

FIXING CARPENTER NOTES

- 1. 450w SHELF & RAIL TO ROBES & WIR TO BE 1700afl.
- 2. 4x450w (U.O.N.) SHELVES TO WIL TO BE 500, 900, 1300 & 1700afl.
- 3. 2x450w (U.O.N.)2x300w SHELVES TO scullery TO BE 510, 940, 1370 & 1800afl.

CONCRETOR NOTE

- 1. GARAGE & FREESTANDING EXTERNAL BRICK PIER FOOTINGS TO BE AT -3c U.O.N.

Note: Polished concrete floor to home

GENERAL NOTES

RENDERED BRICKWORK.

COLORBOND ROOF.
ANTICON TO ENTIRE ROOF AS PER ENERGY REPORT
WALL INSULATION TO ENTIRE EXTERNAL CAVITY WALLS AS PER ENERGY REPORT

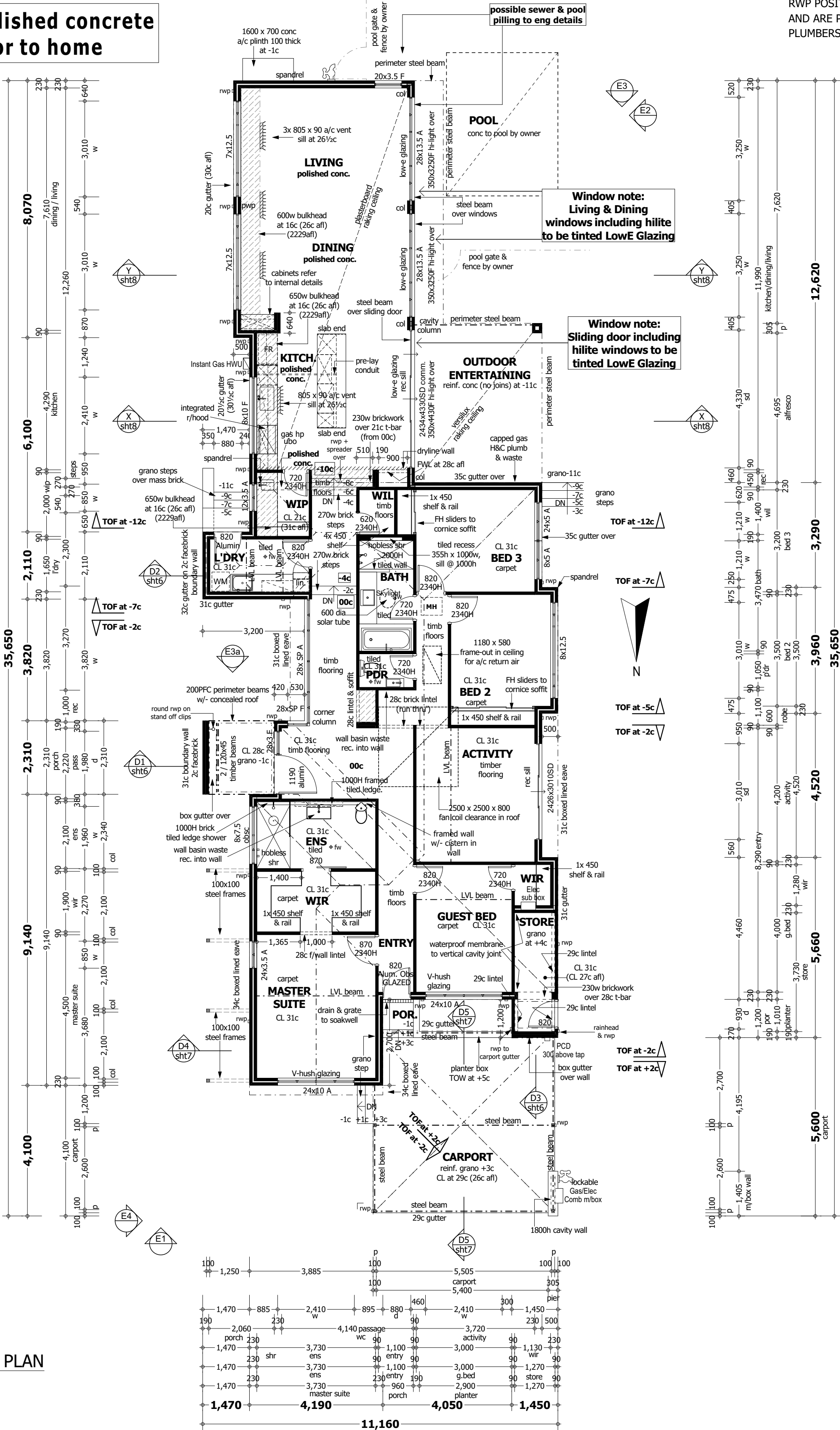
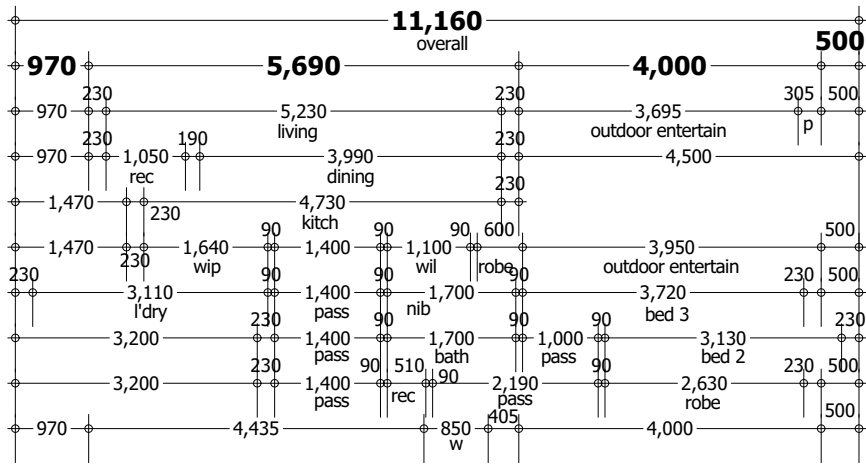
R4.1 CEILING INSULATION THROUGHOUT.

N? WIND REGION.

RWP POSITIONS SHOWN ARE APPROX AND ARE POSITIONED AT THE ROOF PLUMBERS DISCRETION.

Bricklayer Note:
Cavity wall insulation to entire home as per energy report

GROUND FLOOR PLAN
1:100



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PROPOSED RESIDENCE ADDRESS:
59 Bondi Street,
Mt Hawthorn
FOR:
Ryan McSorley &
Jessica Duinmeyer

SIGNATURES:

OWNER: _____
OWNER: _____
BUILDER: _____
DATE: _____

AMENDMENTS:

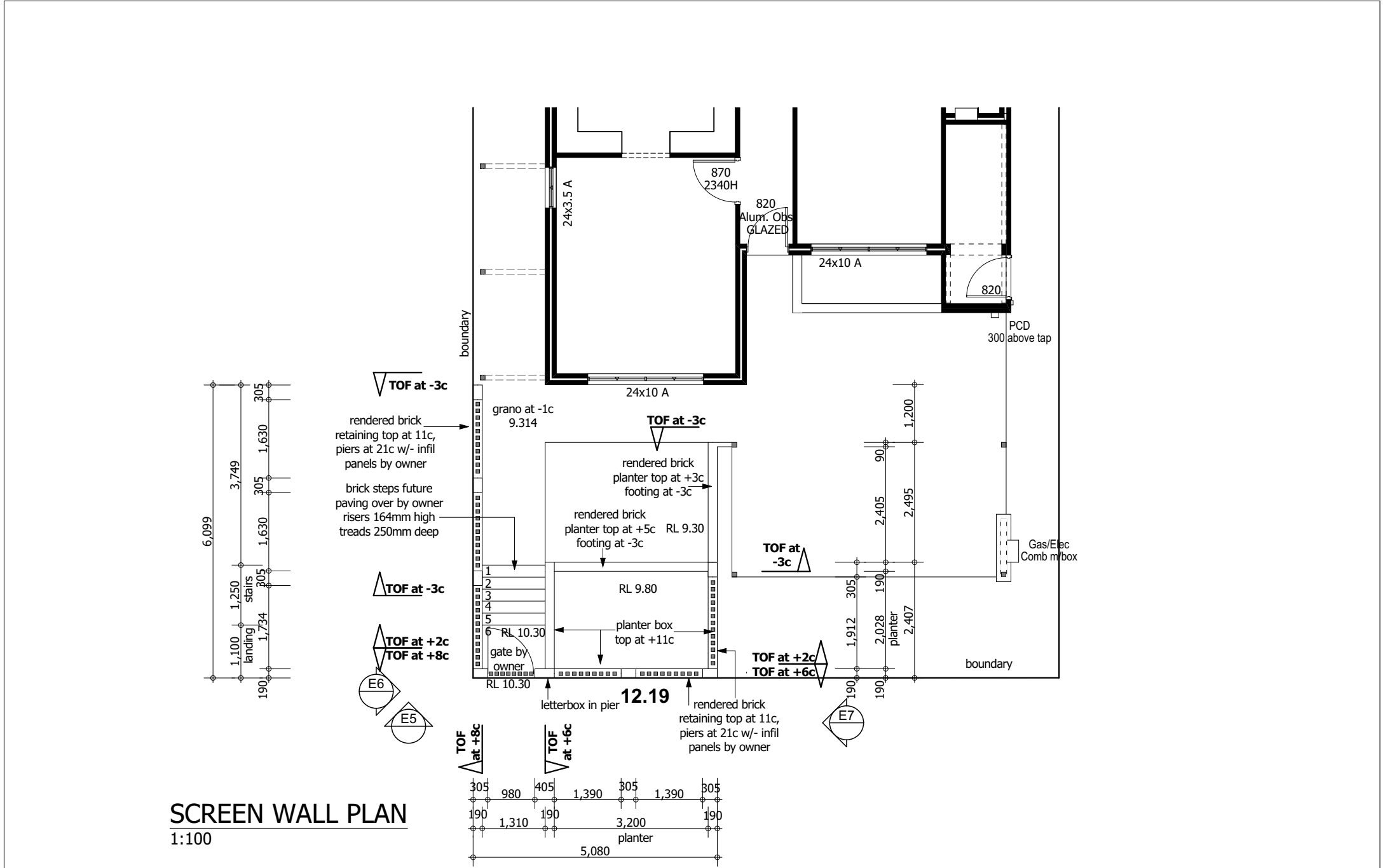
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12/9/19	Vince	Landscaping
24/9/19	Vince	Add screen wall & setout lower roof pitch
26/9/19	Vince	Energy ratings
27/10/19	GM	retain amend
28/10/19	GM	porch, carport & planter amend
30/12/19	CW	Variation 1,2,3
16/1/20	GM	engineer amendments
17/1/20	GM	house setout
24/1/20	GM	PSVO 4
07/04/20	SS	CV07&8
19/6/20	Gm	CVO 10

Custom

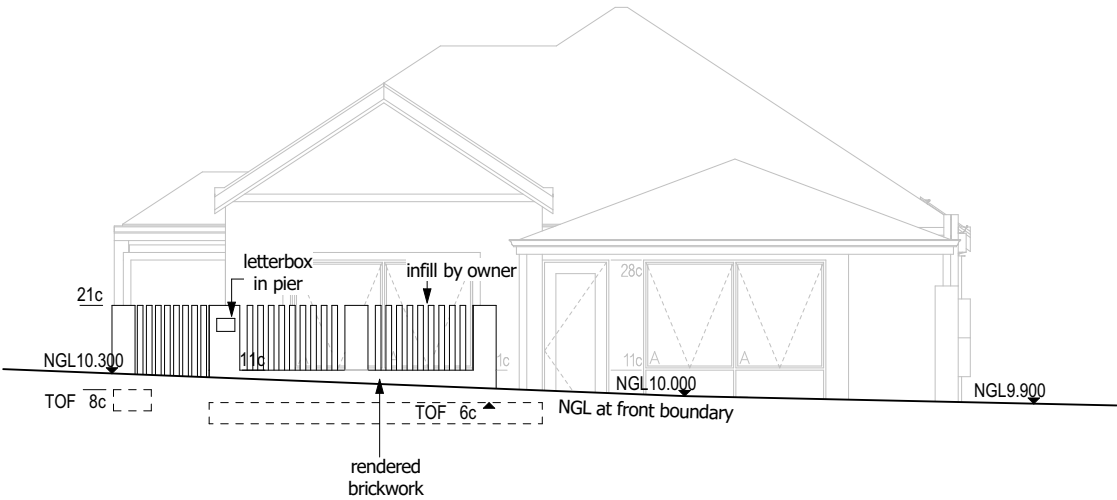
SHEET1 OF 14
DRN: Vince
DATE: 8/08/19
SCALE:1:100, 1:1
CONTRACT NO:
19013

Area Calc

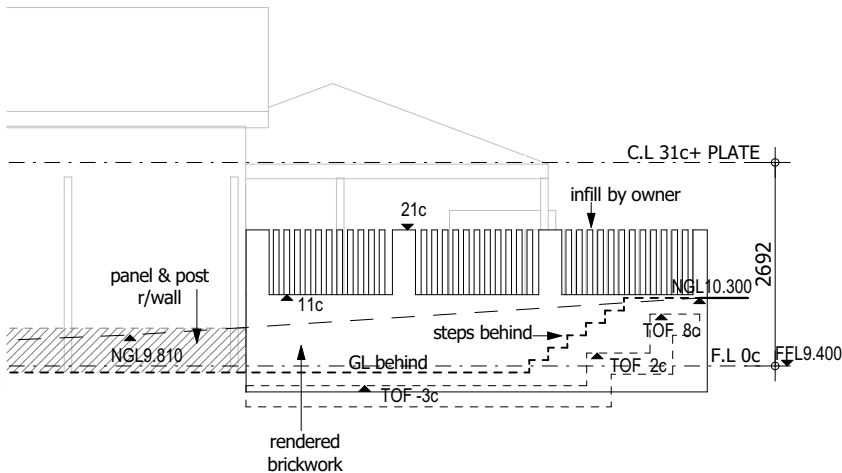
. PORCH	5.20	
. STORE	5.44	
. OUTDOOR ENTERTAINING	20.00	
. CARPORT	20.92	
. GROUND FLOOR	225.23	92.09
Total	286.79 m²	



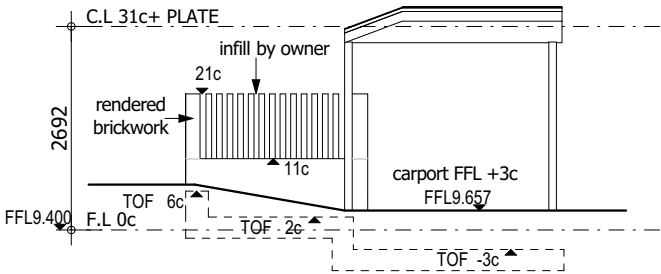
SCREEN WALL PLAN
1:100



E5 Front Screen Wall Elevation
1:100




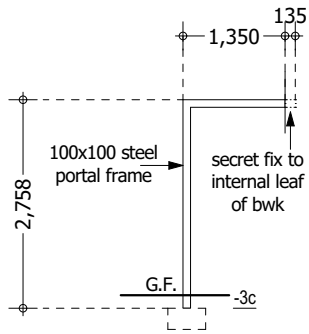
E6 Front Screen Wall Elevation
1:100



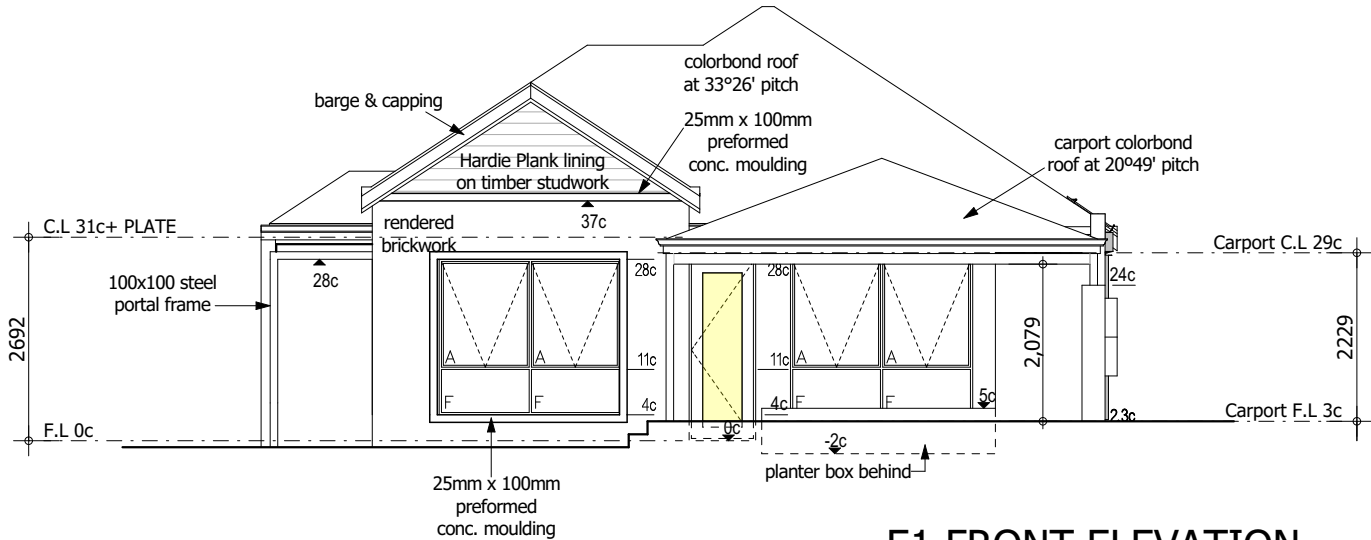
E7 Front Screen Wall Elevation
1:100

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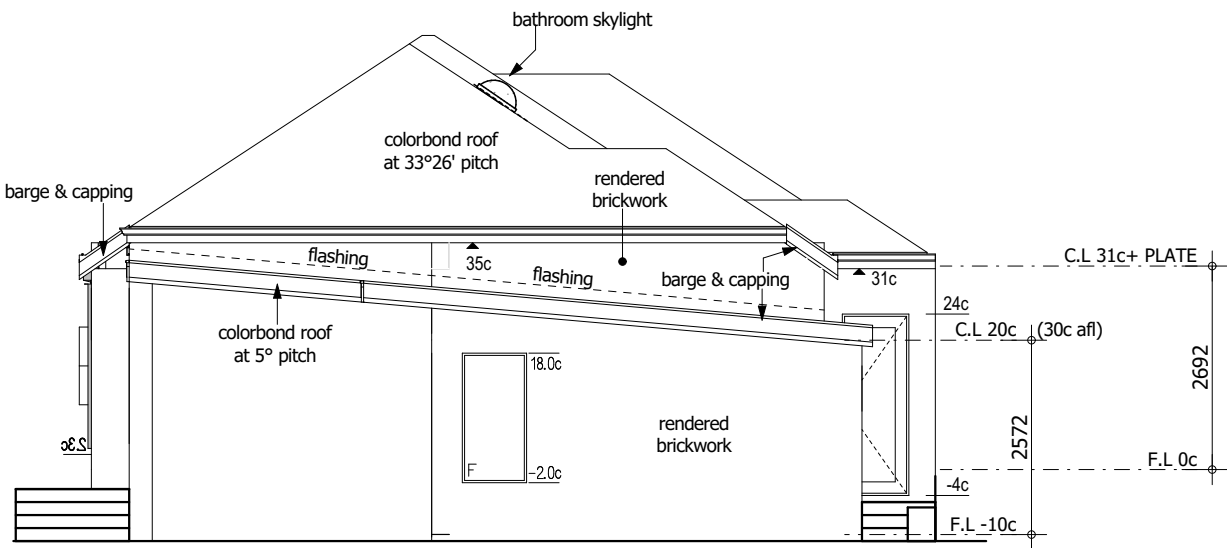
	PROPOSED RESIDENCE ADDRESS: 59 Bondi Street, Mt Hawthorn FOR: Ryan McSorley & Jessica Duinmeyer	SIGNATURES:		AMENDMENTS:		Custom
		OWNER: _____	10/9/19	Vince	L'dry FFL dropped	SHEET2 OF 14
			12/9/19	Vince	Landscaping	
			24/9/19	Vince	Add screen wall & setout lower roof pitch	DRN: Vince
		OWNER: _____	26/9/19	Vince	Energy rqmts	DATE: 8/08/19
			27/10/19	GM	retain amend	
		BUILDER: _____	28/10/19	GM	porch, carport & planter amend	SCALE:1:100, 1:1
			30/12/19	CW	Variation 1,2,3	
			16/1/20	GM	engineer amendments	CONTRACT NO: 19013
		DATE: _____	17/1/20	GM	house setout	
24/1/20	GM		PSVO 4			
07/04/20	SS		CV07&8			
		19/6/20	Gm	CVO 10		



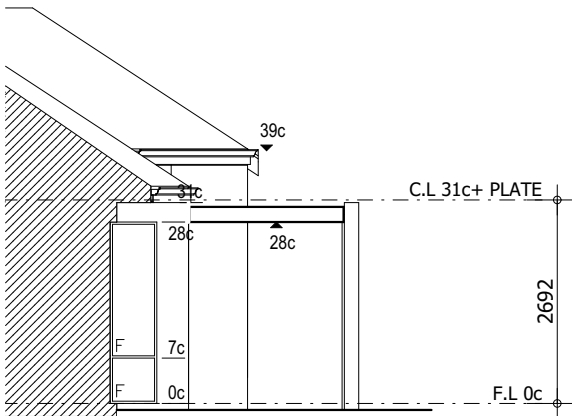
Entry Portal Frame Detail
1:100



E1 FRONT ELEVATION
1:100




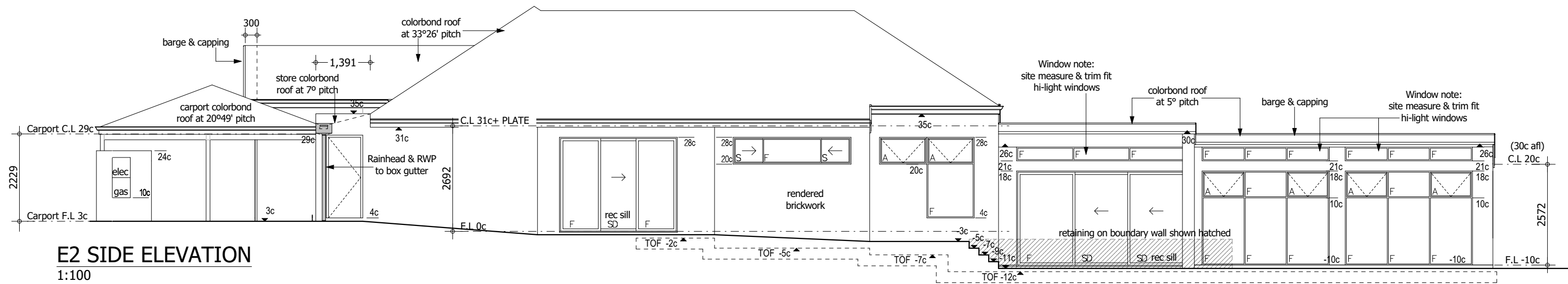
E3 REAR ELEVATION
1:100



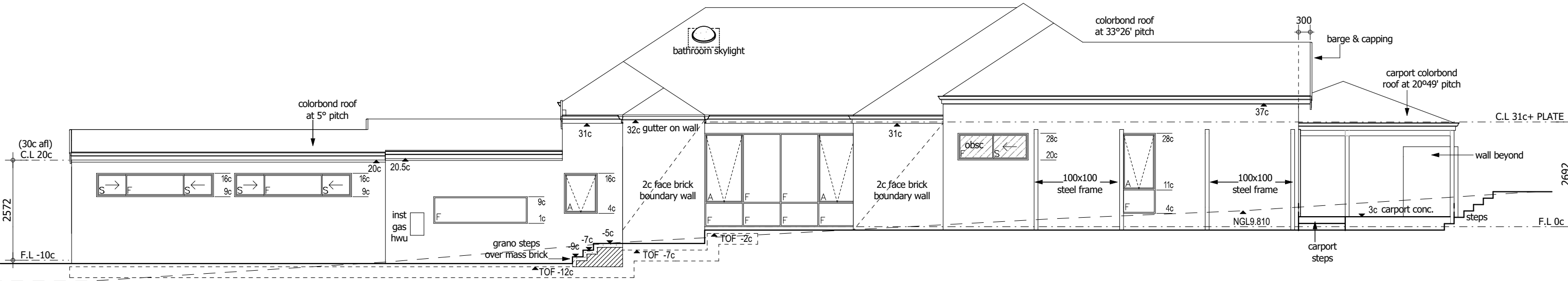
E3a Rear Elevation
1:100

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	PROPOSED RESIDENCE ADDRESS: 59 Bondi Street, Mt Hawthorn FOR: Ryan McSorley & Jessica Duinmeyer	SIGNATURES:		AMENDMENTS:		Custom
		OWNER: _____	10/9/19	Vince	L'dry FFL dropped	SHEET3 OF 14
			12/9/19	Vince	Landscaping	
			24/9/19	Vince	Add screen wall & setout lower roof pitch	DRN: Vince
		OWNER: _____	26/9/19	Vince	Energy rqmts	
			2/10/19	GM	retain amend	DATE: 8/08/19
			28/10/19	GM	porch, carport & planter amend	
		BUILDER: _____	30/12/19	CW	Variation 1,2,3	SCALE:1:100
			16/1/20	GM	engineer amendments	
			DATE: _____	17/1/20	GM	house setout
		24/1/20		GM	PSVO 4	
		07/04/20		SS	CV07&8	
		19/6/20		Gm	CVO 10	



E2 SIDE ELEVATION
1:100



E4 SIDE ELEVATION
1:100

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PROPOSED RESIDENCE ADDRESS:
**59 Bondi Street,
Mt Hawthorn**
FOR:
**Ryan McSorley &
Jessica Duinmeyer**

SIGNATURES:

OWNER: _____

OWNER: _____

BUILDER: _____

DATE: _____

AMENDMENTS:

10/9/19	Vince	L'dry FFL dropped
12/9/19	Vince	Landscaping
24/9/19	Vince	Add screen wall & setout lower roof pitch
26/9/19	Vince	Energy rqmts
2/10/19	GM	retain amend
28/10/19	GM	porch, carport & planter amend
30/12/19	CW	Variation 1,2,3
16/1/20	GM	engineer amendments
17/1/20	GM	house setout
24/1/20	GM	PSVO 4
07/04/20	SS	CVO7&8
19/6/20	Gm	CVO 10

Custom

SHEET4 OF 14

DRN: Vince

DATE: 8/08/19

SCALE:1:100

CONTRACT NO:
19013

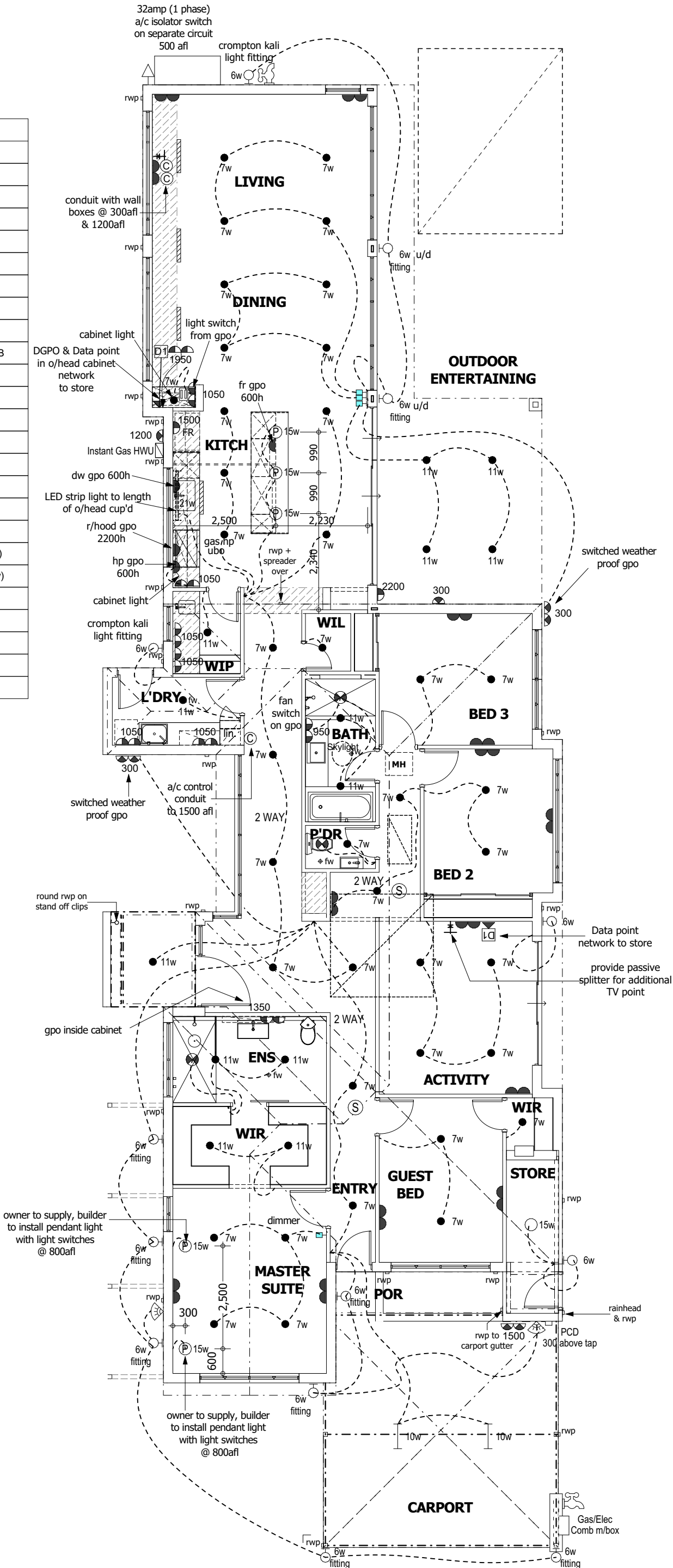
ELECTRICIAN/CLIENT NOTE

NOTE ALL POSITIONS OF POWER POINTS
& LIGHTS ON PLAN ARE APPROXIMATE ONLY.

LIGHT SWITCH PLATES TO BE 1200 ABOVE
FLOOR LEVEL UNLESS OTHERWISE NOTED.

ELECTRICAL LEGEND

No.	SYMBOL	TYPE
3	2 WAY	2 WAY SWITCH
1	○15w	CEILING LIGHT (15w)
3	⊙	CONDUIT
2		D1
4		DIMMER SWITCH
2		DOUBLE GPO
14		DOUBLE GPO @ 300 AFL
9		DOUBLE GPO @ NOTED HT
1		DOUBLE GPO @ NOTED HT W/USB
3		Exhaust Fan
2		H.WIRED SMOKE DETECTOR
1		ISOLATION SWITCH
2		LED BATTEN
1		LED STRIP LIGHTING (21w)
2		MOTION SENSOR
5	Ⓟ15w	PENDENT LIGHT (15w)
9	Ⓟ6w fitting	PINA WALL LIGHT @ 2000 AFL
40	● 7w	RECESSED LED DOWN-LIGHT (7w)
13	● 11w	RECESSED LED DOWN-LIGHT (11w)
4		SINGLE GPO @ 300 AFL
2		SINGLE GPO @ NOTED HT
2		SINGLE WATER PROOF GPO
2		TV POINT
4	Ⓟ6w	WALL LIGHT @ 2000 AFL



AMENDMENTS:

10/9/19	Vince	L'dry FFL dropped
12/9/19	Vince	Landscaping
24/9/19	Vince	Add screen wall & setout lower roof pitch
26/9/19	Vince	Energy qmts
27/10/19	GM	retain amend
28/10/19	GM	porch, carport & planter amend
30/12/19	CW	Variation 1.2.3
16/1/20	GM	engineer amendments
17/1/20	GM	house setout
24/1/20	GM	PSVO 4
07/04/20	SS	CV07&8
19/6/20	Gm	CV0 10

SALES CONSULTANT:

LOCAL AUTHORITY:

ZONING:

SITE AREA:

SITE COVER:

FOR:

PROPOSED RESIDENCE TO BE ERECTED ON:

Custom

SHEET5 OF 33

DRN: Vince

DATE: 8/08/19

DSN:

SCALE:1:100, 1:1.11

CONTRACT NO: 19013

Fab

Vincent


R30

491m²

54.20% (266.21m²)
(House/Store/Porch)

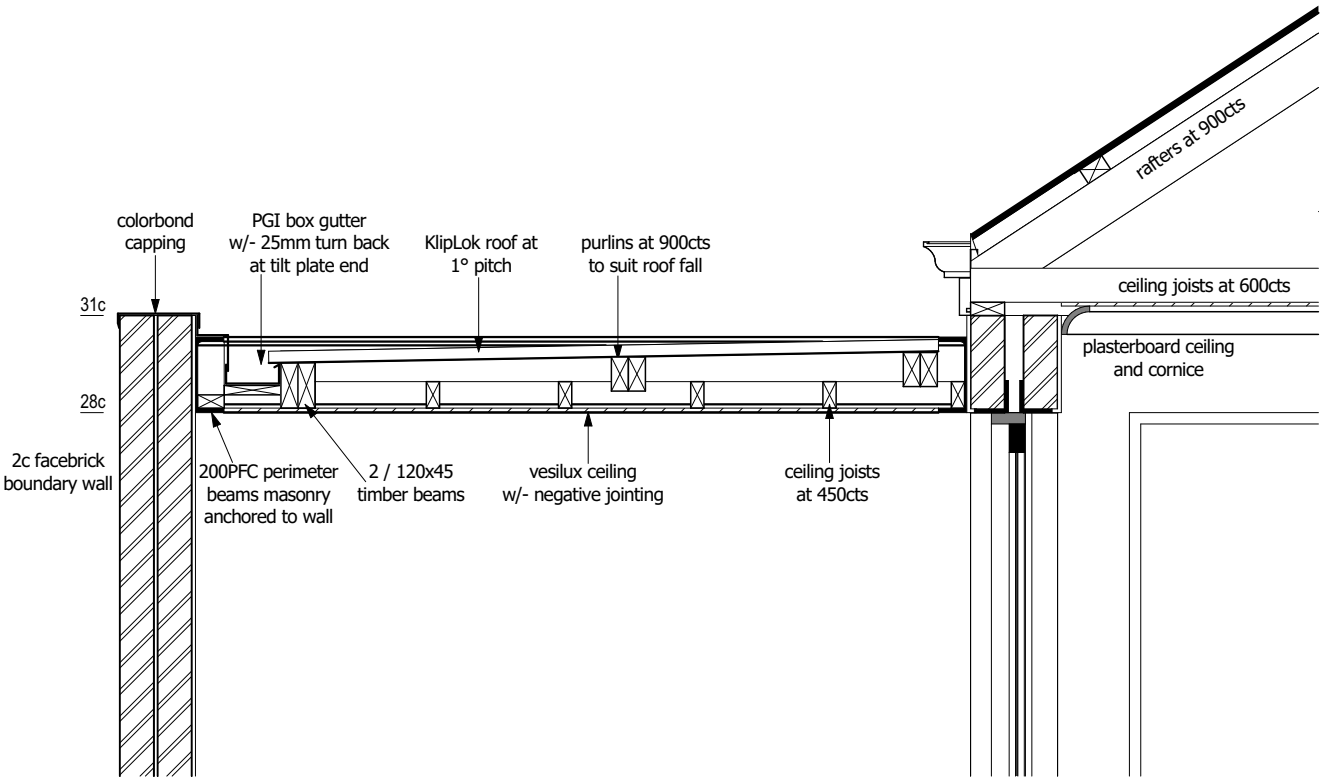
59 Bondi Street,
Mt Hawthorn

Ryan McSorley &
Jessica Duinmeyer

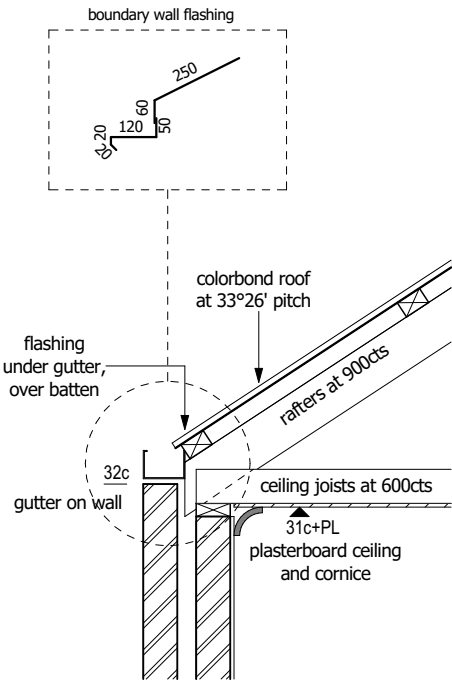
COAST HOMES

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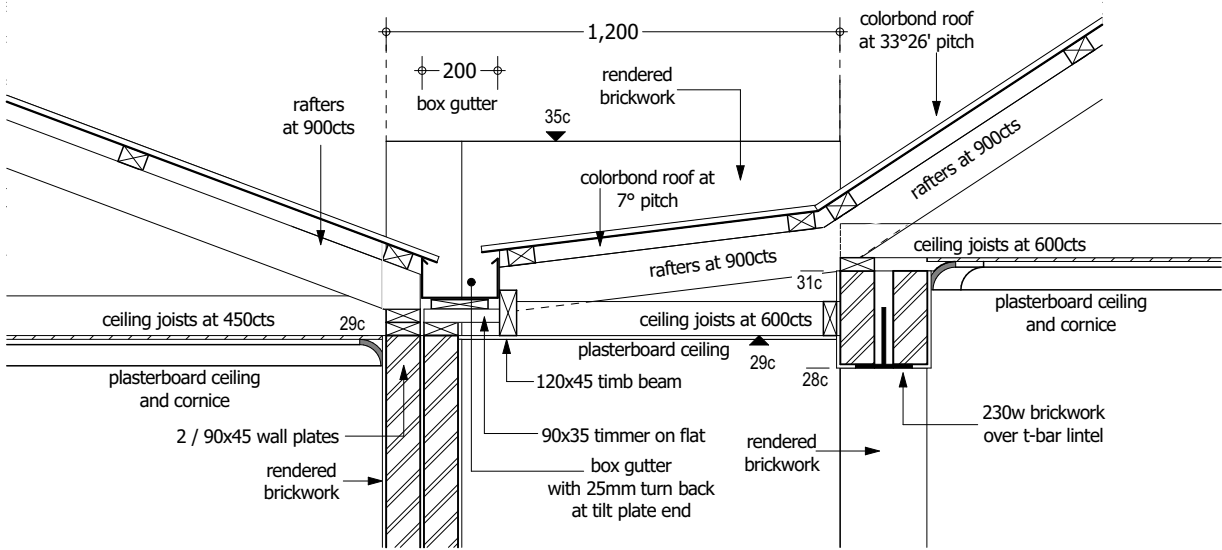
Roof Cover Note:
Anticon to entire
roof as per energy report



D1 PORCH DETAIL
1:20




D2 L'DRY BOUNDARY DETAIL
1:20

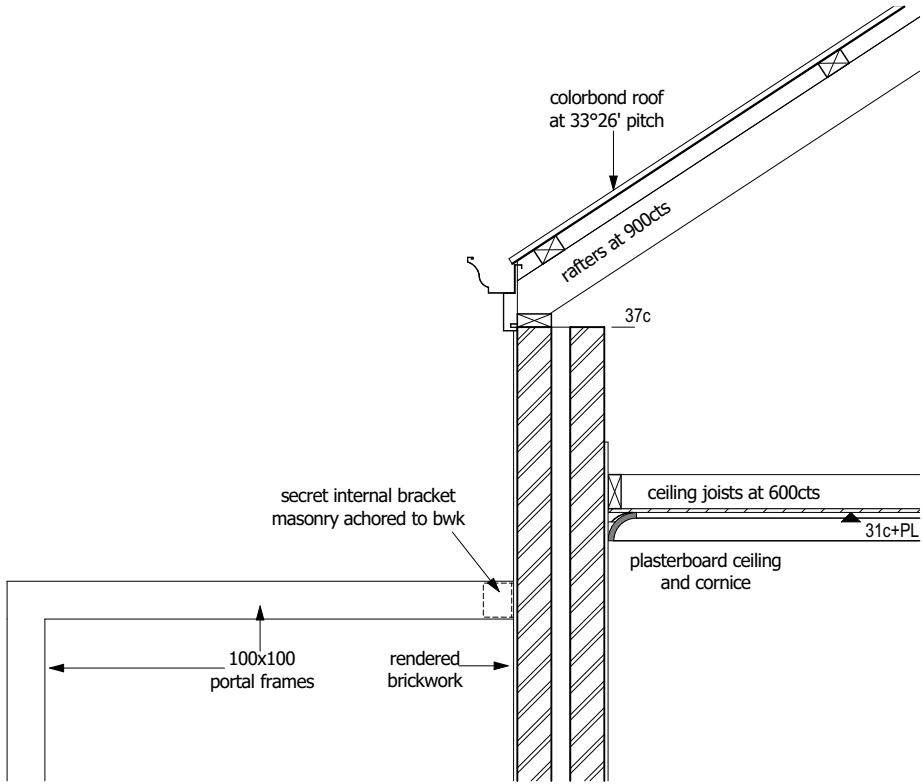


D3 STORE DETAIL
1:20

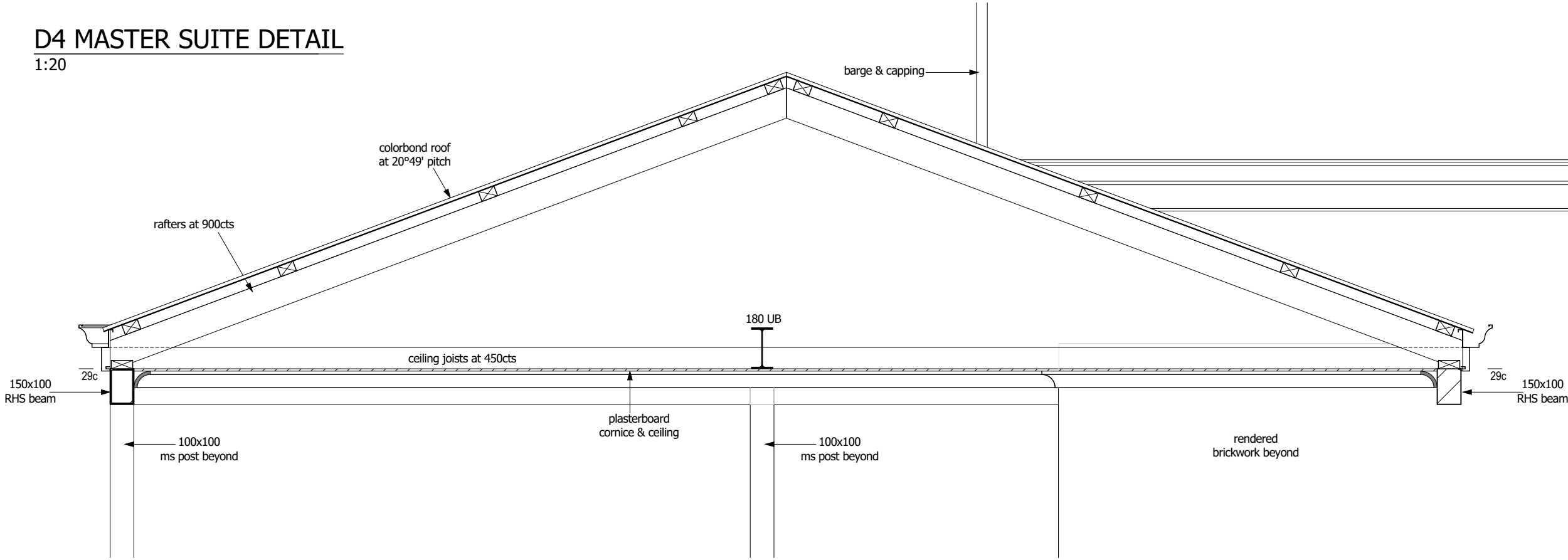
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	PROPOSED RESIDENCE ADDRESS:	SIGNATURES:			AMENDMENTS:			Custom
	59 Bondi Street,	OWNER: _____	10/9/19	Vince	L'dry FFL dropped	SHEET6 OF 14		
	Mt Hawthorn		12/9/19	Vince	Landscaping	DRN: Vince		
	FOR:		24/9/19	Vince	Add screen wall & setout lower roof pitch			
	Ryan McSorley &	OWNER: _____	26/9/19	Vince	Energy rqmts	DATE: 8/08/19		
	Jessica Duinmeyer		2/10/19	GM	retain amend	SCALE:1:20		
			28/10/19	GM	porch, carport & planter amend			
		BUILDER: _____	30/12/19	CW	Variation 1,2,3	CONTRACT NO: 19013		
			16/1/20	GM	engineer amendments			
			17/1/20	GM	house setout			
		DATE: _____	24/1/20	GM	PSVO 4			
			07/04/20	SS	CV07&8			
			19/6/20	Gm	CVO 10			

Roof Cover Note:
Anticon to entire
roof as per energy report




D4 MASTER SUITE DETAIL
1:20

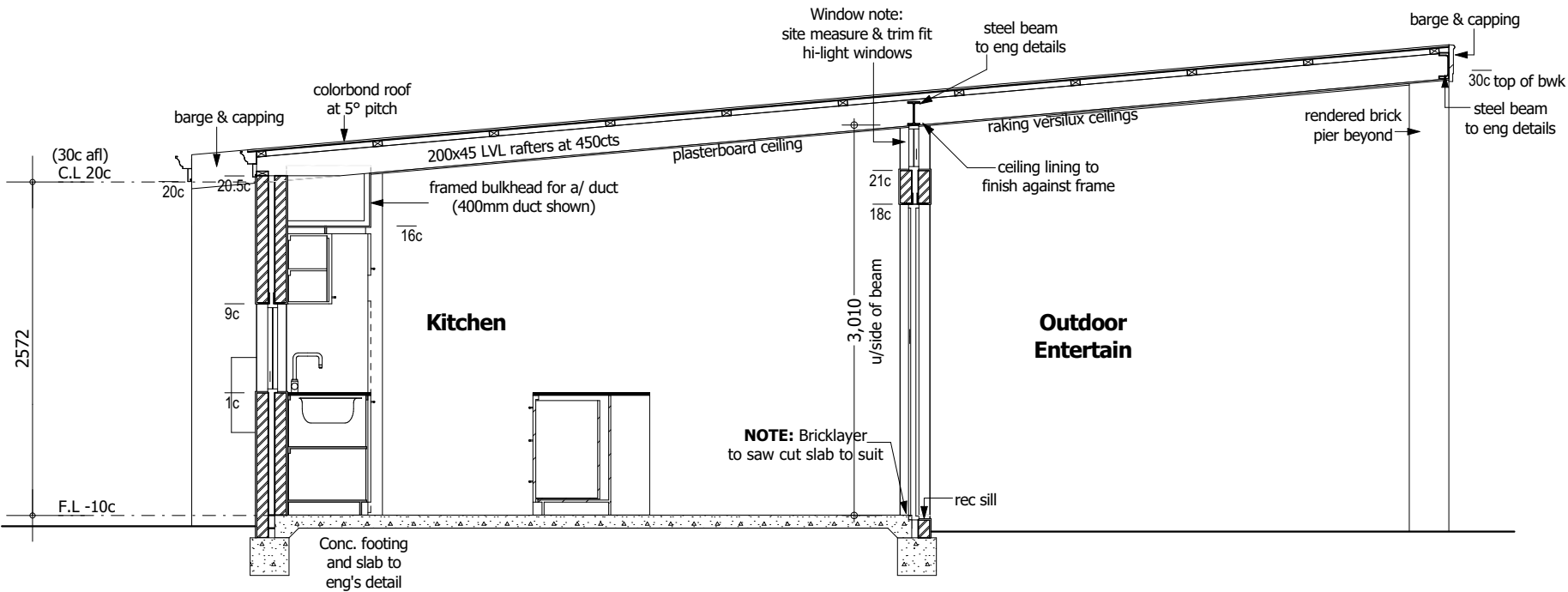


D5 CARPORT DETAIL
1:20

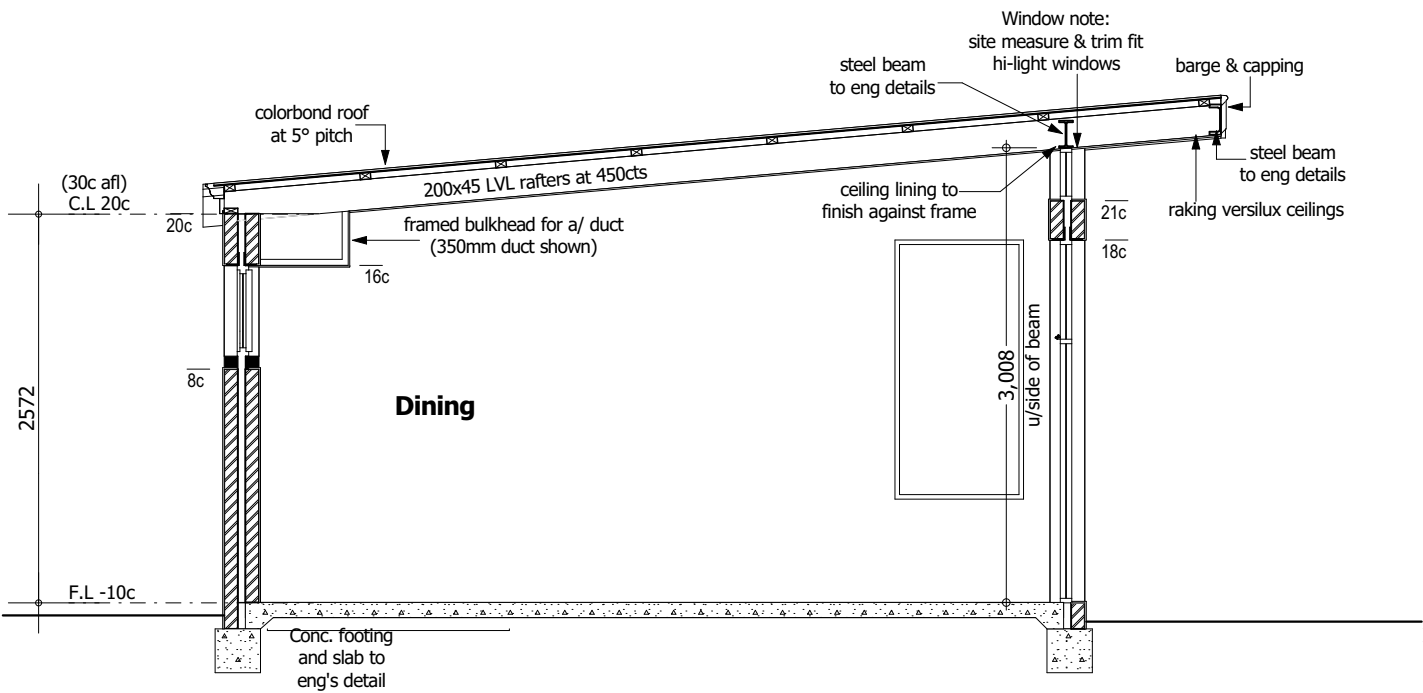
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	PROPOSED RESIDENCE ADDRESS: 59 Bondi Street, Mt Hawthorn FOR: Ryan McSorley & Jessica Duinmeyer	SIGNATURES:		AMENDMENTS:		Custom
		OWNER: _____	10/9/19	Vince	L'dry FFL dropped	SHEET7 OF 14
			12/9/19	Vince	Landscaping	
			24/9/19	Vince	Add screen wall & setout lower roof pitch	DRN: Vince
		OWNER: _____	26/9/19	Vvince	Energy rqmts	
			2/10/19	GM	retain amend	DATE: 8/08/19
			28/10/19	GM	porch, carport & planter amend	
		BUILDER: _____	30/12/19	CW	Variation 1,2,3	SCALE:1:20, 1:100
			16/1/20	GM	engineer amendments	
			17/1/20	GM	house setout	CONTRACT NO: 19013
		DATE: _____	24/1/20	GM	PSVO 4	
			07/04/20	SS	CV07&8	
			19/6/20	Gm	CVO 10	

Roof Cover Note:
Anticon to entire
roof as per energy report




X Section Detail
1:50



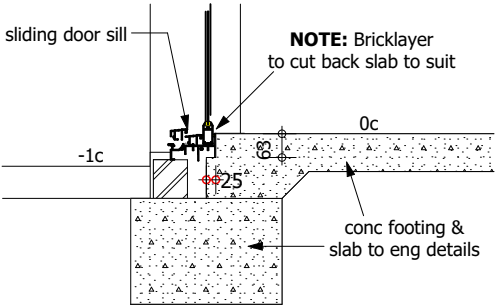
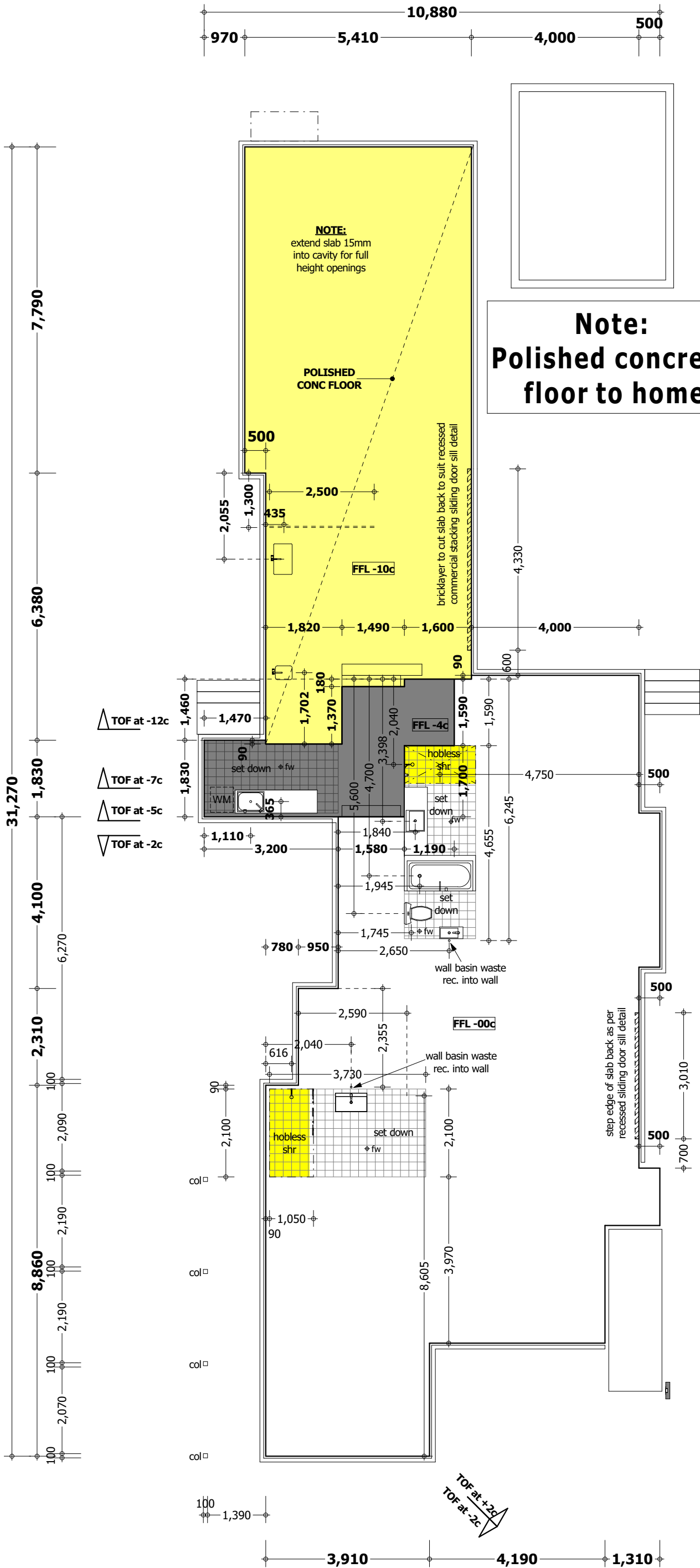
Y Section Detail
1:50

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	PROPOSED RESIDENCE ADDRESS:	SIGNATURES:			AMENDMENTS:			Custom
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	Mt Hawthorn		12/9/19	Vince	Landscaping	DRN: Vince		
	FOR:		24/9/19	Vince	Add screen wall & setout lower roof pitch			
	Ryan McSorley &	26/9/19	Vince	Energy rqmts	DATE: 8/08/19			
	Jessica Duinmeyer	OWNER: _____	2/10/19	GM	retain amend	SCALE:1:50		
			28/10/19	GM	porch, carport & planter amend	CONTRACT NO: 19013		
			30/12/19	CW	Variation 1,2,3			
		16/1/20	GM	engineer amendments				
		BUILDER: _____	17/1/20	GM	house setout			
			24/1/20	GM	PSVO 4			
			07/04/20	SS	CV07&8			
		DATE: _____	19/6/20	Gm	CVO 10			

GROUND SLAB LAYOUT

1:100



Commercial Stacking Door Sill Detail
1:20

POLISHED CONCRETE NOTES

1. POLISHED CONCRETE TO LIVING, DINING, KITCHEN, WIP (SHOWN SHADED)
2. 32Mpa CONCRETE.
3. 110mm SLAB ON GROUND.
4. SL 92 MESH.
5. EXTRA RE-ENTRY BARS.
6. 2 LAYERS OF WATERPROOF MEMBRANE.
7. EXTEND CONCRETE AN EXTRA 15mm INTO CAVITY WALL TO SLIDING DOOR OR FULL HEIGHT WINDOWS LOCATIONS AS SHOWN ON GROUND SLAB PLAN.
8. CARDBOARD PROTECTION DURING CONSTRUCTION.

TOF at -12c

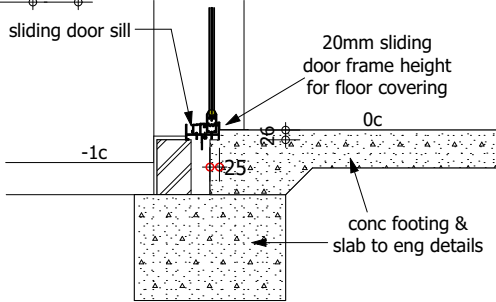
TOF at -7c

TOF at -5c

TOF at -2c

TOF at -2c

TOF at +2c



Premium Sliding Door Sill Detail

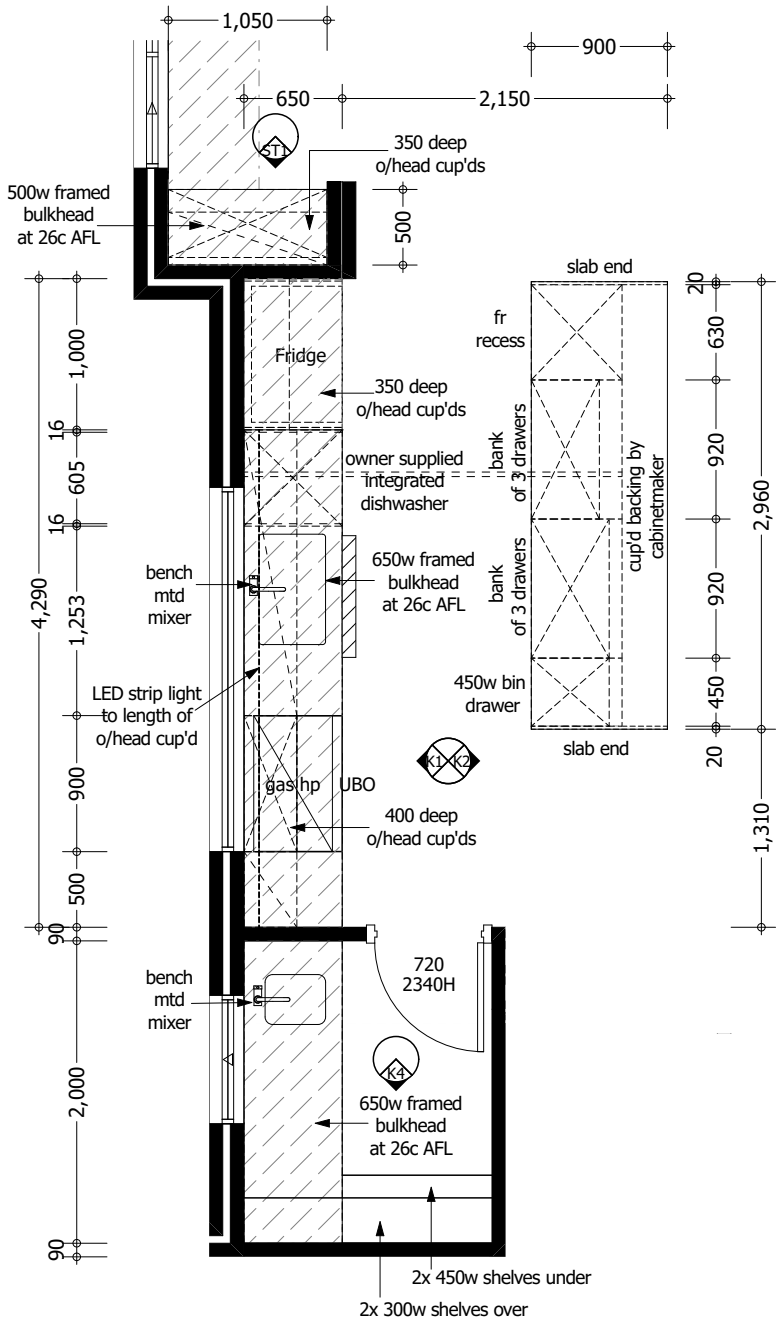
1:20

PROPOSED RESIDENCE TO BE ERECTED ON: 59 Bondi Street, Mt Hawthorn FOR: Ryan McSorley & Jessica Duinmeyer	SALES CONSULTANT: Fab LOCAL AUTHORITY: Vincent ZONING: R30 SITE AREA: 491m ² SITE COVER: 54.20% (266.21m ²) (House/Store/Porch)	AMENDMENTS:	Custom
			SHEET9 OF 33
COAST HOMES © copyright Coast Homes 2019			DRN: Vince DATE: 8/08/19 DSN: SCALE: 1:100, 1:20 CONTRACT NO: 19013
			10/9/19 Vince L'dry FFL dropped 12/9/19 Vince Landscaping 24/9/19 Vince Add screen wall & setout lower roof pit 26/9/19 Vince Energy rqmts 27/10/19 GM retain amend 28/10/19 GM porch, carport & planter amend 30/12/19 CW Variation L2.3 16/1/20 GM engineer amendments 17/1/20 GM house setout 24/1/20 GM PSVO 4 07/04/20 SS CV07&8 19/6/20 Gm CVO 10

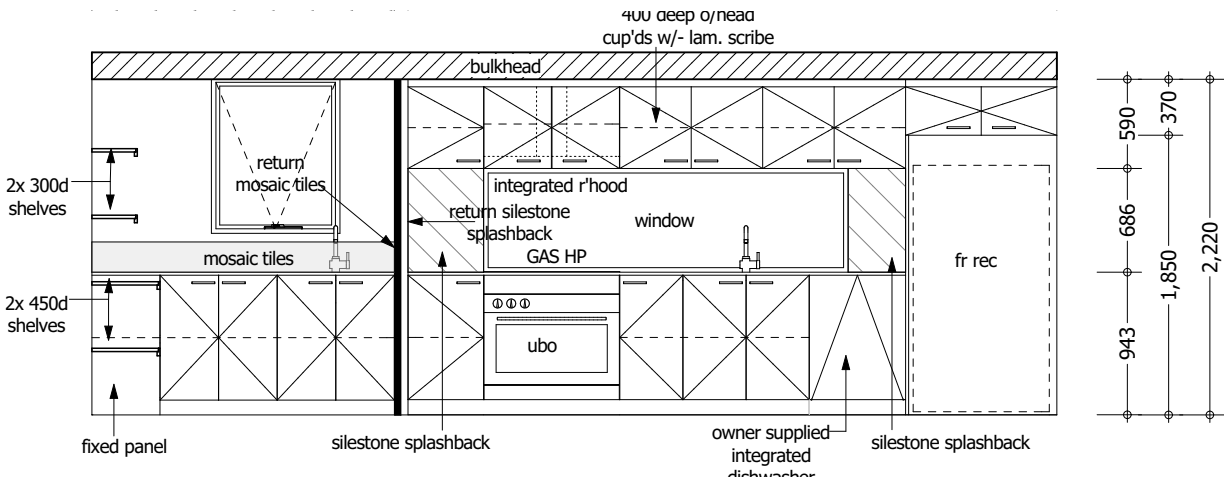
GENERAL NOTES

MITRED TILES THROUGHOUT.

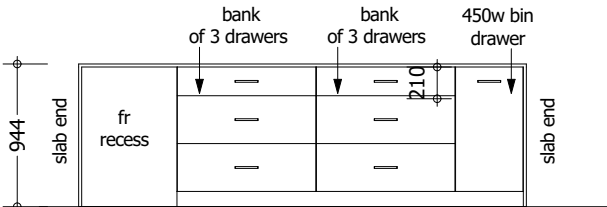
DIMENSIONS FOR CABINETWORK
ARE SUBJECT TO CABINETMAKER
REQUIREMENTS.



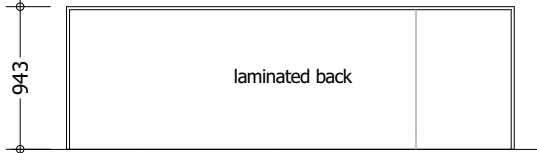
KITCHEN LAYOUT
1:50



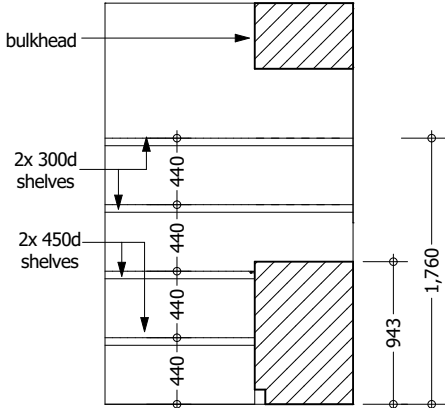
K1 KITCHEN
1:50



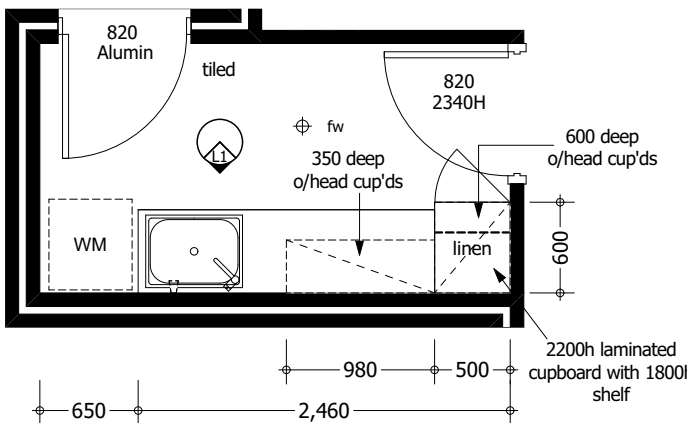
K2 KITCHEN
1:50



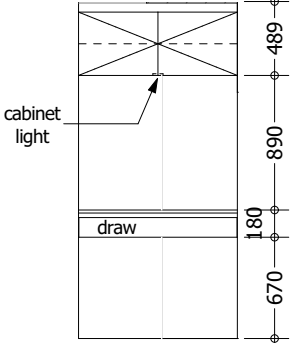
K3 KITCHEN
1:50



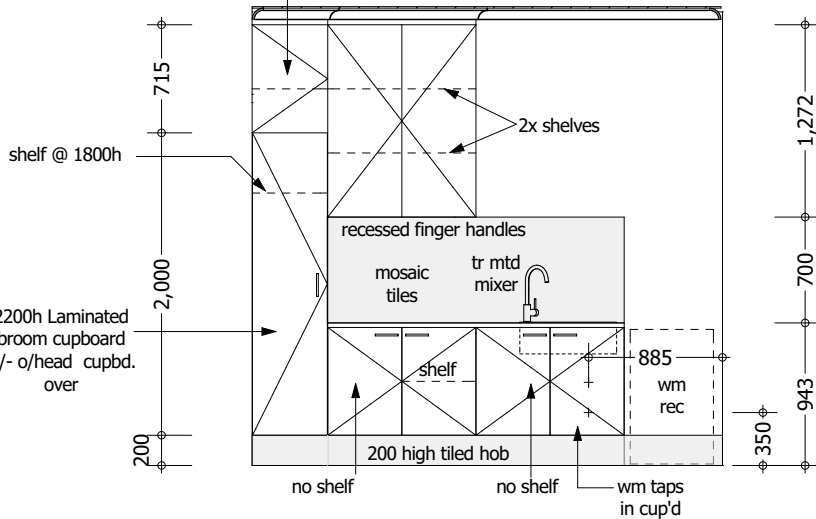
K4 KITCHEN
1:50



LAUNDRY LAYOUT
1:50



ST1 STUDY NOOK
1:50



L1 LAUNDRY
1:50

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PROPOSED RESIDENCE ADDRESS:
59 Bondi Street,
Mt Hawthorn
FOR:
Ryan McSorley &
Jessica Duinmeyer

SIGNATURES:

OWNER: _____

OWNER: _____

BUILDER: _____

DATE: _____

AMENDMENTS:	
10/9/19	Vince L'dry FFL dropped
12/9/19	Vince Landscaping
24/9/19	Vince Add screen wall & setout lower roof pitch
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24/1/20	GM PSVO 4
07/04/20	SS CVO7&8
19/6/20	Gm CVO 10

Custom

SHEET10 OF 14

DRN: Vince

DATE: 8/08/19

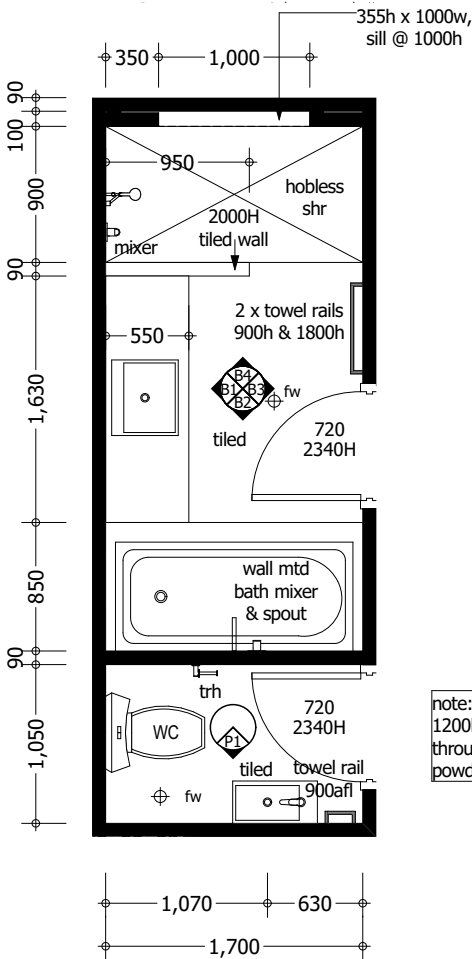
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CONTRACT NO:
19013

GENERAL NOTES

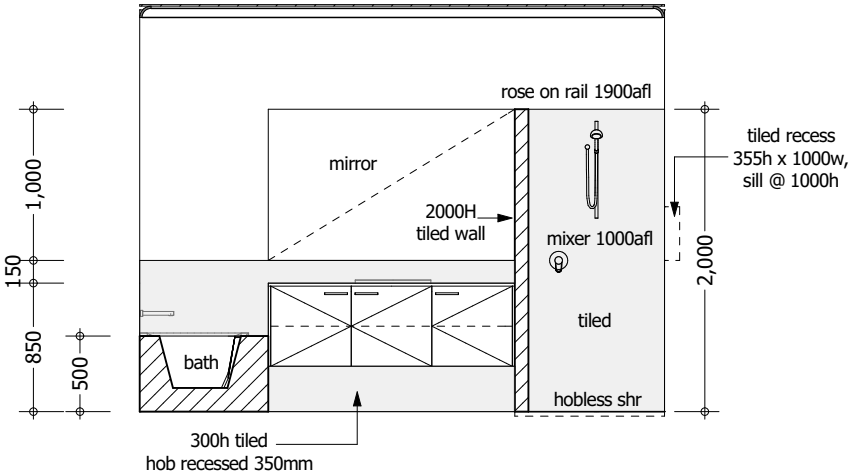
MITRED TILES THROUGHOUT.

DIMENSIONS FOR CABINETWORK
ARE SUBJECT TO CABINETMAKER
REQUIREMENTS.



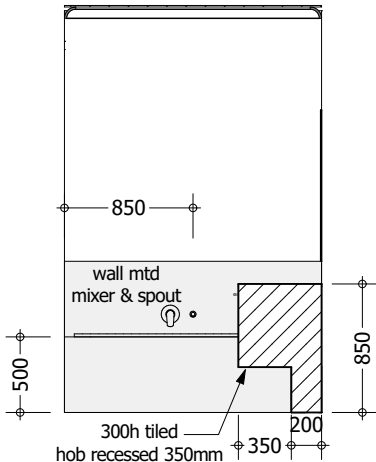
BATH & P'DR LAYOUT

1:50



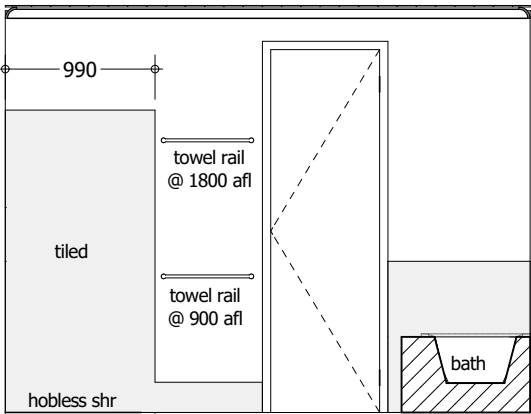
B1 BATHROOM

1:50



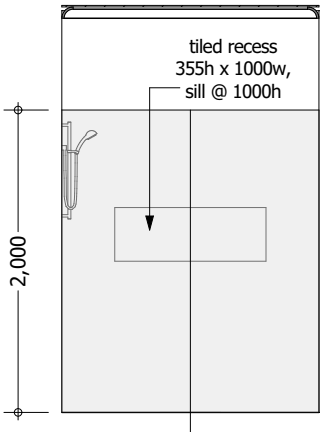
B2 BATHROOM

1:50



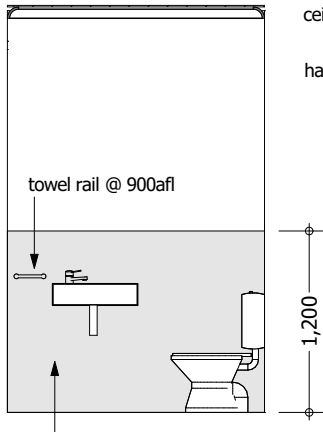
B3 BATHROOM

1:50



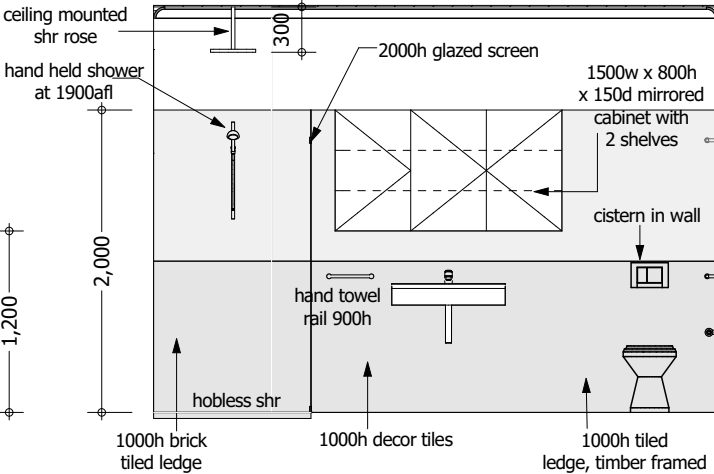
B4 BATHROOM

1:50



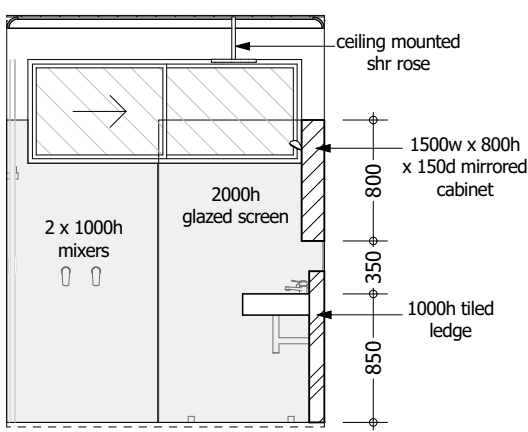
P1 POWDER

1:50



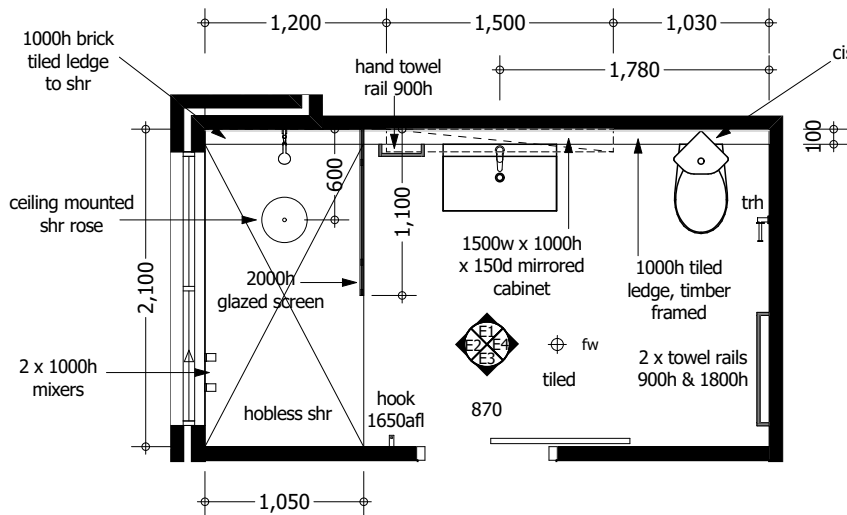
E1 ENSUITE

1:50



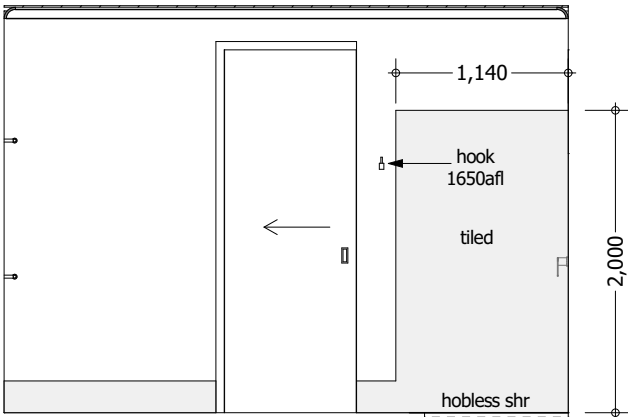
E2 ENSUITE

1:50



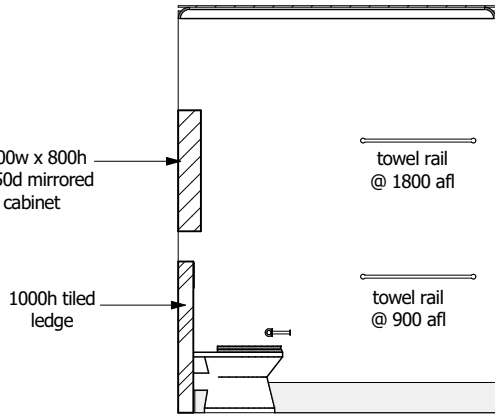
ENSUITE LAYOUT

1:50



E3 ENSUITE

1:50



E4 ENSUITE

1:50

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PROPOSED RESIDENCE ADDRESS:
59 Bondi Street,
Mt Hawthorn
FOR:
Ryan McSorley &
Jessica Duinmeyer

SIGNATURES:

OWNER: _____

OWNER: _____

BUILDER: _____

DATE: _____

AMENDMENTS:

10/9/19	Vince	L'dry FFL dropped
12/9/19	Vince	Landscaping
24/9/19	Vince	Add screen wall & setout lower roof pitch
26/9/19	Vince	Energy rqmts
2/10/19	GM	retain amend
28/10/19	GM	porch, carport & planter amend
30/12/19	CW	Variation 1.2.3
16/1/20	GM	engineer amendments
17/1/20	GM	house setout
24/1/20	GM	PSVO 4
07/04/20	SS	CV07&8
19/6/20	Gm	CV0 10

Custom

SHEET11 OF 14

DRN: Vince

DATE: 8/08/19

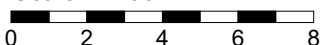
SCALE:1:50, 1:100

CONTRACT NO:
19013

Sand
Refer to Survey



Scale 1:200



© copyright

PROPOSED RESIDENCE ADDRESS:

PROPOSED RESIDENCE
559 Bondi Street,
Mt Hawthorn

FOR:

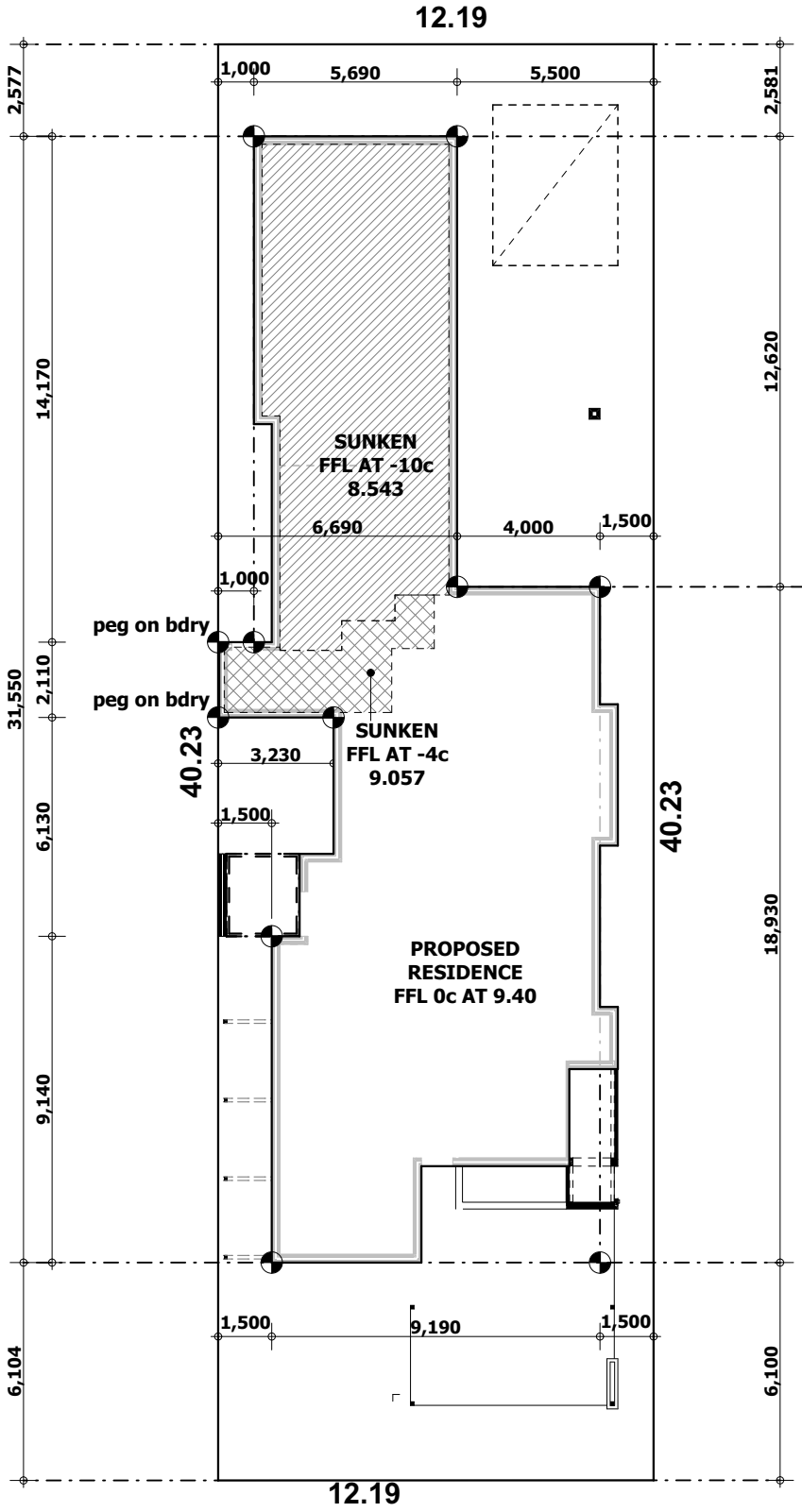
Ryan McSorley &
Jessica Duinmeyer




COAST
HOMES

SITE PLAN - HOUSE SETOUT

1:200



© copyright

<div></div> <div>COAST HOMES</div>	PROPOSED RESIDENCE ADDRESS: 59 Bondi Street, Mt Hawthorn		SIGNATURES:		AMENDMENTS:		Custom	
	FOR: Ryan McSorley & Jessica Duinmeyer							
	OWNER: _____		10/9/19	Vince	L'dry FFL dropped	SHEET13 OF 14		
	OWNER: _____		12/9/19	Vince	Landscaping			
	BUILDER: _____		24/9/19	Vince	Add screen wall & setout lower roof pitch	DRN: Vince		
	DATE: _____		26/9/19	Vince	Energy rqnits			
			2/10/19	GM	retain amend	DATE: 8/08/19		
			28/10/19	GM	porch, carport & planter amend			
			30/12/19	CW	Variation 1.2.3	SCALE:1:200		
			16/1/20	GM	engineer amendments			
			17/1/20	GM	house setout	CONTRACT NO: 19013		
			24/1/20	GM	PSVO 4			
		07/04/20	SS	CVOI&8				
		19/6/20	Gm	CVO 10				

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 be affecting the property.

DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and 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 boundary.

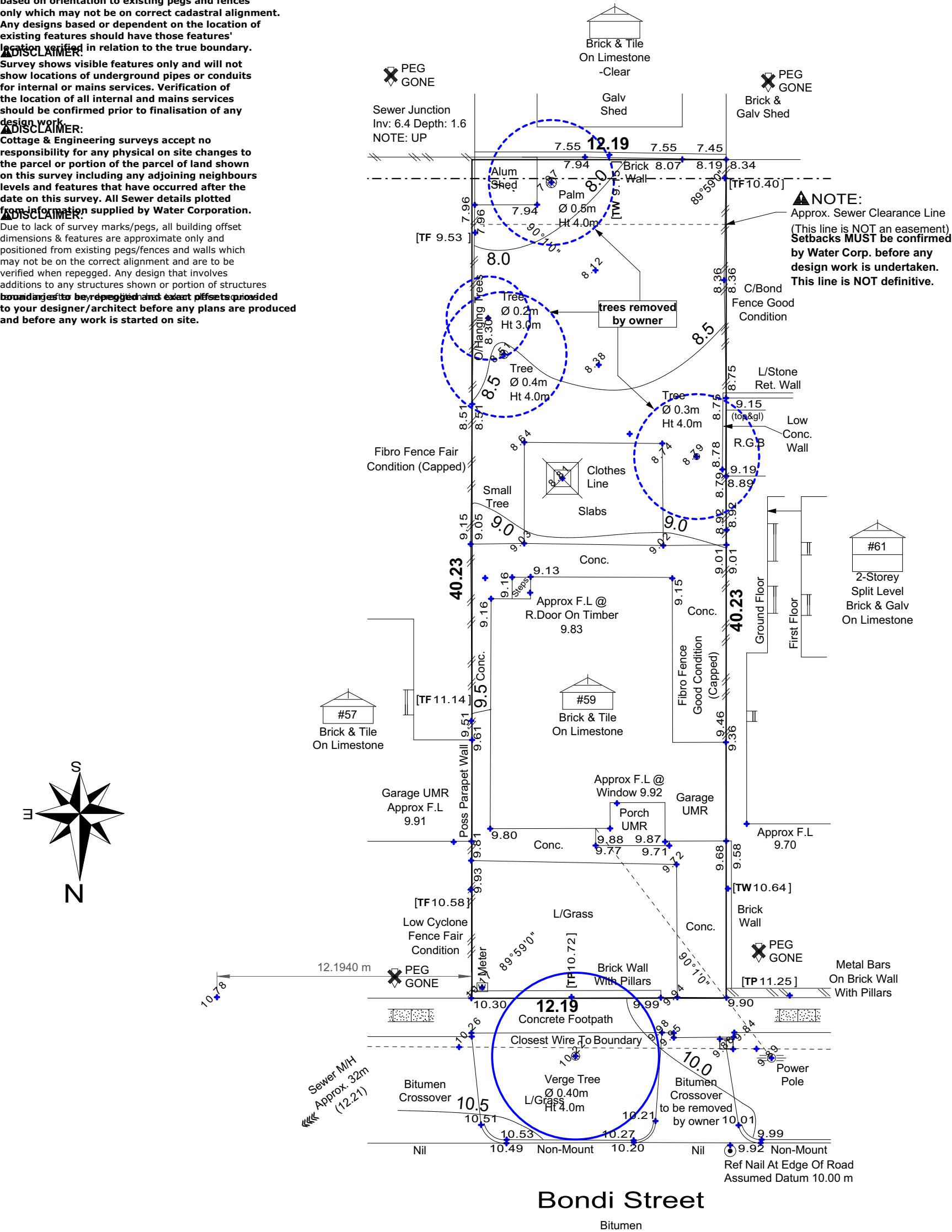
DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

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 including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

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 and are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures 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.

LOT MISCLOSE
0.000 m

SOIL DESCRIPTION
Sand
Refer to Survey



AMENDMENTS:		SIGNATURES:	
10/9/19	Vince	OWNER:	
12/9/19	Vince	OWNER:	
24/9/19	Vince	BUILDER:	
26/9/19	Vince	DATE:	
27/10/19	GM		
28/10/19	GM		
30/12/19	CW		
16/1/20	GM		
17/1/20	GM		
24/1/20	GM		
07/04/20	SS		
19/6/20	Gm		

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