

BUILT AROUND PEOPLE

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SEC Dome =0= Power Pole Ω TC Phone Pits W Water Conn. Ш Top Pillar/Post EG [TP 10.00] [ TW 10.00 ] Top Wall [TR 10.00] Top Retaining [TF 10.00] Top Fence

🛕 WARNING : PLAN/DIAGRAM NOT YET APPROVED

BY TITLES OFFICE. VERIFY LOT DIMENSIONS & ANGLES WITH TITLE.

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 Lad boundaries drawn on survey are based or 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.

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.

Earthworks/set-out dimensions may vary on site a builders 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

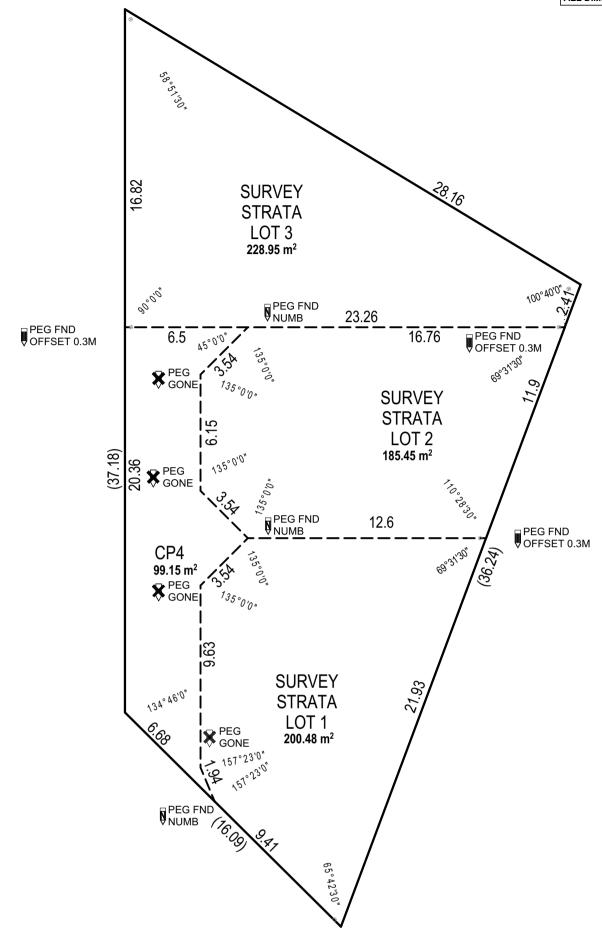
### **DISCLAIMER:**

DISCLAIMEN.
Survey does not include verification of cadastral b'daries. All features & levels shown are based on orientation to existing pegs & fences only which manot 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 offsed dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment are are

which may have been 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 repegge and exact offsets provided to your designer/archite before any plans are produced and before any wo



CLIENT(S): BUILDER:

S.S.LOT 1 MISCLOSE 0.008 m

S.S.LOT 2 MISCLOSE 0.009 m S.S.LOT 3 MISCLOS

CP LOT 4 MISCLOSE 0.008 m

SOIL DESCRIPTION



TTAGE & ENGINEERIN**(** 

Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998.

AREA: 714m<sup>2</sup> SHIRE: JOONDALUP D.PLAN: 80569 C/T VOLUMN: 1342

464

281-19/75

FOLIO:

MSD REF:

KERBING: NIL FOOTPATH: NIL SOIL: RTS DRAINAGE: GOOD

VEGETATION: RTS

ROAD DESCR.: BITUMEN

GAS: YES WATER: YES ELECTRICITY: OH/UG PH/COMMS: YES SEWER: YES

NO

COASTAL:

1:200

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

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

Email: perth@cottage.com.au Website: www.cottage.com.au PROPOSED RESIDENCE FOR: BENNETT/MURRAY

WARWICK.

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

**SPECIAL** 

SHEET: 4 OF 16 SIZE: A3 **PROJECTS** JOB N°

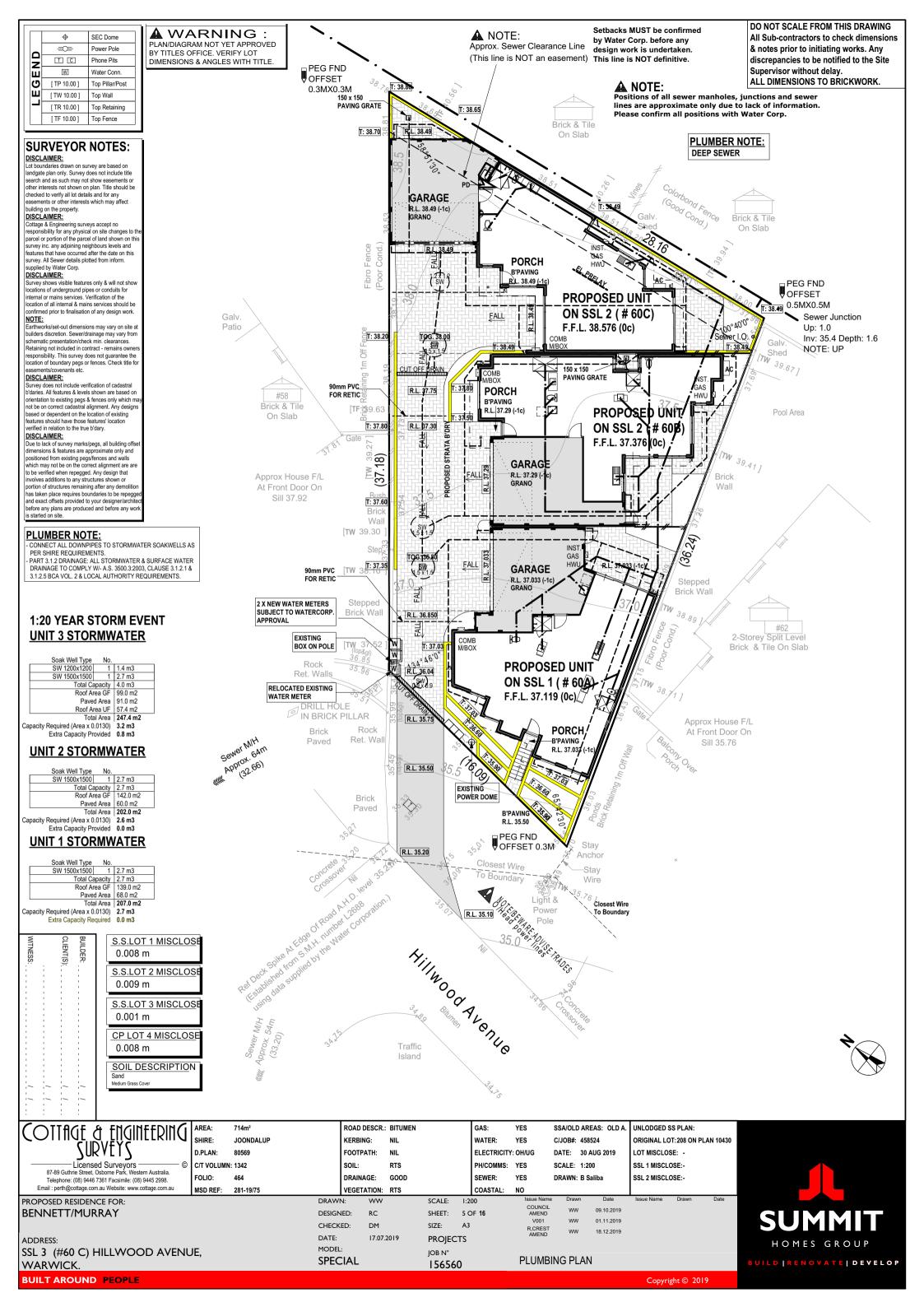
SCALE:

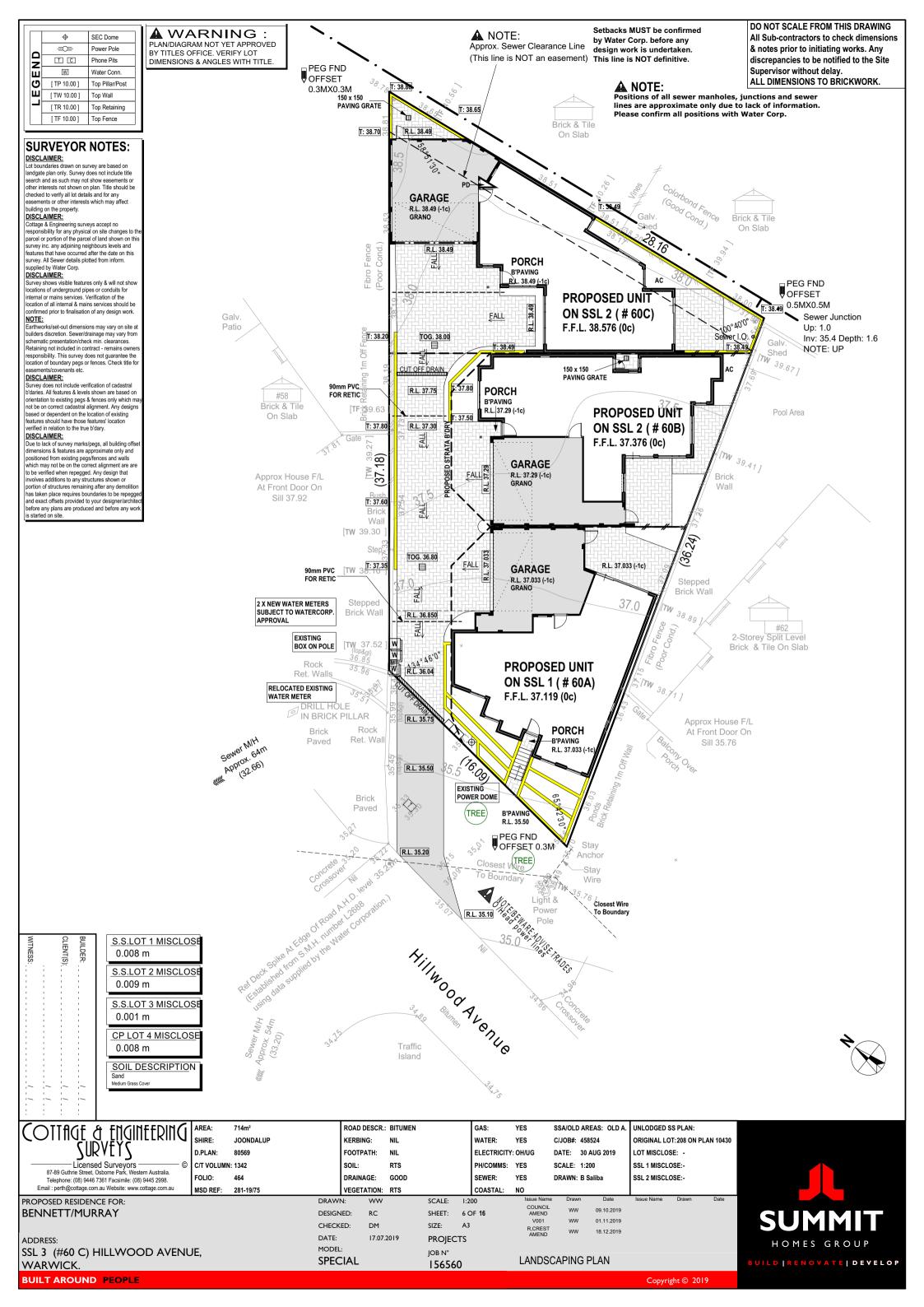
COUNCIL AMEND ww 09.10.2019 ww 01.11.2019

STRATA PLAN



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2c FACE BRICK TO BE LAID IN THIRD BOND U.N.

## **BRICK NOTE**

#### **ROOF NOTE**

SYSTEM (NO KICK)

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

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

#### **ROOF INSULATION NOTE**

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

#### CEILING MATERIAL NOTE

- PORCH - HARDIFLEX - GARAGE / STORE - HARDIFLEX C.L.

## 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)

#### **BRICKLAYER NOTE**

- 1ST FACE BRICKWORK WHERE EVER POSSIBLE.

- FOR 2c GARAGE: - 25c & 31c GARAGE HAS 4c LINTEL

## **GARAGE NOTE**

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

### 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.

## **FIXING CARPENTER NOTE**

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

## **ELECTRICAL NOTE**

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

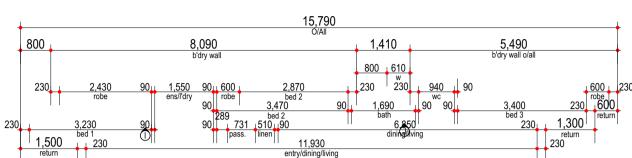
## **AIRCON NOTE**

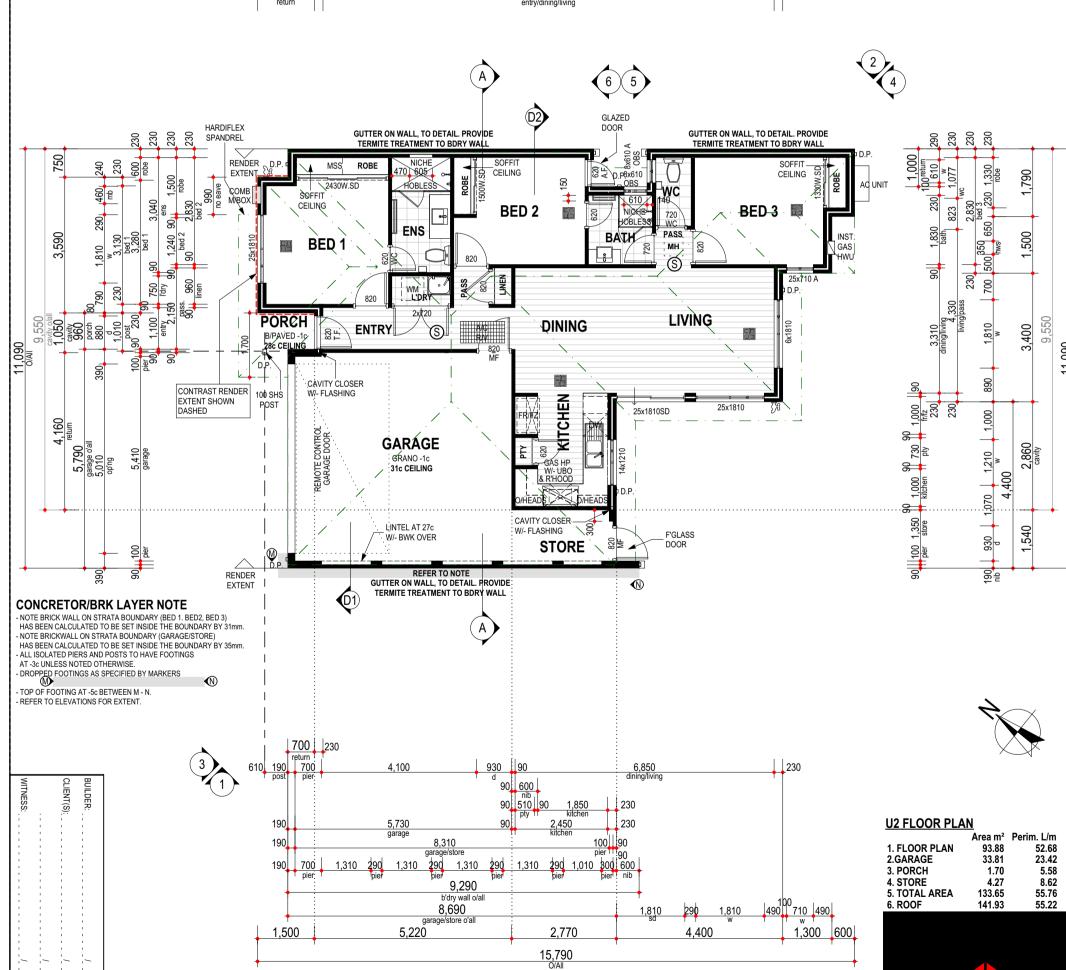
- PROVIDE REVERSE CYCLE DUCTED AIR CONDITIONING. OUTLET POSITIONS TO BE CONFIRM BY SUPPLIER. - EXTERNAL UNIT ON ROOF, NOT TO BE VISIBLE FROM THE STREET.

#### **PLUMBER NOTE**

NO HOBS 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.





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	ADDRESS:
	SSL 2 (#60 B) HILLWOOD AVENUE,
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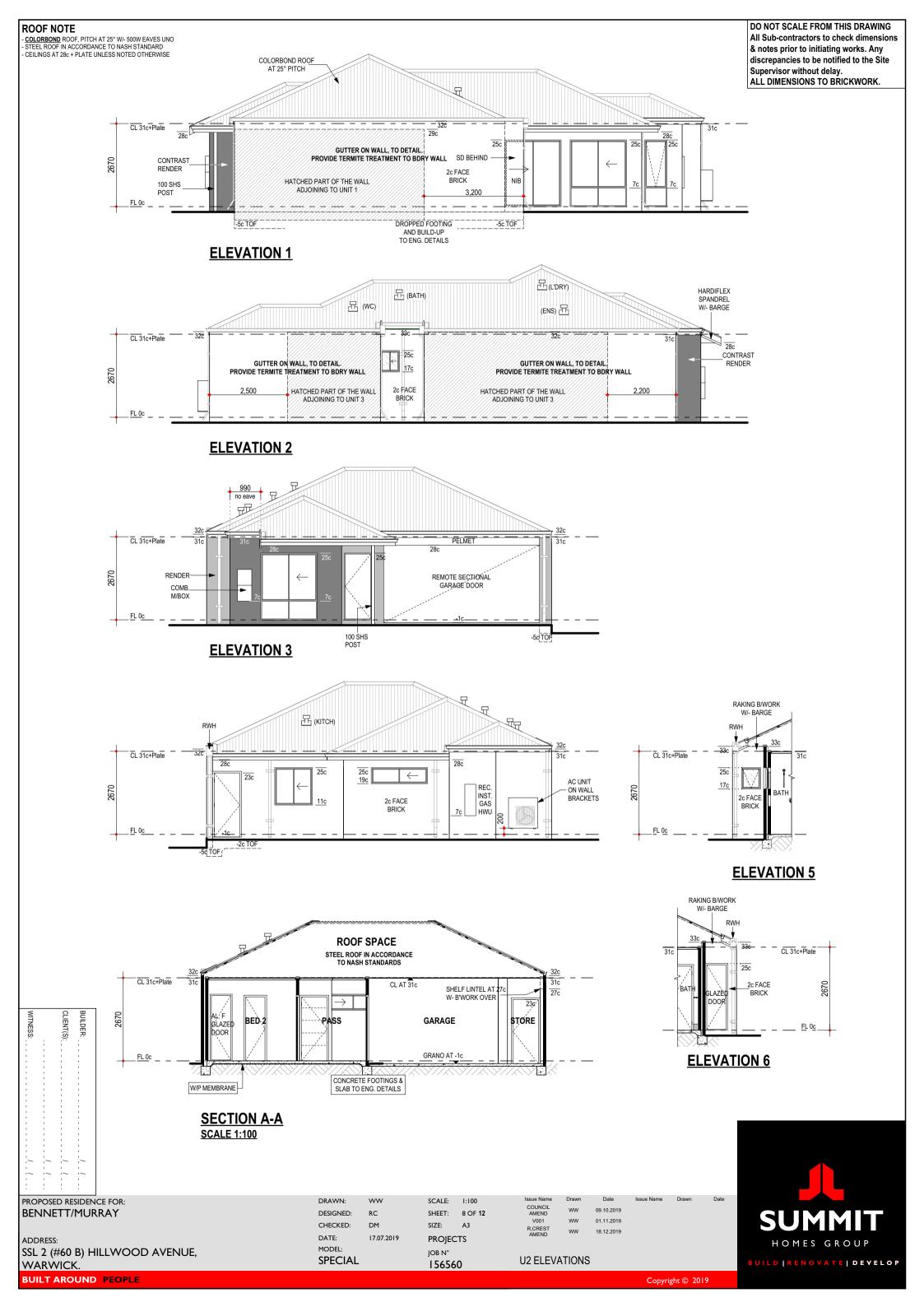
BENNETT/MURRAY

**BUILT AROUND PEOPLE** 

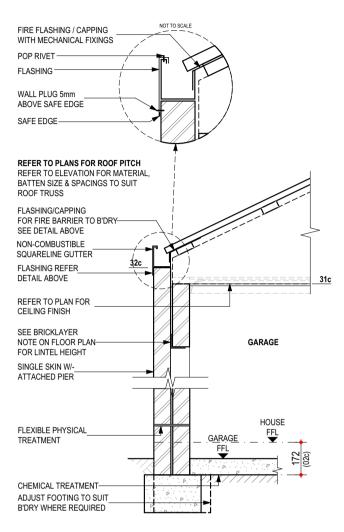
156560

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

U2 FLOOR PLAN



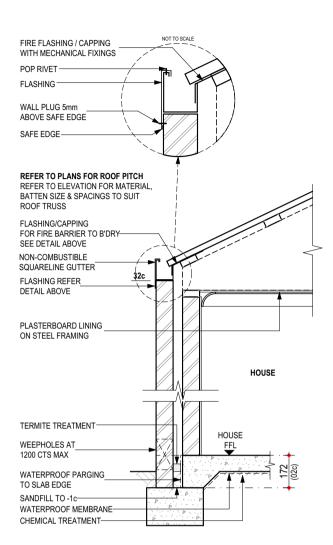
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## D1 - GUTTER ON WALL/FLASHING DETAIL TO GARAGE W/- TERMITE TREATMENT

## 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



## D2 - GUTTER ON WALL / FLASHING DETAIL TO HOUSE **W/- TERMITE TREATMENT**

## NOTES:

- REFER TO ENGINEERS DRAWINGS FOR TIE DOWN DETAILS & BULKHEAD DETAILS

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- 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

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PROPOSED RESIDENCE FOR: DRAWN: ww SCALE: AS NOTED COUNCIL AMEND WW 09.10.2019 BENNETT/MURRAY SHEET: 9 OF 12 DESIGNED: RC WW 01.11.2019 CHECKED: SIZE: **PROJECTS** ADDRESS: MODEL: SSL 2 (#60 B) HILLWOOD AVENUE, JOB N° **U2 DETAILS SPECIAL** WARWICK. 156560



## **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 BWORK ONLY, SIZES OF WORKS TO VERIFY LOCATION OF TILES ULL VARY ON SITE DUE TO ALLOWANCE FOR WALL FINISHES

- SELECTION SHEET
- CLIENT TO MEET TILER ON SITE PRIOR TO COMMENCEMENT OF WORKS TO VERIFY LOCATION OF TILES

CABINETMAKER NOTE

### **TILER NOTE**

- SHADING DENOTES EXTENT OF TILING ALL TILING & SOAP HOLDER HEIGHTS AS PER TILE

# - REFER TO ELECTRICAL PLAN FOR GPO LOCATIONS

REFER TO ADDENDUM FOR FITOUT SPECIFICATION WET AREAS CONSTRUCTED IN ACCORDANCE WITH

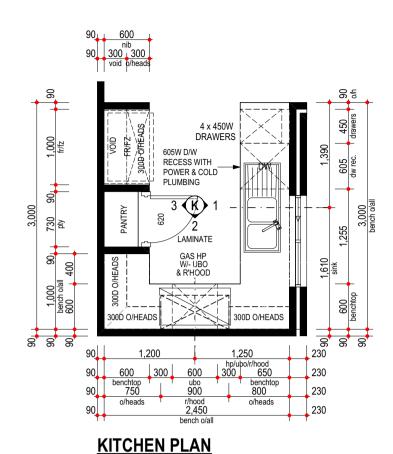
DO NOT SCALE FROM THIS DRAWING

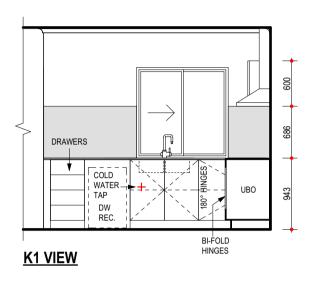
& notes prior to initiating works. Any

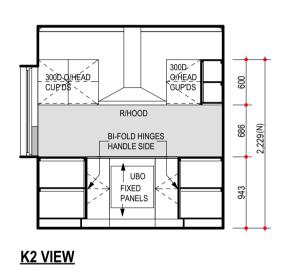
Supervisor without delay. ALL DIMENSIONS TO BRICKWORK.

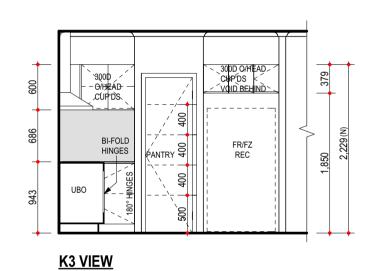
discrepancies to be notified to the Site

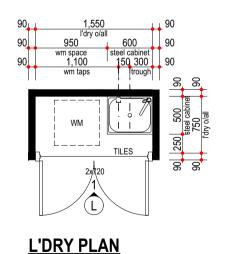
All Sub-contractors to check dimensions

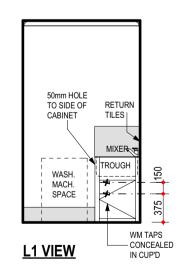


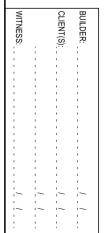












PROPOSED RESIDENCE FOR: BENNETT/MURRAY ADDRESS: SSL 2 (#60 B) HILLWOOD AVENUE, DRAWN: WW DESIGNED: RC CHECKED: DM MODEL: **SPECIAL** 

SCALE: 1:50 SHEET: 10 OF 12 SIZE: A3 **PROJECTS** 

JOB N°

156560

COUNCIL AMEND WW WW

U2 ROOM LAYOUTS 1

09.10.2019 01.11.2019

**SUMMIT** HOMES GROUP

BUILD | RENOVATE | DEVELOP

## **BENCHTOP NOTE**

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

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- SELECTION SHEET
- CLIENT TO MEET TILER ON SITE PRIOR TO COMMENCEMENT OF WORKS TO VERIFY LOCATION OF TILES

CABINETMAKER NOTE

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# - REFER TO ELECTRICAL PLAN FOR GPO LOCATIONS

ALL DIMENSIONS TO BRICKWORK. REFER TO ADDENDUM FOR FITOUT SPECIFICATION WET AREAS CONSTRUCTED IN ACCORDANCE WITH

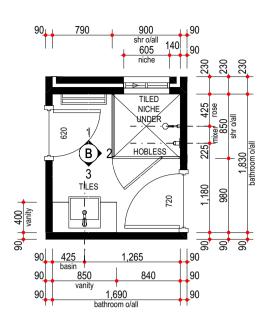
Supervisor without delay.

DO NOT SCALE FROM THIS DRAWING

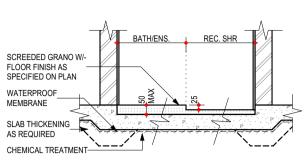
& notes prior to initiating works. Any

discrepancies to be notified to the Site

All Sub-contractors to check dimensions

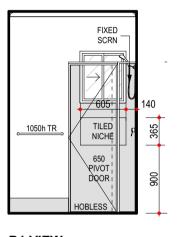


**BATH PLAN** 

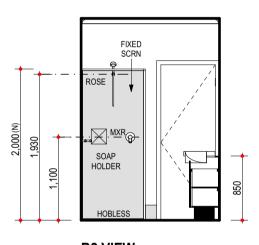


## **RECESSED SHOWER DETAIL (NO HOB)**

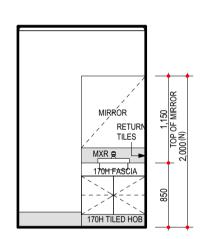
- NOTES:
   REFER TO ENGINEERS DRAWINGS FOR FOOTING AND SLAB DETAILS
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS



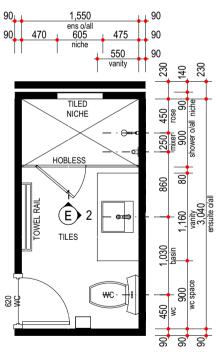
**B1 VIEW** 



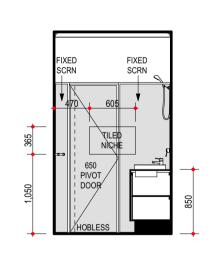
**B2 VIEW** 



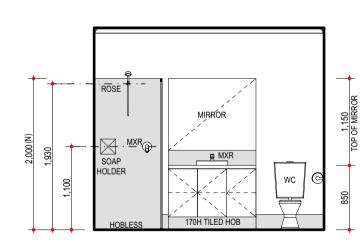
**B3 VIEW** 



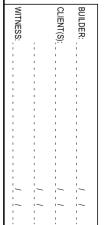
**ENSUITE PLAN** 



E1 VIEW



E2 VIEW



PROPOSED RESIDENCE FOR: BENNETT/MURRAY

ADDRESS:

SSL 2 (#60 B) HILLWOOD AVENUE, WARWICK. **BUILT AROUND PEOPLE** 

DRAWN: DESIGNED: CHECKED: MODEL:

**SPECIAL** 

ww RC DM

SCALE: 1:50 SHEET: II OF 12 SIZE: A3 **PROJECTS** 

JOB N°

156560

COUNCIL AMEND

U2 ROOM LAYOUTS 2

WW 09.10.2019 WW 01.11.2019 18.12.2019



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## **ELECTRICAL LEGEND**

Ground	d Floor			Insulation
Qty	Sym.	Description	Watts	Penetration
3	<b>1</b> 11w*	EXTERNAL WALL LIGHT HT AS NOTED Perimeter Lighting	33*	*
1	● 11w*	EXTERNAL RECESSED LED DOWN-LIGHT (11w) Perimeter Lighting	11*	*
2	O11w*	CEILING LIGHT (11w) Class 10	22*	*
20	• 7w	RECESSED LED DOWN-LIGHT ( 7w)	140	
1	₩ <sub>75w</sub>	MOTION SENSOR W/- SPOT LIGHT @ 2000AFL (75w)	75	
2	S	H.WIRED SMOKE DETECTOR	0	
4	•	EXHAUST FAN	0	0.181
2	2 WAY	2 WAY SWITCH	0	
1	•	W/P SGPO INSTALLED IN HWU	0	
2		SINGLE GPO IN/ON CEILING	0	
3		SINGLE GPO @ NOTED HT	0	
1	С	NBN LEAD IN CONDUIT (25mm) W/- BLANK FACE PLATE AT 1500 AFL	0	
1		DOUBLE WATER PROOF GPO	0	
7	<b>M</b>	DOUBLE GPO @ NOTED HT	0	
10		DOUBLE GPO @ 200 AFL	0	
1		DOUBLE GPO @ 1500 AFL W/ 20mm CONDUIT FOR PSU CONNECTION	0	
1	<u> </u>	CONDUIT FOR NBN (25mm)	0	
1	Õ	CONDUIT (32mm)	0	
3	©	CONDUIT	0	
1	D2	D2 (2x DATA/PHONE) FOR NBN PROVISION @ 1500 AFL	0	
1	C1D2	C1 (TV) + D2 (PH/DATA)	0	

PERIMETER LIGHTING MIN. 40 LUMENS/W.

NOT INC. IN CLASS 1 CALC. SEE PLAN FOR MORE INFO.

Total	Class	1	Wattage=	21

Wattage Calculations (Cla	ıss 1)	Allowed	Actual	
Story Name	Area	Wattage	Wattage	
0   Ground Floor	83.61 Sqm	418 w	215 w	
	83.61 sqm	418 w	215 w	PASS

Story Name	Area	Maximum Actual Penetrations Penetrations		' Maximum Actual			
Story Name	Alea	renetiations	renetiations				
Total Insulation Area Vents\RangeHoods	83.61 sqm	0.418 sqm	0.181 sqm 0.031 Sqm				
	02 61 aam	0.419 cam	0.212.cam	DAGG			

83.61 sqm 0.418 sqm 0.212 sqm 0.25 % R4.0 Insulation Adjustment Not Required

# LIGHT AND VENTILATION CALC.

Room Name	Room Name Opn % Light Vent.						
4   LIVING   KITCHEN   DINING							
Min. Ventilation = 2.21   Min. Light= 2.94 Total Area= 29.42							
N07   Sliding 50 % 1.45 m2 0.73 m2							
W06   Sliding Door		1.94 m2					
W05   Sliding	36 %	3.88 m2		1.40 m2			
W04   Sliding	50 %	0.93 m2		0.47 m2			
Total	Totals Light 10.14 m2 Vent 4.53 m2						
3   BED 3 Min. Ventilation = 0.72   Min. Light= 0.96 Total Area= 9.62							
W03   Awning 72 % 1.52 m2 1.10 m2							
Total	Light	1.52 m2	Vent	1.10 m2			
2   BED 2 Min. Ventilation = 0.66   Min. Light= 0.89 Total Area= 8.87							
D02   Door	100 %	1.52 m2		1.52 m2			
Total	Light	1.52 m2	Vent	1.52 m2			
1   BED 1 Min. Ventilation = 0.79   Min. Light= 1.05 Total Area= 10.47							
W01   Sliding	36 %	3.88 m2		1.40 m2			
Totals	Light	3.88 m2	Vent	1.40 m2			

Inputs for Airmovement and Light are Valid



#### **ELECTRICAL NOTE**

- FINAL POSITION OF ELECTRICAL ITEMS SUCH AS GPO'S, LIGHT SWITCHES ETC. MAY VARY ON SITE DUE TO ELECTRICAL REGULATIONS. LIGHT SWITCH HEIGHT TO BE

AT 1200 AFL U.N.O. - NEUTRAL CABLING REQUIRED TO ALL LIGHT SWITCHES.

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

## TV ANTENNA NOTE

- PROVIDE TV ANTENNA AS PER ADDENDA

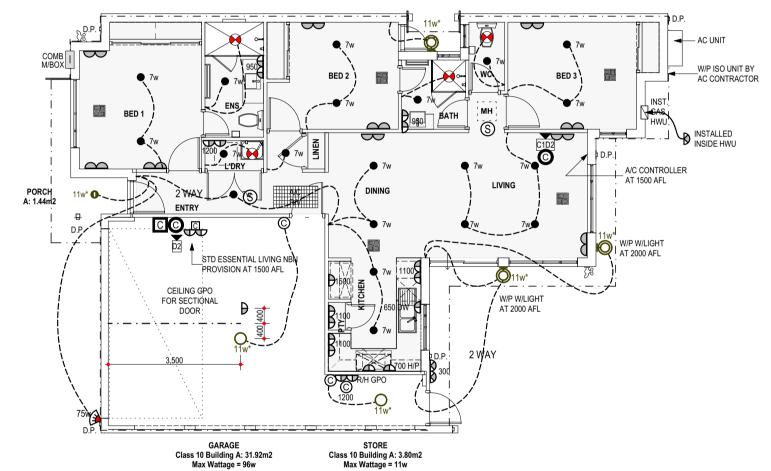
#### **AIRCON NOTE**

- PROVIDE REVERSE CYCLE DUCTED AIR CONDITIONING OUTLET POSITIONS TO BE CONFIRM BY SUPPLIER.

- EXTERNAL UNIT (ON ROOF) NOT TO BE VISIBLE FROM THE STREET.

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W/P W/LIGHT





PROPOSED RESIDENCE FOR: BENNETT/MURRAY

ADDRESS: SSL 2 (#60 B) HILLWOOD AVENUE, DRAWN: ww DESIGNED: RC CHECKED: DM MODEL:

SCALE: 1:100 SHEET: 12 OF 12 SIZE: A3 **PROJECTS** 

JOB N°

COUNCIL AMEND V001 R,CREST AMEND WW WW

09.10.2019 01.11.2019

**SUMMIT** 

HOMES GROUP BUILD | RENOVATE | DEVELOP

U2 ELECTRICAL PLAN/ BCA **SPECIAL** WARWICK. 156560 **BUILT AROUND PEOPLE**