



PRO WEST

SURVEYING

Licensed and Engineering Surveying Consultants

T (08) 9242 8247





































E: admin@prowestsurveying.com.au

F (08) 9242 8296

Web: www.prowestsurveying.com.au

Po Box 1463 Osborne Park DC 6916

DWG# 2761001

FEATURE SYMBOL LEGEND	
POWER	
CABLE DOME 	POWER POLE  PP
CABLE BOX 	CONSUMER POLE  CP
POWER MARKER 	EXPOSED CABLES  EC
LIGHT POLE  LP	EARTH ROD  ER
WATER	
WATER METER / TAP  M	FIRE HYDRANT  H
TAP 	STOP VALVE  SV
FLUSHING POINT  FP	RETIC VALVE  RV
BORE 	WATER MARKER 
TELSTRA	
TELSTRA PIT 	TELSTRA MANHOLE 
TELSTRA MARKER 	
DRAINAGE	
DRAIN M/H (SQUARE LID) 	DRAIN M/H (ROUND LID) 
SURVEY MARKS	
PEG FOUND  PF	PEG GONE  PG
DRILL HOLE  DH	BENCH MARK 
PEN MARK  PM	NAIL & PLATE  NPL
	NAIL 
MISCELLANEOUS INFO.	
STREET SIGN  S	SPOT HEIGHT  10:16
UNKNOWN SERVICE MARKER 	BOLLARD  B
OVERHEAD POWER LINE 	SEWER LINE  S
FENCE LINE 	WINDOW / OPENING  W
SERVICE DETAILS	
WATER: L OVERHEAD POWER: L U/G POWER: NS TELSTRA: L GAS: NS SEWER: NS	
SERVICE NOTES L: LOCATED      NS: NO SERVICE A: AVAILABLE BUT NOT LOCATED TBC: LOCATION TO BE CONFIRMED	
SURVEY DATE: 14/09/18	
HEIGHT DATUM: AHD	
SEWER INFORMATION: NO	
CLIENT: CLARK	
BUILDER: MY HOMES WA	
BUILDER JOB # 18061	
LOT AREA: 2.0057 Ha	
PLAN: P 13184	
C/T Vol: 1560 Fol:161	
AUTHORITY: SHIRE OF SERPENTINE-JARRAHDALE	

Feature & Contour Survey of: Lot 12, No.280 Hopkinson Road, Darling Downs

REVISION: A  
SHEET: 1 OF 2

LOT 3580

76.12

92°21'45"

87°38'15"

262.34

265.09

LOT 11

LOT 12

2.0057 ha

LOT 13

89°42'35"

76.06

90°17'25"

OVERHEAD POWERLINES

TELSTRA PIT

CONSUMER CABLE

SITE POWER

METAL TANK

PLASTIC TANK

METAL SHED

3 CONCRETE PITS

SURVEY AREA

HOPKINSON ROAD

(BITUMEN)

TBM NAIL 27.37M (AHD HEIGHT)

TBM NAIL 27.23M (AHD HEIGHT)

SCALE 1:800 AT A3 SIZE

0 20 30 40 50 60

IMPORTANT FEATURE SURVEY NOTES

LOCATION PLAN - FOR SURVEY AREA SEE DWG#2761002

House Type: VANCOUVER

Job No: 18061

Drawing Name: EXISTING SITE PLAN

Sheet No: 1 of 12

Lot Address: LOT 12 (#280) HOPKINSON ROAD, DARLING DOWNS

Council: SERPENTINE JARRAHDALE

Specification: PEARL

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT

Client Name: ROBERT JAMES CLARK

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Client Name: VALERIE JEAN CLARK

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

The home will be built to the dimensions on the working drawings within a reasonable tolerance

This plan shall remain the sole property of the builder and must not be given, lent, resold or otherwise disposed or copied without the permission in writing


my homes wa

WE TURN A HOUSE INTO A HOME

41 cedric street, stirling

phone - (08) 9440 9200 fax - (08) 9440 9201

J:\18000\18061 CLARK\CONTRACTS\PROPOSAL\18061.pln



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Po Box 1463 Osborne Park DC 6916 DWG# 2761002

Feature & Contour Survey of: Lot 12, No. 280 Hopkinson Road, Darling Downs

REVISION: A

SHEET: 2 OF 2

CLIENT: CLARK

PLAN: P 13184

LOT AREA: 2.0057 Ha

SURVEY DATE: 14/09/18

BUILDER: MY HOMES WA

C/T Vol: 1560 Fol: 161

HEIGHT DATUM: AHD

BUILDER JOB # 18061

AUTHORITY: SHIRE OF SERPENTINE-JARRAHDALE

SEWER INFORMATION: NO

FEATURE SYMBOL LEGEND

POWER

WATER

POWER POLE ○ PP

WATER METER / TAP M

CABLE BOX □ CB

TAP ↑

POWER MARKER ◇

FLUSHING POINT FP

CONSUMER POLE ⊕ CP

BORE ⊕

TELSTRA

DRAINAGE

TELSTRA PIT

DRAIN M/H (SQUARE LID)

TELSTRA MARKER

DRAIN M/H (ROUND LID)

SURVEY MARKS

PEG GONE PG

PEG GONE PG

BENCH MARK

BENCH MARK

NAIL & PLATE NPL

NAIL & PLATE NPL

NAIL

NAIL

MISCELLANEOUS INFO.

BIG TREE HEIGHT ≥ 5m

SPOT HEIGHT 10.16

SMALL TREE HEIGHT < 5m

BOLLARD ○ B

OVERHEAD POWER LINE

SEWER LINE S

FENCE LINE

WINDOW / OPENING W

SERVICE DETAILS

WATER: L

OVERHEAD POWER: L

U/G POWER: NS

TELSTRA: L

GAS: NS

SEWER: NS

SERVICE NOTES

L: LOCATED NS: NO SERVICE

A: AVAILABLE BUT NOT LOCATED

TBC: LOCATION TO BE CONFIRMED


IMPORTANT FEATURE SURVEY NOTES

1. The boundary information on this site plan is approximate only. The boundary has been positioned using a best-fit of available survey marks and fence lines. A repeg / bdy identification survey is recommended if an accurate position of features / improvements relative to the boundary is required.

2. The sewer junction on this plan has been plotted using information provided by the Water Corporation. A site inspection is required by the builder / developer in order to verify the position and depth of the sewer connection.

3. The lot dimensions shown on this feature survey plan have been taken from L.T.O survey plans. The final repegged dimensions may vary due to adjustments made during field survey.

4. All service information shown of this plan should be verified with the relevant authorities. 5. Pro West Surveying does not accept liability for any loss or damage caused by the use of this feature survey plan for any purpose.



my homes wa

WE TURN A HOUSE INTO A HOME

41 cedric street, stirling

phone - (08) 9440 9200 fax - (08) 9440 9201

House Type: VANCOUVER

Job No: 18061

Drawing Name: EXISTING SURVEY PLAN

Sheet No: 2 of 12

Lot Address: LOT 12 (#280) HOPKINSON ROAD, DARLING DOWNS

Council: SERPENTINE JARRAHDALE

Specification: PEARL

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT

Client Name: ROBERT JAMES CLARK

Date: -----/-----/-----

Signature: -----

Client Name: VALERIE JEAN CLARK

Date: -----/-----/-----

Signature: -----

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REV NO.

VARIATION

DATE DRN.

BY

1

WORKING DRAWINGS

05-10-18

VN-TA

2

ENGINEERS CERTIFICATION

07-11-18

MG

3

PRE-START

04-12-18

VN-GB

4

DRAFTING FIXES

17-01-19

MG

5

6

7

8

9

10



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F (08) 9242 8296 Web: [www.prowestsurveying.com.au](http://www.prowestsurveying.com.au)  
Po Box 1463 Osborne Park DC 6916 DWG# 2761002

REVISION: A  
SHEET: 2 OF 2

SEWER INFORMATION: NO

**STORMWATER LAYOUT TO COMPLY  
WITH BCA PART 3.1 & AS/NZ  
3500.3.2003 PLUMBING & DRAINAGE  
PART 3: STORMWATER DRAINAGE  
& SHIRE REQUIREMENTS**

## LOT 11

**NOTE:**  
REFLUX VALVE REQUIRED

REFER TO ENGINEERS  
PLANS AND ADDENDA

TERMITE TREATMENT IS  
TO BE FULL TERMIMESH IN  
ACCORDANCE WITH A.S. 3660.1

**NOTE:**  
**OWNER TO CONNECT STORMWATER**  
**DISPOSAL TO FUTURE RAIN WATER**  
**TANK POST-HANDOVER**

**NOTE:**  
**SEWER DISPOSAL**  
**SYSTEM BY OWNER.**

**LOT 12**  
2.0057 ha

EXISTING LEACH DRAINS TO BE INSPECTED  
- BY BUILDER. OWNER TO INSTALL 2nd LEACH  
DRAIN IN SAME LOCATION.

**PROPOSED  
RESIDENCE  
F.F.L. 28.00**

**GARAGE**  
**GRANO @ -1c**

PORCH  
AVED @ -1c

**HOPKINSON ROAD**  
(bitumen)

SCALE 1:300 AT A3 SIZE

SURVEY AREA PLAN - FOR LOCATION PLAN SEE DWG#2761001

1. The boundary information on this site plan is approximate only. The boundary has been positioned using a best-fit of available survey marks and fence lines. A replot / boundary identification survey is recommended if an accurate position of features / improvements relative to the boundary is required.

2. The sewer junction on this plan has been plotted using information provided by the Water Corporation. A site inspection is required by the builder / developer in order to verify the position and depth of the sewer connection.

3. The lot dimensions shown on this feature survey plan have been taken from L.T.O survey plans. The final repletted dimensions may vary due to adjustments made during field survey.

4. All service information shown of this plan should be verified with the relevant authorities. 5. Pro West Surveying does not accept liability for any loss or damage caused by the use of this feature survey plan for any purpose.



41 cedric street, stirling

phone - (08) 9440 9200    fax - (08) 9440 9201

Sheet No: 3 of 12

Council: SERPENTINE JARRAHDALE	Specification: PEARL
--------------------------------	----------------------

## VARIATIONS

REV NO.	VARIATION	DATE DRN.	BY
1	WORKING DRAWINGS	05.10.18	VN.TA

1	WORKING DRAWINGS	05-10-18	VN-TA
---	------------------	----------	-------

2	ENGINEERS CERTIFICATION	07-11-18	MG
3	PRE-START	04-12-18	VN-GB

4	DRAFTING FIXES	17- 01-19	MG
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**This plan shall remain the sole property of the builder and must not be given, lent, resold or otherwise disposed or copied without the permission in writing**

1	WORKING DRAWINGS	05-10-18	VN-TA
---	------------------	----------	-------

2	ENGINEERS CERTIFICATION	07-11-18	MG
3	PRE-START	04-12-18	VN-GB

4	DRAFTING FIXES	17- 01-19	MG
---	----------------	-----------	----

5			
6			

6			
7			

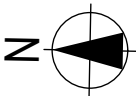
8			
9			

10			
----	--	--	--

REFER TO ENGINEERS  
PLANS AND ADDENDA

TERMITE TREATMENT IS  
TO BE FULL TERMIMESH IN  
ACCORDANCE WITH A.S. 3660.1

STORMWATER LAYOUT TO COMPLY  
WITH BCA PART 3.1 & AS/NZ  
3500.3.2003 PLUMBING & DRAINAGE  
PART 3: STORMWATER DRAINAGE  
& SHIRE REQUIREMENTS



219,978  
SETOUT

262.34 (BOUNDARY LINE)

22,790

19,569  
SETOUT

223,116  
SETOUT

22,790

19,184  
SETOUT

SURVEY AREA

SURVEY AREA

SURVEY AREA

76.06 (BOUNDARY LINE)

48,969  
SETOUT

219,980  
SETBACK

15,106  
SETBACK TO BOUDARY

13,600  
SETBACK TO BOUDARY

20,000  
SETBACK TO BOUNDARY

18,861  
SETBACK TO BOUNDARY

48,969  
SETBACK TO BOUDARY

52,624

33,419

89°42'35"

27,090

ALFRESCO

PROPOSED  
RESIDENCE

GARAGE

PORCH

SETOUT POINT  
ELECTRIC METER BOX

CONDUIT  
PRELAY

Site Layout

1:300



my homes wa

WE TURN A HOUSE INTO A HOME

41 cedric street, stirling

phone - (08) 9440 9200 fax - (08) 9440 9201

House Type: VANCOUVER

Job No: 18061

Drawing Name: SITE LAYOUT

Sheet No: 4 of 12

Lot Address: LOT 12 (#280) HOPKINSON ROAD, DARLING DOWNS

Council: SERPENTINE JARRAHDALE

Specification: PEARL

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT

Client Name: ROBERT JAMES CLARK

Date: -----/-----/-----

Signature: -----

Client Name: VALERIE JEAN CLARK

Date: -----/-----/-----

Signature: -----

The home will be built to the dimensions on the  
working drawings  
within a reasonable tolerance

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and must not be given, lent, resold or otherwise  
disposed or copied without the permission in writing

VARIATIONS

REV NO.	VARIATION	DATE DRN.	BY
1	WORKING DRAWINGS	05-10-18	VN-TA
2	ENGINEERS CERTIFICATION	07-11-18	MG
3	PRE-START	04-12-18	VN-GB
4	DRAFTING FIXES	17-01-19	MG
5			
6			
7			
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9			
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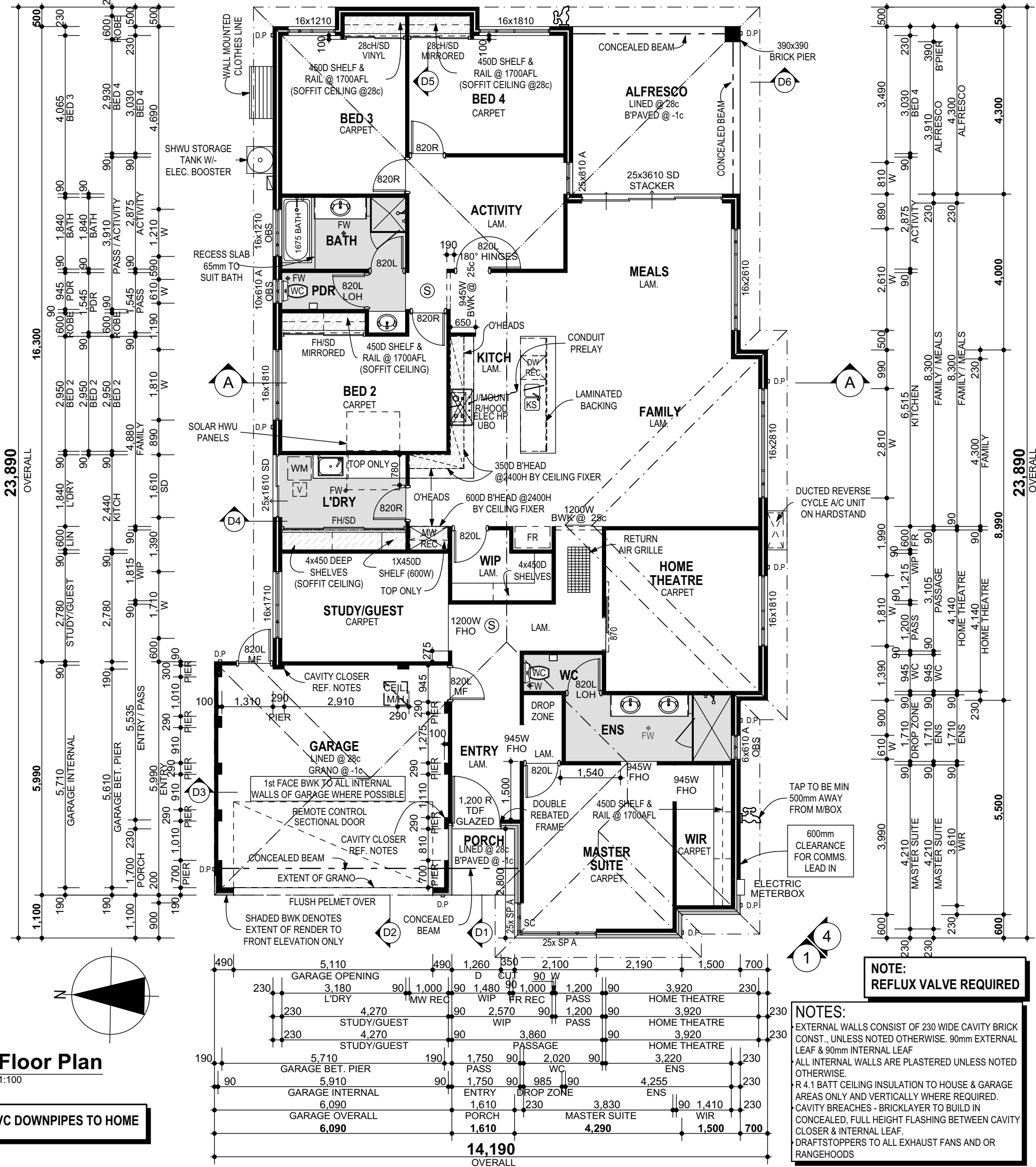
31c CEILINGS THROUGHOUT  
UNLESS OTHERWISE NOTED

DOWNPIPE LOCATION  
INDICATIVE ONLY-  
AT BUILDER & ROOF  
PLUMBERS DISCRETION

REFER TO ENGINEERS  
PLANS AND ADDENDA

Area Name	Measured Area	Perimeter
PORCH	2.74	6.62
ALFRESCO	18.49	17.20
GARAGE	35.69	24.16
PROPOSED RESIDENCE	232.93	73.16
	289.85 m <sup>2</sup>	
AREA NAME		MEASURED AREA
ROOF AREA	318.98	

BAL REQUIRED



Floor Plan

1:100

PVC DOWNPIPES TO HOME

NOTE:  
REFLUX VALVE REQUIRED

NOTES:  
EXTERNAL WALLS CONSIST OF 230 WIDE CAVITY BRICK CONST., UNLESS NOTED OTHERWISE. 90mm EXTERNAL LEAF & 90mm INTERNAL LEAF  
ALL INTERNAL WALLS ARE PLASTERED UNLESS NOTED OTHERWISE.  
R 4.1 BATT CEILING INSULATION TO HOUSE & GARAGE AREAS ONLY AND VERTICALLY WHERE REQUIRED.  
CAVITY BREACHES - BRICKLAYER TO BUILD IN CONCEALED, FULL HEIGHT FLASHING BETWEEN CAVITY CLOSER & INTERNAL LEAF.  
DRAFTSTOPPERS TO ALL EXHAUST FANS AND OR RANGEHOODS



my homes wa

WE TURN A HOUSE INTO A HOME

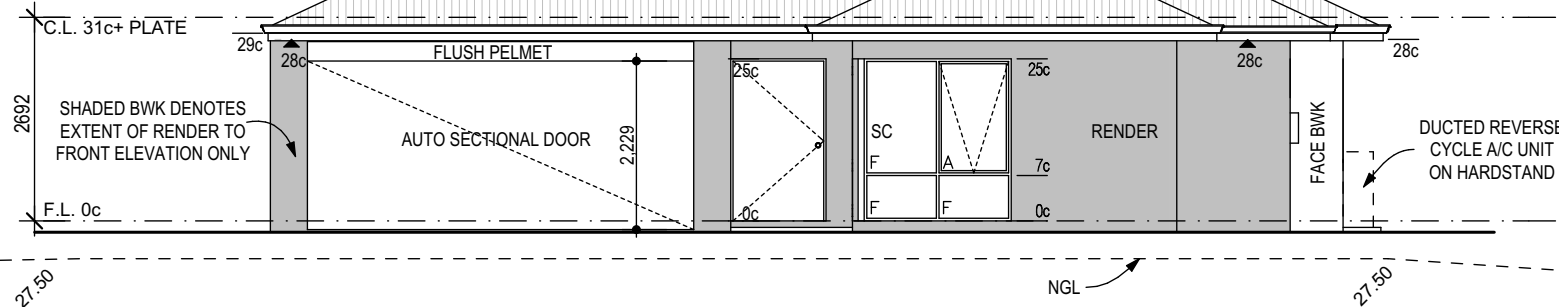
41 cedric street, stirling

phone - (08) 9440 9200 fax - (08) 9440 9201

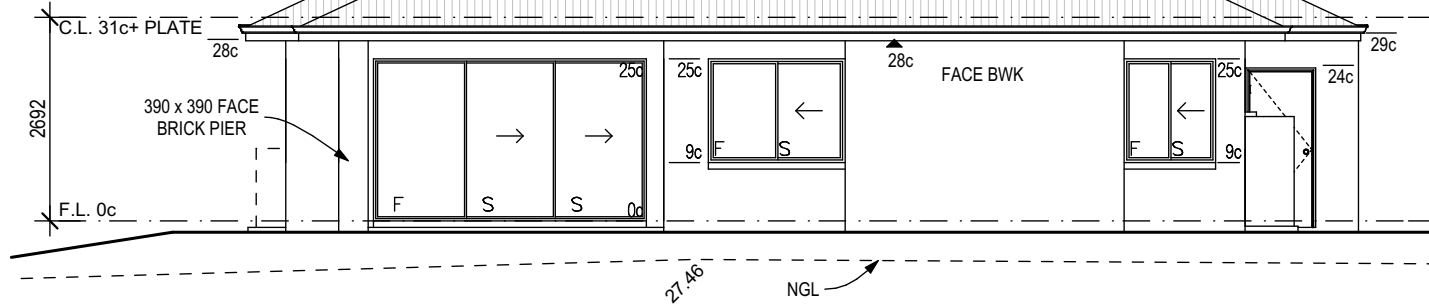
House Type: VANCOUVER		Job No: 18061	Drawing Name: FLOOR PLAN			Sheet No: 5 of 12	
Lot Address: LOT 12 (#280) HOPKINSON ROAD, DARLING DOWNS			Council: SERPENTINE JARRAHDALE		Specification: PEARL		
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT				VARIATIONS			
Client Name: ROBERT JAMES CLARK		Date: _____/_____/_____	REV NO.	VARIATION	DATE DRN.	BY	
Signature: _____			1	WORKING DRAWINGS	05-10-18	VN-TA	
			2	ENGINEERS CERTIFICATION	07-11-18	MG	
			3	PRE-START	04-12-18	VN-GB	
Client Name: VALERIE JEAN CLARK		Date: _____/_____/_____	4	DRAFTING FIXES	17- 01-19	MG	
Signature: _____			5				
			6				
			7				
			8				
			9				
			10				
The home will be built to the dimensions on the working drawings within a reasonable tolerance		This plan shall remain the sole property of the builder and must not be given, lent, resold or otherwise disposed or copied without the permission in writing					

COLORBOND ROOF  
@ 25° PITCH

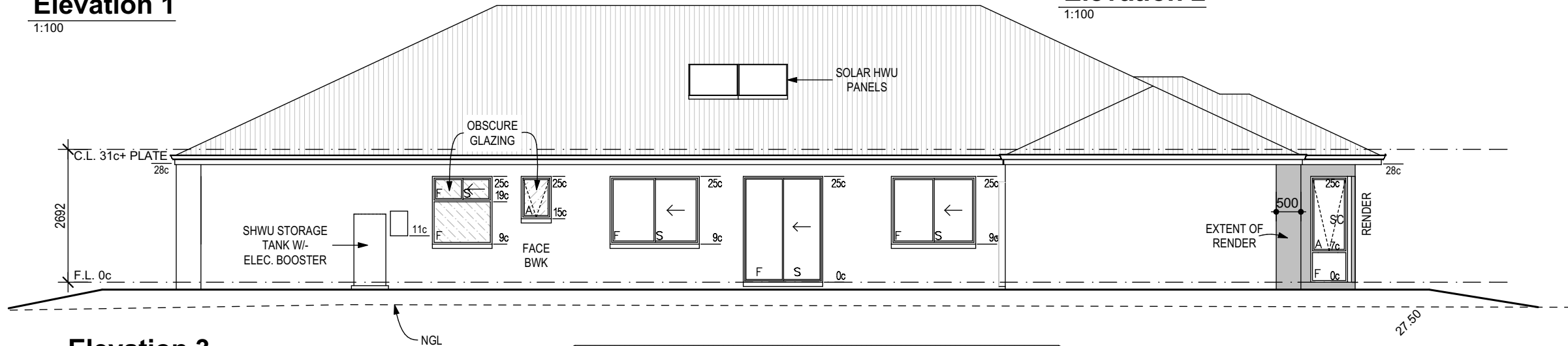
31c CEILINGS THROUGHOUT  
UNLESS OTHERWISE NOTED



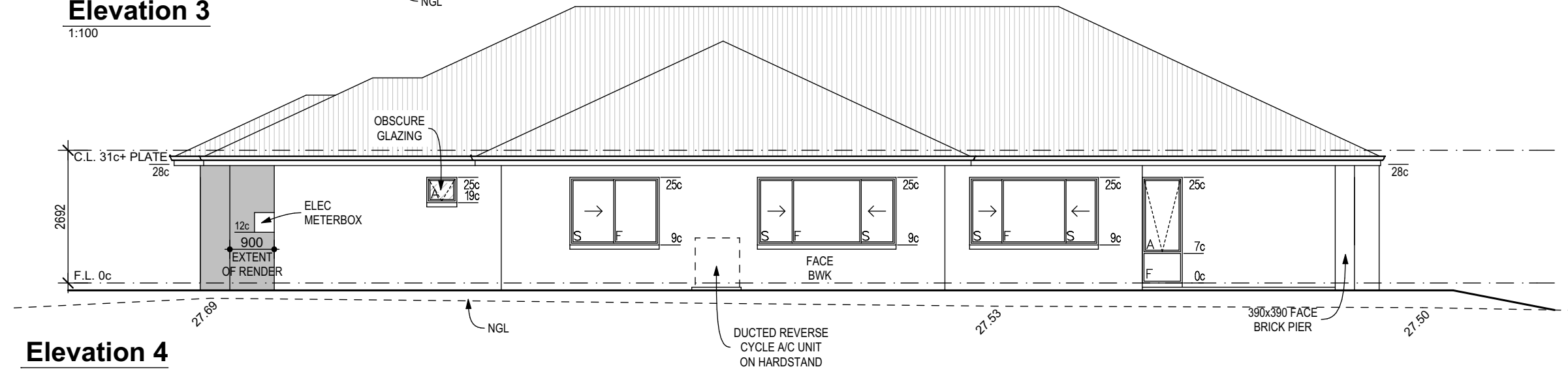
Elevation 1  
1:100



Elevation 2  
1:100



Elevation 3  
1:100



Elevation 4  
1:100



my homes wa  
WE TURN A HOUSE INTO A HOME  
41 cedric street, stirling  
phone - (08) 9440 9200 fax - (08) 9440 9201

House Type: VANCOUVER	Job No: 18061	Drawing Name: ELEVATIONS	Sheet No: 6 of 12
Lot Address: LOT 12 (#280) HOPKINSON ROAD, DARLING DOWNS	Council: SERPENTINE JARRAHDALE	Specification: PEARL	
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT		VARIATIONS	
Client Name: ROBERT JAMES CLARK		REV NO.	DATE DRN.
Signature: _____		1	WORKING DRAWINGS
Date: ____/____/____		2	ENGINEERS CERTIFICATION
Client Name: VALERIE JEAN CLARK		3	PRE-START
Signature: _____		4	DRAFTING FIXES
Date: ____/____/____		5	
The home will be built to the dimensions on the working drawings within a reasonable tolerance		6	
This plan shall remain the sole property of the builder and must not be given, lent, resold or otherwise disposed or copied without the permission in writing		7	
		8	
		9	
		10	

**ELECTRICAL NOTE :**

- POWER POINT AND LIGHT LOCATIONS MAY CHANGE DUE TO ELECTRICAL LAWS OF WA
- DIMENSIONS SHOWN ARE TO THE CENTRELINE OF GPO's
- LIGHT SWITCHES ARE TO BE 1200 AFL OR OTHERWISE NOTED
- DRAFTSTOPPERS TO ALL EXHAUST FANS AND OR RANGEHOODS

**NOTE :**

- ELECTRICAL REQUIREMENTS FOR CLIENT SUPPLIED SHWU TO BE INSTALLED AFTER HANDOVER.

**ELECTRICAL LEGEND**

**F.L.**

Qty	Sym.	Description	Watts	Insulation Penetrations
1		WALL LIGHT @ 1800 AFL Perimeter Lighting	15*	*
1		RECESSED LED DOWN-LIGHT (15w) Perimeter Lighting	15*	*
2		EXTERNAL LIGHT (15w) Perimeter Lighting	30*	*
1		EXTERNAL LIGHT (15w) Class 1 Alfresco	15*	*
1		VENTILATION FOR RANGEHOOD	0	0.015
11		RECESSED LED DOWN-LIGHT (15w)	165	0.146
2		H.WIRED SMOKE DETECTOR	0	
4		EXHAUST FAN FLUMED	0	0.196
18		CEILING LIGHT (15w)	270	
1		A/C CONTROLLER	0	
1	2 WAY	2 WAY SWITCH	0	
1		RETURN AIR GRILLE	0	
1		OUTDOOR AIR CONDITIONING GROUND UNIT	0	
1		Ceiling Vent	0	
3		TV POINT	0	
1		SINGLE WATER PROOF GPO @ NOTED HT	0	
5		SINGLE GPO @ NOTED HT	0	
1		SINGLE CIRCUIT GPO	0	
1		QUAD GPO @ 300 AFL	0	
1		PHONE POINT	0	
1		DOUBLE WATER PROOF GPO	0	
1		DOUBLE GPO @ NOTED HT W/USB	1	
7		DOUBLE GPO @ NOTED HT	0	
10		DOUBLE GPO @ 300 AFL	0	
1		CONDUIT FOR FUTURE FIBRE OPTIC	0	
1		32 AMP GPO	0	
1		DATA POINT	0	

\* NOT INC. IN CLASS 1 CALC. SEE PLAN FOR MORE INFO. Subtotal: 436 0.357  
PERIMETER LIGHTING MIN. 40 LUMENS/W.

**Total Class 1 Wattage= 436**

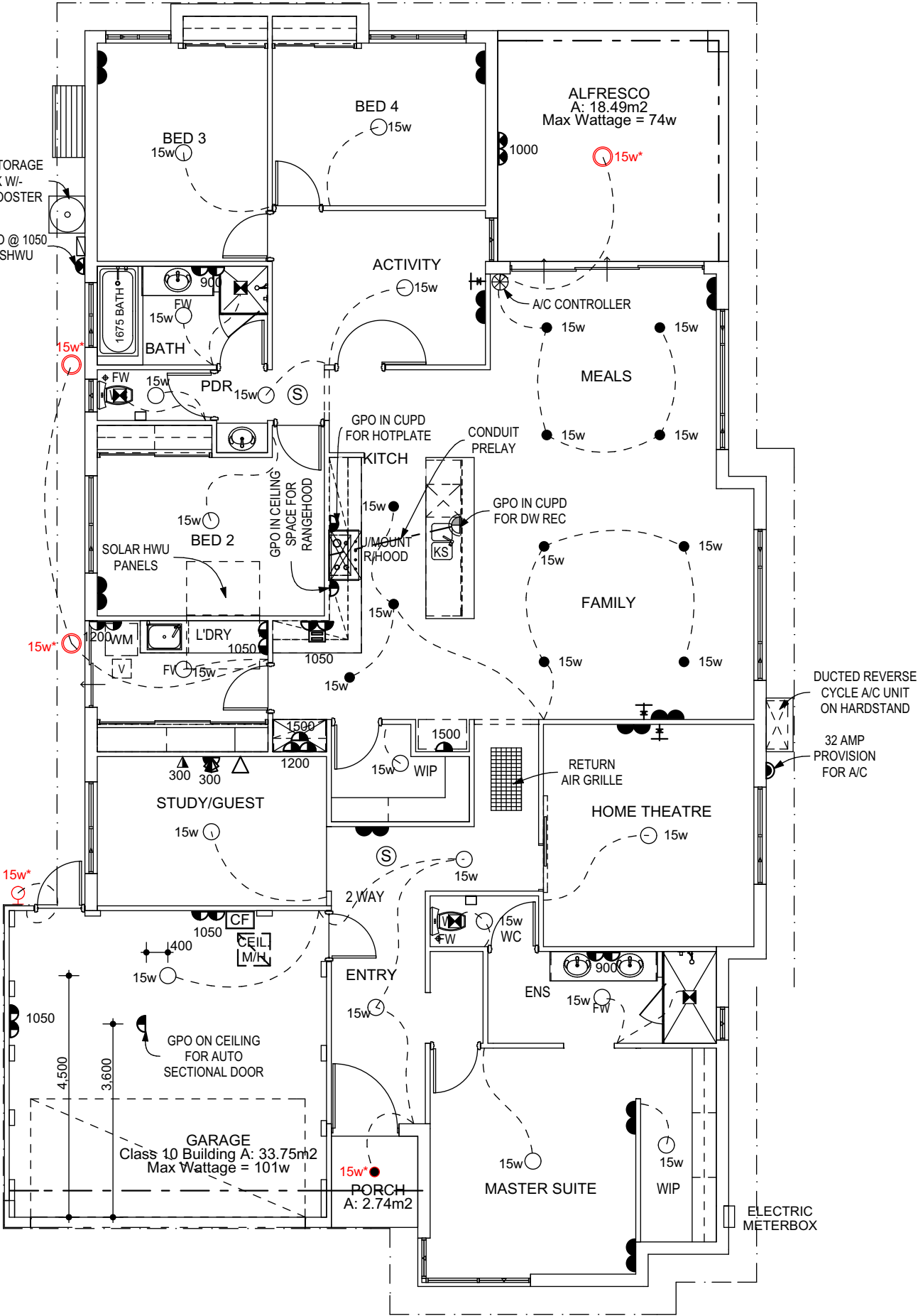
**Wattage Calculations (Class 1)**

Story Name	Area	Allowed Wattage	Actual Wattage
0   F.L.	0.00 Sqm	0 w	436 w
	0.00 sqm	0 w	436 w
			PASS

**Recessed Fitting Penetrations (Class 1)**

Story Name	Area	Maximum Penetrations	Actual Penetrations
Total Insulation Area	0.00 sqm	0.000 sqm	0.357 sqm
	0.00 sqm	0.000 sqm	0.357 sqm
			PASS

No Penetration Area Fill Found  
Use '4D Insulation Area' or '4D Wattage and Insulation Area' Fills



**Electrical Plan**

1:100



**my homes wa**

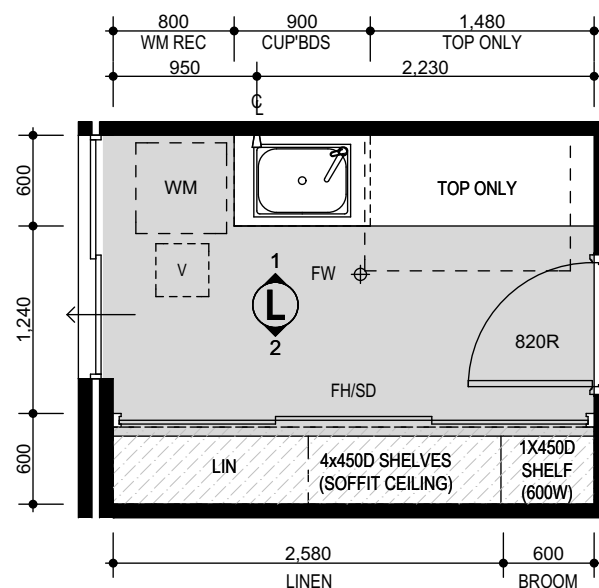
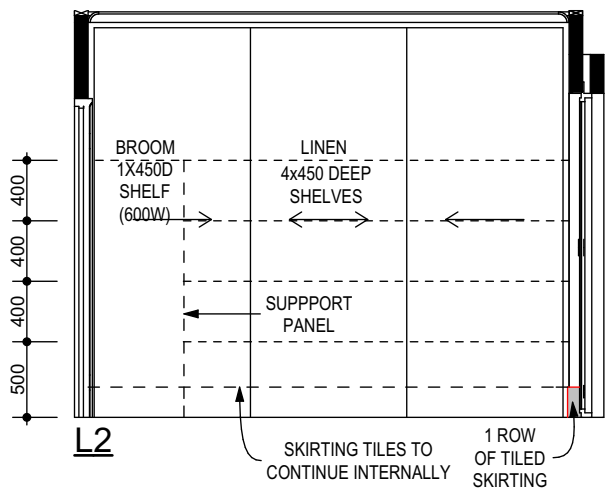
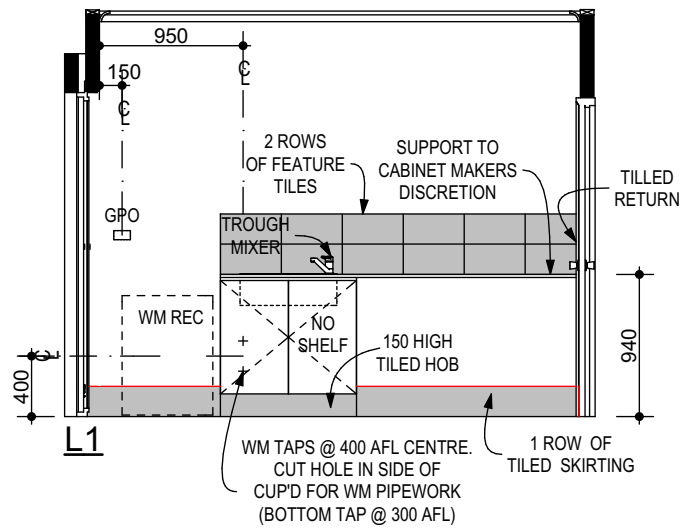
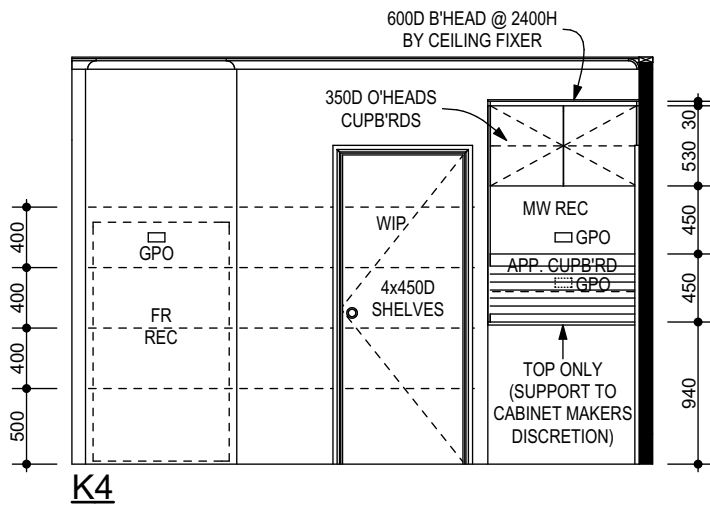
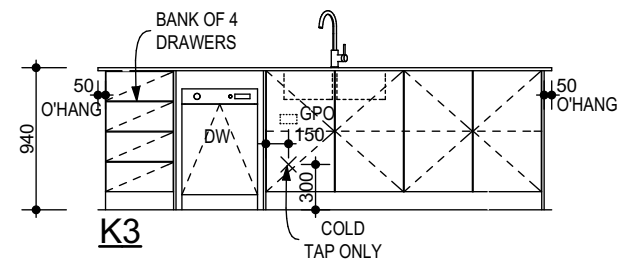
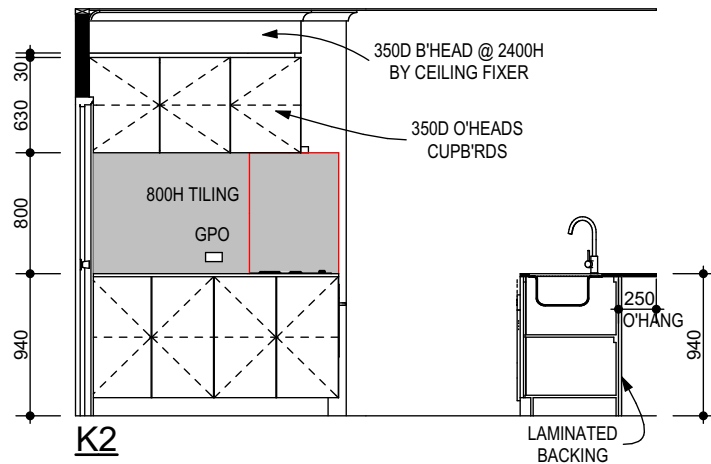
WE TURN A HOUSE INTO A HOME

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phone - (08) 9440 9200 fax - (08) 9440 9201

House Type: VANCOUVER	Job No: 18061	Drawing Name: ELECTRICAL LAYOUTS	Sheet No: 7 of 12
Lot Address: LOT 12 (#280) HOPKINSON ROAD, DARLING DOWNS		Council: SERPENTINE JARRAHDALE	Specification: PEARL
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT		VARIATIONS	
Client Name: ROBERT JAMES CLARK		REV NO.	VARIATION
Signature: _____		1	WORKING DRAWINGS
Date: _____/_____/_____		2	ENGINEERS CERTIFICATION
Client Name: VALERIE JEAN CLARK		3	PRE-START
Signature: _____		4	DRAFTING FIXES
Date: _____/_____/_____		5	
The home will be built to the dimensions on the working drawings within a reasonable tolerance		6	
This plan shall remain the sole property of the builder and must not be given, lent, resold or otherwise disposed or copied without the permission in writing		7	
		8	
		9	
		10	





**1:50**

1:50

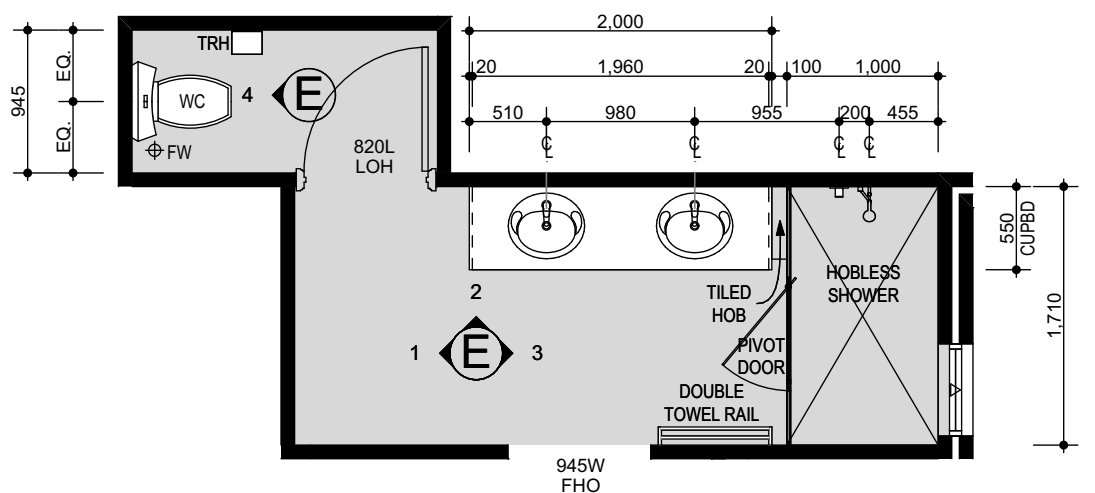
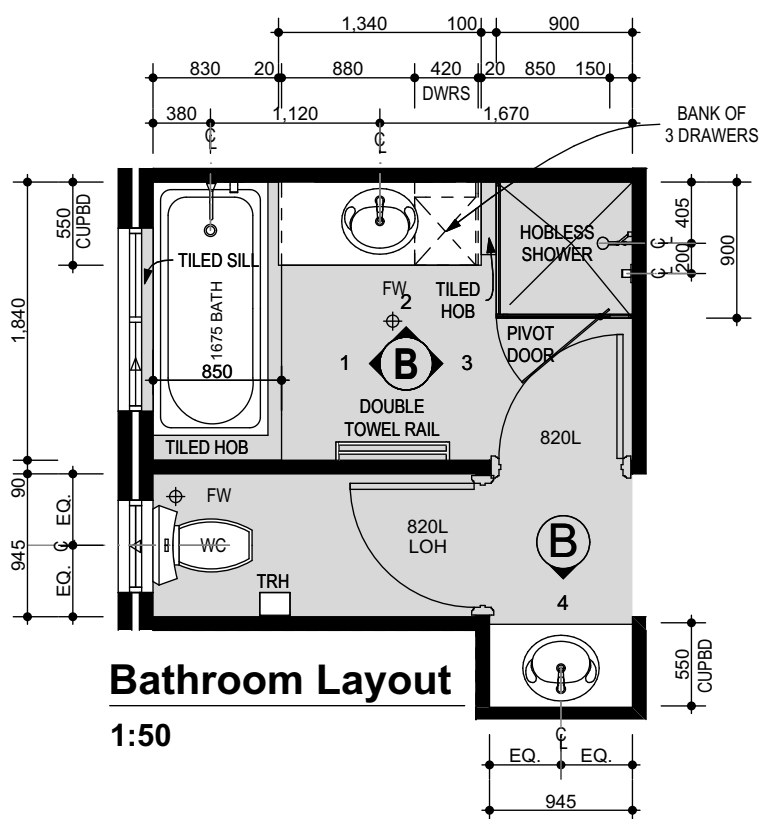
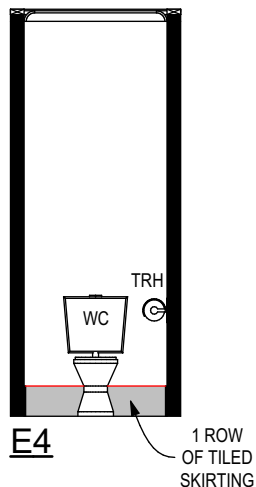
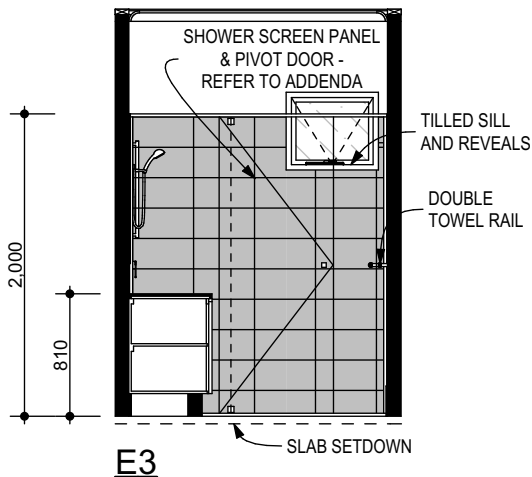
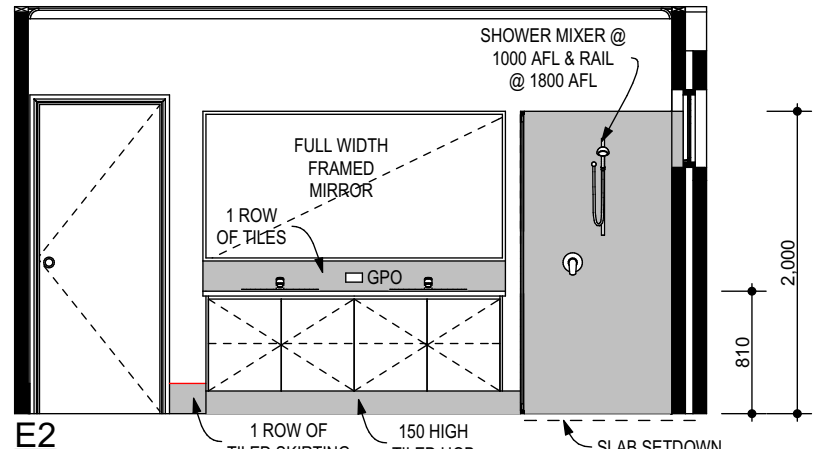
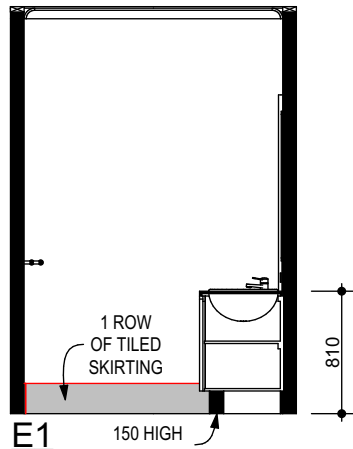
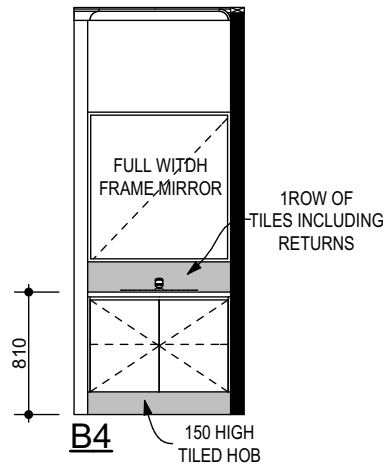
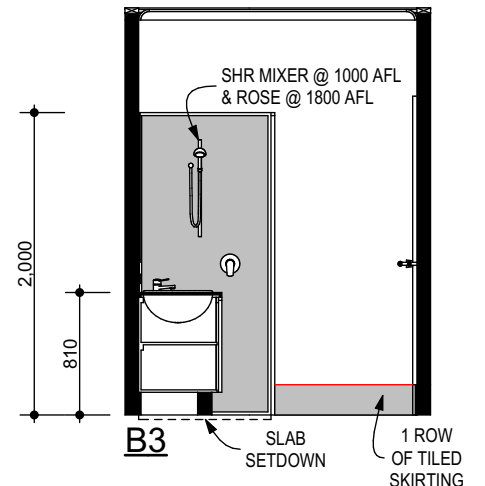
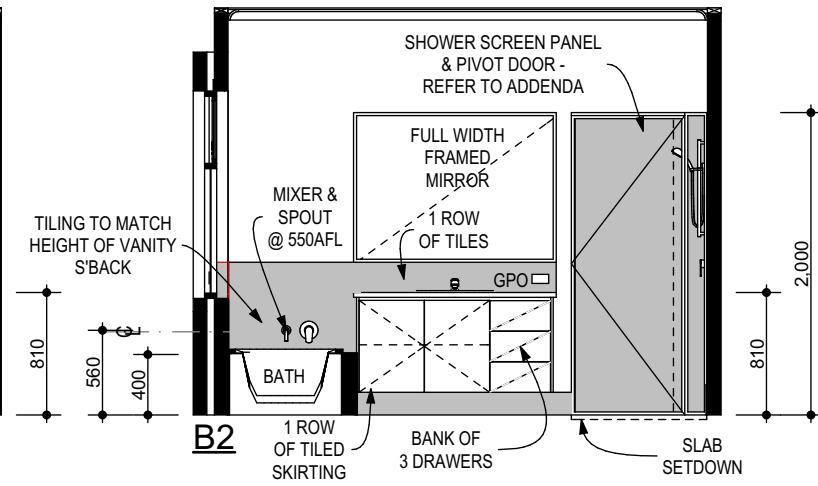
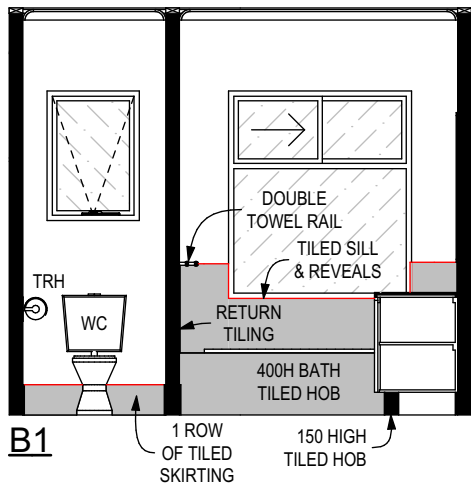
**MITRED EDGE TILING  
THROUGHOUT HOME**

**NOTE:**  
STONE BENCHTOP WHICH EXCEEDS  
3mm WIDTH REQUIRED A JOIN.



House Type: VANCOUVER		Job No: 18061		Drawing Name: ROOM LAYOUTS 1		Sheet No: 8 of 12	
Lot Address: LOT 12 (#280) HOPKINSON ROAD, DARLING DOWNS				Council: SERPENTINE JARRAHDALE		Specification: PEARL	
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT				VARIATIONS			
Client Name: ROBERT JAMES CLARK Signature: _____		Date: ____/____/____		REV NO.	VARIATION	DATE DRN.	BY
				1	WORKING DRAWINGS	05-10-18	VN-TA
Client Name: VALERIE JEAN CLARK Signature: _____		Date: ____/____/____		2	ENGINEERS CERTIFICATION	07-11-18	MG
				3	PRE-START	04-12-18	VN-GB
				4	DRAFTING FIXES	17-01-19	MG
				5			
				6			
				7			
				8			
				9			
The home will be built to the dimensions on the working drawings within a reasonable tolerance		This plan shall remain the sole property of the builder and must not be given, lent, resold or otherwise disposed or copied without the permission in writing		10			





**Bathroom Layout**

1:50

**Ensuite Layout**

1:50

**MITRED EDGE TILING  
THROUGHOUT HOME**

**NOTE:  
REFLUX VALVE REQUIRED**

**TOP OF MIRRORS TO LINE  
UP WITH TOP OF SHOWER SCREENS**



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House Type: VANCOUVER

Job No: 18061

Drawing Name: ROOM LAYOUTS 2

Sheet No: 9 of 12

Lot Address: LOT 12 (#280) HOPKINSON ROAD, DARLING DOWNS

Council: SERPENTINE JARRAHDALE

Specification: PEARL

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT

Client Name: ROBERT JAMES CLARK

Date: -----/-----/-----

Signature: -----

Client Name: VALERIE JEAN CLARK

Date: -----/-----/-----

Signature: -----

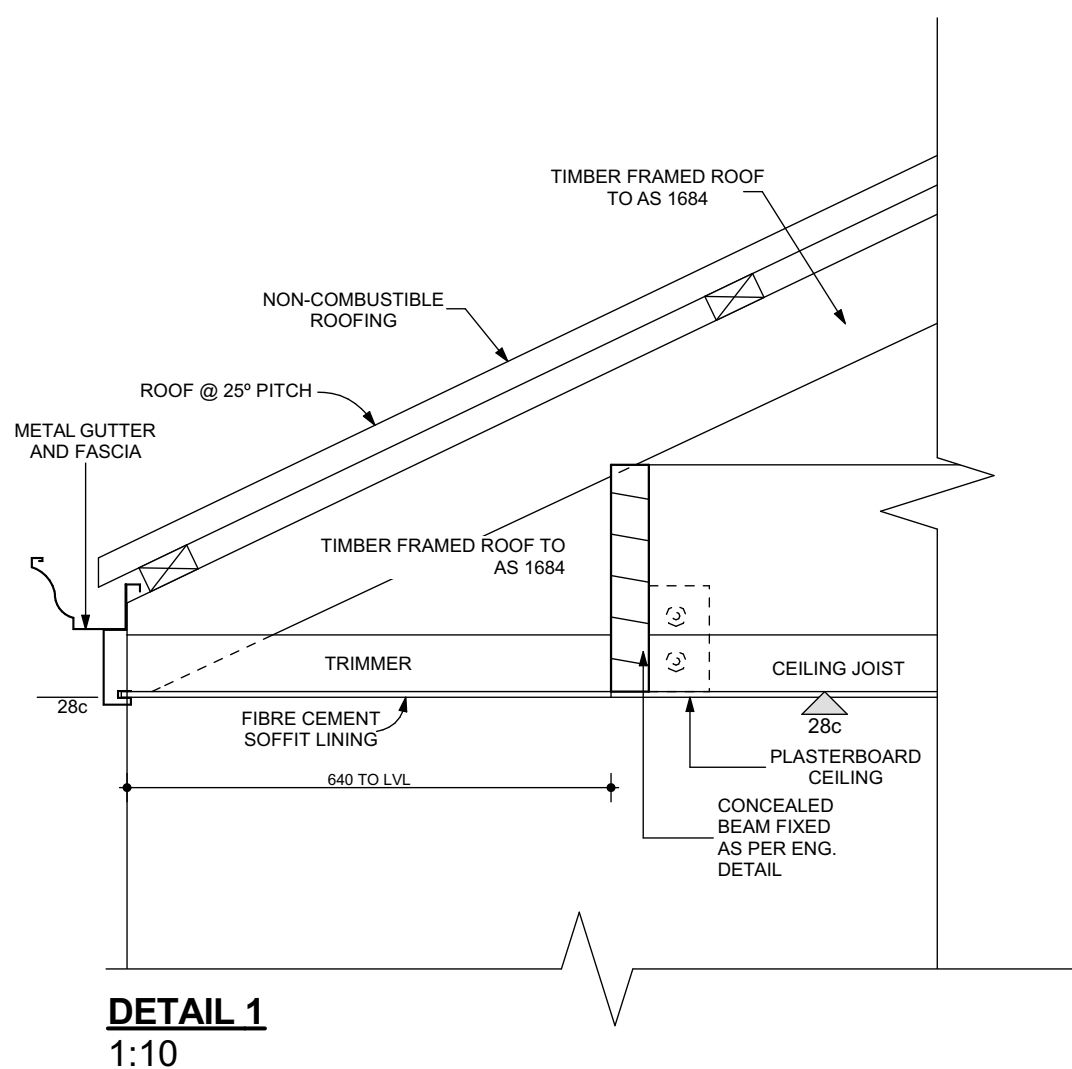
The home will be built to the dimensions on the working drawings within a reasonable tolerance

This plan shall remain the sole property of the builder and must not be given, lent, resold or otherwise disposed or copied without the permission in writing

VARIATIONS

REV NO.	VARIATION	DATE DRN.	BY
1	WORKING DRAWINGS	05-10-18	VN-TA
2	ENGINEERS CERTIFICATION	07-11-18	MG
3	PRE-START	04-12-18	VN-GB
4	DRAFTING FIXES	17-01-19	MG
5			
6			
7			
8			
9			
10			

**REFER TO ENGINEERS  
PLANS AND ADDENDA**

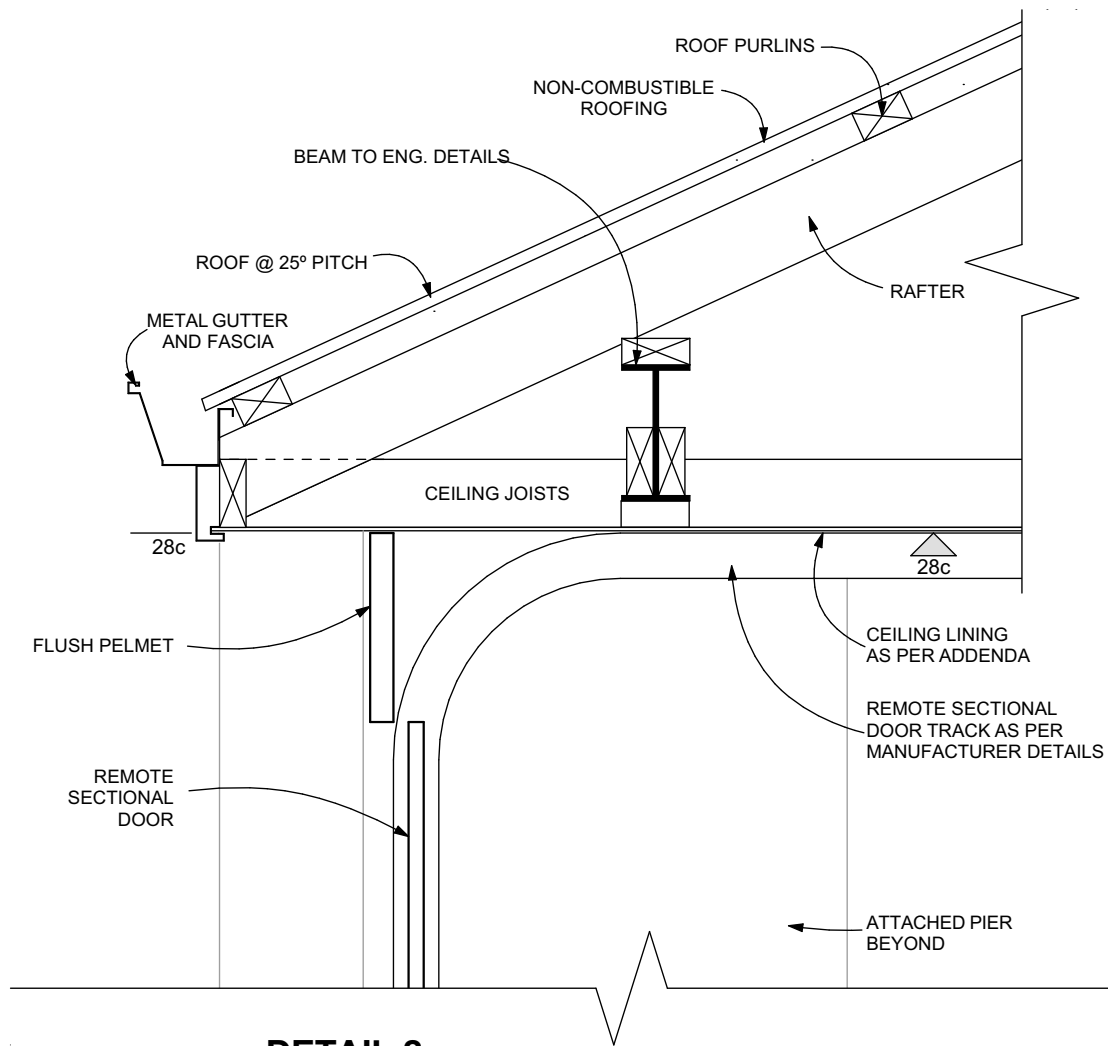


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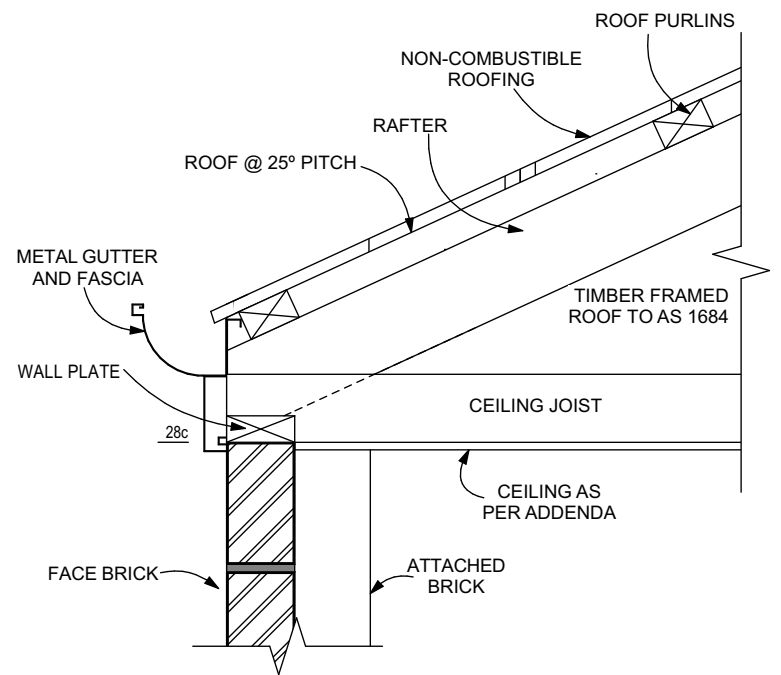
phone - (08) 9440 9200 fax - (08) 9440 9201

VARIATIONS			
REV NO.	VARIATION	DATE DRN.	BY
1	WORKING DRAWINGS	05-10-18	VN-TA
2	ENGINEERS CERTIFICATION	07-11-18	MG
3	PRE-START	04-12-18	VN-GB
4	DRAFTING FIXES	17- 01-19	MG
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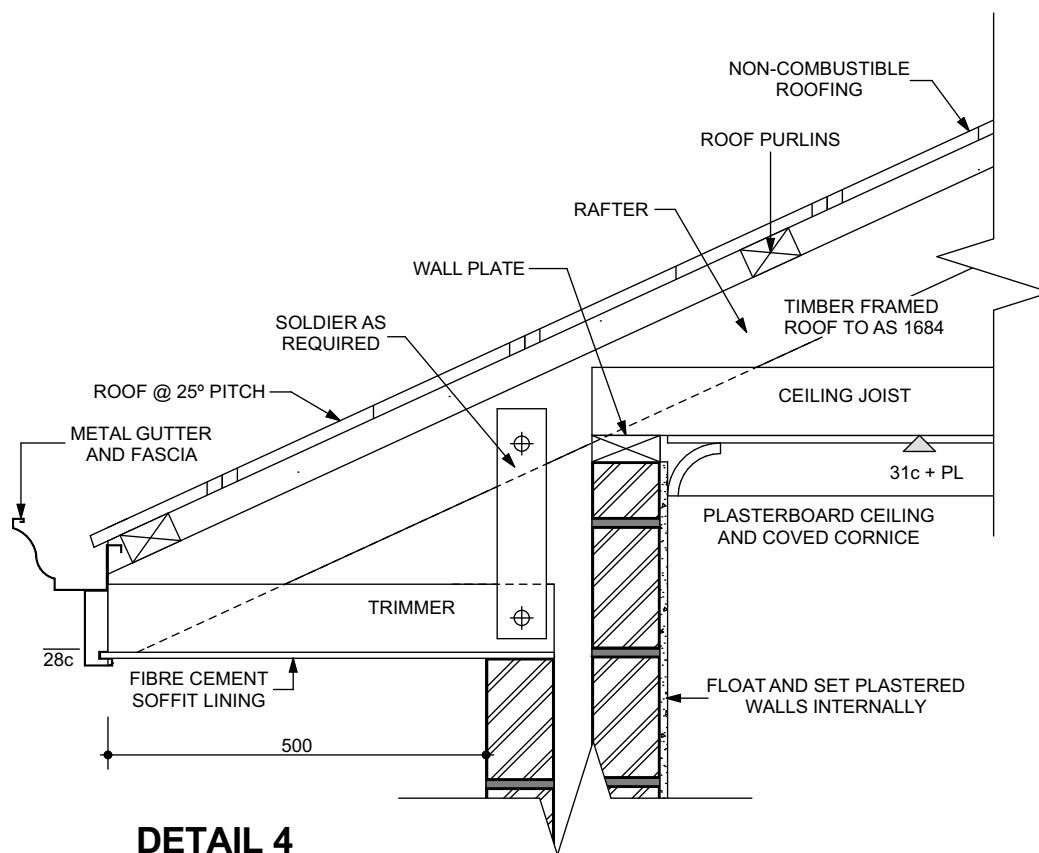
**This plan shall remain the sole property of the builder and must not be given, lent, resold or otherwise disposed or copied without the permission in writing**



**DETAIL 2**  
SCALE 1:10



**DETAIL 3**  
1:10



**DETAIL 4**  
SCALE 1:10



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House Type: VANCOUVER

Job No: 18061

Drawing Name: DETAILS 1

Sheet No: 11 of 12

Lot Address: **LOT 12 (#280) HOPKINSON ROAD, DARLING DOWNS**

Council: SERPENTINE JARRAHDALE

Specification: PEARL

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT

Client Name: ROBERT JAMES CLARK

Date: -----/-----/-----

Signature: -----

Client Name: VALERIE JEAN CLARK

Date: -----/-----/-----

Signature: -----

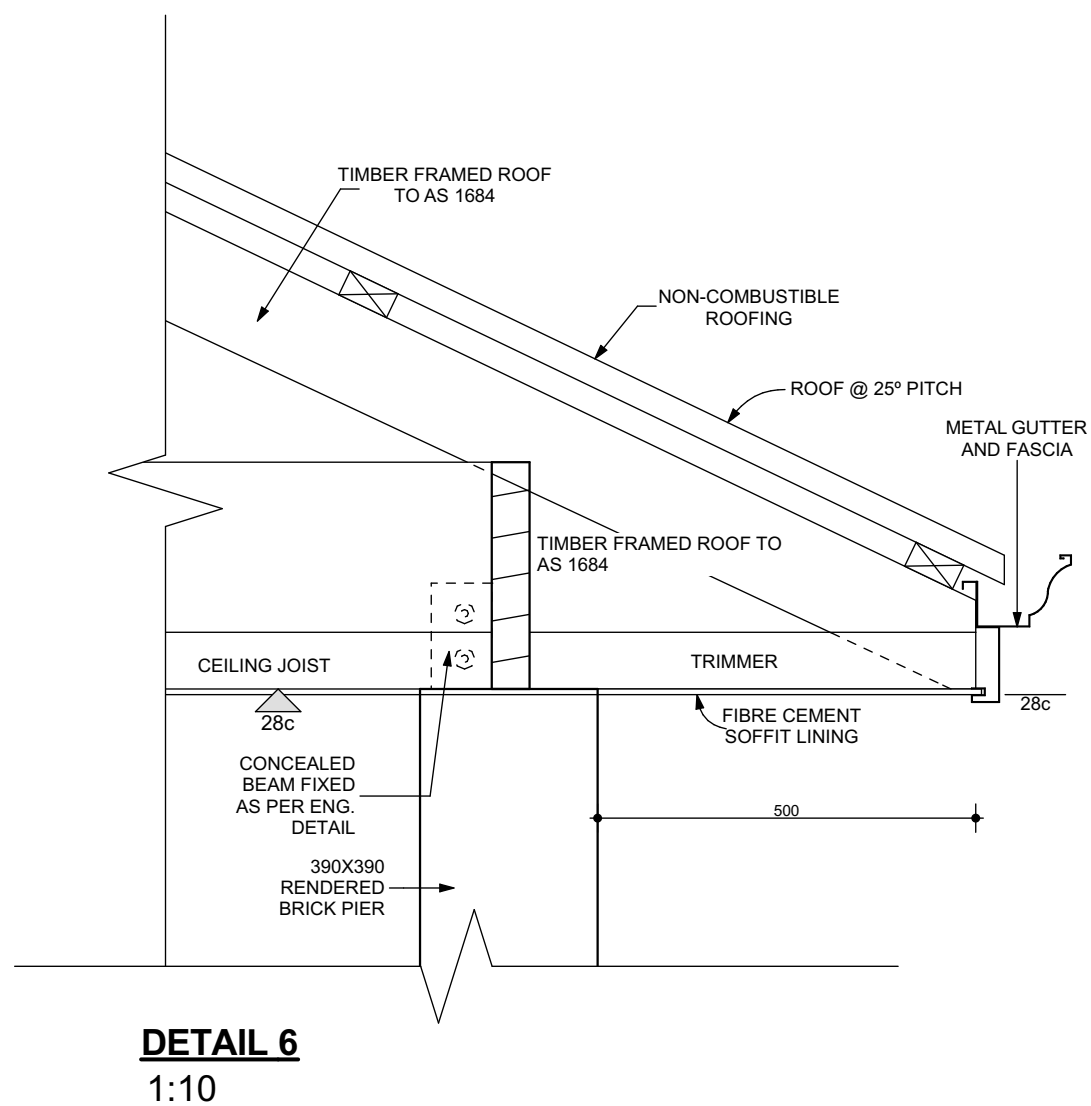
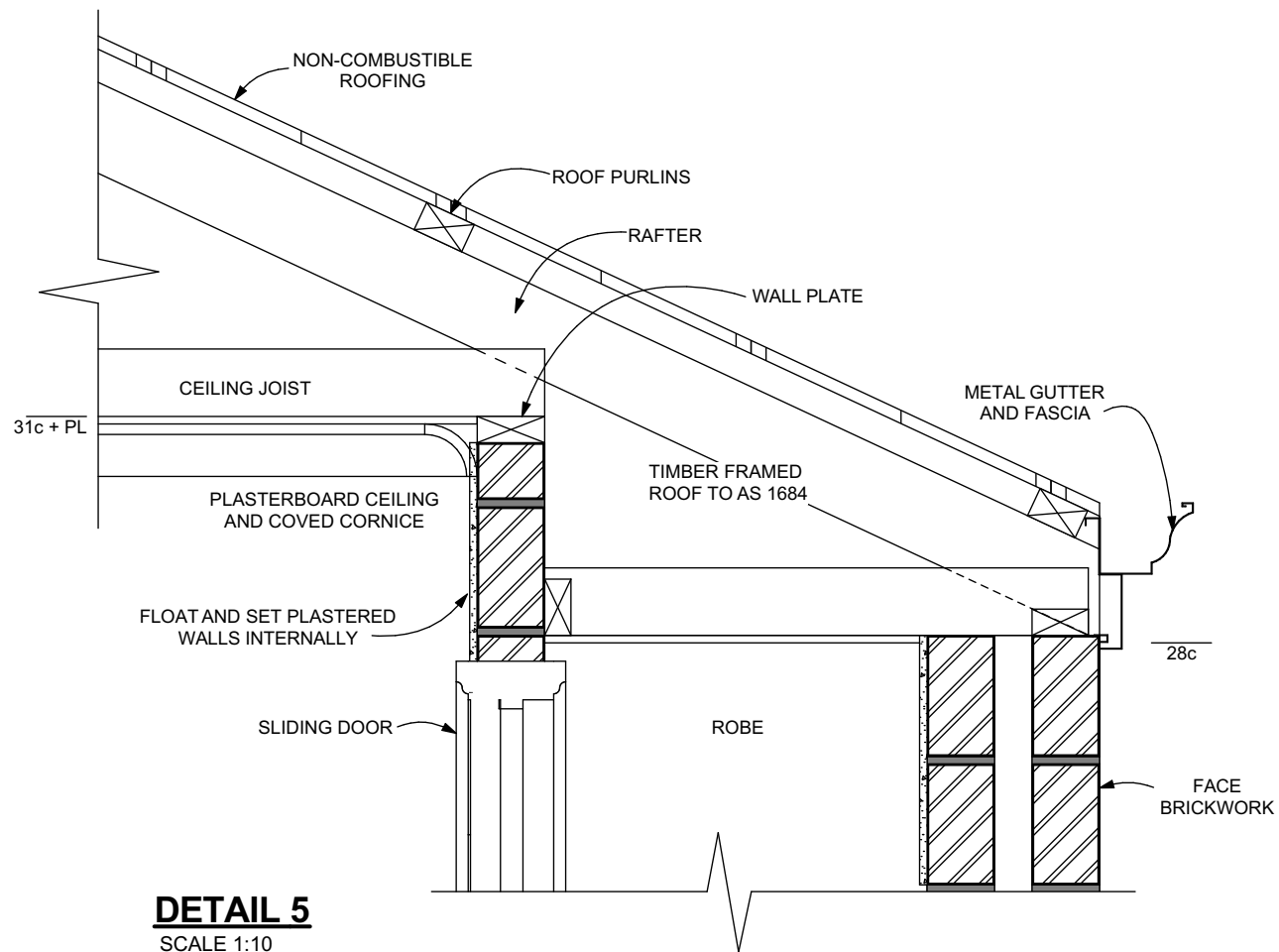
The home will be built to the dimensions on the working drawings within a reasonable tolerance

This plan shall remain the sole property of the builder and must not be given, lent, resold or otherwise disposed or copied without the permission in writing

**VARIATIONS**

REV NO.	VARIATION	DATE DRN.	BY
1	WORKING DRAWINGS	05-10-18	VN-TA
2	ENGINEERS CERTIFICATION	07-11-18	MG
3	PRE-START	04-12-18	VN-GB
4	DRAFTING FIXES	17-01-19	MG
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**my homes wa**

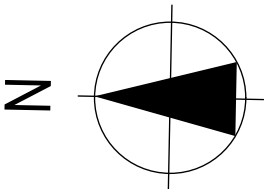
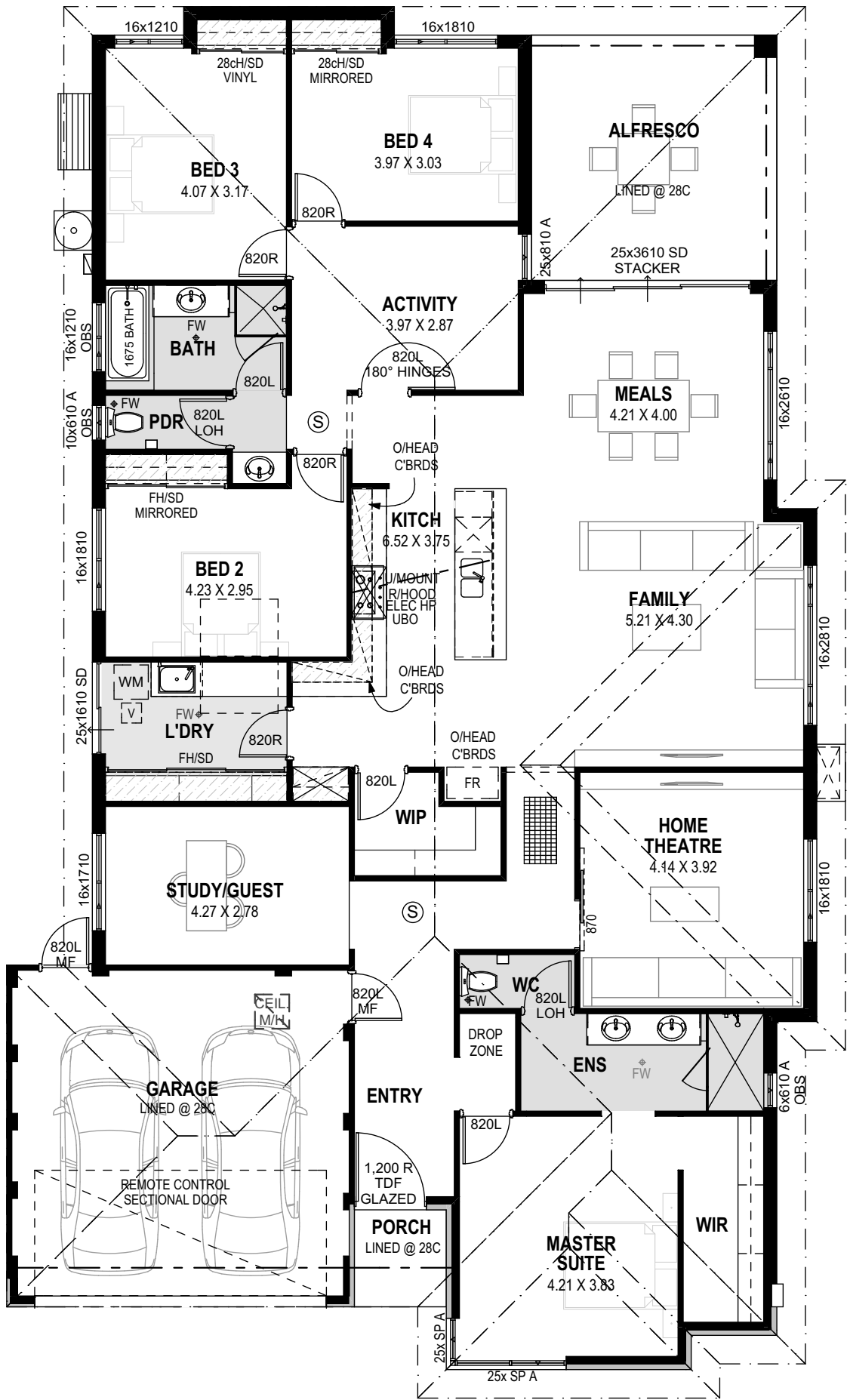
WE TURN A HOUSE INTO A HOME

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House Type: VANCOUVER	Job No: 18061	Drawing Name: DETAILS 2	Sheet No: 12 of 12
Lot Address: LOT 12 (#280) HOPKINSON ROAD, DARLING DOWNS		Council: SERPENTINE JARRAHDALE	Specification: PEARL
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT		VARIATIONS	
Client Name: ROBERT JAMES CLARK		REV NO.	VARIATION
Signature: _____		1	WORKING DRAWINGS
Date: ____/____/____		2	ENGINEERS CERTIFICATION
Client Name: VALERIE JEAN CLARK		3	PRE-START
Signature: _____		4	DRAFTING FIXES
Date: ____/____/____		5	
The home will be built to the dimensions on the working drawings within a reasonable tolerance		6	
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		8	
		9	
		10	

Area Name	Measured Area	Perimeter
PORCH	2.74	6.62
ALFRESCO	18.49	17.20
GARAGE	35.69	24.16
PROPOSED RESIDENCE	232.93	73.16
	289.85 m <sup>2</sup>	
AREA NAME	MEASURED AREA	
ROOF AREA	318.98	



SITE COVERAGE	
ZONED	R2
% ALLOWED	20%
SITE AREA	20,057.81m <sup>2</sup>
SITE COV. AREA	271.36m <sup>2</sup>
SITE COV. =1.4%	

31c CEILING THROUGHOUT  
UNLESS NOTED OTHERWISE

DESIGN SUBJECT TO CHANGE  
PENDING ON PLANNING APPROVAL &  
FINAL CONTOUR & FEATURE SURVEY &  
SUBDIVISION PLAN. TIME DELAYS MAY  
BE INCURRED.

Floor Plan & Site

1:100



my homes wa

WE TURN A HOUSE INTO A HOME

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House Type: VANCOUVER	Job No: 18061	Drawing Name: FLOOR PLAN & SITE	Sheet No:1 of 1
Lot Address: LOT 12 (#280) HOPKINSON ROAD, DARLING DOWNS		Council: SERPENTINE JARRAHDALE	Specification: PEARL
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT		VARIATIONS	
Client Name: ROBERT JAMES CLARK		REV NO.	VARIATION
Signature: _____		1	WORKING DRAWINGS
Date: _____		2	ENGINEERS CERTIFICATION
Client Name: VALERIE JEAN CLARK		3	PRE-START
Signature: _____		4	DRAFTING FIXES
Date: _____		5	
The home will be built to the dimensions on the working drawings within a reasonable tolerance		6	
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