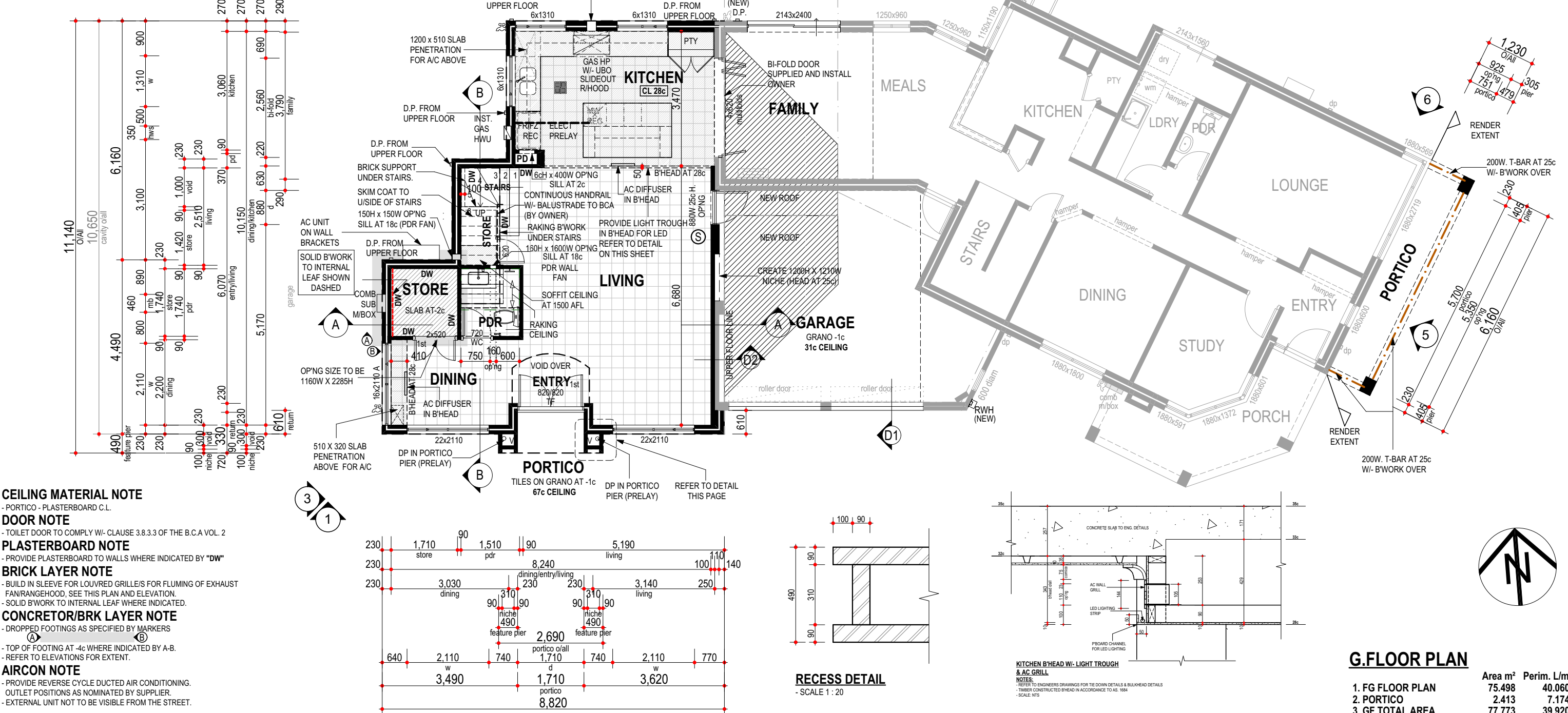
- CONC STAIRS TO HAVE 187 RISERS & 250 GOINGS.

PLUMBER/GENERAL NOTE

- 2 STOREY FLOOR CONSTRUCTION TO BE SUSPENDED SLAB. REFER TO ENGINEERS DETAILS & SECTIONS.

OWNER NOTE

- BALUSTREDES (HANDRAILS) BY OWNER, BEFORE HANDOVER TO BCA 3.9.2



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.

BUILDER:

CLIENT(S):

.....

WITNESS:

PROPOSED RESIDENCE FOR:

KELVIN CHAN

ADDRESS:

LOT 192 (#123) MATHESON ROAD,

APPLECROSS

BUILT AROUND PEOPLE

DRAWN: WW

DESIGNED: DB

CHECKED: DM

DATE: 06.09.2019

SCALE: 1:100

SHEET: 7 OF 19

SIZE: A3

SUMMIT PROJECTS

JOB N°

157911

Issue Name

ENG.

AMENDM.

PSV

V001.2

AMEND.

JEL

Drawn

WW

WW

WW

WW

WW

WW

Date

28.10.2019

13.11.2019

10.01.2020

11.03.2020

25.03.2020

Issue Name

Drawn

Date

Issue Name

Drawn

Date

G.FLOOR PLAN

G.FLOOR PLAN

1. FG FLOOR PLAN

2. PORTICO

3. GF TOTAL AREA

Area m²

75.498

2.413

77.773

Perim. L/m

40.060

7.174

39.920



SUMMIT
HOMES GROUP

timber roof only

BUILD | RENOVATE | DEVELOP

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SITE CLASSIFICATION - CLASS 'A'
(REFER TO SITE REPORT FOR
DETAILS) WIND LOAD - N2
CORROSION CLASSIFICATION - R3

ROOF CARPENTER NOTE

- TILED ROOF, PITCH AT 30°07' W/- 350W EAVES UNO
- WESPINE BLUE TIMBER ROOF CONSTRUCTED IN ACCORDANCE TO AS1684
- UF CEILINGS AT 63c + PL UNO.

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

TRADES / SUPERVISOR NOTE

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

ENGINEER NOTE

- NOTE BLOCKOUTS TO DUCTS.

CONCRETOR/ENGINEER NOTE

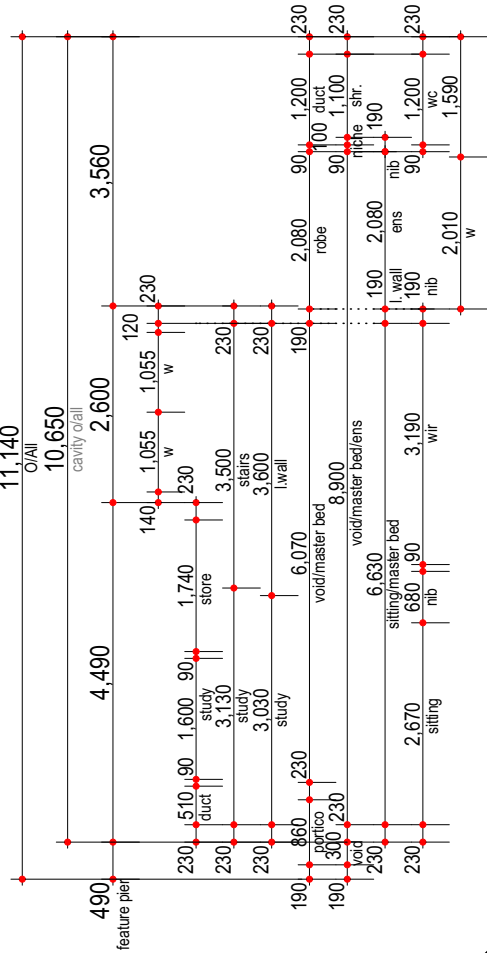
- CONC STAIRS TO HAVE 187 RISERS & 250 GOINGS.

PLUMBER/GENERAL NOTE

- 2 STOREY FLOOR CONSTRUCTION TO BE 3C SUSPENDED SLAB. REFER TO ENGINEERS DETAILS & SECTIONS.

WINDOW SUPPLIER NOTE

- PROTECTION OF OPENABLE WINDOWS
- U F BEDROOM/STUDY/SITTING WINDOWS TO COMPLY W/- CLAUSE 3.9.2.5 BCA VOL. 2



OWNER NOTE

- BALUSTREDES (HANDRAILS) BY OWNER, BEFORE HANDOVER TO BCA 3.9.2

CEILING MATERIAL NOTE

- PORTICO - PLASTERBOARD C.L.

PLASTERBOARD NOTE

- PROVIDE PLASTERBOARD TO WALLS WHERE INDICATED BY "DW"

BRICK LAYER NOTE

- BUILD IN SLEEVE FOR LOUVRED GRILLE/S FOR FLUING OF EXHAUST FAN/RANGEHOOD, SEE THIS PLAN AND ELEVATION.
- SOLID B'WORK TO INTERNAL LEAF WHERE INDICATED.

AIRCON NOTE

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

FIXING CARPENTER NOTE

- 2 X 450D SHELF & RAIL TO WIR, ROBE AT 850/1700.
- PROVIDE MID-SHELF SUPPORT WHERE NOTED "MSS" TO ANY SHELF OVER 1.8m LONG.

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:

KELVIN CHAN

ADDRESS:

LOT 192 (#123) MATHESON ROAD,
APPLECROSS

BUILT AROUND PEOPLE

DRAWN: WW
DESIGNED: DB
CHECKED: DM
DATE: 06.09.2019

SCALE: 1:100
SHEET: 8 OF 19
SIZE: A3
SUMMIT PROJECTS

JOB N°
157911

Issue Name	Drawn	Date	Issue Name	Drawn	Date
ENG. AMENDM.	WW	28.10.2019			
PSV	WW	13.11.2019			
V001.2	WW	10.01.2020			
AMEND.	WW	11.03.2020			
JEL	WW	25.03.2020			

U.FLOOR PLAN

U.FLOOR PLAN

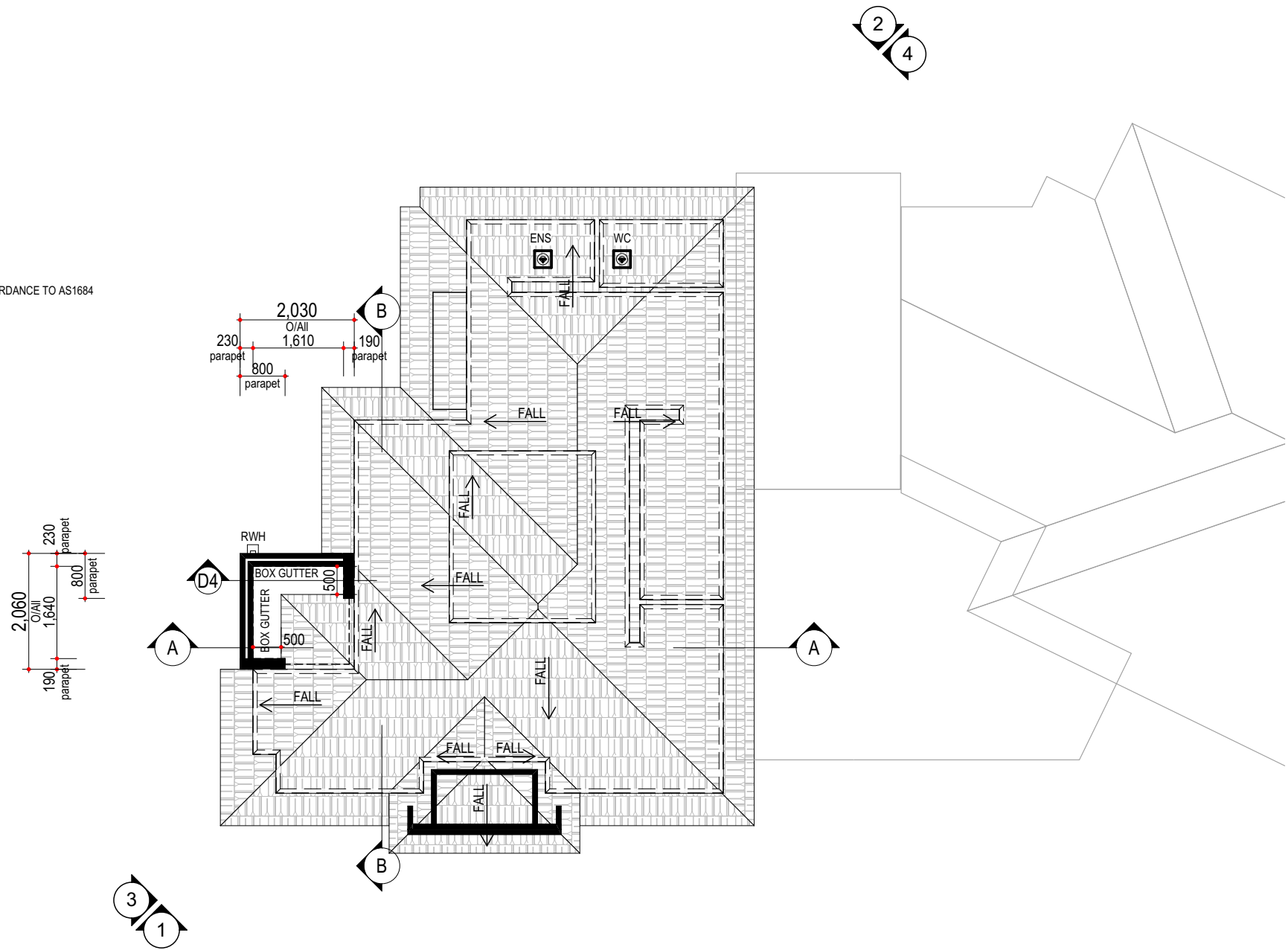
1. UF FLOOR PLAN
2. UF ROOF

Area m² Perim. L/m
76.831 40.059
91.949 42.660



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ROOF CARPENTER NOTE
- **TILED** ROOF, PITCH AT 30°07' W/- 350W EAVES UNO
- WESPINE BLUE TIMBER ROOF CONSTRUCTED IN ACCORDANCE TO AS1684
- UF CEILINGS AT 67c + PL)



U.FLOOR ROOF PLAN

	Area m ²	Perim. L/m
1. UF FLOOR PLAN	76.831	40.059
2. UF ROOF	91.949	42.660

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

BUILDER:
CLIENT(S):
WITNESS:

PROPOSED RESIDENCE FOR:
KELVIN CHAN

ADDRESS:
**LOT 192 (#123) MATHESON ROAD,
APPLECROSS**

BUILT AROUND PEOPLE

DRAWN: WW
DESIGNED: DB
CHECKED: DM
DATE: 06.09.2019

SCALE: 1:100
SHEET: 9 OF 19
SIZE: A3
SUMMIT PROJECTS
JOB N°
157911

Issue Name	Drawn	Date	Issue Name	Drawn	Date
ENG.	WW	28.10.2019			
AMENDM.	WW	13.11.2019			
PSV	WW	10.01.2020			
V001.2	WW	11.03.2020			
AMEND.	WW	25.03.2020			
JEL	WW				

U.FLOOR ROOF PLAN



Copyright © 2019

- ROOF PITCH AS INDICATED.
- ROOF COVER TO BE TILED.
- EXTERNAL BRICKWORK TO BE RENDER UNLESS OTHERWISE NOTED.
- 1c WINDOW SURROUNDS TO ELEVATION 1 ONLY
- AEROSTONE MOULDING AS INDICATED.

- SHADED WINDOWS INDICATES OBSCURE GLAZING.
- GLAZING DESIGNED AND CONSTRUCTED IN ACCORDANCE TO AS1288.

- PROTECTION OF OPENABLE WINDOWS
U F BEDROOM/STUDY/SITTING WINDOWS TO COMPLY
W/- CLAUSE 3.9.2.5 BCA VOL. 2



BUILDER: _____ / _____

CLIENT(S): _____ / _____

_____ / _____

WITNESS: _____ / _____

BUILT AROUND PEOPLE

Issue Name	Drawn	Date	Issue Name	Drawn	Date
ENG.	WW	28.10.2019			
AMENDM.					
PSV	WW	13.11.2019			
V001,2	WW	10.01.2020			
AMEND.	WW	11.03.2020			
JEL	WW	25.03.2020			

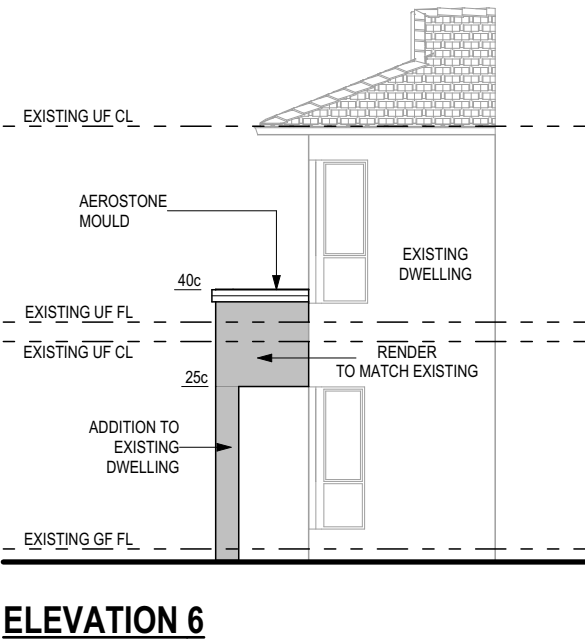
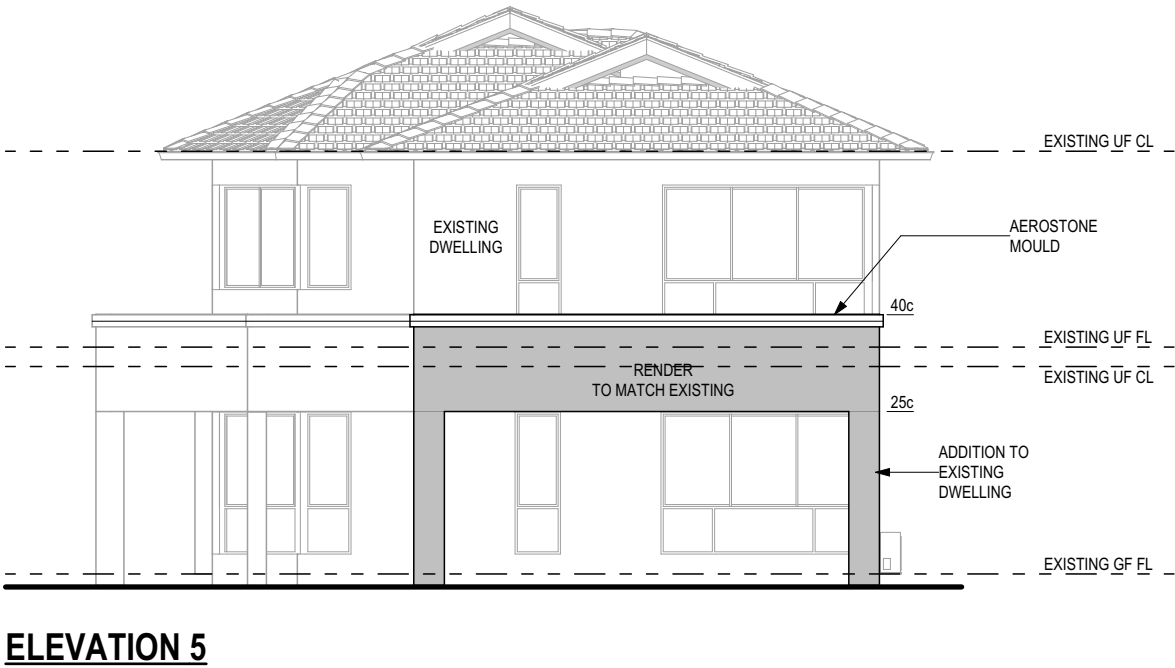
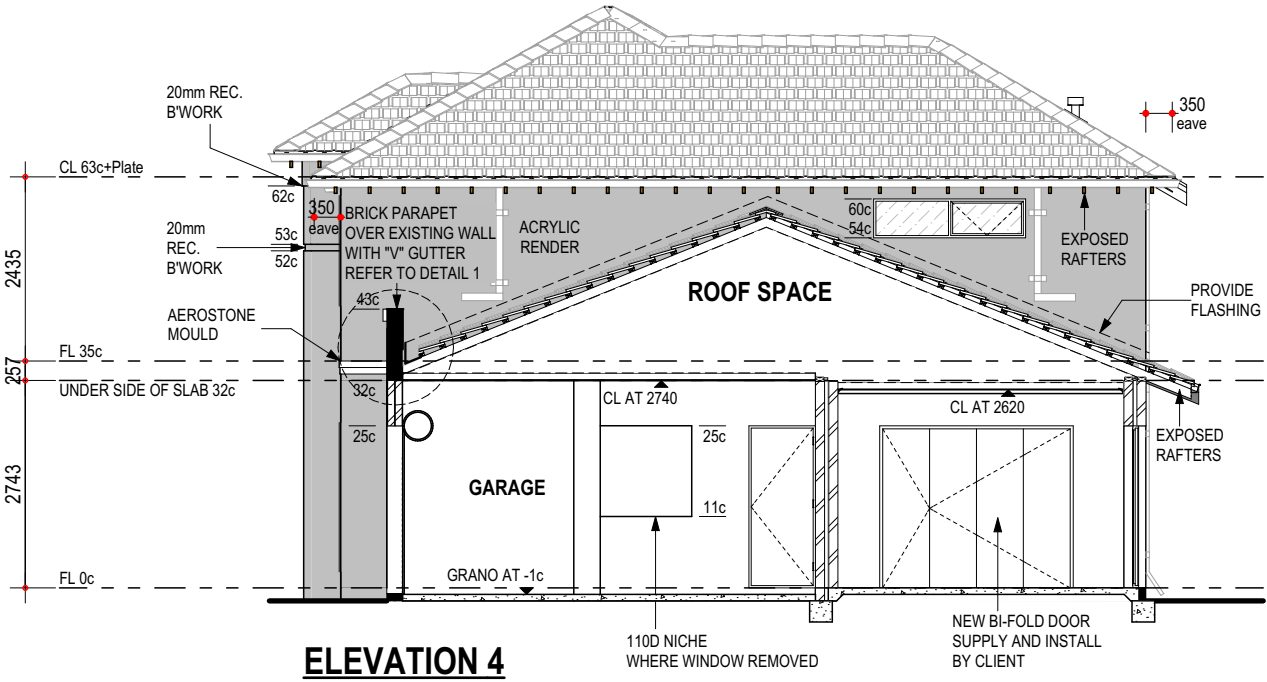
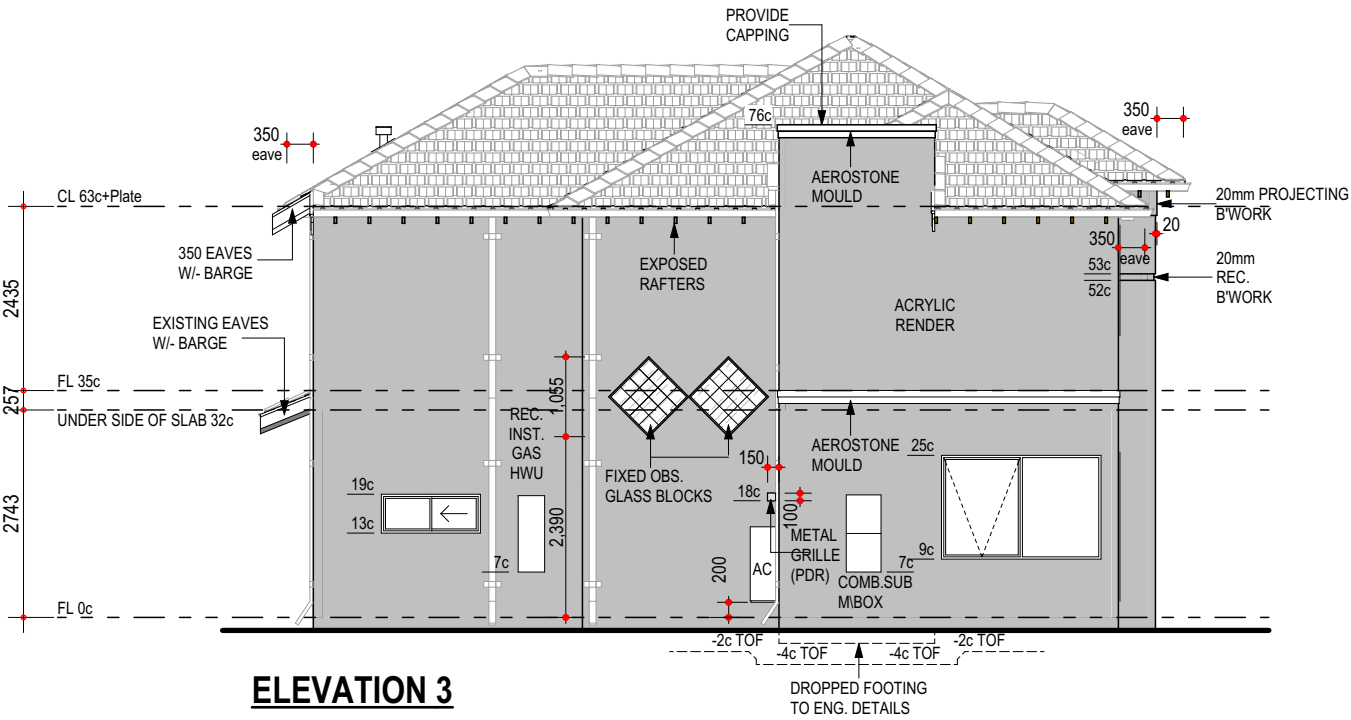
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GENERAL NOTE
- ROOF PITCH AS INDICATED.
- ROOF COVER TO BE TILED.
- EXTERNAL BRICKWORK TO BE RENDER UNLESS OTHERWISE NOTED.
- 1c WINDOW SURROUNDS TO ELEVATION 1 ONLY
- AEROSTONE MOULDING AS INDICATED.

WINDOW SUPPLIER NOTE
- SHADED WINDOWS INDICATES OBSCURE GLAZING.
- GLAZING DESIGNED AND CONSTRUCTED IN ACCORDANCE TO AS1288.

UPPER FLOOR NOTE
- PROTECTION OF OPENABLE WINDOWS U F BEDROOM/STUDY/SITTING 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.

BUILDER:
CLIENT(S):
WITNESS:

PROPOSED RESIDENCE FOR:
KELVIN CHAN

ADDRESS:
**LOT 192 (#123) MATHESON ROAD,
APPLECROSS**

BUILT AROUND PEOPLE

DRAWN: WW
DESIGNED: DB
CHECKED: DM
DATE: 06.09.2019

SCALE: 1:100
SHEET: 11 OF 19
SIZE: A3
SUMMIT PROJECTS
JOB N° 157911

Issue Name	Drawn	Date	Issue Name	Drawn	Date
ENG. AMENDM.	WW	28.10.2019			
PSV	WW	13.11.2019			
V001.2	WW	10.01.2020			
AMEND.	WW	11.03.2020			
JEL	WW	25.03.2020			

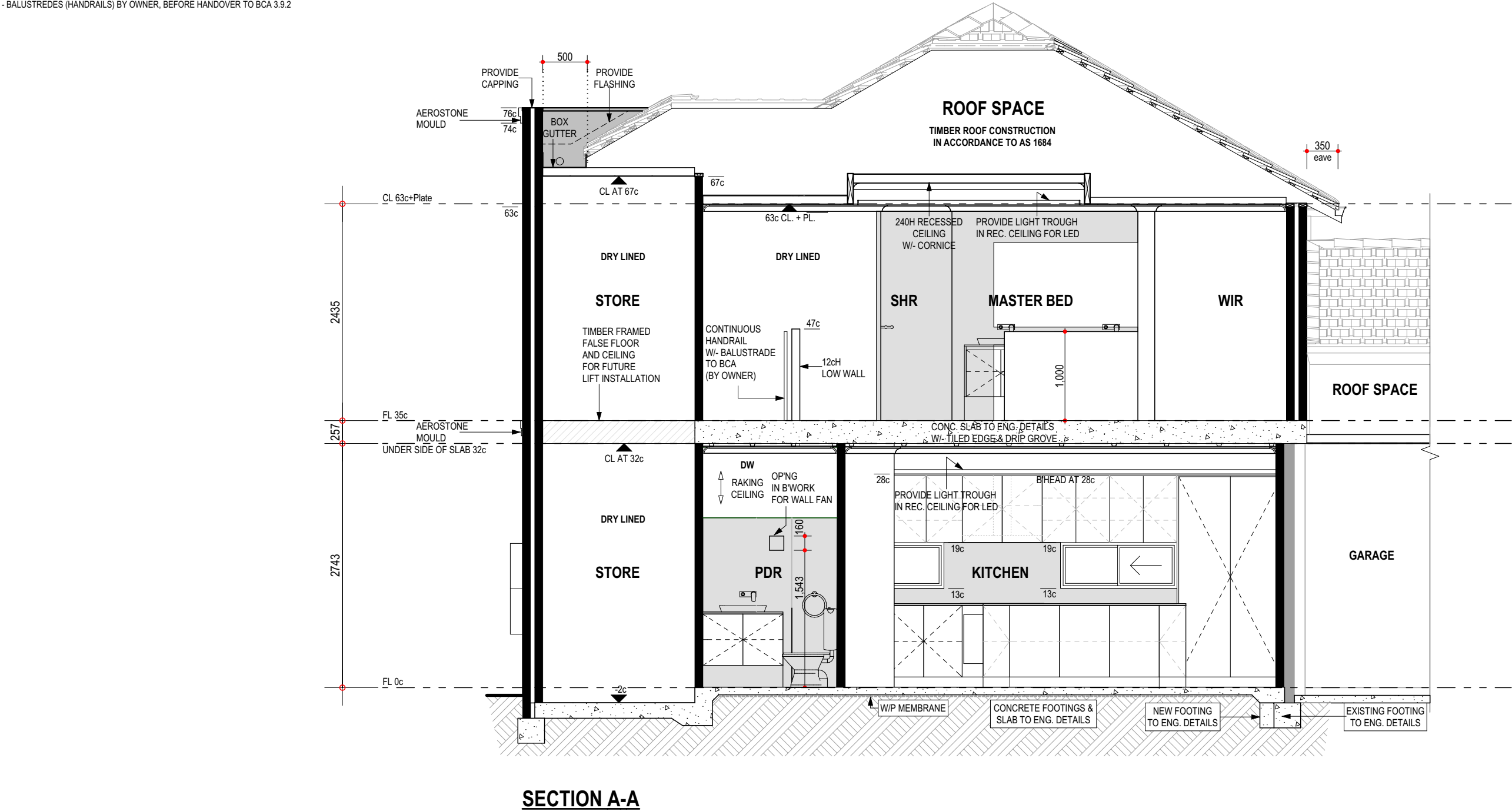
ELEVATIONS

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GENERAL NOTE
- ROOF PITCH AS INDICATED.
- ROOF COVER TO BE TILED.
- EXTERNAL BRICKWORK TO BE RENDER
UNLESS OTHERWISE NOTED.
- 1c WINDOW SURROUNDS TO ELEVATION 1 ONLY
- AEROSTONE MOULDING AS INDICATED.

WINDOW SUPPLIER NOTE
- SHADED WINDOWS INDICATES OBSCURE GLAZING.
- GLAZING DESIGNED AND CONSTRUCTED IN
ACCORDANCE TO AS1288.

OWNER NOTE
- BALUSTREDES (HANDRAILS) BY OWNER, BEFORE HANDOVER TO BCA 3.9.2



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.

BUILDER:
CLIENT(S):
.....
WITNESS:

PROPOSED RESIDENCE FOR:
KELVIN CHAN

ADDRESS:
**LOT 192 (#123) MATHESON ROAD,
APPLECROSS**

DRAWN: WW
DESIGNED: DB
CHECKED: DM
DATE: 06.09.2019

SCALE: I: 50
SHEET: 12 OF 19
SIZE: A3
SUMMIT PROJECTS
JOB N°
157911

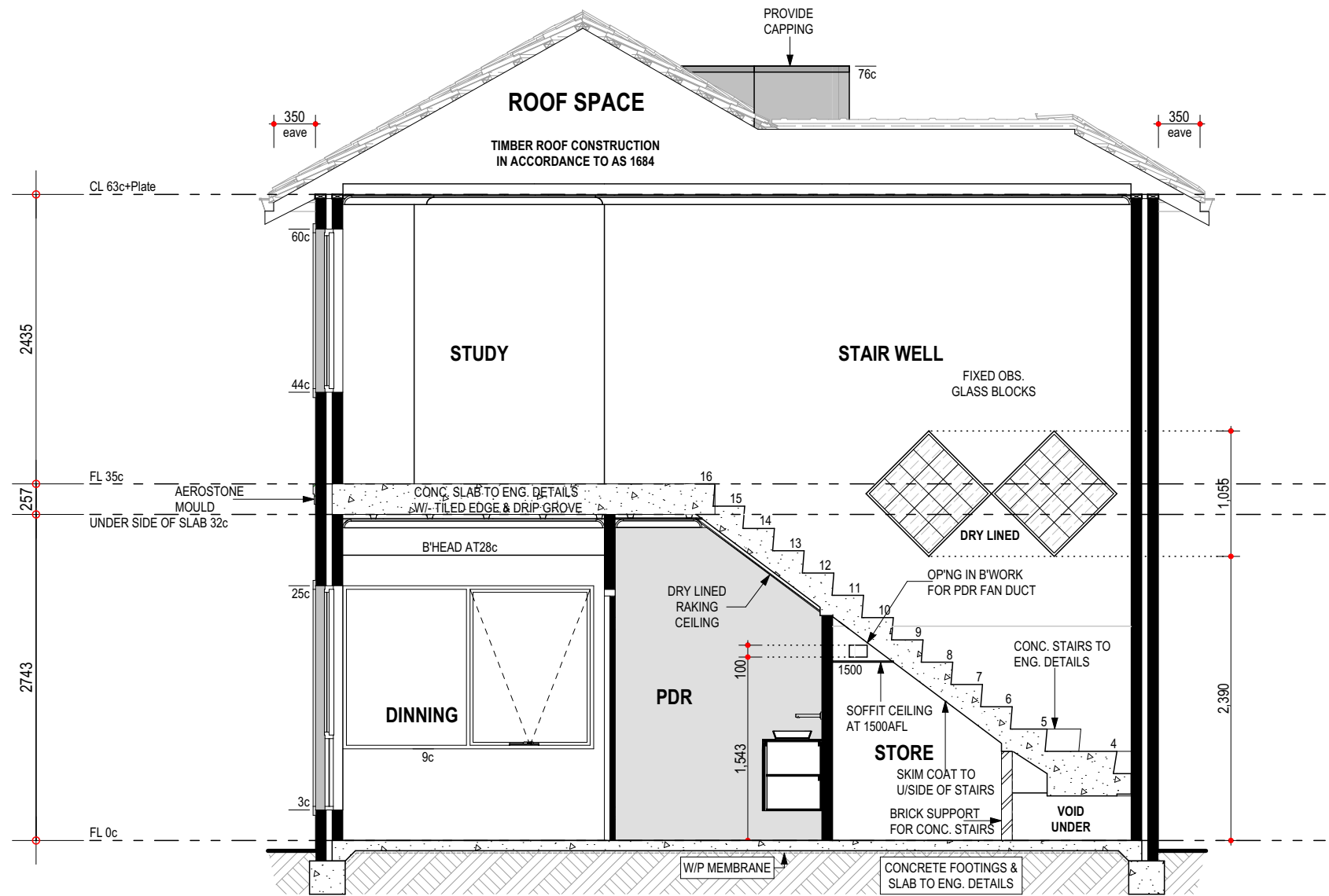
Issue Name	Drawn	Date	Issue Name	Drawn	Date
ENG.	WW	28.10.2019			
AMENDM.	WW	13.11.2019			
PSV	WW	10.01.2020			
V001.2	WW	11.03.2020			
AMEND.	WW	25.03.2020			
JEL	WW				

SECTION

GENERAL NOTE
- ROOF PITCH AS INDICATED.
- ROOF COVER TO BE TILED.
- EXTERNAL BRICKWORK TO BE RENDER
UNLESS OTHERWISE NOTED.
- 1c WINDOW SURROUNDS TO ELEVATION 1 ONLY
- AEROSTONE MOULDING AS INDICATED.

WINDOW SUPPLIER NOTE
- SHADED WINDOWS INDICATES OBSCURE GLAZING.
- GLAZING DESIGNED AND CONSTRUCTED IN
ACCORDANCE TO AS1288.

OWNER NOTE
- BALUSTREDES (HANDRAILS) BY OWNER, BEFORE HANDOVER TO BCA 3.9.2



SECTION B-B

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:
KELVIN CHAN

ADDRESS:
**LOT 192 (#123) MATHESON ROAD,
APPLECROSS**

DRAWN: WW
DESIGNED: DB
CHECKED: DM
DATE: 06.09.2019

SCALE: I: 50
SHEET: 13 OF 19
SIZE: A3
SUMMIT PROJECTS

JOB N°
157911

Issue Name	Drawn	Date	Issue Name	Drawn	Date
ENG.	WW	28.10.2019			
AMENDM.	WW	13.11.2019			
PSV	WW	10.01.2020			
V001.2	WW	11.03.2020			
AMEND.	WW	25.03.2020			
JEL	WW				

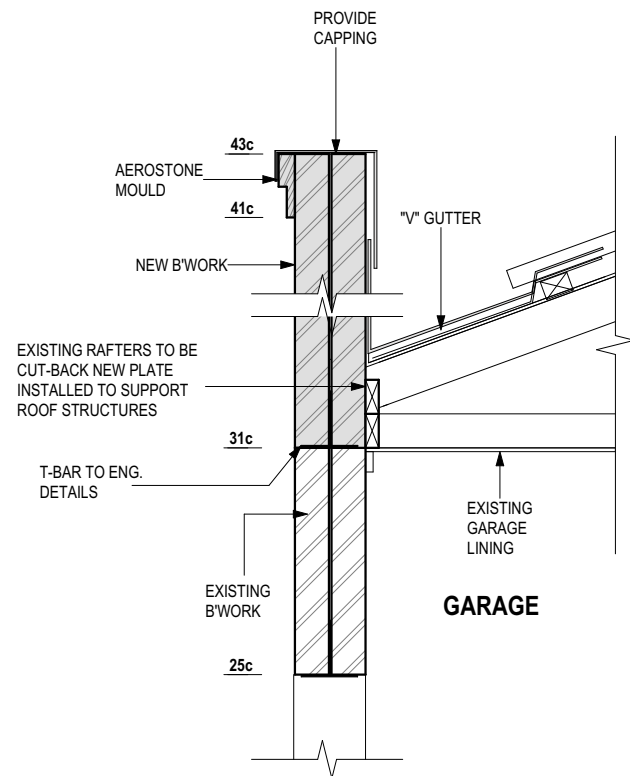
SECTION



BUILD | RENOVATE | DEVELOP

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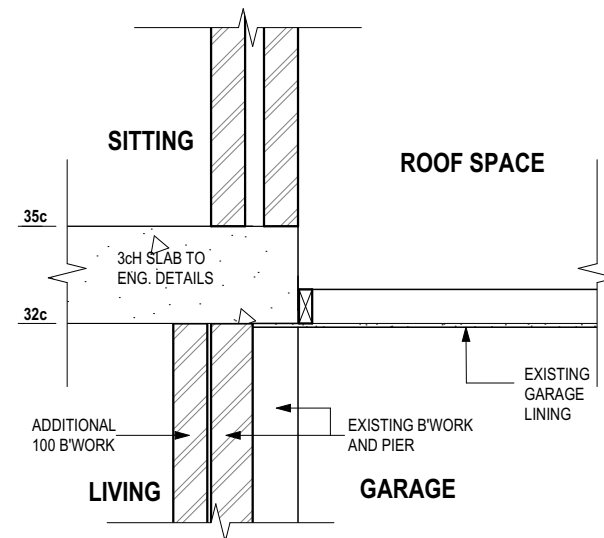
BUILT AROUND PEOPLE



D1 DETAIL

NOTES:

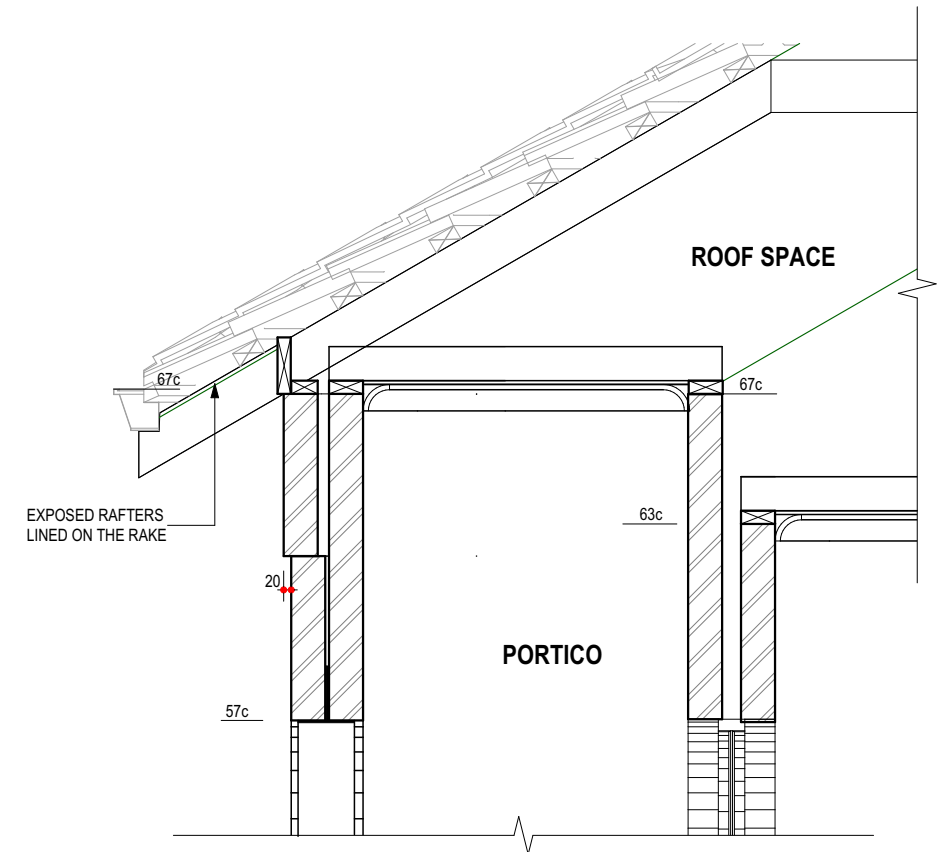
- REFER TO ENGINEERS DRAWINGS FOR TIE DOWN DETAILS
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS
- TIMBER ROOF CONSTRUCTED IN ACCORDANCE TO AS. 1684
- TIMBER MEMBERS & POSITIONS TO RELATE TO EXISTING
- SCALE 1 : 20



D2 DETAIL

NOTES:

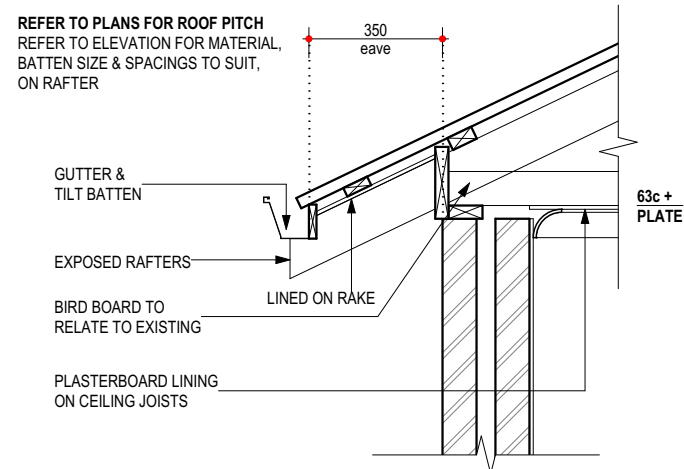
- REFER TO ENGINEERS DRAWINGS FOR TIE DOWN DETAILS
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS
- TIMBER ROOF CONSTRUCTED IN ACCORDANCE TO AS. 1684
- TIMBER MEMBERS & POSITIONS TO RELATE TO EXISTING
- SCALE 1 : 20



D3 - PORTICO DETAIL

NOTES:

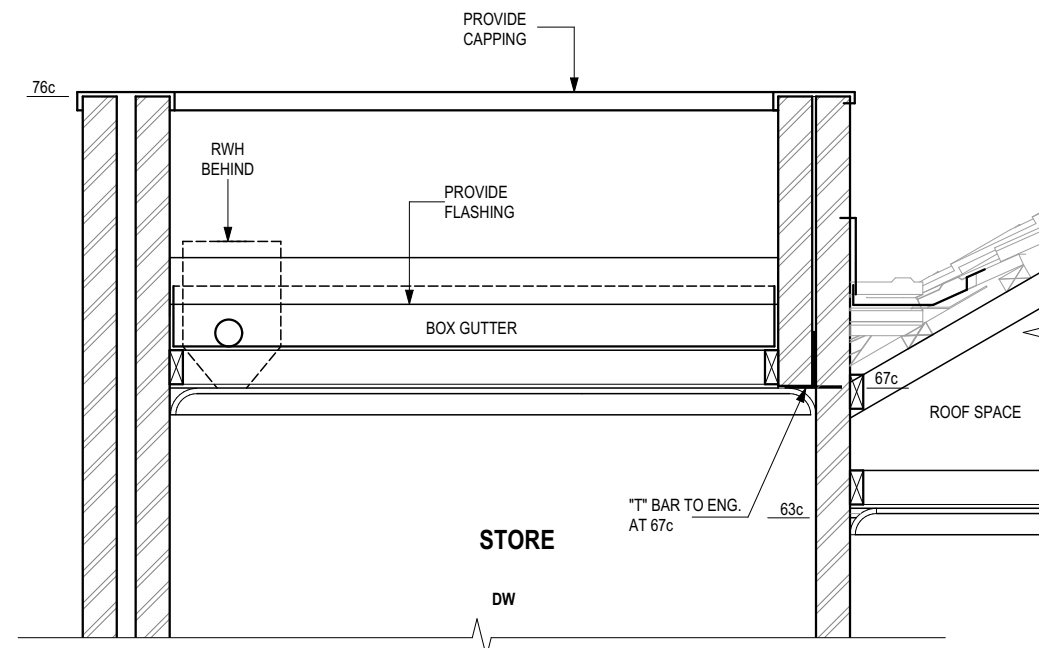
- REFER TO ENGINEERS DRAWINGS FOR TIE DOWN DETAILS & BULKHEAD DETAILS
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS
- TIMBER ROOF CONSTRUCTED IN ACCORDANCE TO AS. 1684
- TIMBER MEMBERS & POSITIONS TO RELATE TO EXISTING
- SCALE 1 : 20



EXPOSED RAKING EAVE DETAIL TO HOUSE

NOTES:

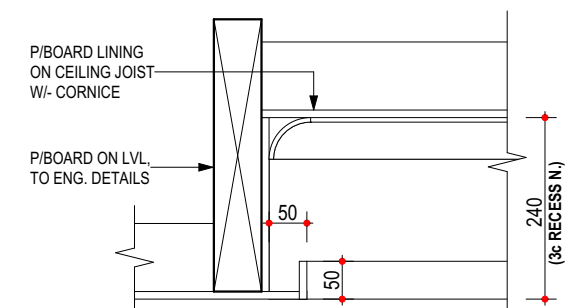
- REFER TO ENGINEERS DRAWINGS FOR TIE DOWN DETAILS & BULKHEAD DETAILS
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS
- TIMBER ROOF CONSTRUCTED IN ACCORDANCE TO AS. 1684
- TIMBER MEMBERS & POSITIONS TO RELATE TO EXISTING
- SCALE 1 : 20



D4 - DETAIL

NOTES:

- REFER TO ENGINEERS DRAWINGS FOR TIE DOWN DETAILS & BULKHEAD DETAILS
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS
- TIMBER ROOF CONSTRUCTED IN ACCORDANCE TO AS. 1684
- TIMBER MEMBERS & POSITIONS TO RELATE TO EXISTING
- SCALE 1 : 20



3c RECESSED CEILING W/- LIGHT TROUGH

NOTES:

- REFER TO ENGINEERS DRAWINGS FOR TIE DOWN DETAILS & BULKHEAD DETAILS
- TIMBER ROOF CONSTRUCTED IN ACCORDANCE TO AS. 1684
- SCALE 1 : 10

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:
KELVIN CHAN

ADDRESS:
**LOT 192 (#123) MATHESON ROAD,
APPLECROSS**

BUILT AROUND PEOPLE

DRAWN: WW
DESIGNED: DB
CHECKED: DM
DATE: 06.09.2019

SCALE: 1:100
SHEET: 14 OF 19
SIZE: A3
SUMMIT PROJECTS
JOB N°
157911

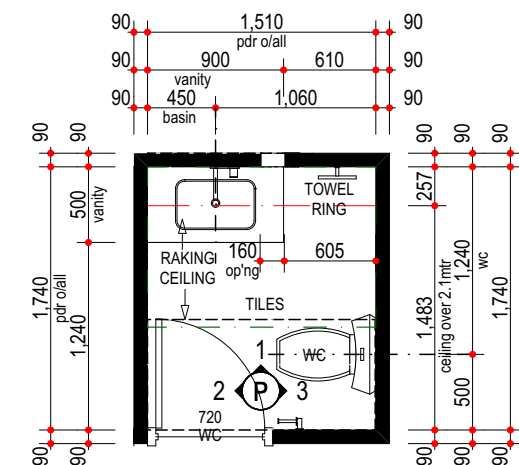
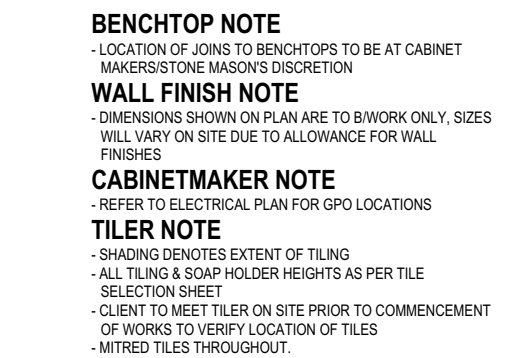
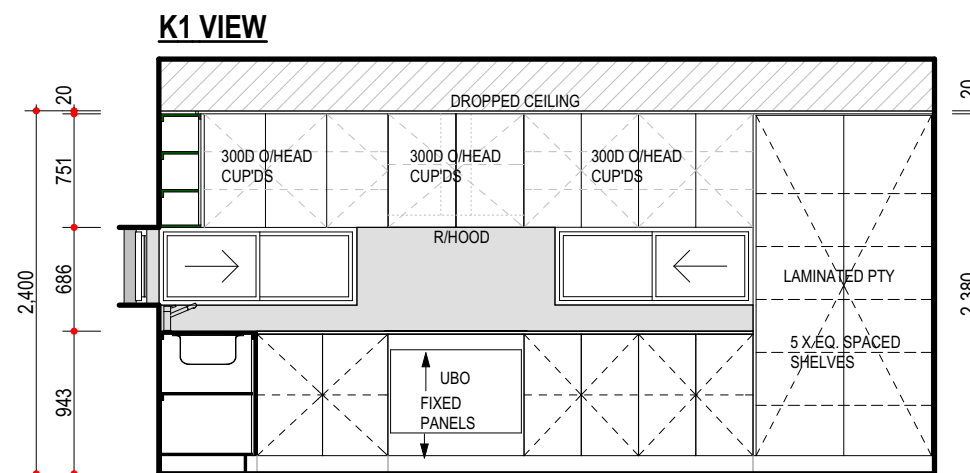
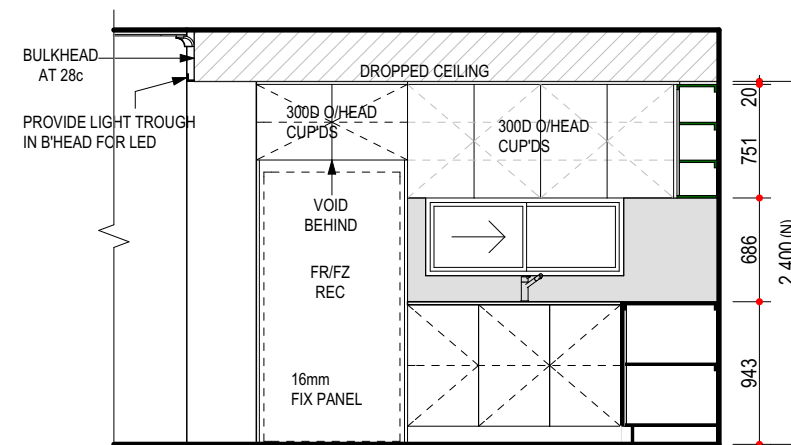
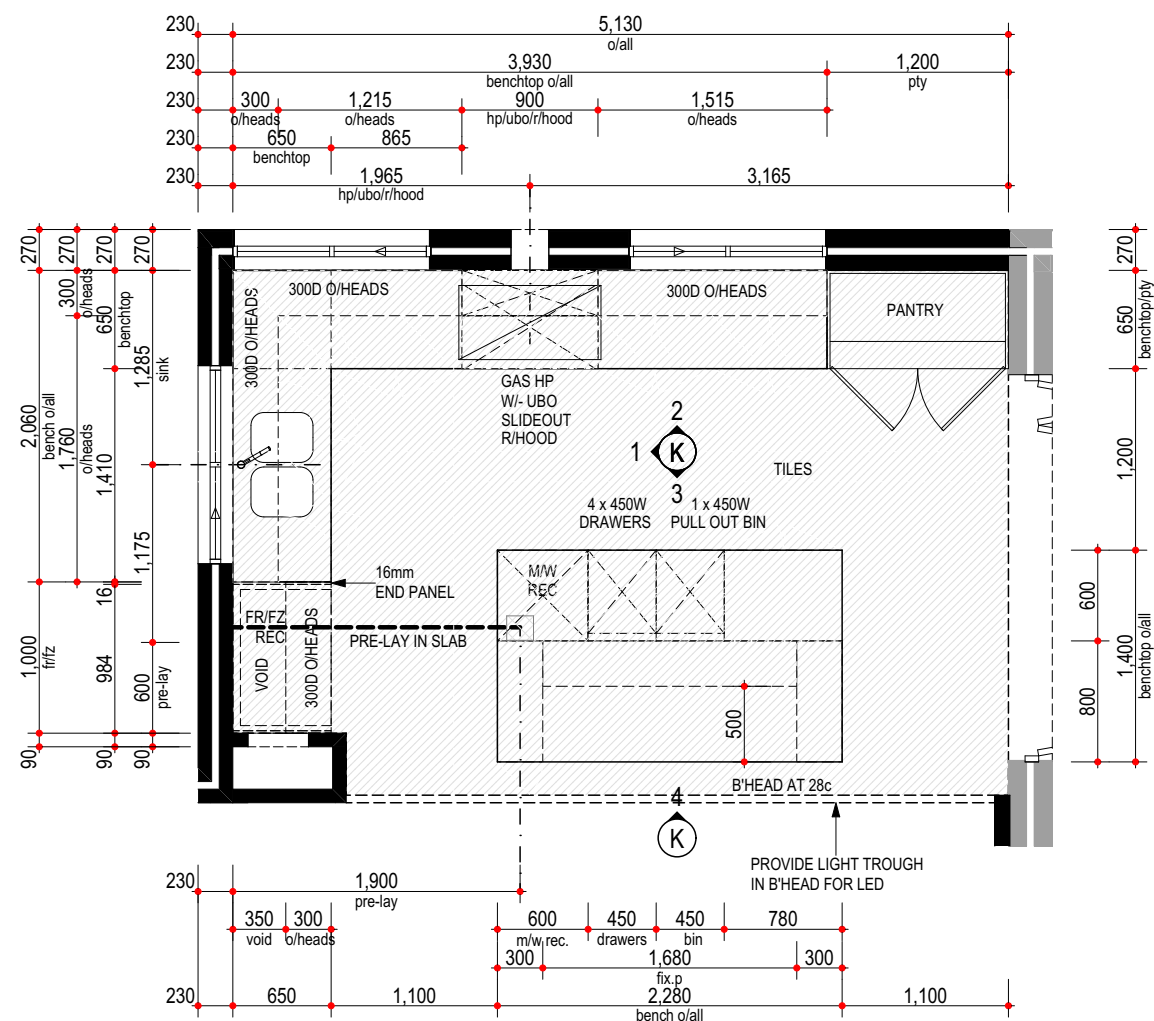
Issue Name	Drawn	Date
ENG. AMENDM.	WW	28.10.2019
PSV	WW	13.11.2019
V001.2	WW	10.01.2020
AMEND.	WW	11.03.2020
JEL	WW	25.03.2020

DETAILS

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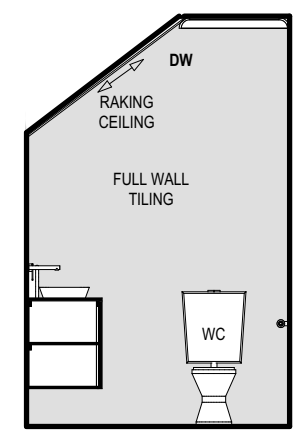
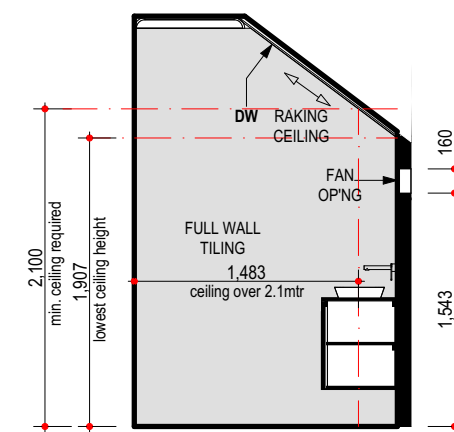
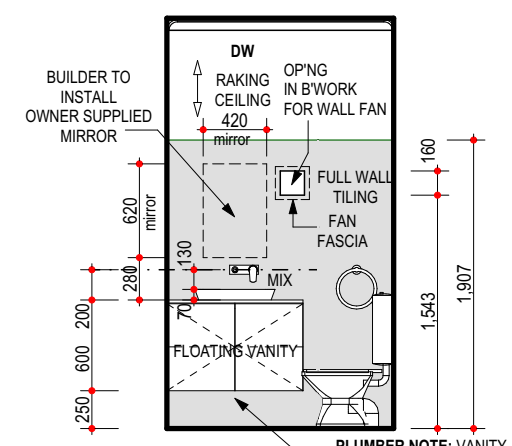
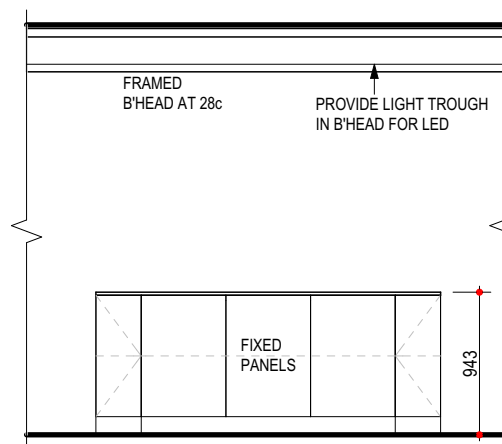
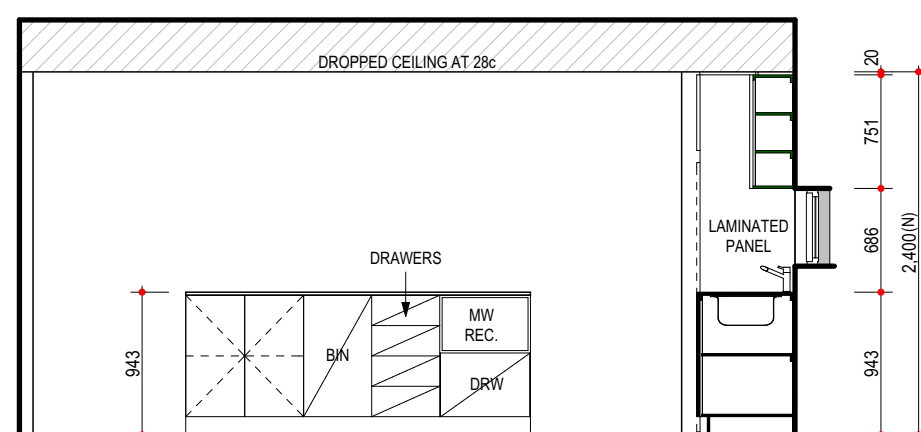
SUMMIT
HOMES GROUP

BUILD | RENOVATE | DEVELOP



PDR PLAN

PDR FLOOR AREA= 2.63 m²
CEILING OVER 2.1m AREA= 2.24 m²
CEILING TO FLOOR RATIO:
2.24/2.63 = 0.85 (85%)



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:
KELVIN CHAN

ADDRESS:
LOT 192 (#123) MATHESON ROAD,
APPLECROSS

BUILT AROUND PEOPLE

DRAWN:	VVV	SCALE:	1: 50
DESIGNED:	DB	SHEET:	15 OF 19
CHECKED:	DM	SIZE:	A3
DATE:	06.09.2019	SUMMIT PROJECTS	
		JOB N°	
		157911	

Issue Name	Drawn	Date	Issue Name	Drawn	Date
ENG. AMEND.	VW	28.10.2019			
PSV	VW	13.11.2019			
V001,2	VW	10.01.2020			
AMEND.	VW	11.03.2020			
JEL	VW	25.03.2020			

ROOM LAYOUT

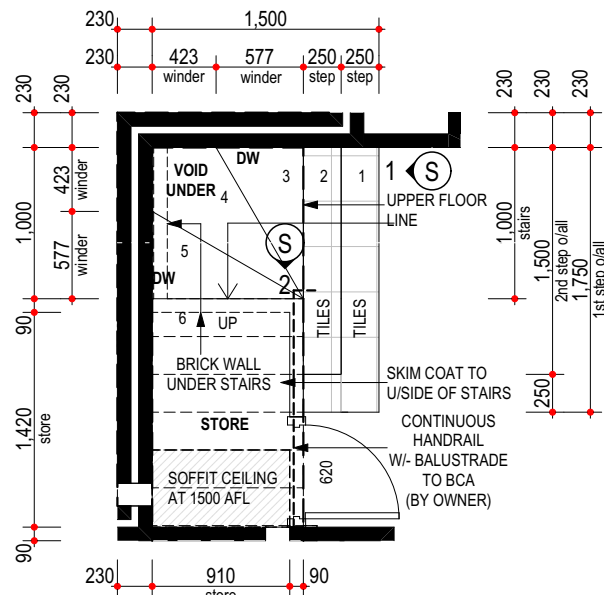


BUILD | RENOVATE | DEVELOP

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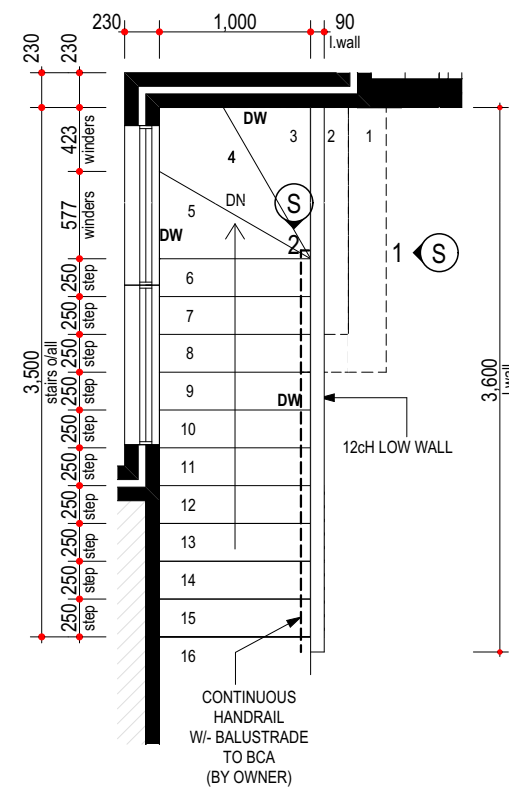


STAIR PLAN - GF

SCALE 1:50

CONCRETOR/ENGINEER NOTE

1. CONC STAIRS TO HAVE 187RISERS & 250 GOINGS.



STAIR PLAN - UF

SCALE 1:50

CONCRETOR/ENGINEER NOTE

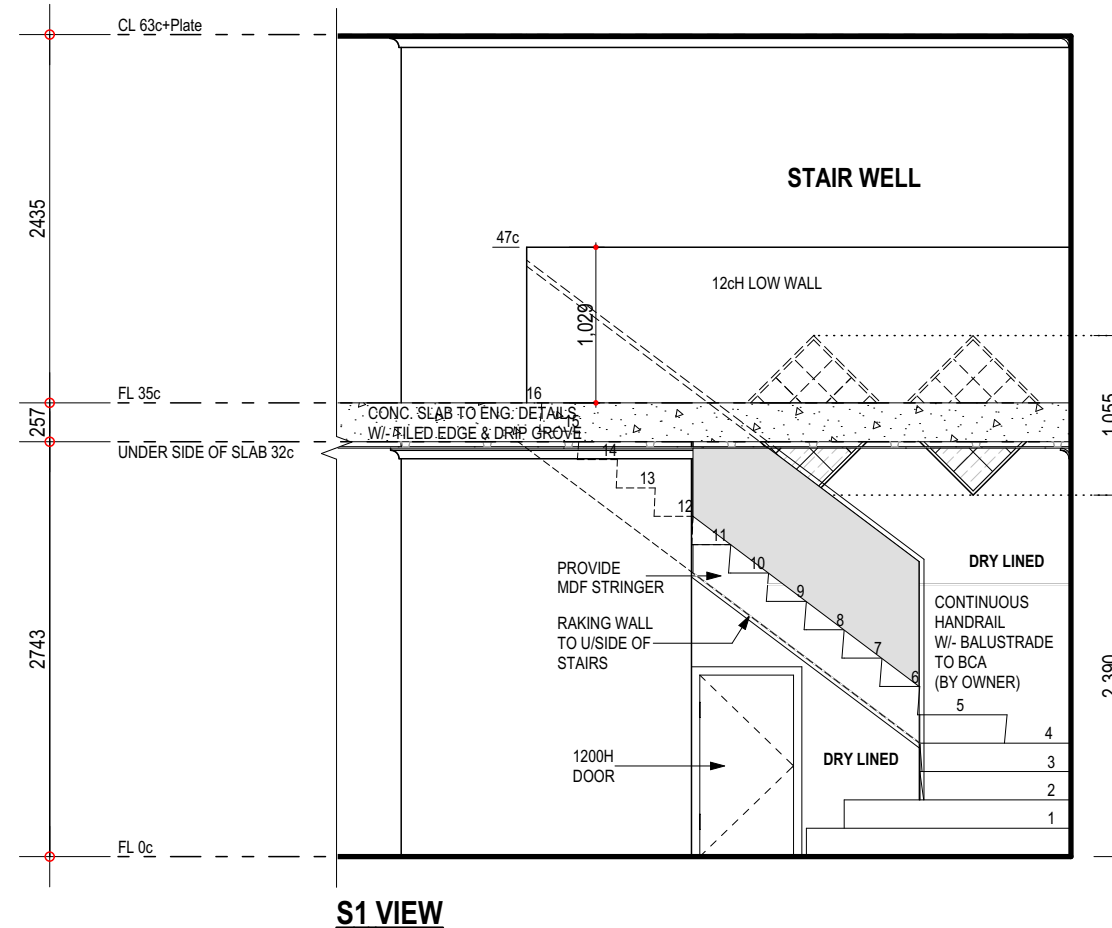
1. CONC STAIRS TO HAVE 187RISERS & 250 GOINGS.

OWNER NOTE

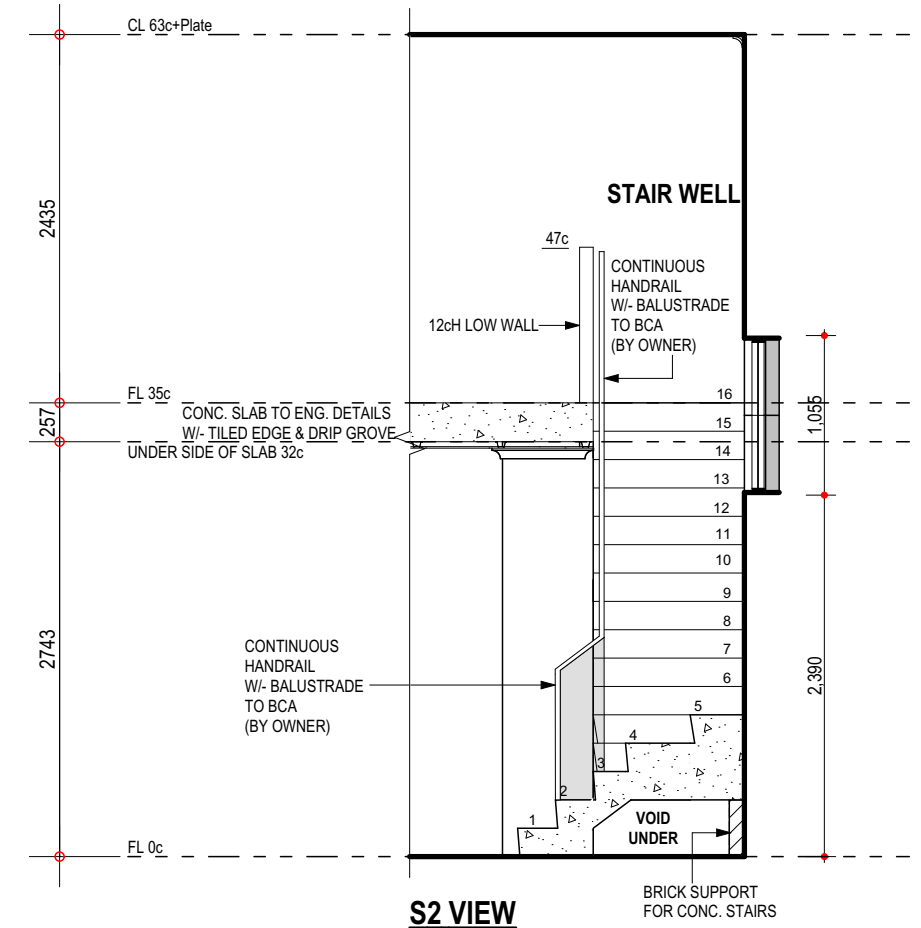
- BALUSTREDES (HANDRAILS) BY OWNER, BEFORE HANDOVER TO BCA 3.9.2

FIXING CARPENTER NOTE

- PROVIDE MDF STRINGER TO EXPOSED CONCRETE STAIRS, AS INDICATED.



S1 VIEW



S2 VIEW

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

BUILDER:
CLIENT(S):
WITNESS:

PROPOSED RESIDENCE FOR:
KELVIN CHAN

ADDRESS:
LOT 192 (#123) MATHESON ROAD,
APPLECROSS

BUILT AROUND PEOPLE

DRAWN: WW
DESIGNED: DB
CHECKED: DM
DATE: 06.09.2019

SCALE: I: 50
SHEET: 17 OF 19
SIZE: A3
SUMMIT PROJECTS
JOB N°
157911

Issue Name	Drawn	Date	Issue Name	Drawn	Date
ENG.	WW	28.10.2019			
AMENDM.	WW	13.11.2019			
PSV	WW	10.01.2020			
V001.2	WW	11.03.2020			
AMEND.	WW	25.03.2020			
JEL	WW				

STAIRS LAYOUT

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GF ELECTRICAL LEGEND

Qty	Sym.	Description	Watts	Insulation Penetrations
7		EXTERNAL WALL LIGHT @ 2000 AFL Perimeter Lighting	77*	*
2		EXTERNAL LIGHT (TOP OF PIERS) Perimeter Lighting	22*	*
1		WALL LIGHT @ 2920 AFL	11	
1		RECESSED LED DOWN-LIGHT TILT (11W)	11	
11		RECESSED LED DOWN-LIGHT (11w)	121	
1		MOTION SENSOR 2000AFL	0	
2		LED STRIP LIGHTING (4.8w / LM)	0	
1		H.WIRED SMOKE DETECTOR	0	
1		EXHAUST FAN FLUMED	0	0.045
1		W/P SGPO INSTALLED IN HWU	0	
1		SINGLE GPO FOR R/H (REFER TO PLAN FOR R/H TYPE)	0	
3		SINGLE GPO @ NOTED HT	0	
3		DOUBLE WATER PROOF GPO	0	
4		DOUBLE GPO @ NOTED HT	0	
6		DOUBLE GPO @ 200 AFL	0	
2		CONDUIT 20mm	0	
1		32A ISOL. SWITCH	0	
1		PHONE POINT 200 AFL	0	
1		C1 (TV)	0	

NOT INC. IN CLASS 1 CALC. SEE PLAN FOR MORE INFO. Subtotal: 143 0.045
PERIMETER LIGHTING MIN. 40 LUMENS/W.

Total Class 1 Wattage= 275

Wattage Calculations (Class 1)			
Story Name	Area	Allowed Wattage	Actual Wattage
2 First Floor	67.90 Sqm	340 w	132 w
0 Ground Floor	61.43 Sqm	307 w	143 w
	129.34 sqm	647 w	275 w

Recessed Fitting Penetrations (Class 1)			
Story Name	Area	Maximum Penetrations	Actual Penetrations
Total Insulation Area Vents/RangeHoods	67.90 sqm	0.340 sqm	0.136 sqm
	67.90 sqm	0.340 sqm	0.030 Sqm
	67.90 sqm	0.340 sqm	0.166 sqm
	0.24 % R4.0 Insulation Adjustment Not Required		PASS

LIGHT AND VENTILATION CALC.

Room Name	Opn % Light	Vent.
1 LIVING KITCHEN DINING		
Min. Ventilation = 4.07 Min. Light= 5.43 Total Area= 54.29		
W06 Sliding	34 % 3.98 m2	1.36 m2
W04 Sliding	50 % 0.67 m2	0.34 m2
W04 Sliding	50 % 0.67 m2	0.34 m2
W03 Sliding	50 % 0.67 m2	0.34 m2
W02 Awning	50 % 2.89 m2	1.45 m2
W01 Sliding	34 % 3.98 m2	1.36 m2
Totals	Light 12.87 m2	Vent 5.17 m2

Inputs for Airmovement and Light are Valid



ELECTRICAL NOTE

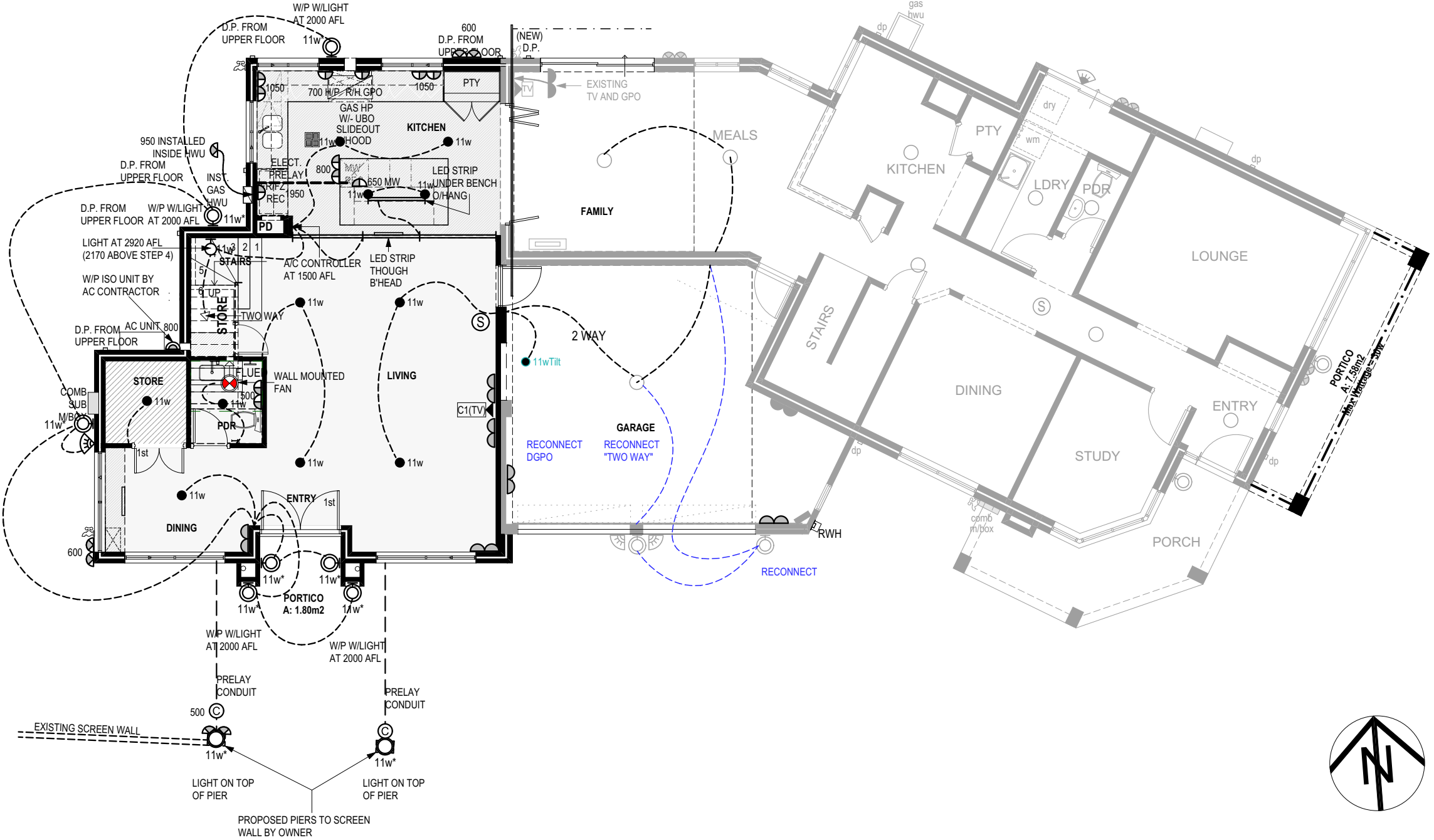
- INTERCONNECTED SMOKE DETECTORS TO AS3786-2014
- FINAL POSITION OF ELECTRICAL ITEMS SUCH AS GPO'S, LIGHT SWITCHES ETC. MAY VARY ON SITE DUE TO ELECTRICAL REGULATIONS. LIGHT SWITCH HEIGHT TO BE AT 1200 AFL U.N.O.
- NEUTRAL CABLING REQUIRED TO ALL LIGHT SWITCHES.
- ALL EXHAUST FANS TO BE FLUED TO EXTERNAL AIR

CLIENT / PRESTART NOTE

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

ELECTRICAL NOTE

- EXISTING DWELLING SMOKE DETECTORS MUST COMPLY WITH PART 3.7.2. OF BCA AND AS3786-2014



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:
KELVIN CHAN

ADDRESS:
LOT 192 (#123) MATHESON ROAD,
APPLECROSS

BUILT AROUND PEOPLE

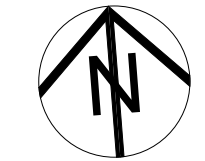
DRAWN: WW
DESIGNED: DB
CHECKED: DM
DATE: 06.09.2019

SCALE: I:100
SHEET: 18 OF 19
SIZE: A3
SUMMIT PROJECTS
JOB N°
15791 I

Issue Name	Drawn	Date	Issue Name	Drawn	Date
ENG. AMENDM.	WW	28.10.2019	AMEND. JEL	WW	11.03.2020
PSV	WW	13.11.2019		WW	25.03.2020
V001.2	WW	10.01.2020			
V003	WW	22.01.2020			
V004/5	DMA	12/02/20			
V006	WW	21.02.2020			

GF ELECTRICAL / BCA PLAN

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UF ELECTRICAL LEGEND

Qty	Sym.	Description	Watts	Insulation Penetrations
1	⊖ 11w	WALL LIGHT @ 2920 AFL	11	
2	⊖ 11w	WALL LIGHT @ 1900 AFL	22	
1	○ 50w	STARLIGHT	50	0.159
9	○ 11w	RECESSED LED DOWN-LIGHT (11W)	99	
1	Ⓟ 15w	PENDENT LIGHT	15	
2	— —	LED STRIP LIGHTING (4.8W / LM)	0	
2	Ⓢ	H.WIRED SMOKE DETECTOR	0	
2	⊗	EXHAUST FAN FLUMED	0	0.090
2	⊗	EXHAUST FAN	0	0.090
1	○ 11w	CEILING LIGHT	11	
1	2 WAY	2 WAY SWITCH	0	
1	⌚	PLUG BASE IN CEILING SPACE	0	
3	▢	AIR CONDITIONING DUCT	0	
1	▢	AIR CON RETURN AIR GRILL	0	0.000
2	⌒	SINGLE GPO @ NOTED HT	0	
3	⌒	DOUBLE GPO @ NOTED HT	0	
8	⌒	DOUBLE GPO @ 200 AFL	0	
1	⌒	32A ISOL. SWITCH	0	
1	D1(PH)	D1 (PHONE)	0	
1	C1(TV)	C1 (TV)	0	

NOT INC. IN CLASS 1 CALC. SEE PLAN FOR MORE INFO. Subtotal: 208 0.340
PERIMETER LIGHTING MIN. 40 LUMENS/W.

Total Class 1 Wattage= 972

Wattage Calculations (Class 1)				
Story Name	Area	Allowed Wattage	Actual Wattage	
2 First Floor	67.90 Sqm	340 w	208 w	
0 Ground Floor	61.43 Sqm	307 w	764 w	
29.24 sqm 647 w 972 w FAIL				
Recessed Fitting Penetrations (Class 1)				
Story Name	Area	Maximum Penetrations	Actual Penetrations	
Total Insulation Area	67.90 sqm	0.340 sqm	1.045 sqm	
VentsRangeHoods		0.030 Sqm		
67.90 sqm 0.340 sqm 1.075 sqm FAIL				
1.58 % R4.0 Insulation upgrade required (when over .5% penetrations upgrade is required)				
See BCA 3.12.1.1b for full explanation				
FAIL - INSULATION NEEDS AI				

LIGHT AND VENTILATION CALCULATIONS

Room Name	Opn % Light	Vent.
2 STUDY SITTING MASTER BED		
Min. Ventilation = 2.44 Min. Light= 3.25 Total Area= 32.51		
W09 Sliding	50 % 2.89 m2	1.45 m2
W07 Sliding	50 % 2.89 m2	1.45 m2
Totals	Light 5.79 m2	Vent 2.89 m2

Inputs for Airmovement and Light are Valid

ELECTRICAL NOTE

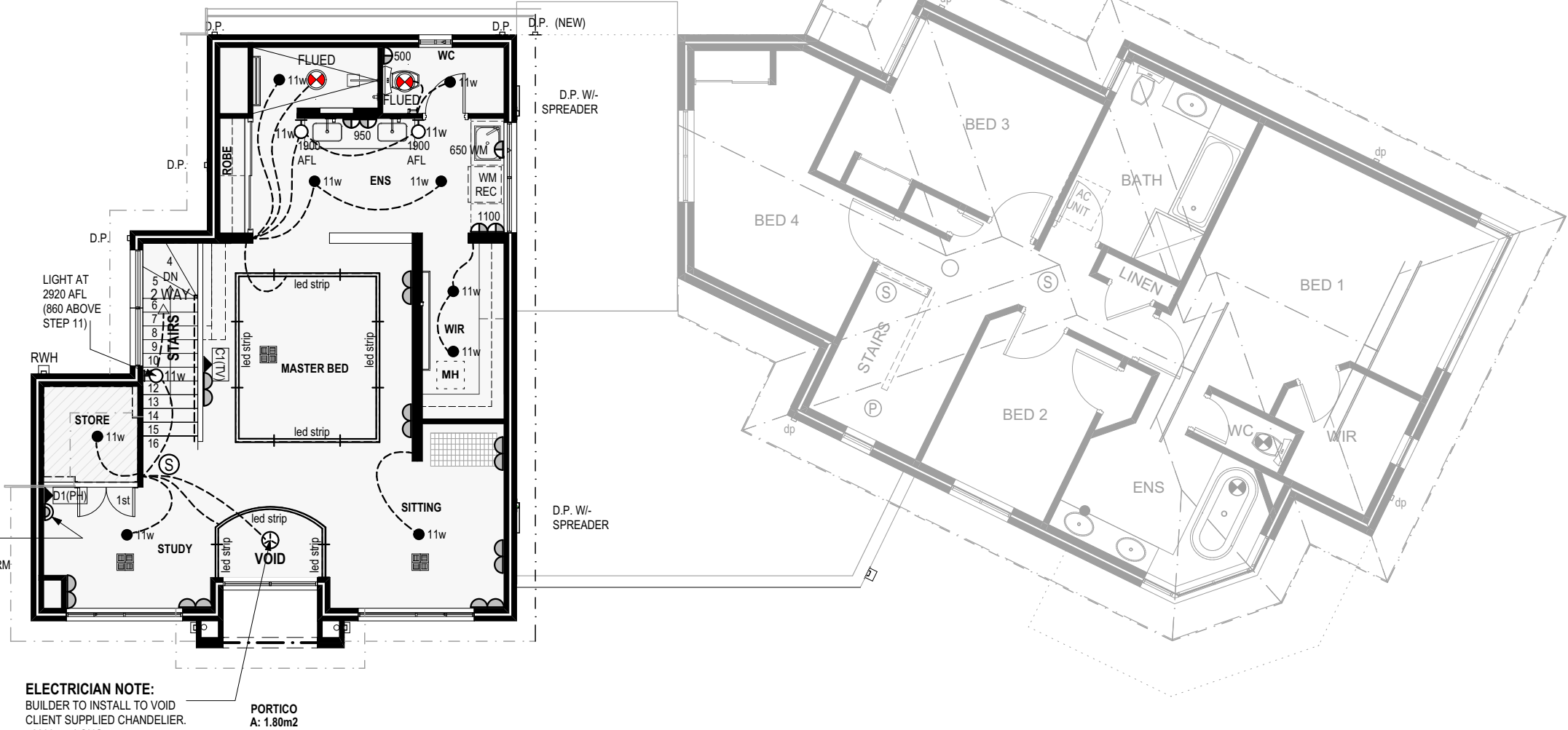
- INTERCONNECTED SMOKE DETECTORS TO AS3786-2014
- FINAL POSITION OF ELECTRICAL ITEMS SUCH AS GPO'S, LIGHT SWITCHES ETC. MAY VARY ON SITE DUE TO ELECTRICAL REGULATIONS. LIGHT SWITCH HEIGHT TO BE AT 1200 AFL U.N.O.
- NEUTRAL CABLING REQUIRED TO ALL LIGHT SWITCHES.
- ALL EXHAUST FANS TO BE FLUED TO EXTERNAL AIR

CLIENT / PRESTART NOTE

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

ELECTRICAL NOTE

- EXISTING DWELLING SMOKE DETECTORS MUST COMPLY WITH PART 3.7.2. OF BCA AND AS3786-2014



ELECTRICIAN NOTE:

- BUILDER TO INSTALL TO VOID CLIENT SUPPLIED CHANDELIER.
- 3000mm LONG
- 15 kg IN WEIGHT
- 660mm DIAMETER

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:
KELVIN CHAN

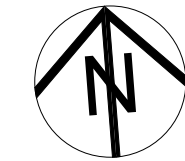
ADDRESS:
LOT 192 (#123) MATHESON ROAD,
APPLECROSS

DRAWN: WW
DESIGNED: DB
CHECKED: DM
DATE: 06.09.2019

SCALE: I:100
SHEET: 19 OF 19
SIZE: A3
SUMMIT PROJECTS
JOB N° 157911

Issue Name	Drawn	Date	Issue Name	Drawn	Date
ENG. AMENDM.	WW	28.10.2019			
PSV	WW	13.11.2019			
V001.2	WW	10.01.2020			
V003	WW	22.01.2020			
AMEND.	WW	11.03.2020			
JEL	WW	25.03.2020			

UF ELECTRICAL /BCA PLAN



BUILD | RENOVATE | DEVELOP

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