

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:

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

DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey inc. any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from inform. supplied by Water Corp.

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

NOTE:
Earthworks/set-out dimensions may vary on site at builders discretion. Sewer/drainage may vary from schematic presentation/check min. clearances. Retaining not included in contract - remains owners responsibility. This survey does not guarantee the location of boundary pegs or fences. Check title for easements/covenants etc.

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

DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment are 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.

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

PROPOSED RESIDENCE FOR:
CAO / ZHANG

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

BUILT AROUND PEOPLE

AREA: 739m²	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: SPECIAL	JOB N° 157386	JEL	DMA	05/05/20			
	DEMOLITION PLAN						

SUMMIT
HOMES GROUP
BUILD | RENOVATE | DEVELOP

Copyright © 2019

NOTE/BEWARE:ADVISE TRADES
O/Head power lines

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.

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 the 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:
Buildings/set-out dimensions may vary on site at
earthworks discretion. Sewer/drainage may vary from
schematic presentation/check min. clearances.
Retaining not included in contract - remains owner
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 design 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 offsets 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.

- 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.

- FALL GARAGE SLAB 20mm TOWARDS MAIN GARAGE OPENING.

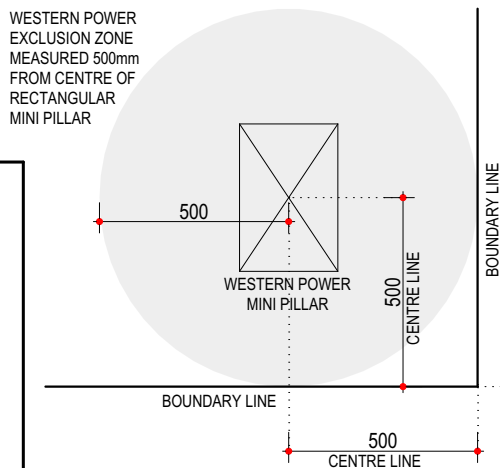
- CONNECT EXISTING HOUSE TO NEW POWER DOME VIA U/G MAINS.
- UPGRADE EXISTING POWER BOARD AS REQ.

- 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

- CLOTHESLINES INDICATED AS PER ADDENDA.

- EXISTING WATER METER MAY NEED TO RE-LOCATED TO MEET WESTERN POWER DOME CLEARANCE REQUIREMENT.
TO BE DETERMINED ON SITE.

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



NOTES:

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

AREA: 739m²	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		

Issue Name
EST.
AMEND.
EN. AMEND
V001
V003
JEL

SITE PLAN



SUMMIT
HOMES GROUP

BUILD | RENOVATE | DEVELOP

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

SURVEYOR NOTES:

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

DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey inc. any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from inform. supplied by Water Corp.

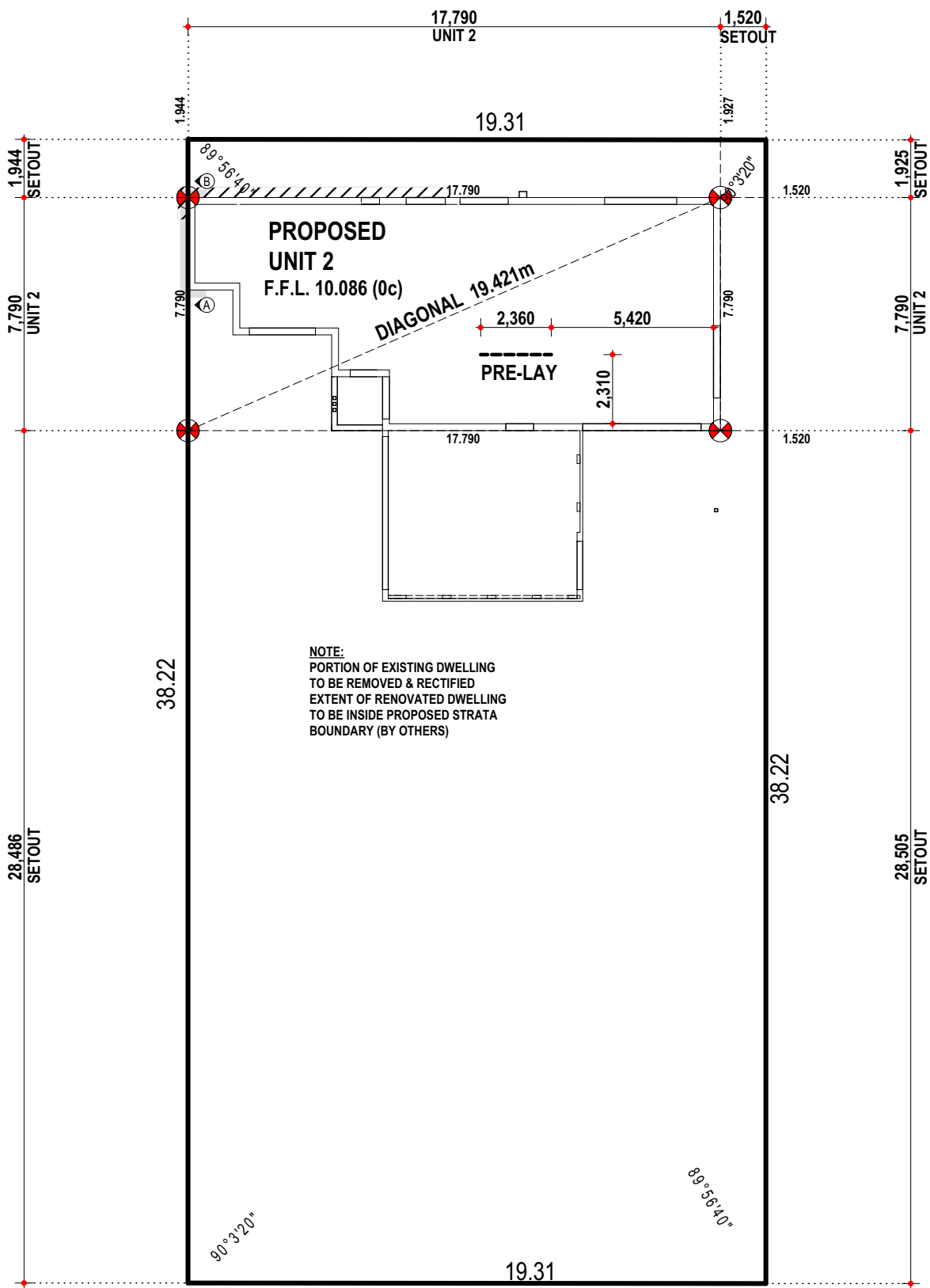
DISCLAIMER:
Survey shows visible features only & will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal & mains services should be confirmed prior to finalisation of any design work.

NOTE:
Earthworks/set-out dimensions may vary on site at builders discretion. Sewer/drainage may vary from schematic presentation/check min. clearances. Retaining not included in contract - remains owners responsibility. This survey does not guarantee the location of boundary pegs or fences. Check title for easements/covenants etc.

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

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

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
- TOP OF FOOTING DROPS FROM -2c TO -7c BETWEEN A-B.
- REFER TO ELEVATIONS FOR EXTENT.
CONCRETOR / ELECTRICIAN NOTE:
- CONDUIT IN SLAB FOR ISLAND BENCH IN KITCHEN AREA.



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:

Gilbertson Road



COTTAGE & ENGINEERING SURVEYS

Licensed Surveyors

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

PROPOSED RESIDENCE FOR: CAO / ZHANG	DRAWN: WW	SCALE: 1:200	Issue Name EN, AMEND	Drawn WW	Date 18/12/2019	Issue Name	Drawn	Date
ADDRESS: LOT 119 (#60) GILBERTSON ROAD, KARDINYA.	DESIGNED: RC	SHEET: 3 OF 15	V001	WW	08.04.2020			
	CHECKED: DM	SIZE: A3	V003	WW	17/04/20			
	DATE: 14.11.2019	PROJECTS	JEL	DMA	05/05/20			
	MODEL:	JOB N°						
	SPECIAL	157386						

SUMMIT

HOMES GROUP

BUILD | RENOVATE | DEVELOP

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

SURVEYOR NOTES:

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

DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey inc. any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from inform. supplied by Water Corp.

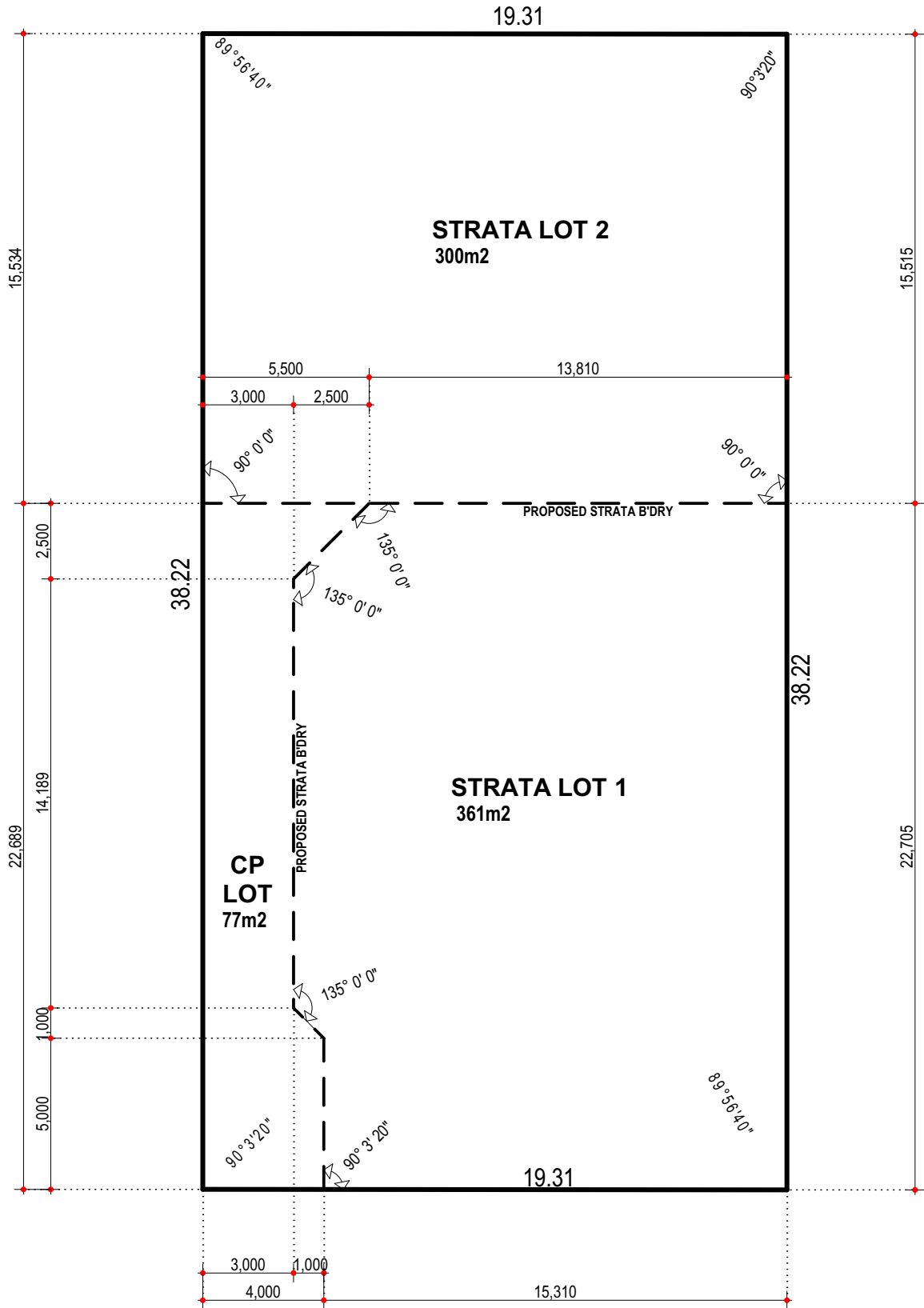
DISCLAIMER:
Survey shows visible features only & will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal & mains services should be confirmed prior to finalisation of any design work.

NOTE:
Earthworks/set-out dimensions may vary on site at builders discretion. Sewer/drainage may vary from schematic presentation/check min. clearances. Retaining not included in contract - remains owners responsibility. This survey does not guarantee the location of boundary pegs or fences. Check title for easements/covenants etc.

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

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

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.



Gilbertson Road




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

COTTAGE & ENGINEERING
SURVEYS

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

AREA: 739m²	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	DRAWN: WW	SCALE: 1:200	Issue Name EN, AMEND	Drawn WW	Date 18/12/2019	Issue Name	Drawn	Date
ADDRESS: LOT 119 (#60) GILBERTSON ROAD, KARDINYA.	DESIGNED: RC	SHEET: 4 OF 15	V001	WW	08.04.2020			
	CHECKED: DM	SIZE: A3	V003	WW	17/04/20			
	DATE: 14.11.2019	PROJECTS	JEL	DMA	05/05/20			
	MODEL:	JOB N°						
	SPECIAL	157386						
		STRATA PLAN						

 **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:

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

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

NOTE:
Earthworks/set-out dimensions may vary on site at builders discretion. Sewer/drainage may vary from schematic presentation/check min. clearances.
Retaining not included in contract - remains owners responsibility. This survey does not guarantee the location of boundary pegs or fences. Check title for easements/covenants etc.

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

DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment are 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.

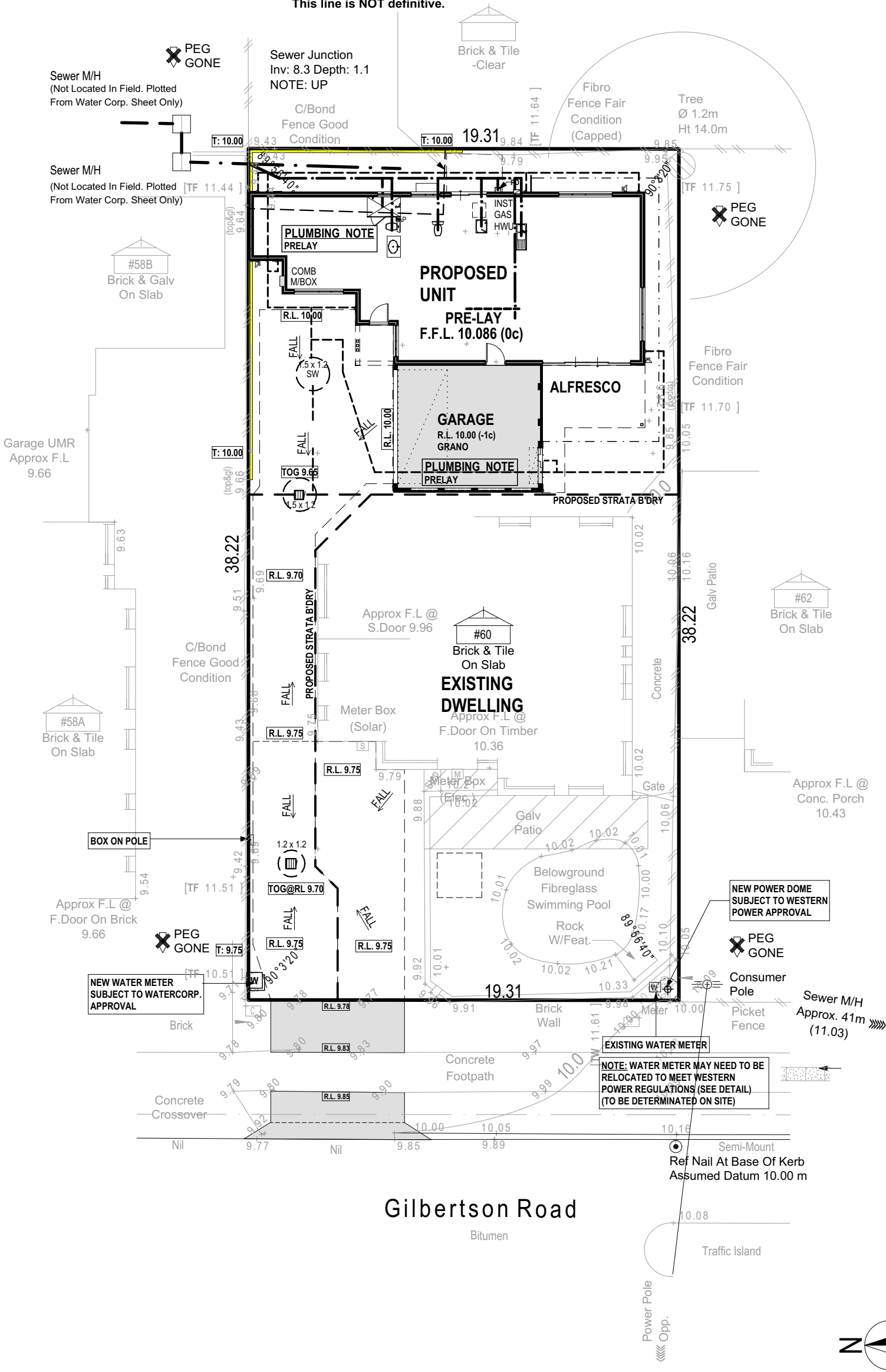
PLUMBER NOTE:

- 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.
- CUT OFF OR REMOVE EXISTING HOUSE DRAIN.
- CONSTRUCT NEW SEWER FOR EXISTING DWELLING, PRIOR TO EARTHWORKS.
- REFLEX VALVE REQUIRED.

STORMWATER & SEWER NOTES

1:20 YEAR STORM EVENT

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



BUILDER: / /

CLIENT(S): / /

/ /

WITNESS: / /

**COTTAGE & ENGINEERING
SURVEYS**

— Licensed Surveyors — ©

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

AREA:	739m ²	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:	5 OF 15
CHECKED:	DM	SIZE:	A3
DATE:	14.11.2019	PROJECTS	
MODEL:		JOB N°	
SPECIAL		157386	

Issue Name	Drawn	Date
EST. AMEND.	WW	02.112.2019
EN. AMEND	WW	18/12/2019
V001	WW	08.04.2020
V003	WW	17/04/20
JEL	DMA	05/05/20

PLUMBING PLAN

Issue Name	Drawn	Date
------------	-------	------



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 22° W/- 600W 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
- 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

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

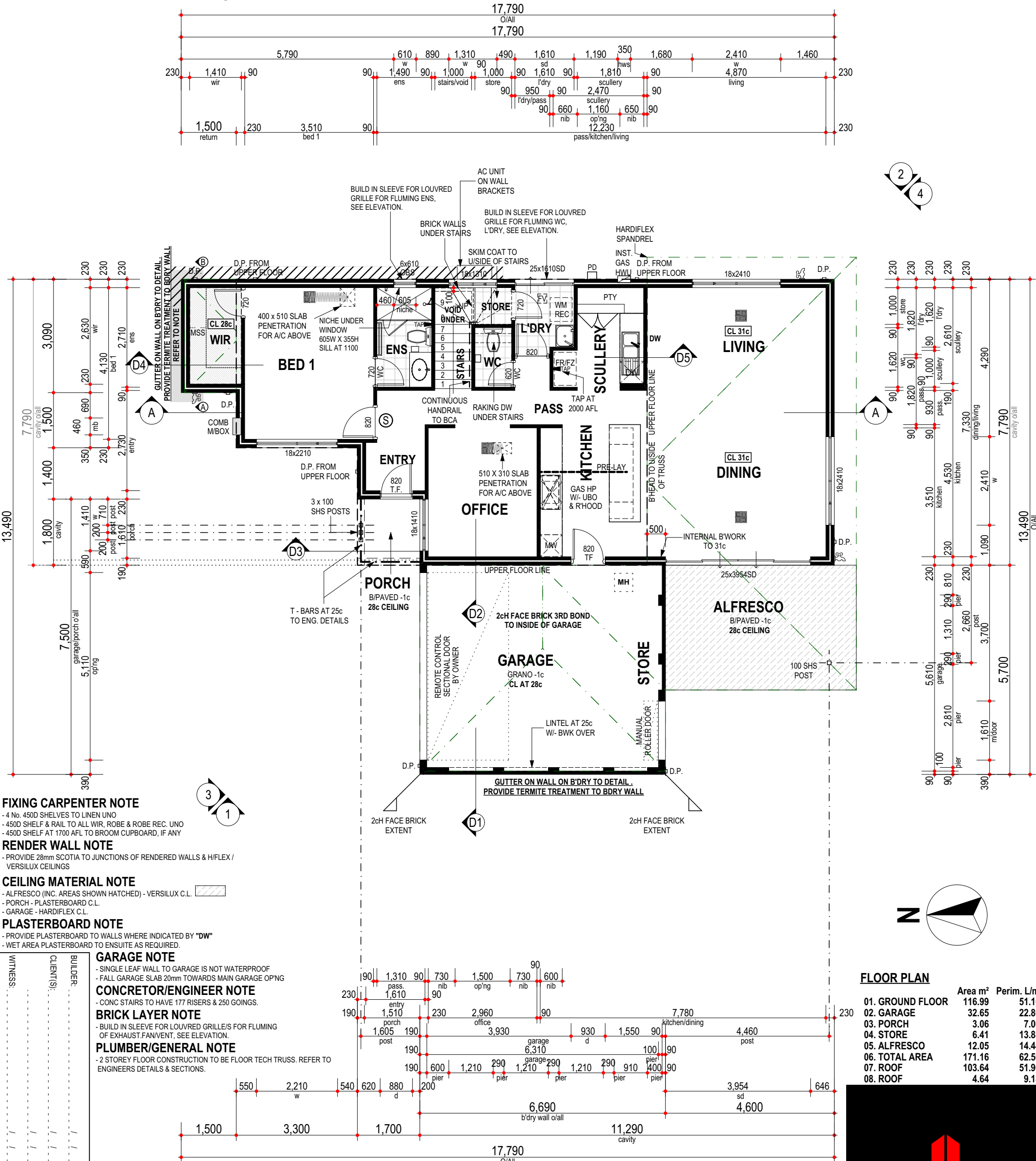
TRADES / SUPERVISOR NOTE
- REFER TO STRUCTURAL ENGINEERS DETAILS
- ALL PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS
& STANDARD SPECIFICATION.

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.



FIXING CARPENTER NOTE
- 4 No. 450D SHELVES TO LINEN UNO
- 450D SHELF & RAIL TO ALL WIR, ROBE & ROBE REC. UNO
- 450D SHELF AT 1700 AFL TO BROOM CUPBOARD, IF ANY

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

CEILING MATERIAL NOTE
- ALFRESCO (INC. AREAS SHOWN HATCHED) - VERSILUX C.L.
- PORCH - PLASTERBOARD C.L.
- GARAGE - HARDIFLEX C.L.

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

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

CONCRETOR/ENGINEER NOTE
- CONC STAIRS TO HAVE 177 RISERS & 250 GOINGS.

BRICK LAYER NOTE
- BUILD IN SLEEVE FOR LOUVRED GRILLE/S FOR FLUMING
OF EXHAUST.FAN/VENT, SEE ELEVATION.

PLUMBER/GENERAL NOTE
- 2 STOREY FLOOR CONSTRUCTION TO BE FLOOR TECH TRUSS. REFER TO
ENGINEERS DETAILS & SECTIONS.

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 EN_AMEND
Drawn WW
Date 18/12/2019
Issue Name WW
Drawn DMA
Date 05/05/20

FLOOR PLAN



SUMMIT
HOMES GROUP

BUILD | RENOVATE | DEVELOP

Copyright © 2019

SITE CLASSIFICATION - CLASS ' ' (REFER TO SITE REPORT FOR DETAILS) WIND LOAD - CORROSION CLASSIFICATION - ' ' **BRICK NOTE** - RENDERED BRICK U.N.O

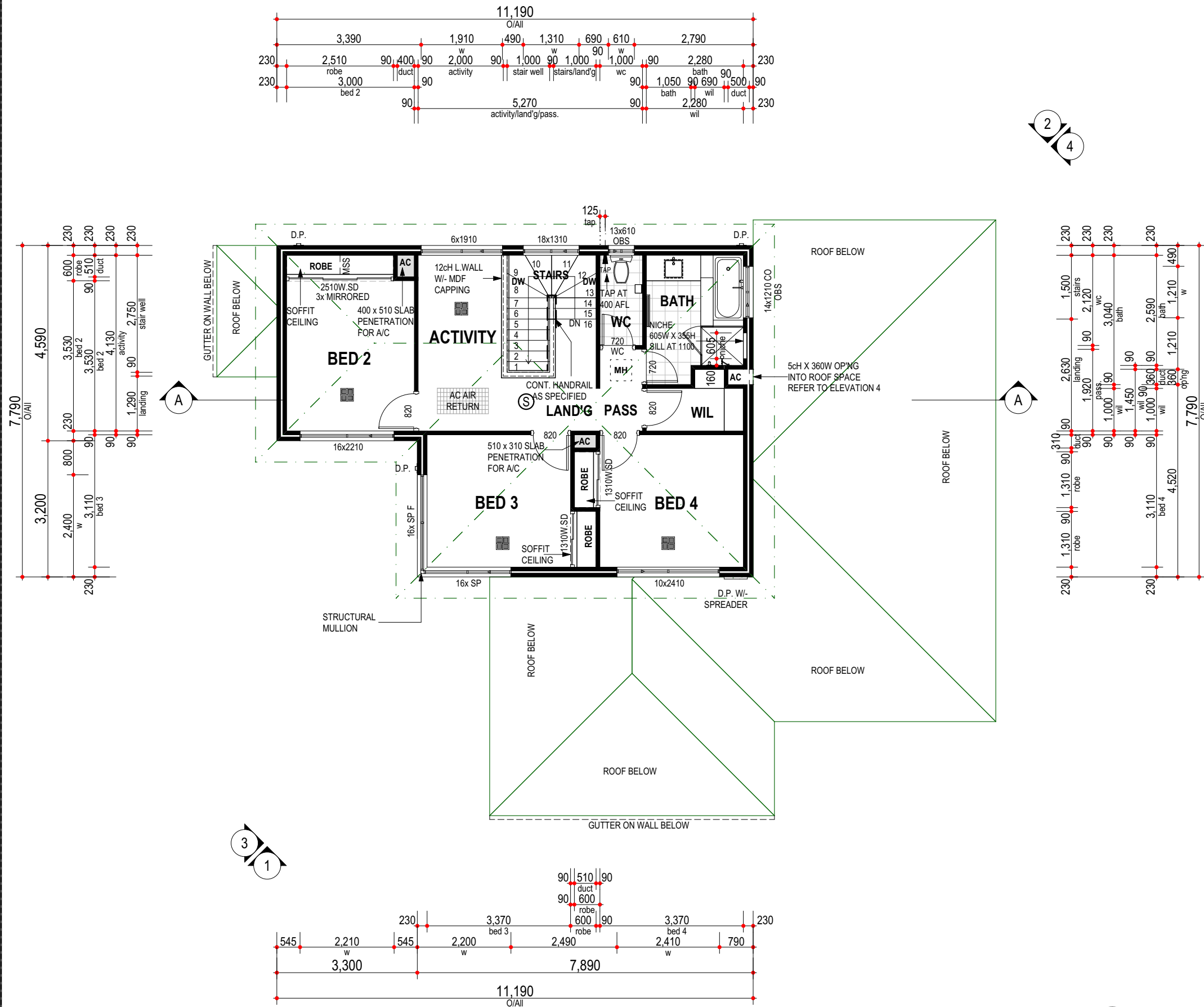
ROOF NOTE - **TILED** ROOF UF PITCH AT 25° W/- 500W EAVES UNO - STEEL ROOF FRAME TO NASH STANDARDS - UF CEILINGS AT 61c + PL **ROOF PLUMBER NOTE** - PROVIDE SLOTTED GUTTERS (EXC. GUTTER ON WALLS) - FINAL POSITIONS OF RWP'S TO BE DETERMINED ON SITE - RWP'S IN PORCH TO BE STRAIGHT CONNECTION TO STORMWATER 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 ③

FIXING CARPENTER NOTE - 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 **RENDER WALL NOTE** - PROVIDE 28mm SCOTIA TO JUNCTIONS OF RENDERED WALLS & H/FLEX / VERSILUX CEILINGS **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. **PLASTERBOARD NOTE** - PROVIDE PLASTERBOARD TO WALLS WHERE INDICATED BY "DW" - WET AREA PLASTERBOARD TO ENSUITE AS REQUIRED.

UPPER FLOOR NOTE - **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 **ENGINEER NOTE** - NOTE BLOCKOUTS TO DUCTS. - CONFIRM ROOF BEAMS AND SIZES. **CONCRETOR/ENGINEER NOTE** - CONC STAIRS TO HAVE 177 RISERS & 250 GOINGS. **PLUMBER/GENERAL NOTE** - 2 STOREY FLOOR CONSTRUCTION TO BE FLOOR TECH TRUSS. REFER TO ENGINEERS DETAILS & SECTIONS. **PRESTART NOTE** - NOTE LOCATION OF PLUMBING FIXTURES ON UPPER STOREY. DISCUSS POSSIBLE SOUND INSULATION OF WASTE PIPES IN BULKHEADS AND/OR DUCTS.

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.**



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: 1:100
SHEET: 7 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

UPPER FLOOR PLAN

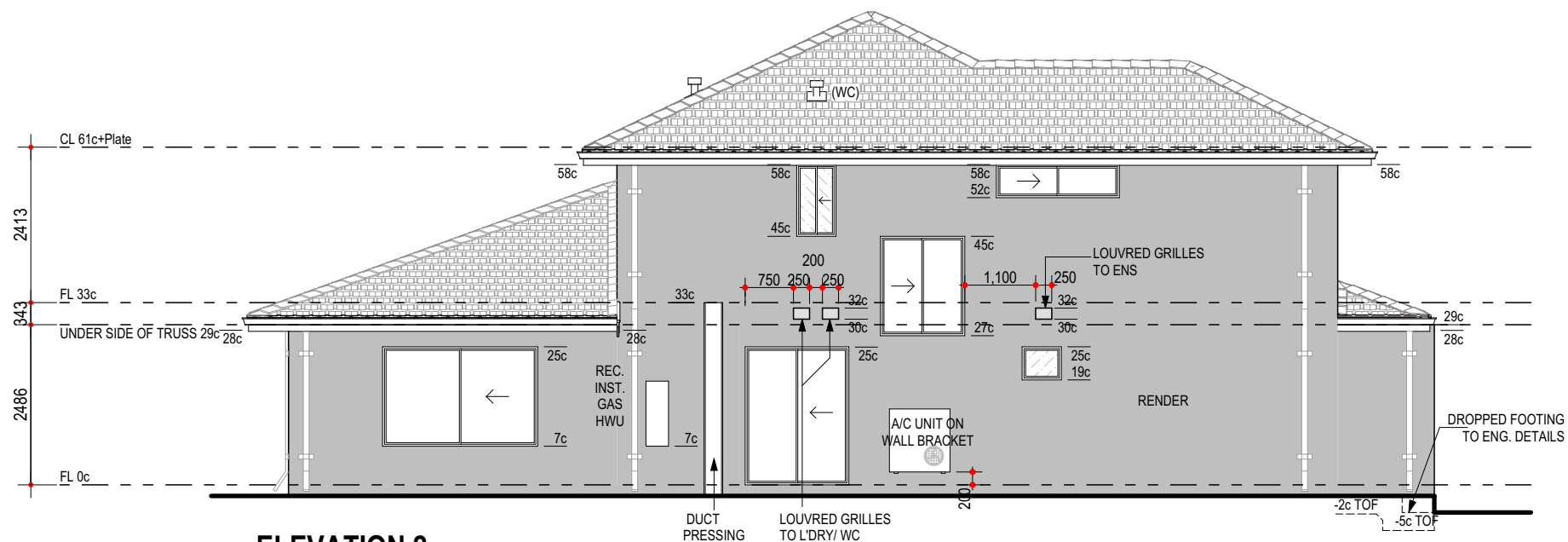
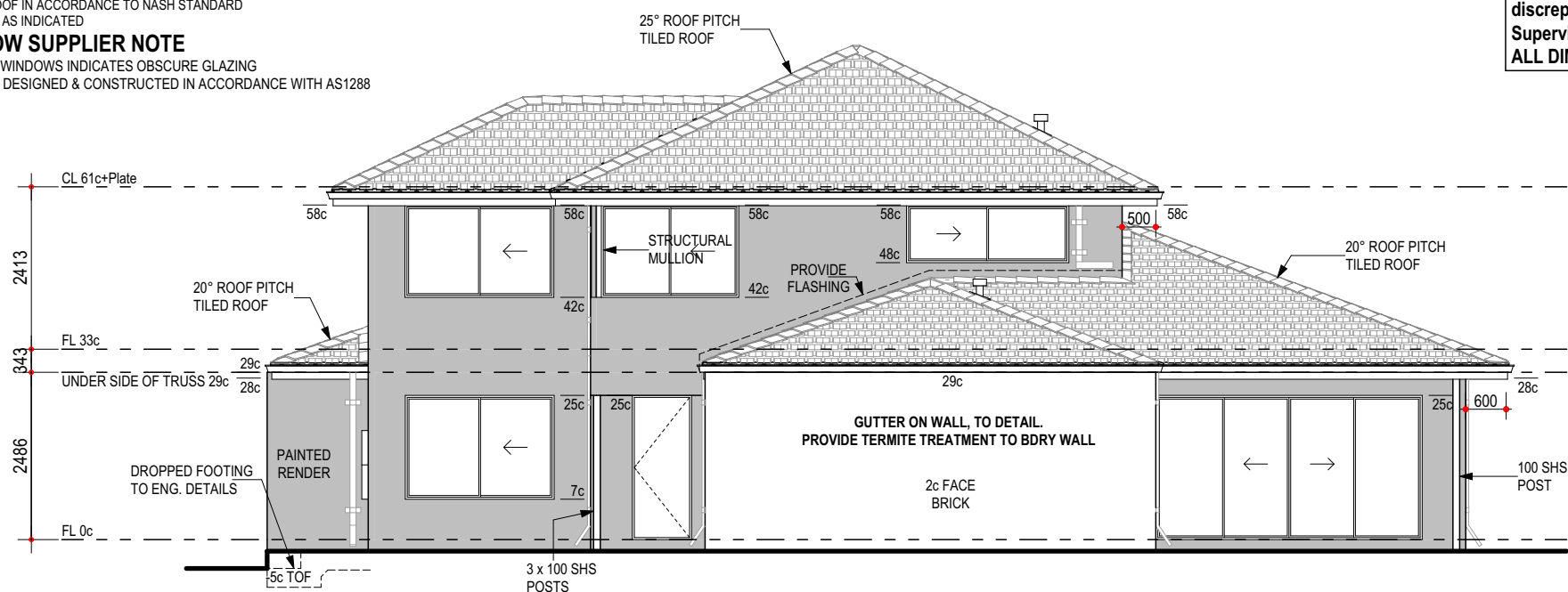
UPPER FLOOR PLAN
01. UPPER FLOOR Area m² Perim. L/m
02. ROOF 76.61 37.96
96.59 41.96



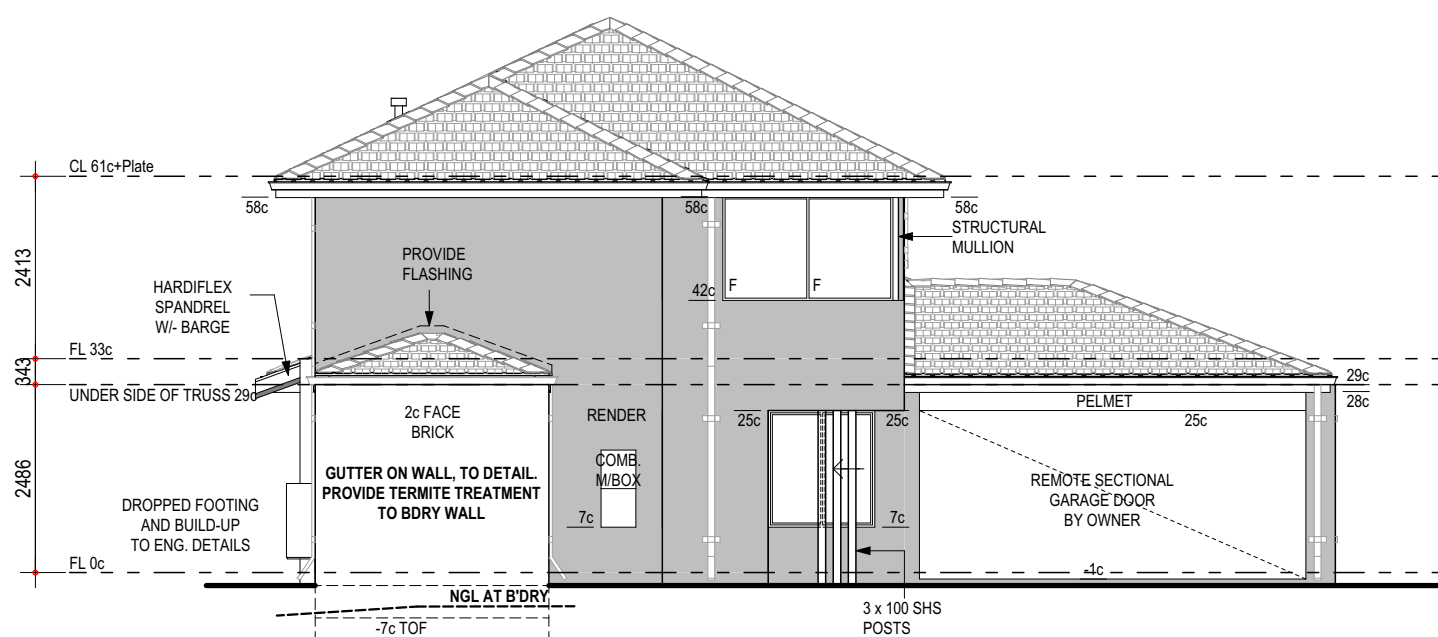
- **TILED** ROOF, GF PITCH AT 20° W/- 600W EAVES UNO
- UF PITCH AT 25° W/- 500W EAVES UNO
- STEEL ROOF IN ACCORDANCE TO NASH STANDARD
- CEILINGS AS INDICATED

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

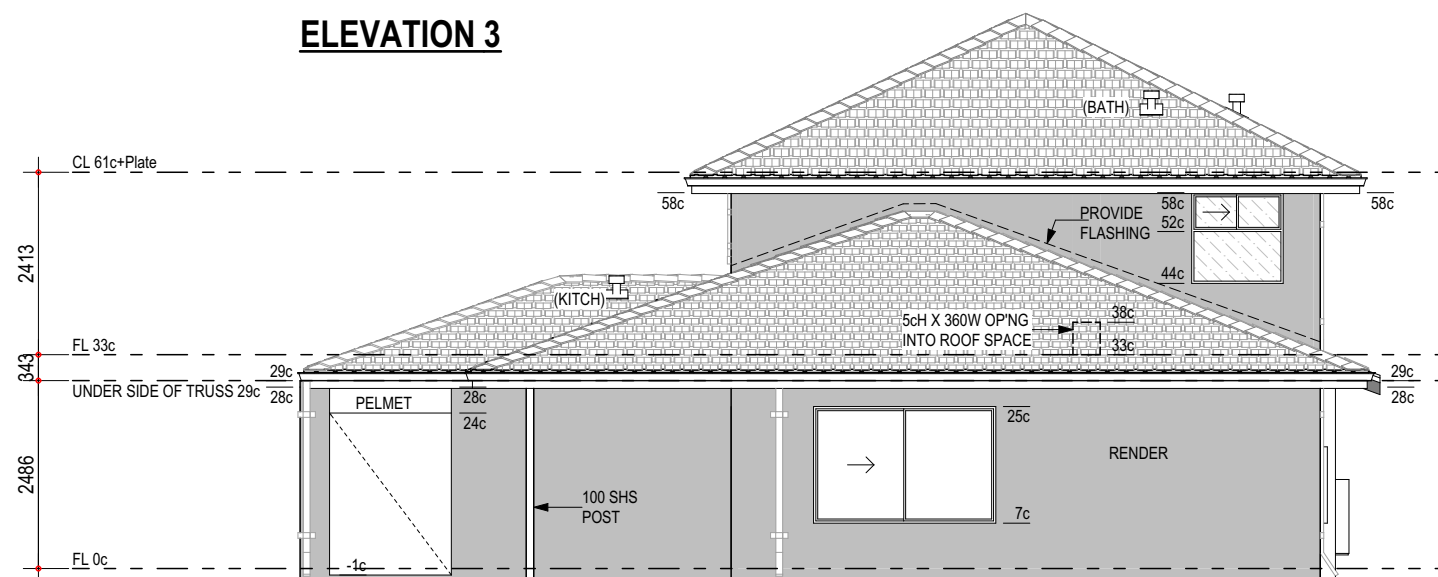
DO NOT SCALE FROM THIS DRAWING
All Sub-contractors to check dimensions
& notes prior to initiating works. Any
discrepancies to be notified to the Site
Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.



ELEVATION 2



ELEVATION 3



ELEVATION 4

BULDER: / /

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
EN. AMEND	VW	18/12/2019
V001	VW	08.04.2020
V003	VW	17/04/20
JFI	DMA	05/05/20

ELEVATIONS



SUMMIT
HOMES GROUP

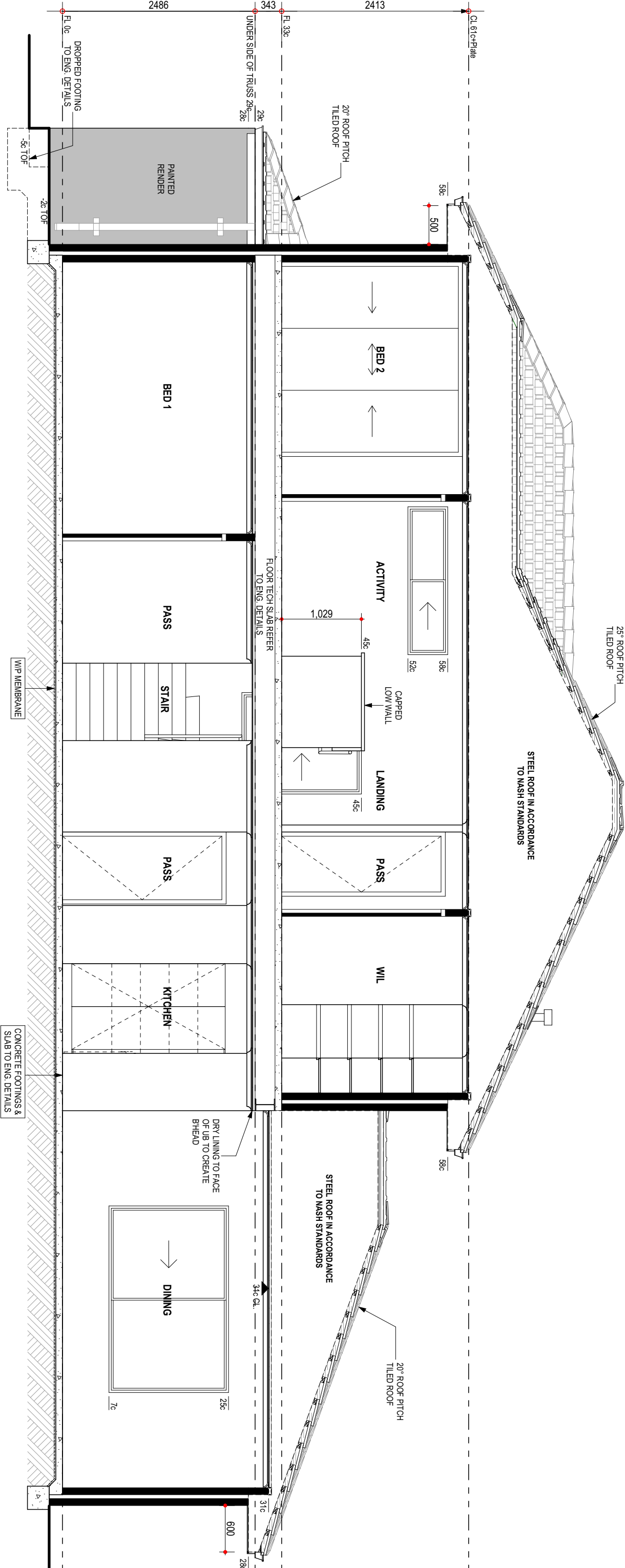
BUILD | RENOVATE | DEVELOP

ROOF NOTE

- TILED ROOF GF PITCH AT 20° W/ 600W EAVES UNO
- LF 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: / /

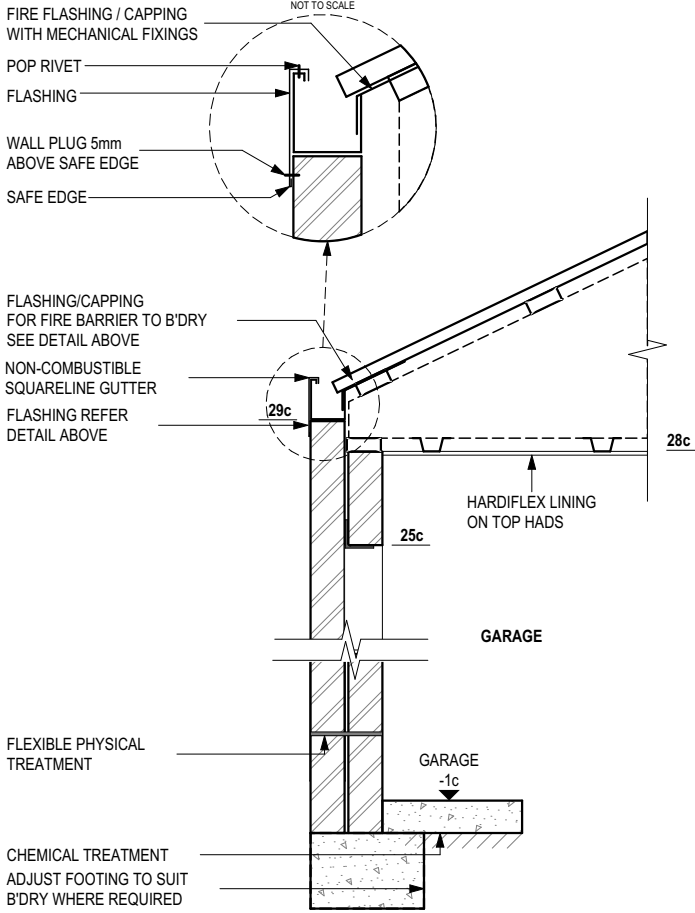
PROPOSED RESIDENCE FOR:
CAO / ZHANG
ADDRESS:
LOT 119 (#60) GILBERTSON ROAD,
KARDINYA.

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

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

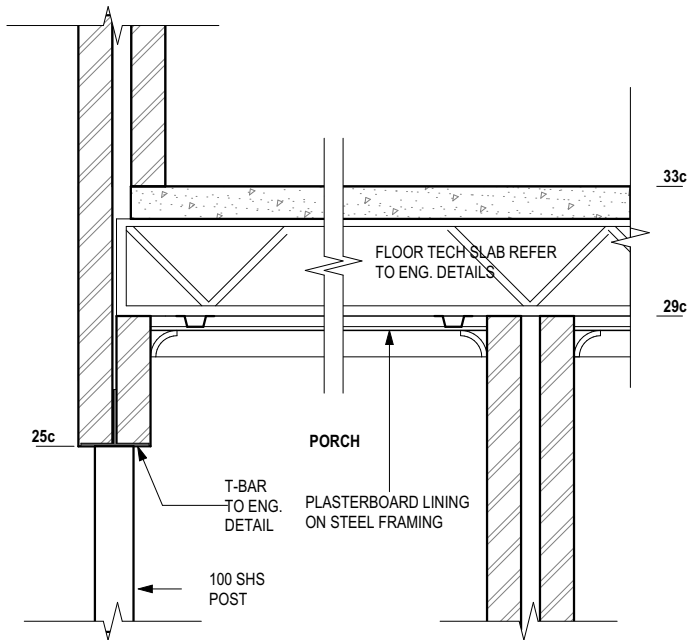
DO NOT SCALE FROM THIS DRAWING
All Sub-contractors to check dimensions
& notes prior to initiating works. Any
discrepancies to be notified to the Site
Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.

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



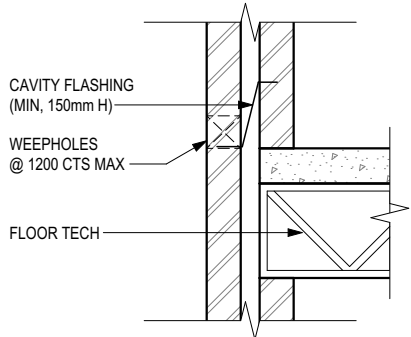
D1 - GUTTER ON WALL / FLASHING DETAIL TO GARAGE W/- PHYSICAL TERMITE TREATMENT

- 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

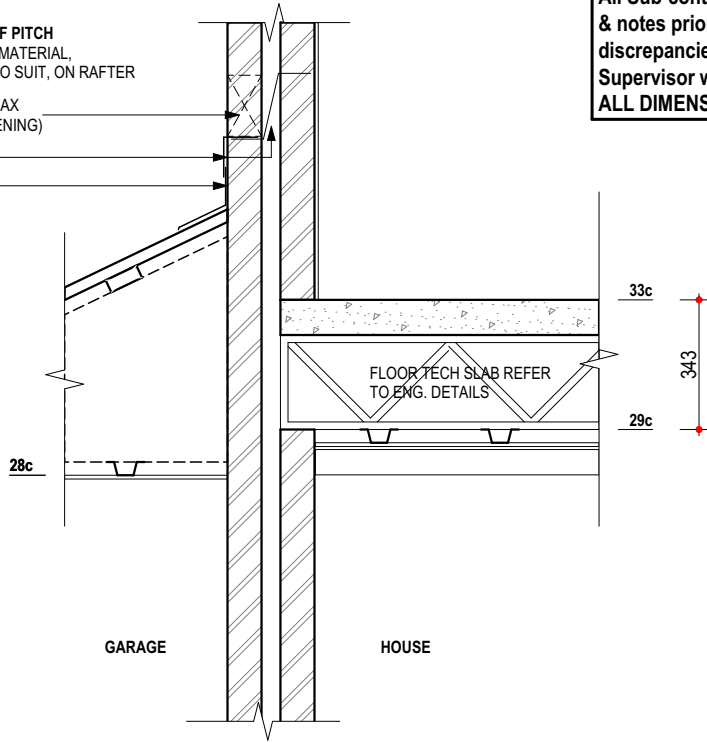


TYPICAL CAVITY FLASHING DETAIL - TO UPPER FLOOR FLOOR TECH & CONC. SLAB

- NOTES:**
- ENSURE CAVITY IS CLEAN
 - MAINTAIN WEEPHOLES 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

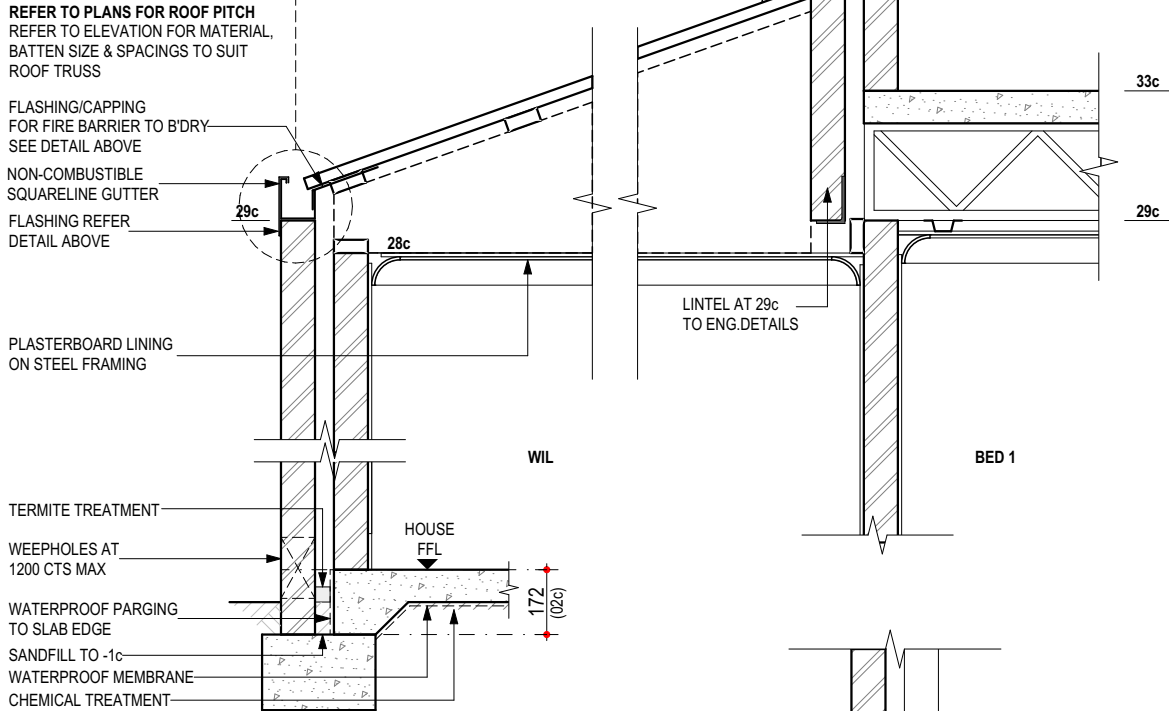
SANDFILL TO -1c

WATERPROOF MEMBRANE

CHEMICAL TREATMENT

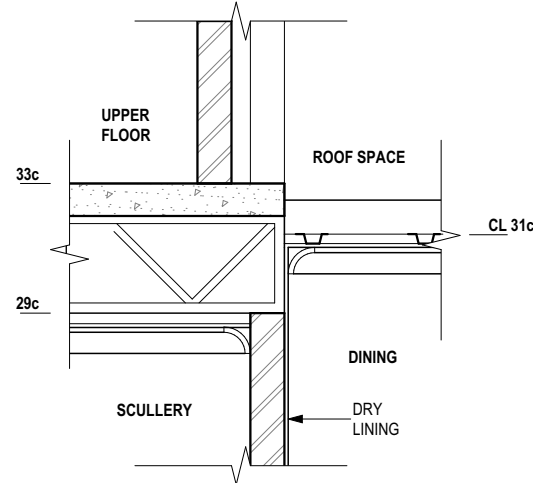
REFER TO PLANS FOR ROOF PITCH
REFER TO ELEVATION FOR MATERIAL,
BATTEN SIZE & SPACINGS TO SUIT, ON RAFTER

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

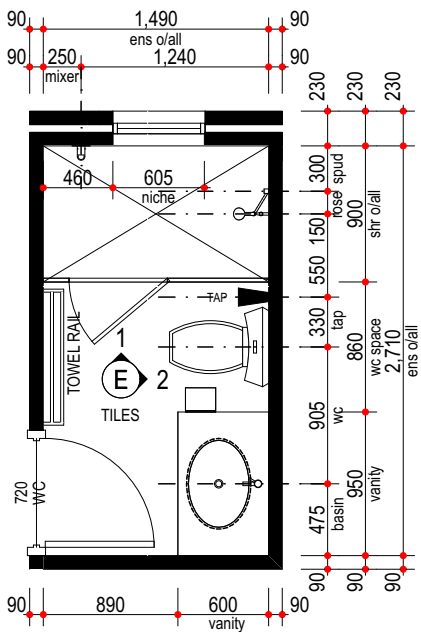
SCALE: AS NOTED
SHEET: 10 OF 15
SIZE: A3
PROJECTS
JOB N° 157386

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

DETAILS

SUMMIT
HOMES GROUP
BUILD | RENOVATE | DEVELOP

Copyright © 2019



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

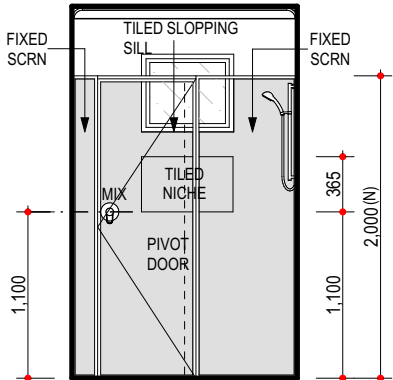
- REFER TO ELECTRICAL PLAN FOR GPO LOCATIONS

DO NOT SCALE FROM THIS DRAWING

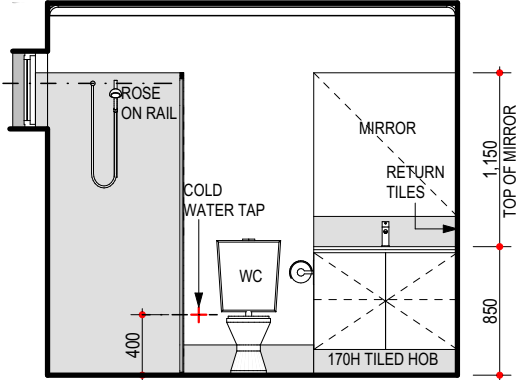
All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.

REFER TO ADDENDUM FOR FITOUT SPECIFICATION

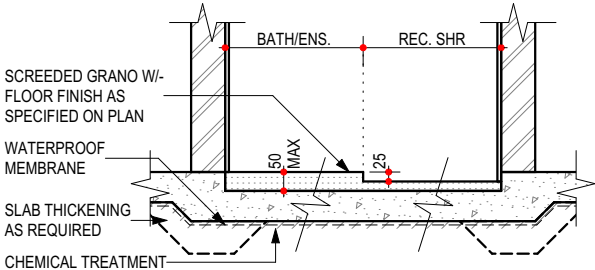
WET AREAS CONSTRUCTED IN ACCORDANCE WITH PART 3.8.1 OF B.C.A. (VOL 2)



E1 VIEW



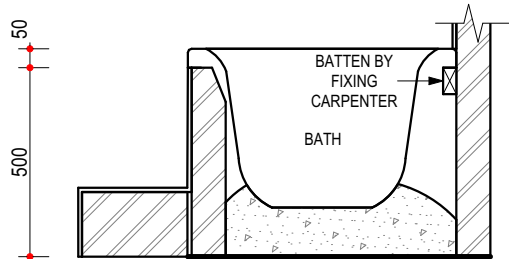
E2 VIEW



GF RECESSED SHOWER DETAIL (NO HOB)

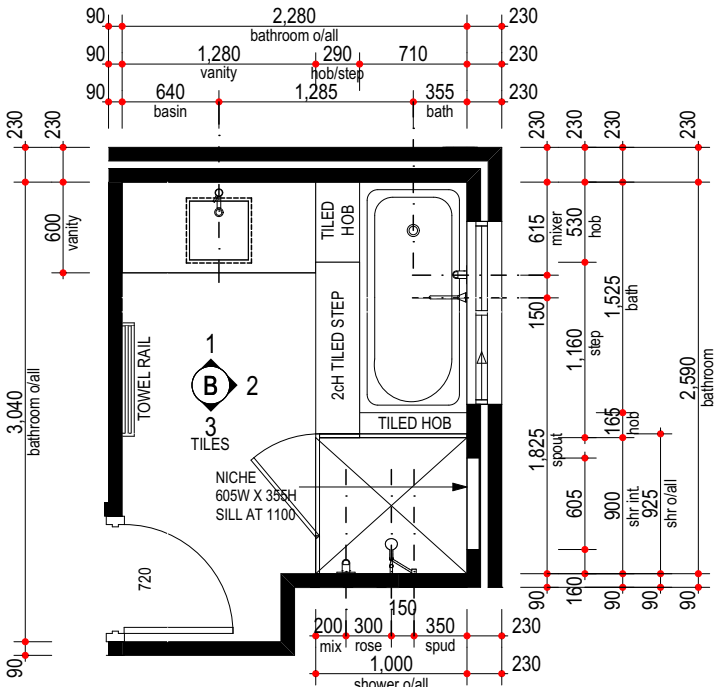
NOTES:

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

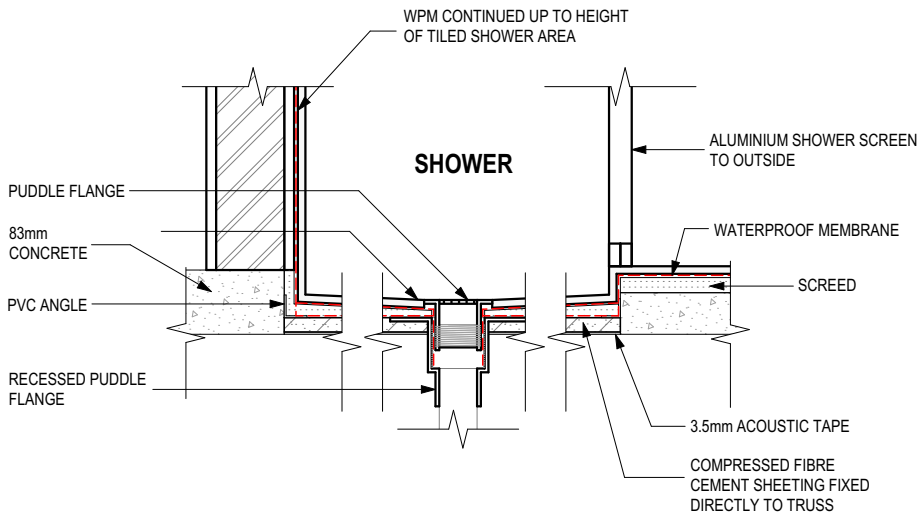


TYPICAL BATH HOB SECTION

- SCALE 1 : 20



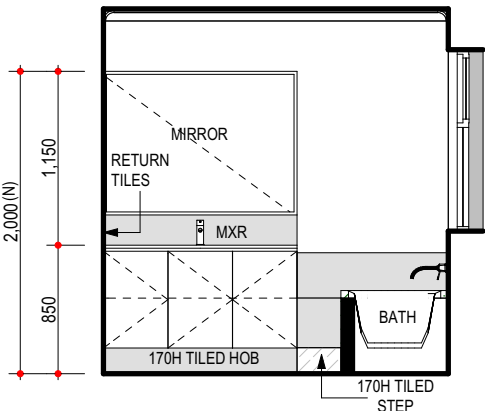
UF BATH PLAN



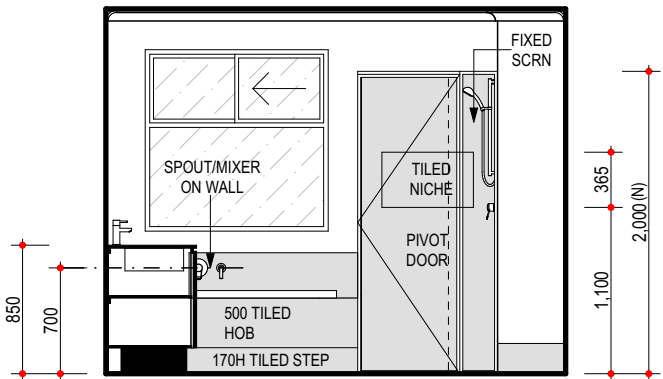
UPPER FLOOR HOBLESS SHR DETAIL

NOTES:

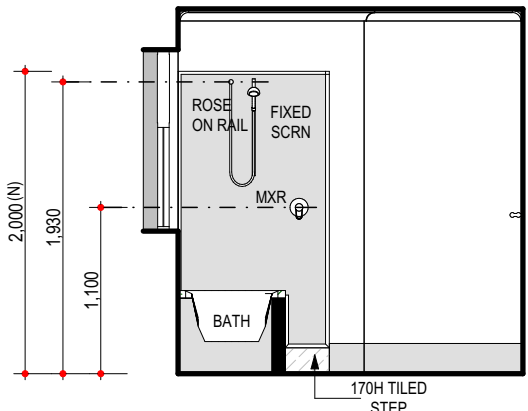
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS
- FLOORING TO MANUFACTURER'S SPEC.
- SCALE 1 : 10



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

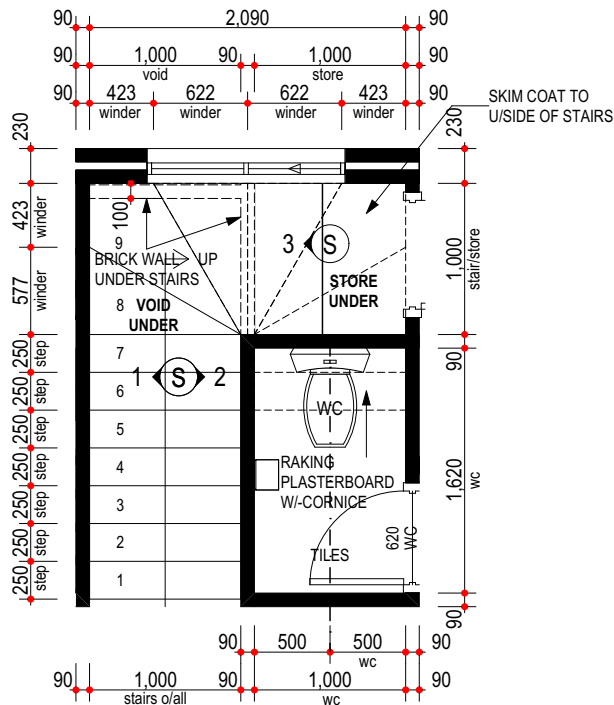
SCALE: 1:50
SHEET: 12 OF 15
SIZE: A3
PROJECTS
JOB N° 157386

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

ROOM LAYOUTS



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.

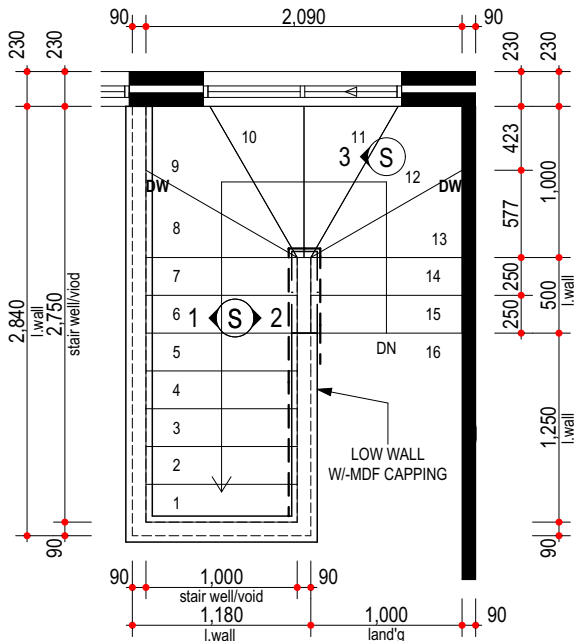


GF. STAIR/ WC PLAN

SCALE 1:50

CONCRETOR/ENGINEER NOTE

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

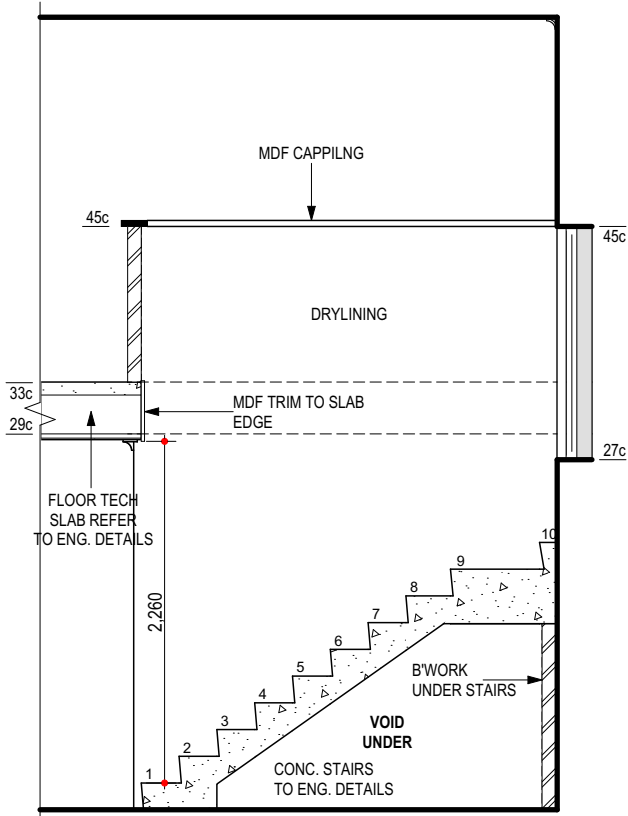


UF STAIR PLAN

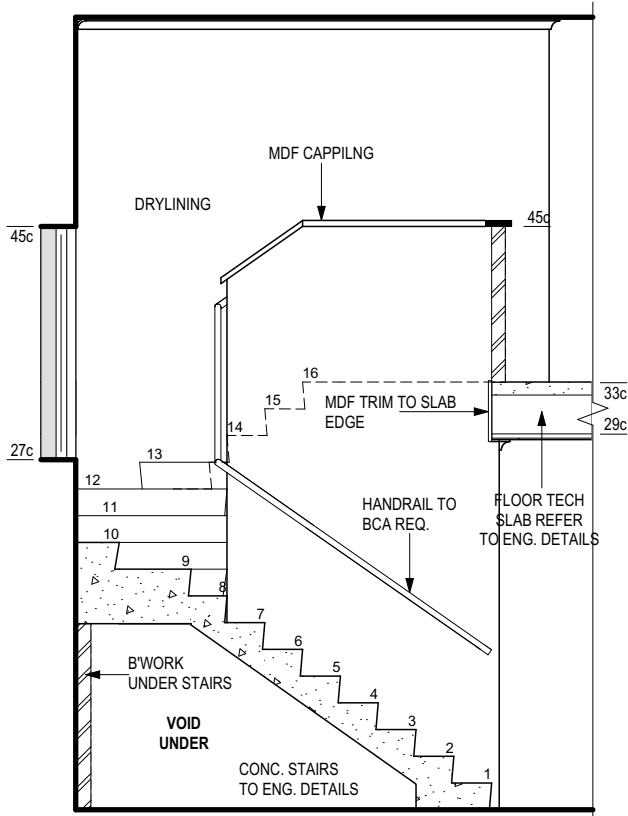
SCALE 1:50

CONCRETOR/ENGINEER NOTE

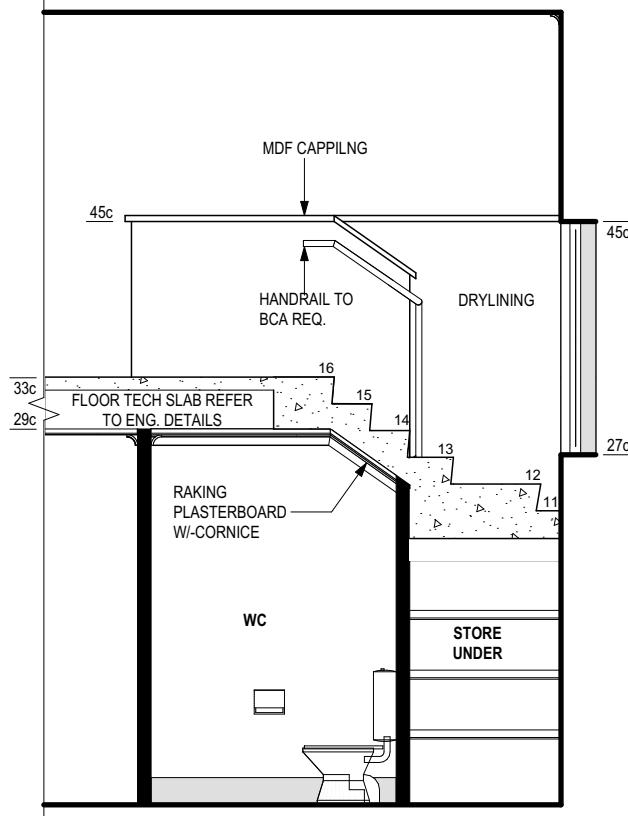
1. CONC STAIRS TO HAVE 177 RISERS & 250 GOINGS.



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

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



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

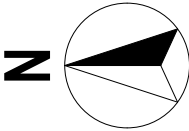
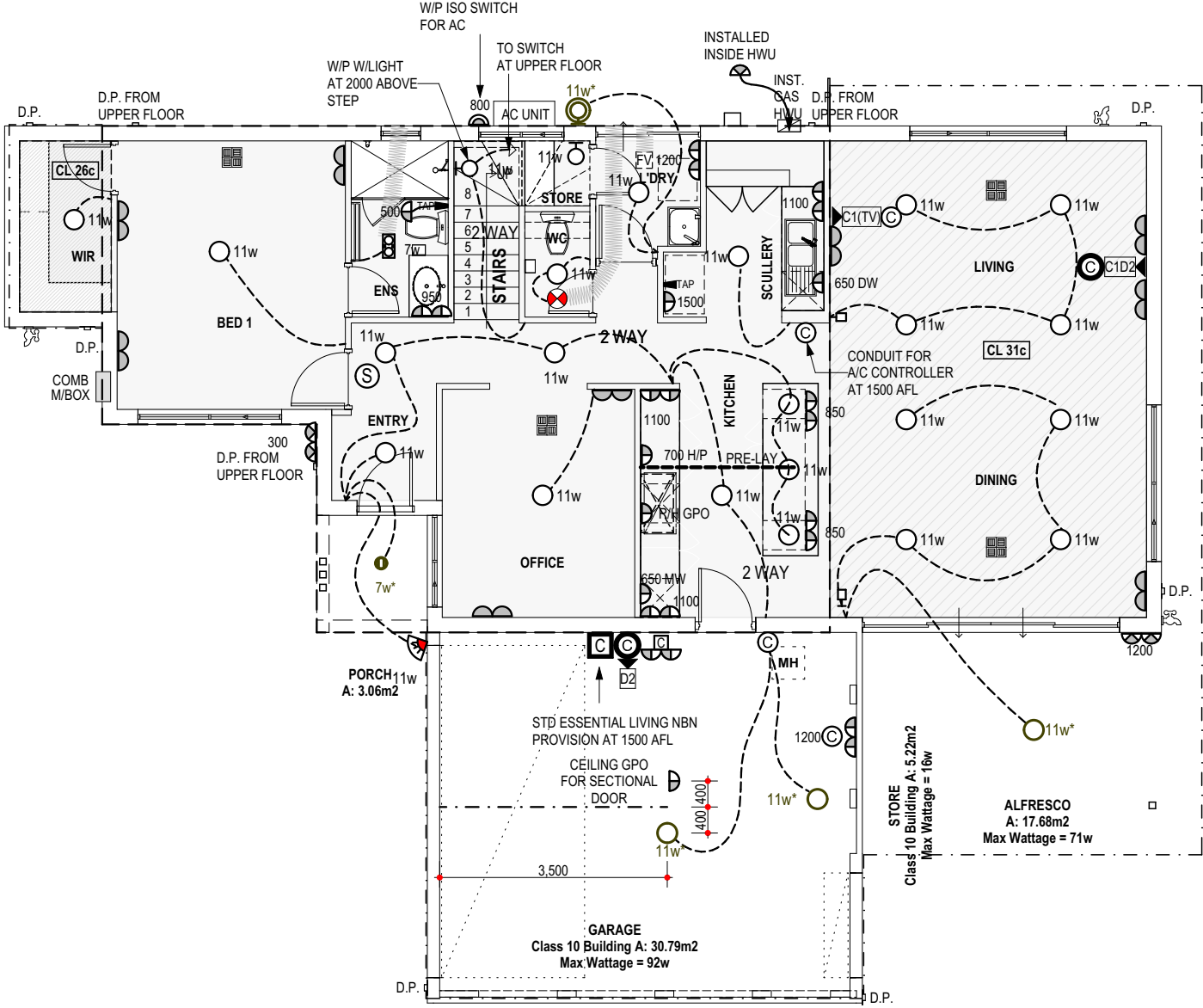
- PROVIDE TV ANTENNA AS PER ADDENDA

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.



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: 1:100
SHEET: 14 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			

GF ELECTRICAL/BCA PLAN



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

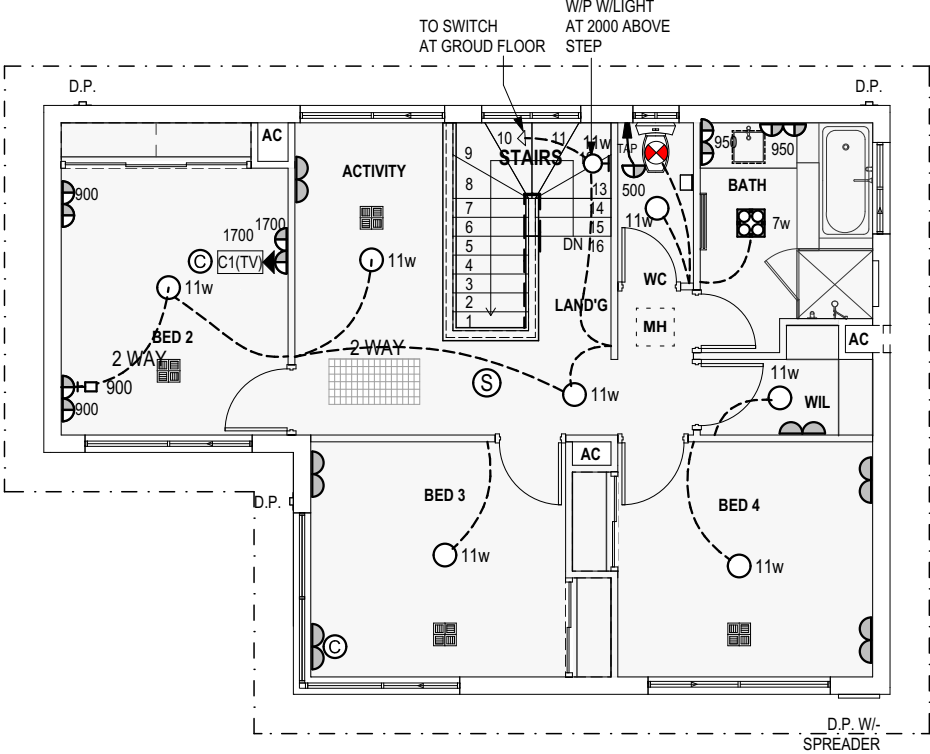
- PROVIDE TV ANTENNA AS PER ADDENDA

AIRCON NOTE

- 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

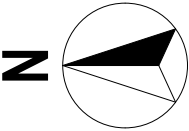
- CLIENT TO CONFIRM W/- ADMINISTRATOR POSITIONING OF ALL TV, PHONE AND ROOM GPO POSITIONS.



LIGHT AND VENTILATION CALCULATIONS

Room Name	Opn % Light	Vent.
7 ACTIVITY		
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
6 BED 4		
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
5 BED 3		
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
4 BED 2		
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,
KARDINYA.

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

SCALE: 1:100
SHEET: 15 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			

UF ELECTRICAL/BCA PLAN

