

FIXING CARPENTER NOTES

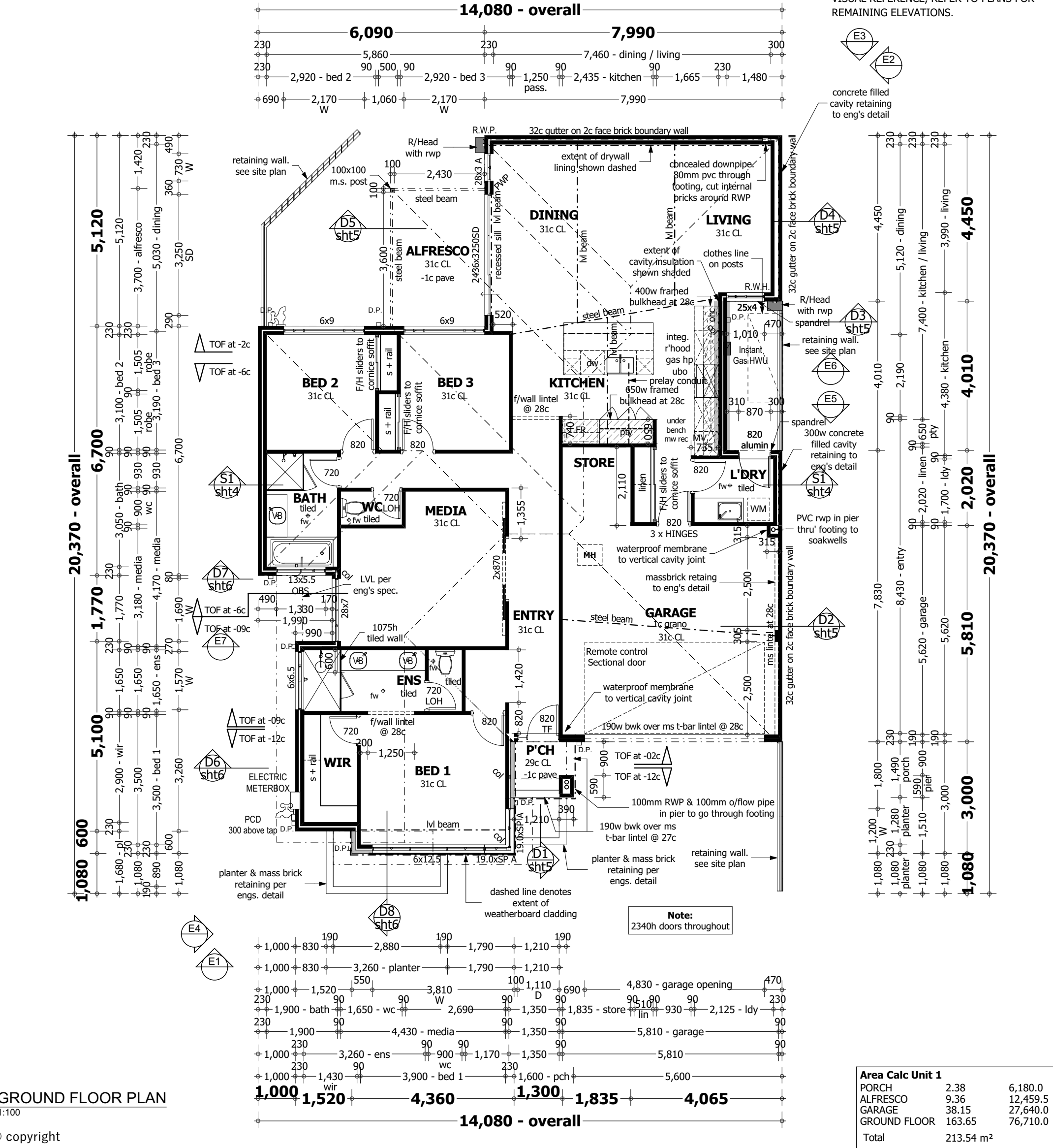
- 1. 450w SHELF & RAIL TO ROBES & WIR TO BE 1700afl.
- 2. 4x450w (U.O.N.) SHELVES TO PANTRY, LINEN & WIL TO BE 500, 900, 1300 & 1700afl.

CONCRETOR NOTE

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

GENERAL NOTES

- RENDERED BRICKWORK.
- COLORBOND ROOF.
- R4.1 CEILING INSULATION TO INTERNAL CEILINGS & GARAGE ONLY.
- N1 WIND REGION.
- RWP POSITIONS SHOWN ARE APPROX AND ARE POSITIONED AT THE ROOF PLUMBERS DISCRETION.
- RWP'S SHOWN ON FRONT ELEVATION FOR VISUAL REFERENCE, REFER TO PLANS FOR REMAINING ELEVATIONS.



GROUND FLOOR PLAN

1:100

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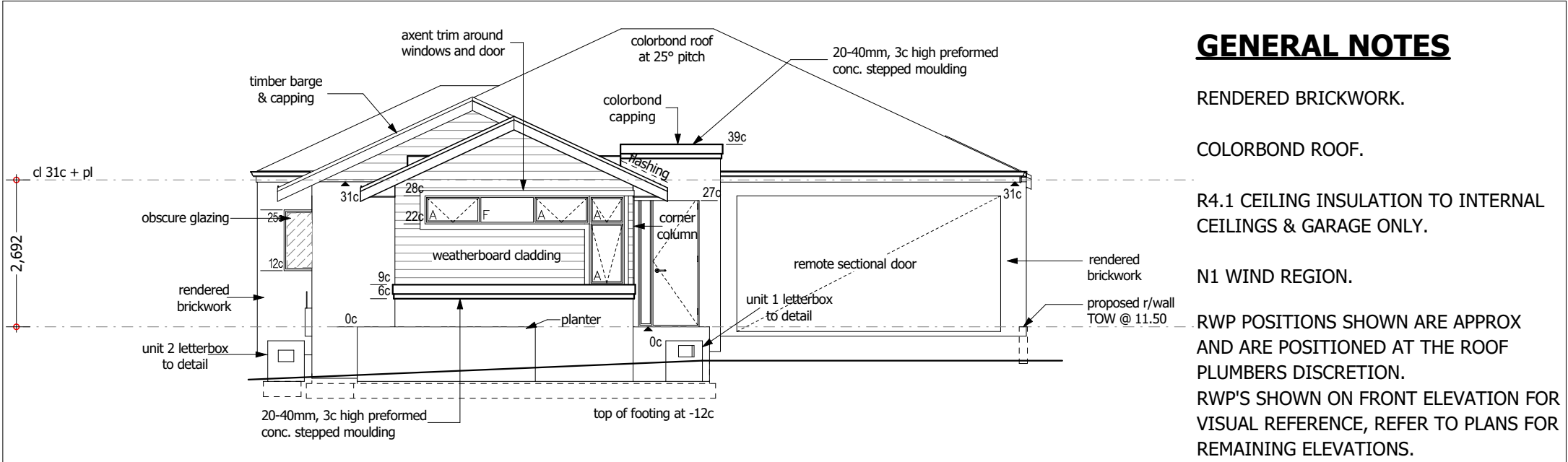


PROPOSED RESIDENCE ADDRESS:  
Unit 1, LOT 761 (#99a) PASCOE ST  
KARRINYUP  
FOR:  
GBN PROPERTY

SIGNATURES:  
OWNER: \_\_\_\_\_  
OWNER: \_\_\_\_\_  
BUILDER: \_\_\_\_\_  
DATE: \_\_\_\_\_

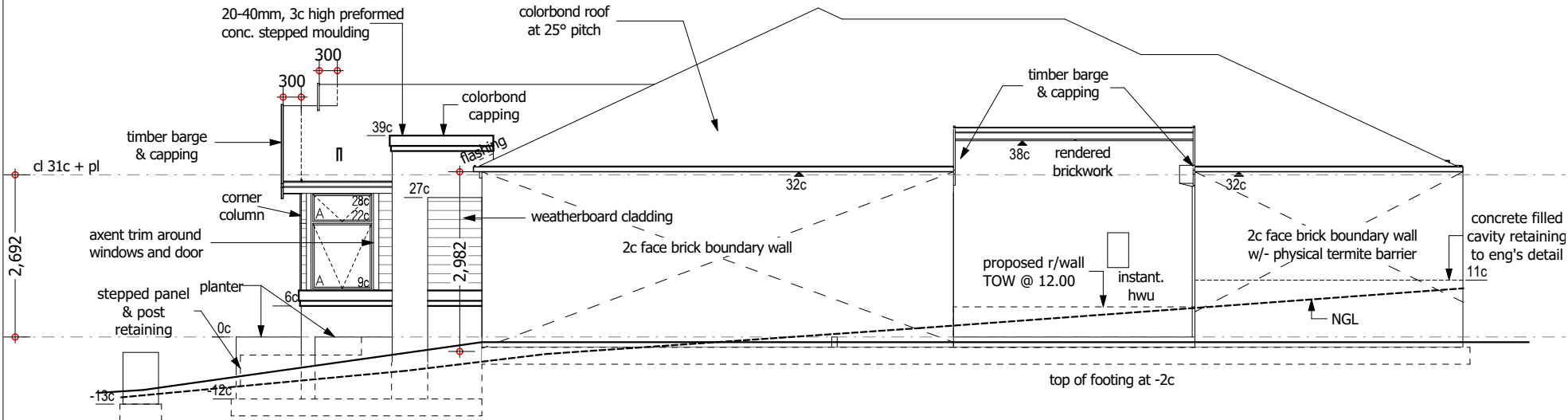
AMENDMENTS:	
13/02/20	SS Engineers
09/03/20	SS PSVO 1
04/05/20	SS Amendments
09/06/20	SS Window Transom
03/07/20	SS Ensuite Tapware

Custom	
SHEET1	OF 11
DRN:	SS
DATE:	13/01/2020
SCALE:	1:100, 1:1, 1:121.74
CONTRACT NO:	19035



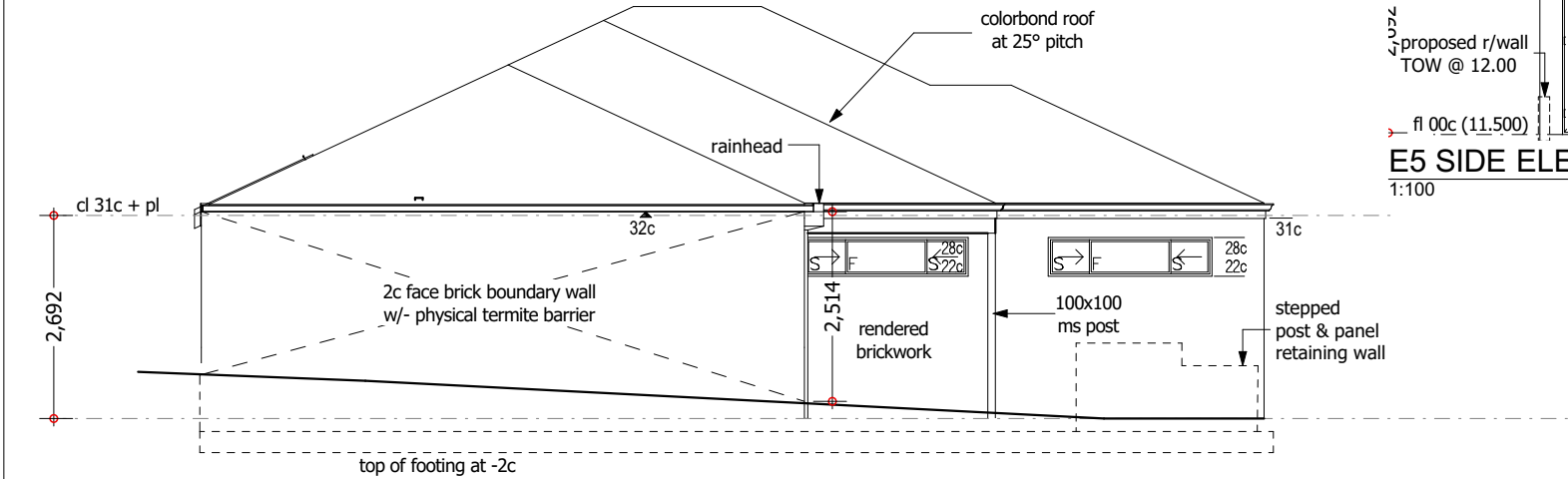
E1 FRONT ELEVATION

1:100



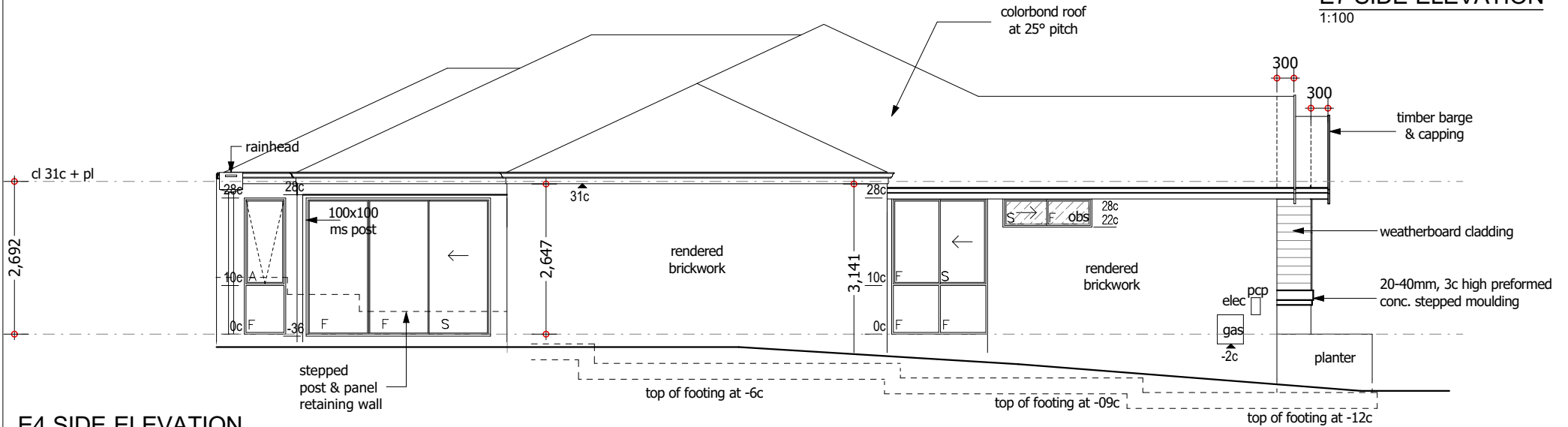
E2 SIDE ELEVATION

1:100



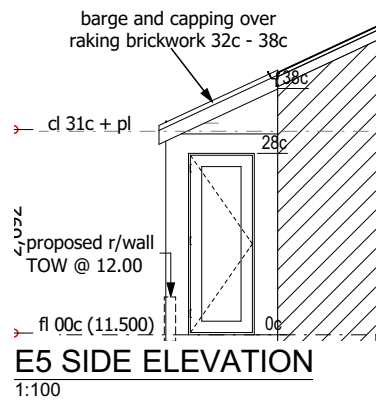
E3 REAR ELEVATION

1:100



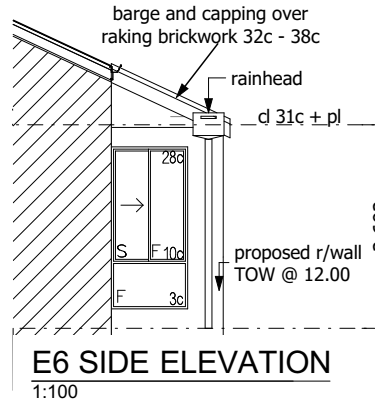
E4 SIDE ELEVATION

1:100



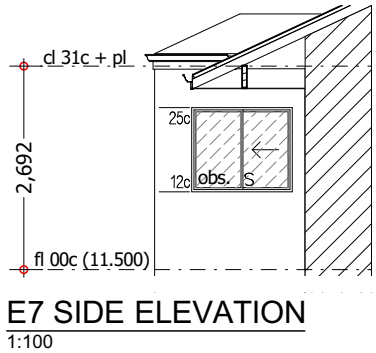
E5 SIDE ELEVATION

1:100



E6 SIDE ELEVATION

1:100



E7 SIDE ELEVATION

1:100

GENERAL NOTES

RENDERED BRICKWORK.

COLORBOND ROOF.

R4.1 CEILING INSULATION TO INTERNAL CEILINGS & GARAGE ONLY.

N1 WIND REGION.

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

RWP'S SHOWN ON FRONT ELEVATION FOR VISUAL REFERENCE, REFER TO PLANS FOR REMAINING ELEVATIONS.

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Unit 1, LOT 761 (#99a) PASCOE ST  
KARRINYUP  
FOR:  
GBN PROPERTY

SIGNATURES:  
OWNER: \_\_\_\_\_  
OWNER: \_\_\_\_\_  
BUILDER: \_\_\_\_\_  
DATE: \_\_\_\_\_

AMENDMENTS:		Custom
DATE	DESCRIPTION	
13/02/20	SS Engineers	SHEET2 OF 11
09/03/20	SS PSVO 1	
04/05/20	SS Amendments	DRN: SS
09/06/20	SS Window Transom	
03/07/20	SS Ensuite Tapware	DATE: 13/01/2020
		SCALE:1:100
		CONTRACT NO: 19035

ELECTRICAN/CLIENT NOTE

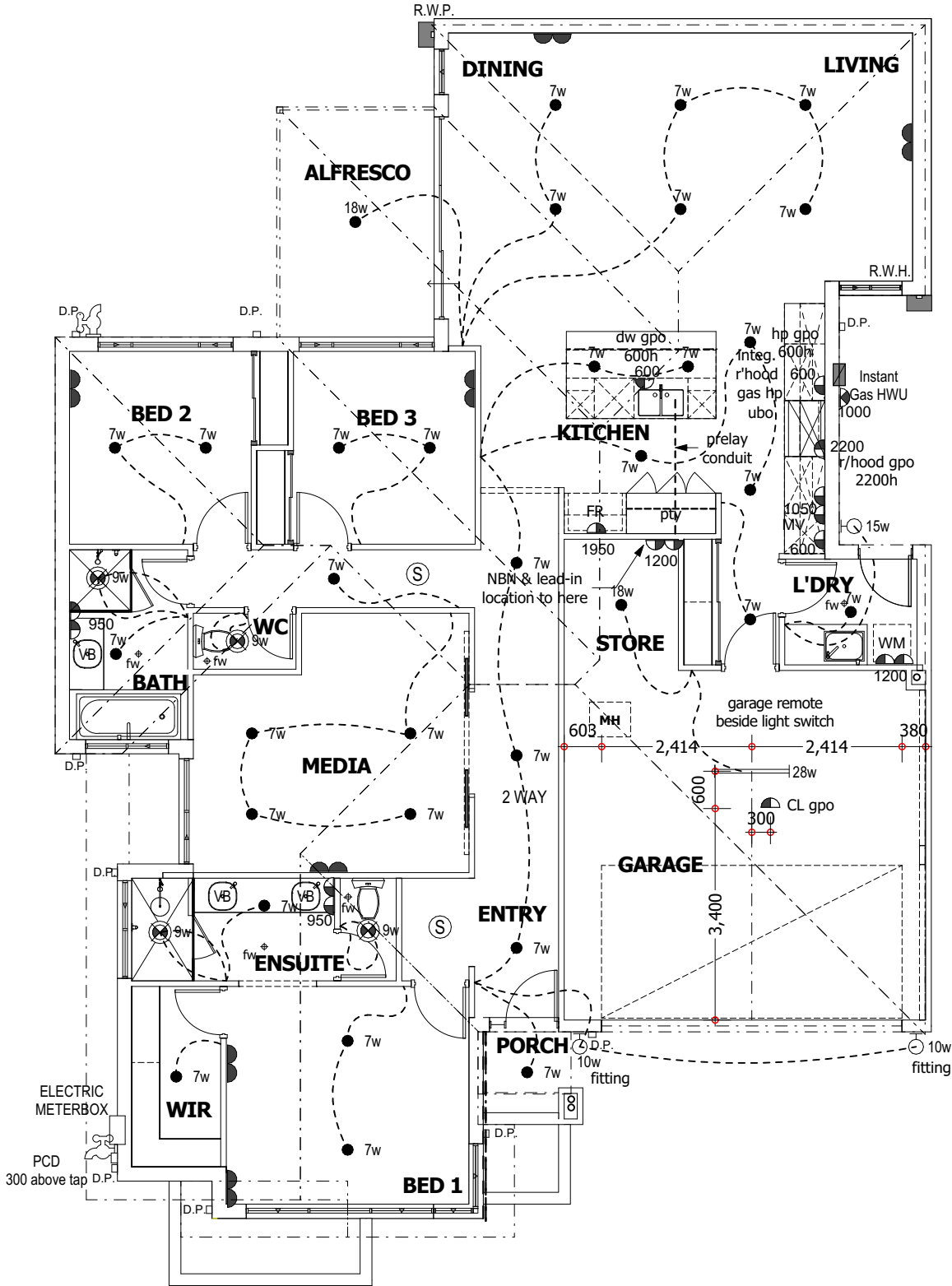
NOTE ALL POSITIONS OF POWER POINTS  
& LIGHTS ON PLAN ARE APPROXIMATE ONLY.

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

NOTE:  
Provide neutral wires  
to wall switch plates

NOTE:  
See Intelligent Home plan  
for additional cabling

ELECTRICAL LEGEND		
No.	SYMBOL	TYPE
1	2 WAY	2 WAY SWITCH
7		DOUBLE GPO @ 300 AFL
6		DOUBLE GPO @ NOTED HT
4		Fan/Light Combo ( 9w)
2		H.WIRED SMOKE DETECTOR
31		RECESSED LED DOWN-LIGHT ( 7w)
2		RECESSED LED DOWN-LIGHT (18w)
6		SINGLE GPO @ NOTED HT
1		SINGLE WATER PROOF GPO
1		Slimline Batten (28w)
3		WALL LIGHT @ 2000 AFL



GROUND FLOOR ELECTRICAL PLAN  
1:100

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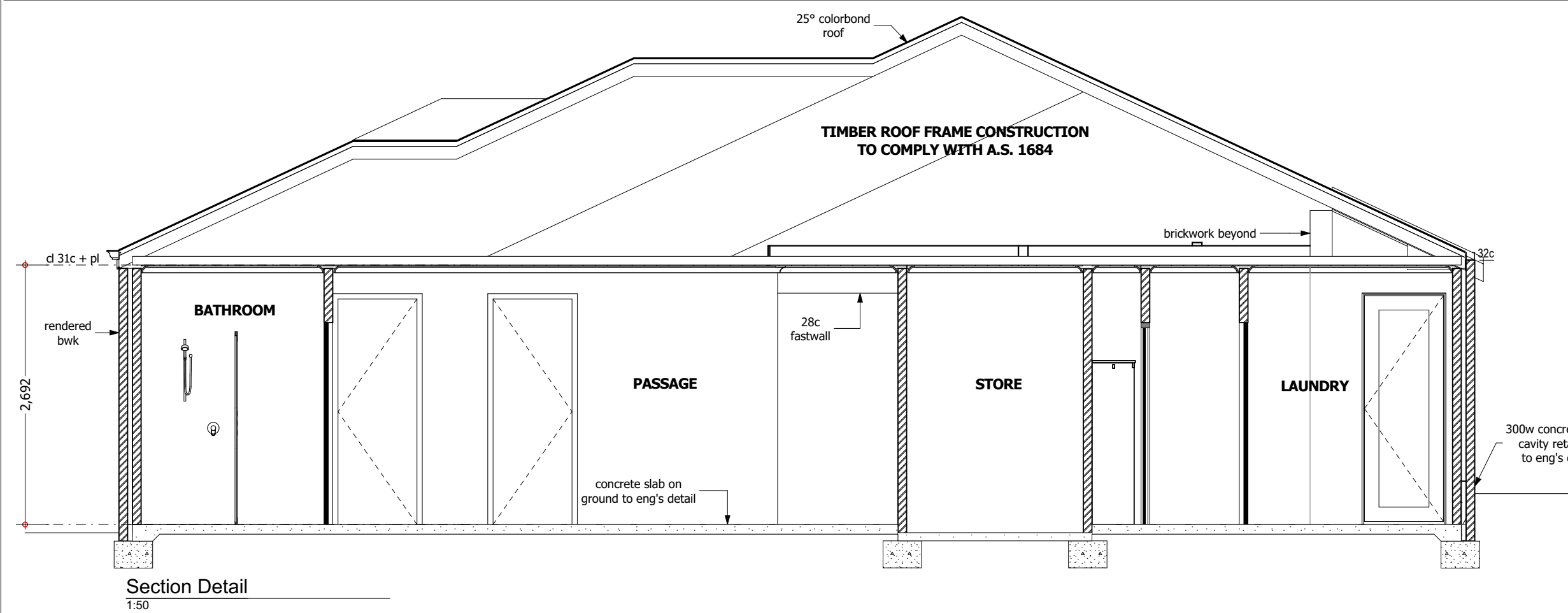


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KARRINYUP  
FOR:  
GBN PROPERTY

SIGNATURES:  
  
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OWNER: \_\_\_\_\_  
  
BUILDER: \_\_\_\_\_  
  
DATE: \_\_\_\_\_

AMENDMENTS:	
13/02/20 SS	Engineers
09/03/20 SS	PSVO 1
04/05/20 SS	Amendments
09/06/20 SS	Window Transom
03/07/20 SS	Ensuite Tapware

Custom  
SHEET3 OF 11  
DRN: SS  
DATE: 13/01/2020  
SCALE:1:100, 1:1  
CONTRACT NO:  
19035



**CONSTRUCTION NOTES**

25°00' GROUND FLOOR ROOF PITCH

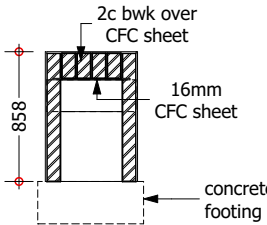
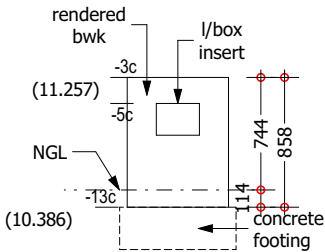
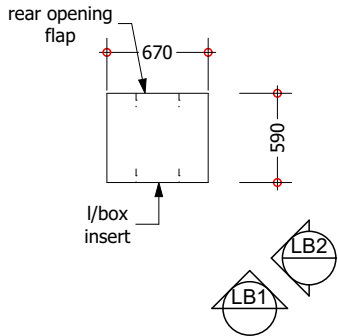
COLORBOND ROOF

31c + PLATE GROUND FLOOR TO CEILING

ROOF FRAME TO COMPLY WITH A.S. 1684

RENDERED BRICKWORK EXTERNALLY

N? WIND REGION  
TERRAIN CATEGORY ?



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PROPOSED RESIDENCE ADDRESS:  
Unit 1, LOT 761 (#99a) PASCOE ST  
KARRINYUP  
FOR:  
GBN PROPERTY

SIGNATURES:		AMENDMENTS:		Custom
OWNER:		13/02/20	SS Engineers	SHEET# OF 11
		09/03/20	SS PSVO 1	
OWNER:		04/05/20	SS Amendments	DRN: ss
		09/06/20	SS Window Transom	
BUILDER:		03/07/20	SS Ensuite Tapware	DATE: 13/01/2020
DATE:				SCALE:1:50, 1:100
				CONTRACT NO: 19035

X:\Work\Jobs\Coast Homes\19035 - Pascoe St\Plans\19035 Site Plan V23.pln



CONSTRUCTION NOTES

25°00' GROUND FLOOR ROOF PITCH

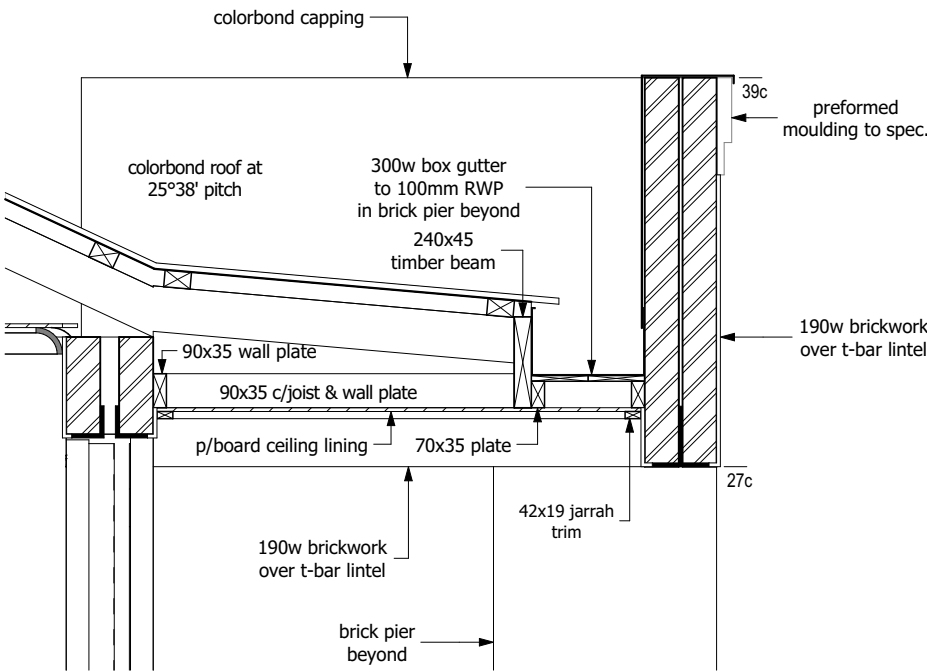
COLORBOND ROOF

31c + PLATE GROUND FLOOR TO CEILING

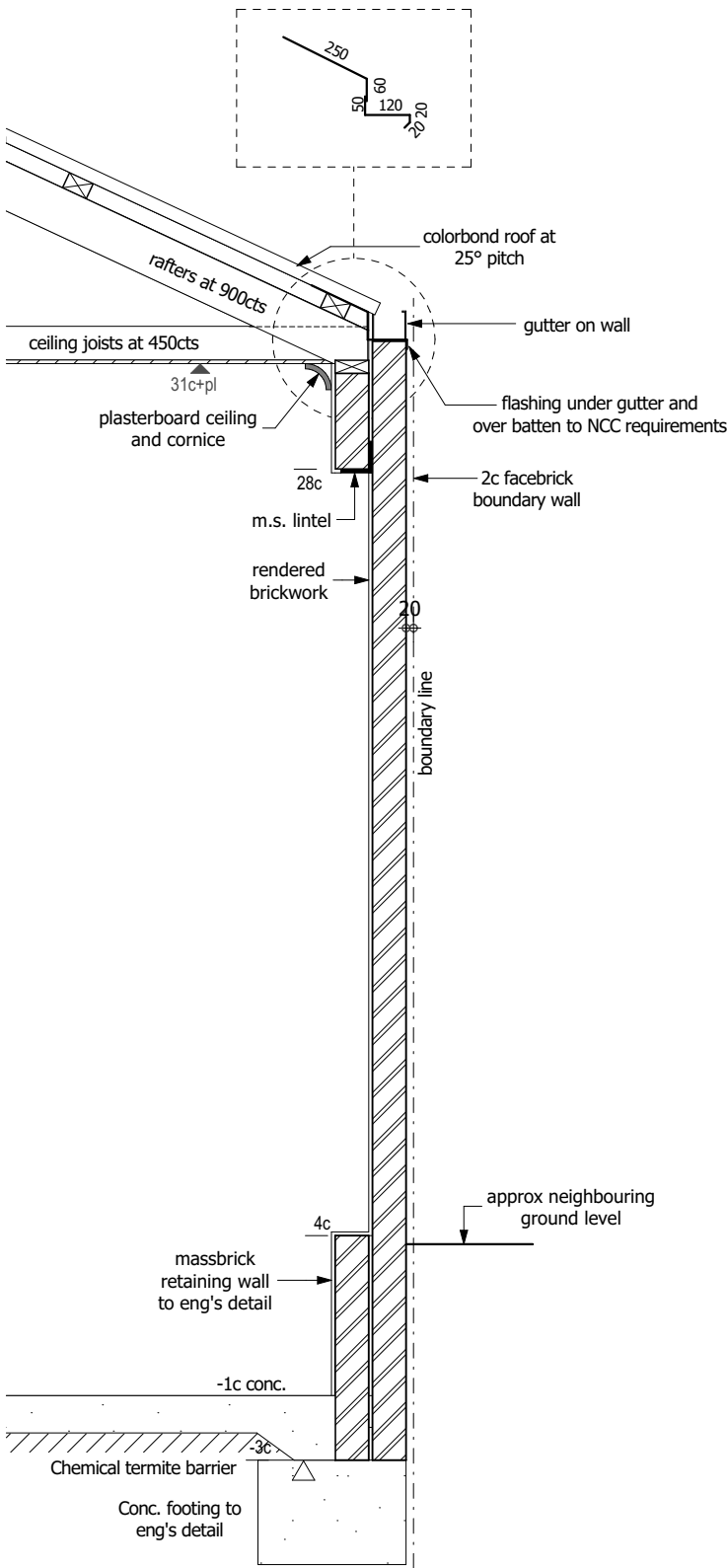
ROOF FRAME TO COMPLY WITH A.S. 1684

RENDERED BRICKWORK EXTERNALLY

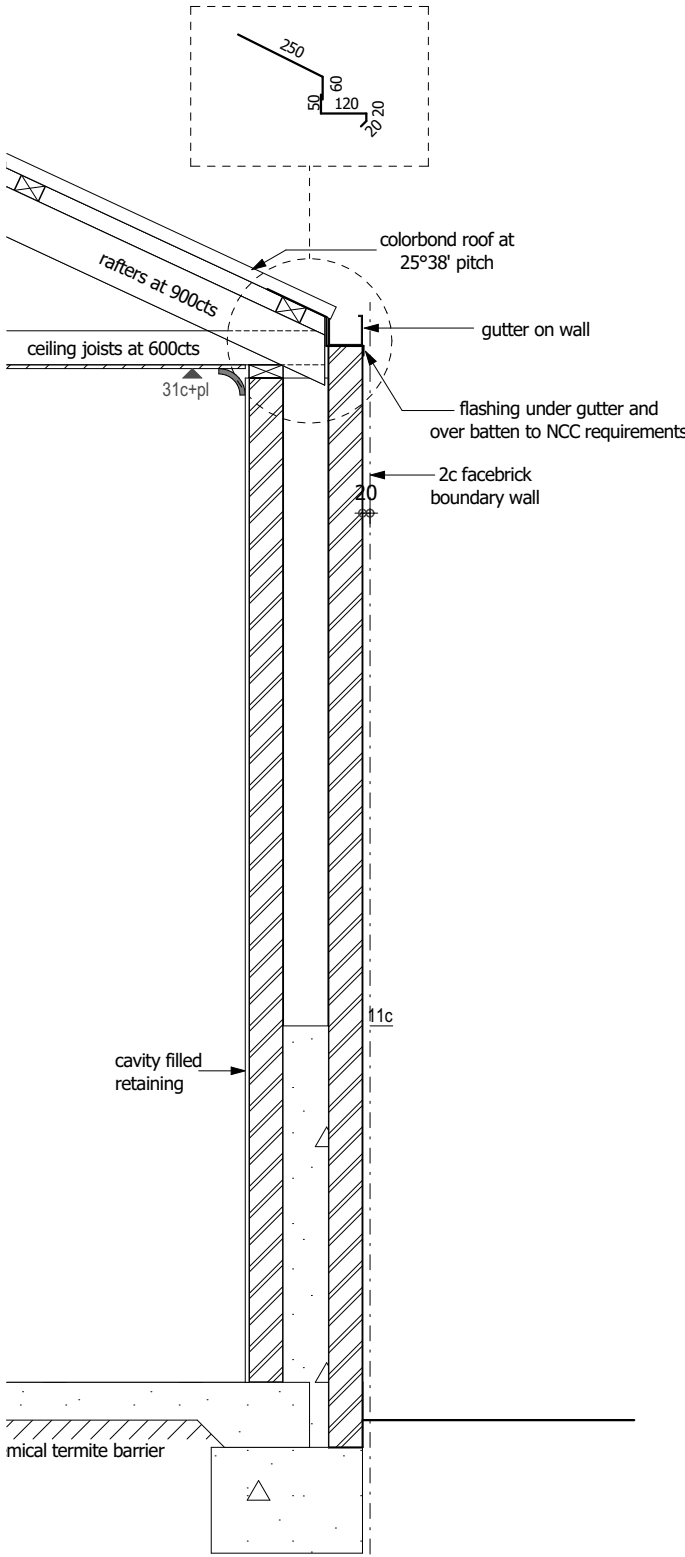
N? WIND REGION



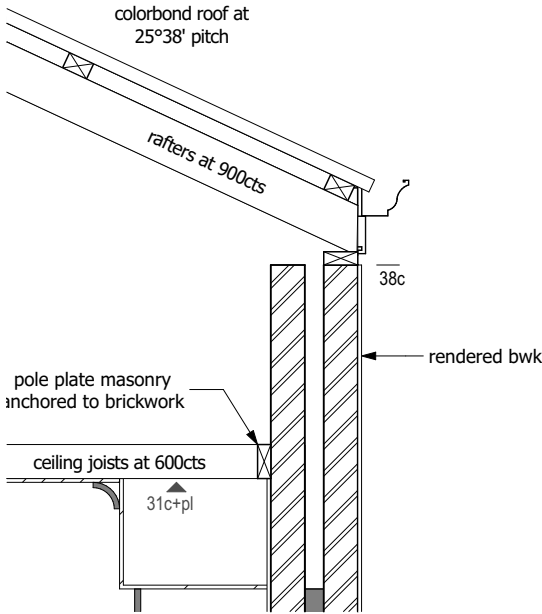
D1 Porch Detail  
1:20



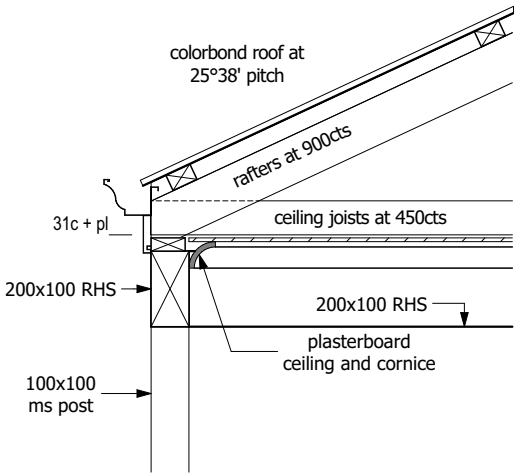
D2 Garage Boundary Wall Detail  
1:20



D4 Living Boundary Wall Detail  
1:20



D3 Kitchen/Courtyard Detail  
1:20



D5 Alfresco Detail  
1:20

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PROPOSED RESIDENCE ADDRESS:  
Unit 1, LOT 761 (#99a) PASCOE ST  
KARRINYUP  
FOR:  
GBN PROPERTY

SIGNATURES:  
  
OWNER: \_\_\_\_\_  
  
OWNER: \_\_\_\_\_  
  
BUILDER: \_\_\_\_\_  
  
DATE: \_\_\_\_\_

AMENDMENTS:	
13/02/20 SS	Engineers
09/03/20 SS	PSVO 1
04/05/20 SS	Amendments
09/06/20 SS	Window Transom
03/07/20 SS	Ensuite Tapware

Custom  
SHEET5 OF 11  
DRN: SS  
DATE: 13/01/2020  
SCALE:1:20, 1:100  
CONTRACT NO:  
19035

CONSTRUCTION NOTES

25°00' GROUND FLOOR ROOF PITCH

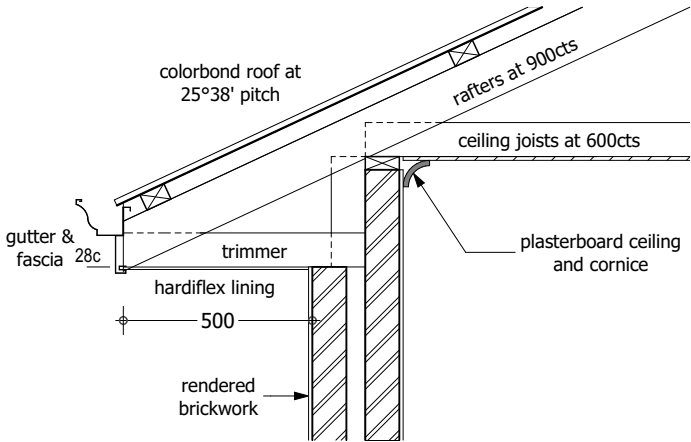
COLORBOND ROOF

31c + PLATE GROUND FLOOR TO CEILING

ROOF FRAME TO COMPLY WITH A.S. 1684

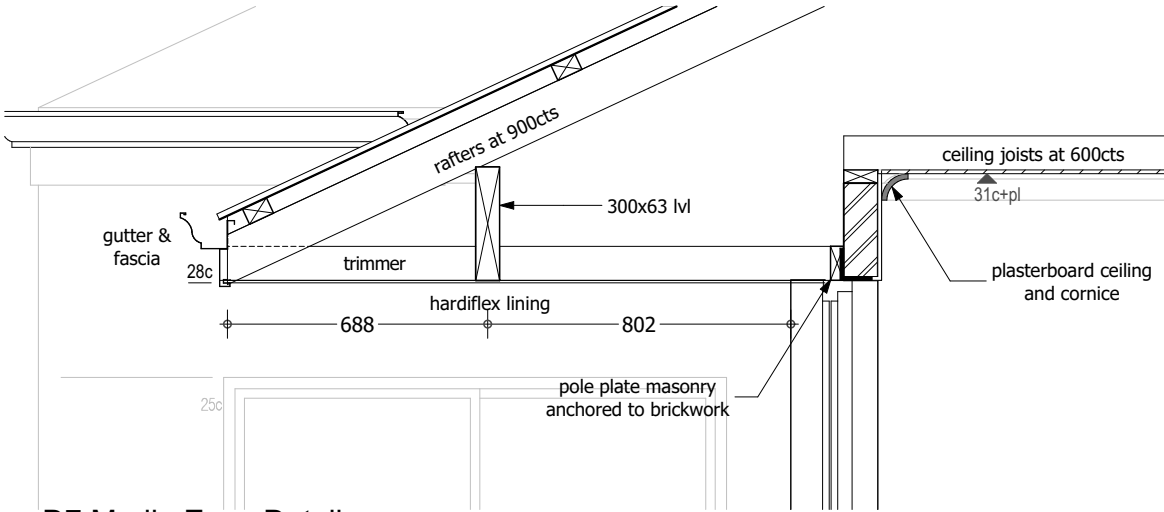
RENDERED BRICKWORK EXTERNALLY

N? WIND REGION



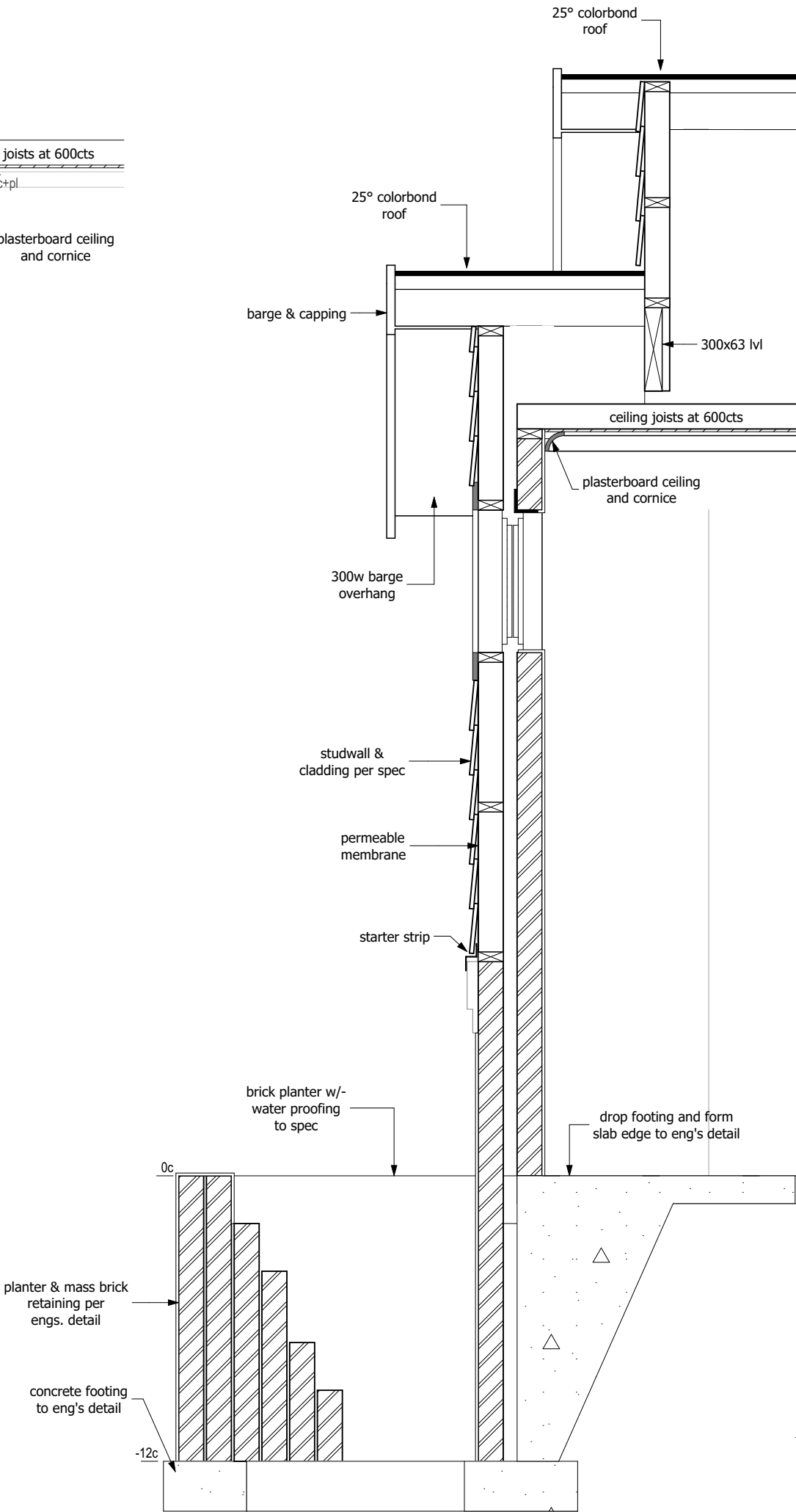
D6 Standard Eave Detail

1:20



D7 Media Eave Detail

1:20



D8 Bed 1 Detail

1:20

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PROPOSED RESIDENCE ADDRESS:  
Unit 1, LOT 761 (#99a) PASCOE ST  
KARRINYUP  
FOR:  
GBN PROPERTY

SIGNATURES:

OWNER: \_\_\_\_\_  
OWNER: \_\_\_\_\_  
BUILDER: \_\_\_\_\_  
DATE: \_\_\_\_\_

AMENDMENTS:

13/02/20	SS	Engineers
09/03/20	SS	PSVO 1
04/05/20	SS	Amendments
09/06/20	SS	Window Transom
03/07/20	SS	Ensuite Tapware

Custom

SHEET6 OF 11

DRN: SS

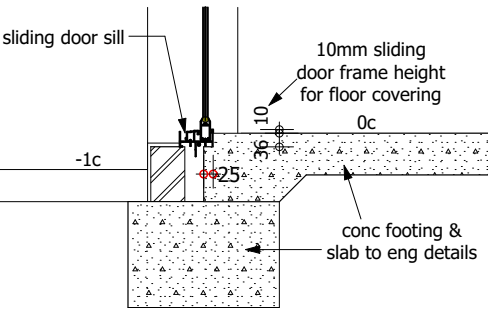
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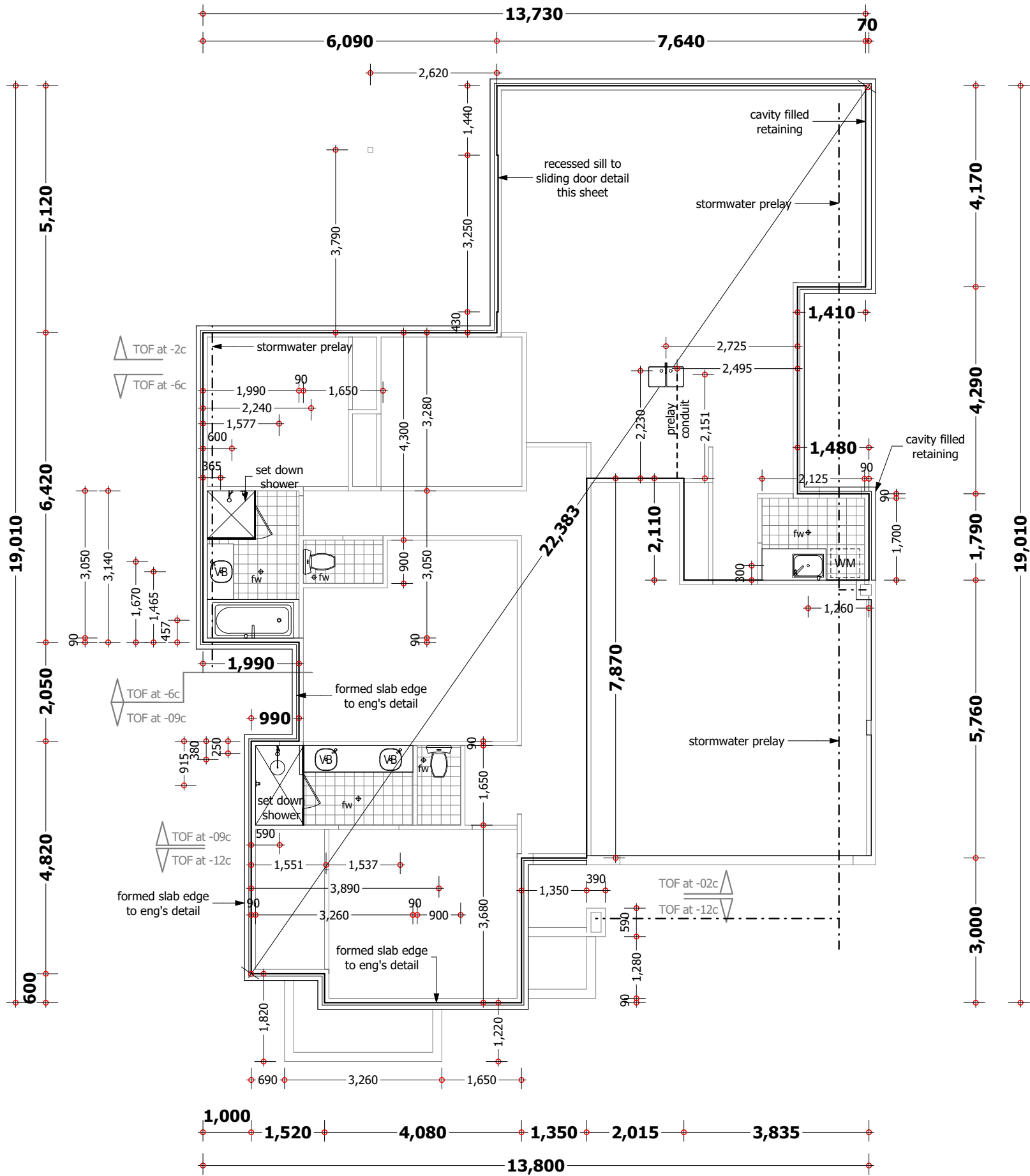
CONTRACT NO:  
19035

CONCRETOR NOTE

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



Sliding door recessed sill detail  
1:20

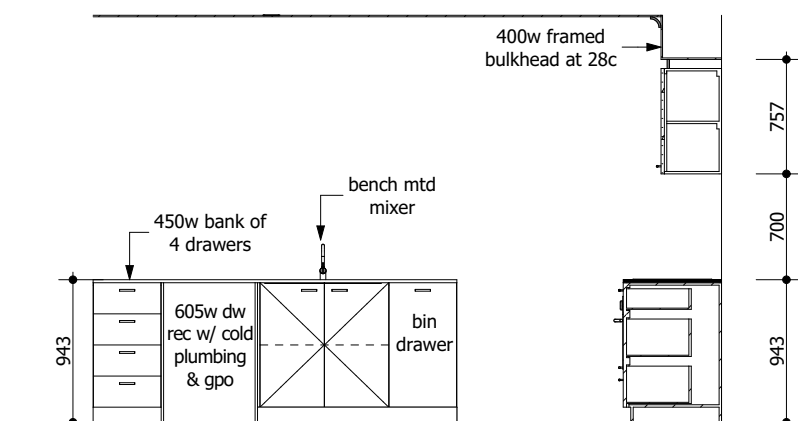


GROUND SLAB LAYOUT  
1:100

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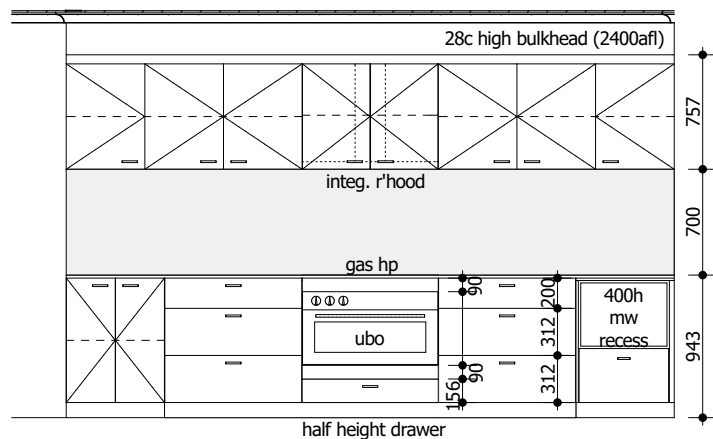
	PROPOSED RESIDENCE ADDRESS: Unit 1, LOT 761 (#99a) PASCOE ST KARRINYUP FOR: GBN PROPERTY	SIGNATURES:		AMENDMENTS:		Custom
		OWNER: _____		13/02/20 SS	Engineers	SHEET7 OF 11
		OWNER: _____		09/03/20 SS	PSVO 1	DRN: SS
		BUILDER: _____		04/05/20 SS	Amendments	DATE: 13/01/2020
		DATE: _____		09/06/20 SS	Window Transom	SCALE:1:100, 1:20
				03/07/20 SS	Ensuite Tapware	CONTRACT NO: 19035

**DIMENSIONS FOR CABINETWORK  
ARE SUBJECT TO CABINETMAKER  
REQUIREMENTS.**



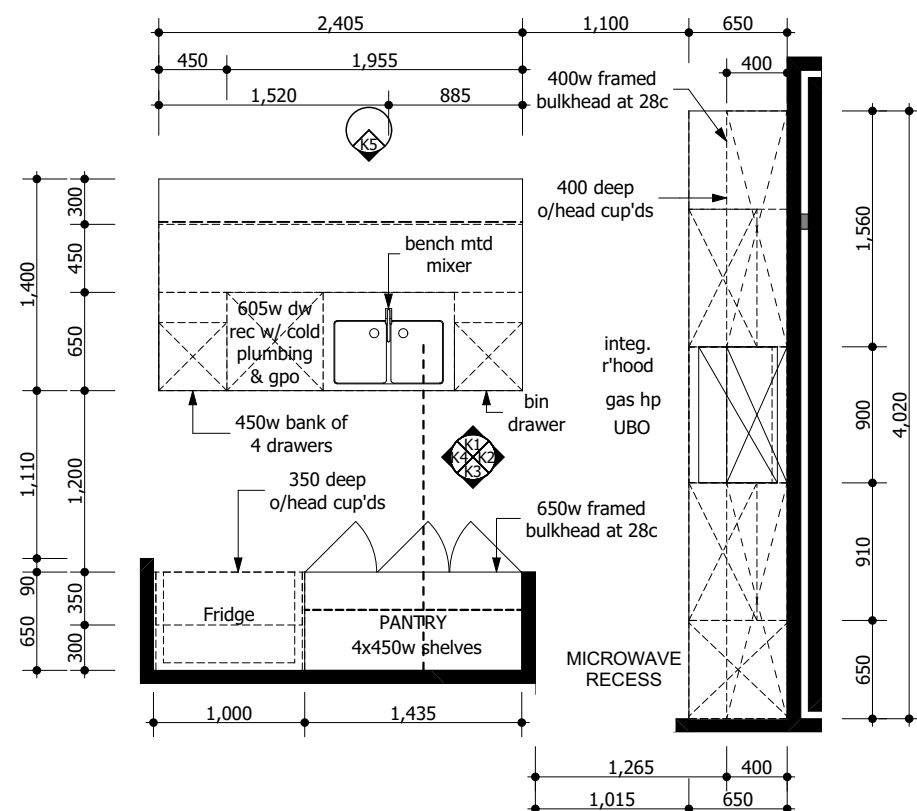
## K1 KITCHEN

1:50



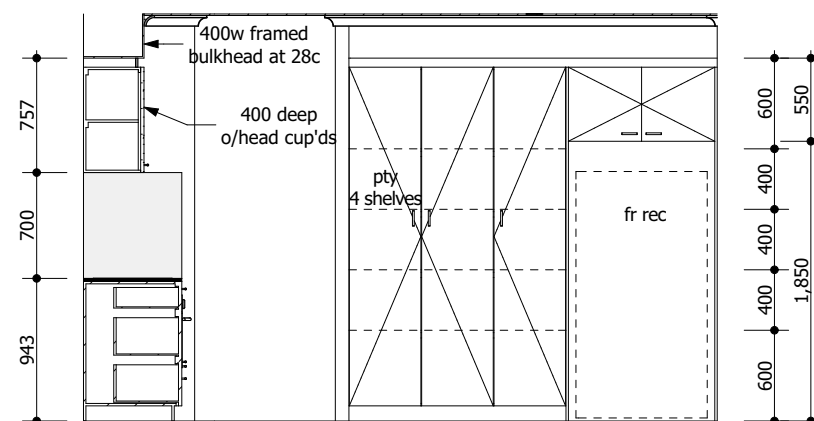
## K2 KITCHEN

1:50



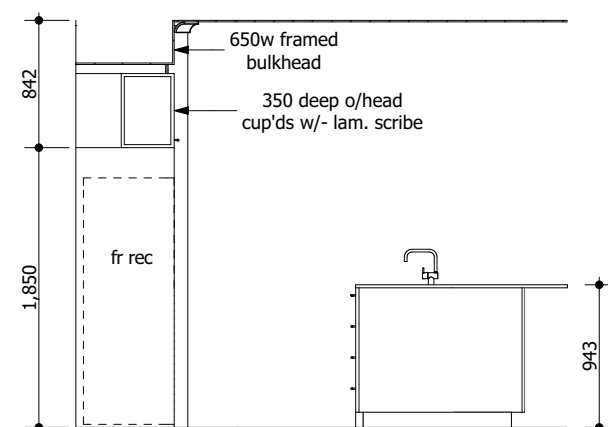
## Kitchen Layout

1:50



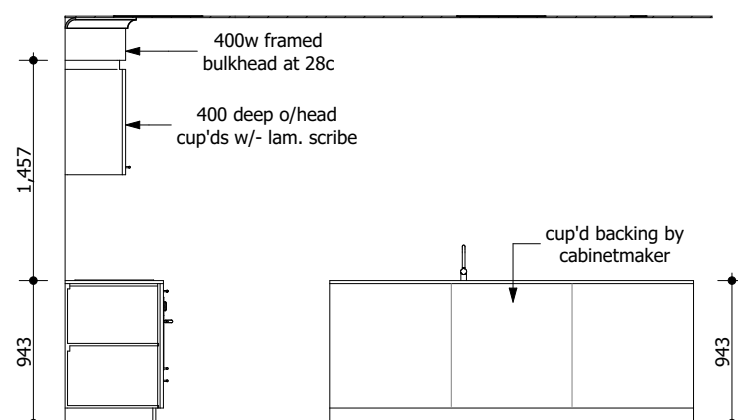
K3 KITCHEN

1:50



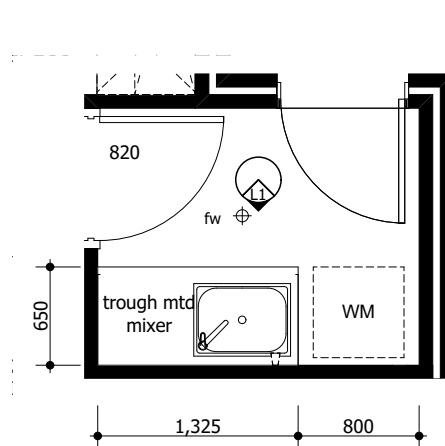
## K4 KITCHEN

1:50



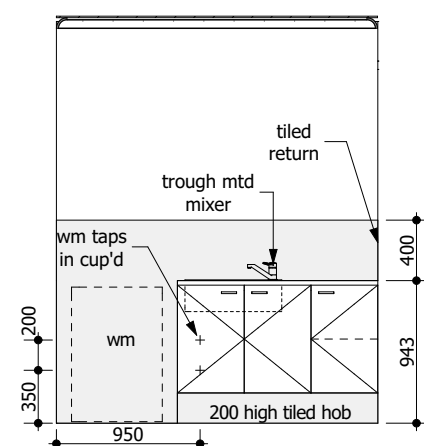
K5 KITCHEN

1:50



## Laundry Layout

1:50



L1 LAUNDRY

1:50

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PROPOSED RESIDENCE ADDRESS:  
Unit 1, LOT 761 (#99a) PASCOE ST  
KARRINYUP  
FOR:  
GBN PROPERTY

SIGNATURES:

OWNER: \_\_\_\_\_

OWNER: \_\_\_\_\_

BUILDER: \_\_\_\_\_

DATE: \_\_\_\_\_

AMENDMENTS:

13/02/20	SS	Engineers
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09/03/20	SS	PSVO 1
04/05/20	SS	Amendme

09/06/20	SS	Window T
03/07/20	SS	Enquire To

03/07/20	33	Ensuite la




Custom
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SHEET 8 OF 11

DRN: SS

DATE: 13/01/2020

SCALE:1:50, 1:100

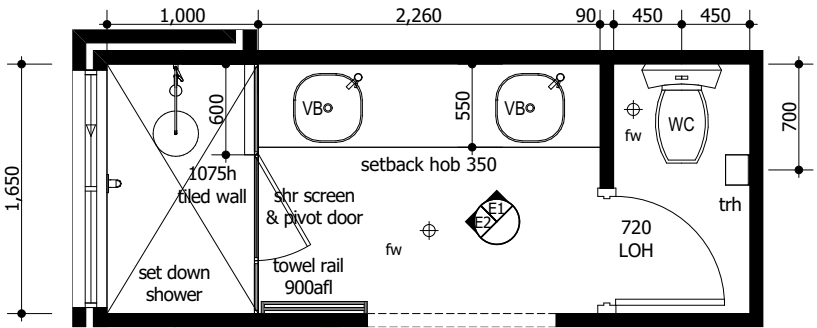
CONTRACT NO:	19035
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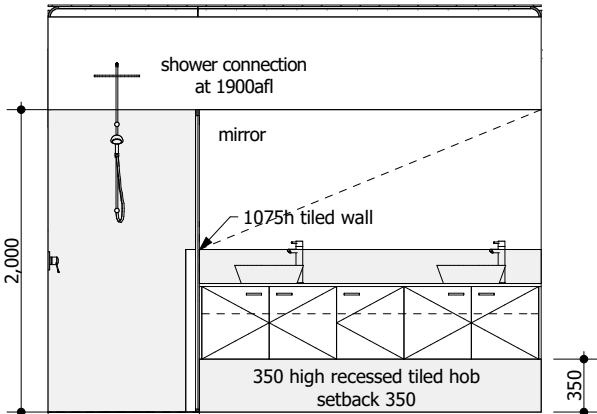
GENERAL NOTES

MITRED TILES THROUGHOUT.

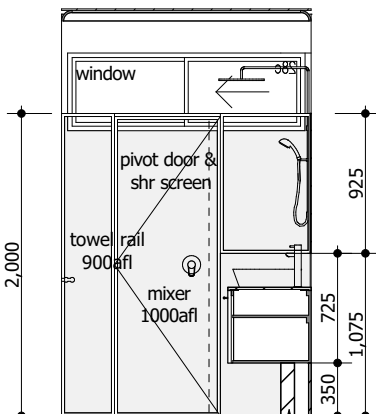
DIMENSIONS FOR CABINETWORK  
ARE SUBJECT TO CABINETMAKER  
REQUIREMENTS.



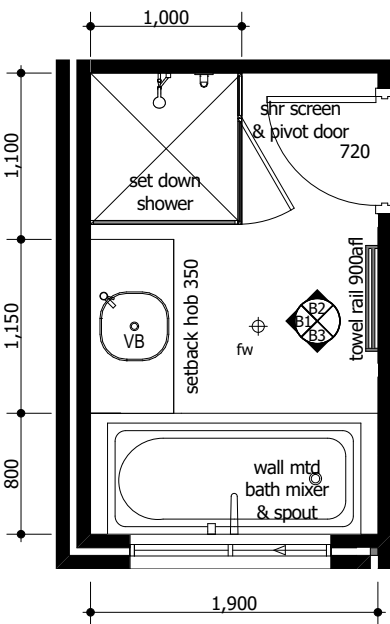
Ensuite Layout  
1:50



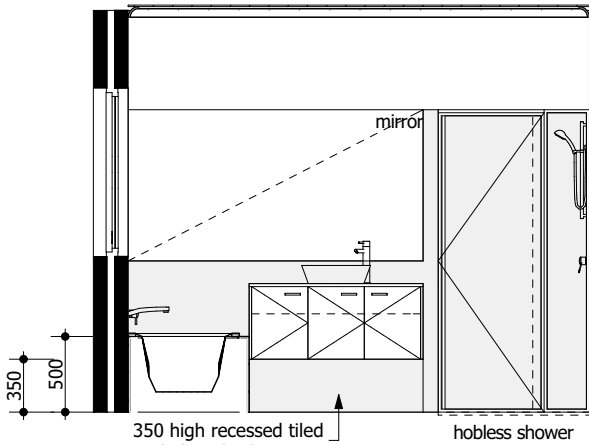
E1 ENSUITE  
1:50



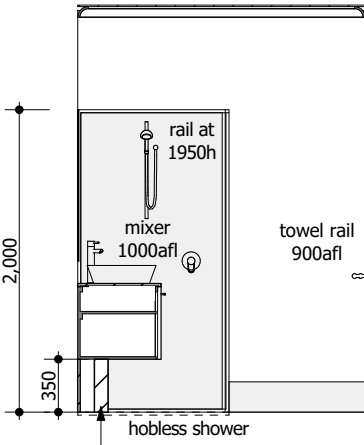
E2 ENSUITE  
1:50



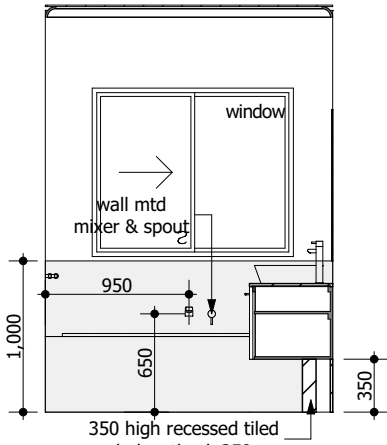
BathroomLayout  
1:50



B1 BATHROOM  
1:50



B2 BATHROOM  
1:50



B3 BATHROOM  
1:50

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Unit 1, LOT 761 (#99a) PASCOE ST  
KARRINYUP  
FOR:  
GBN PROPERTY

SIGNATURES:  
  
OWNER: \_\_\_\_\_  
  
OWNER: \_\_\_\_\_  
  
BUILDER: \_\_\_\_\_  
  
DATE: \_\_\_\_\_

AMENDMENTS:		
13/02/20	SS	Engineers
09/03/20	SS	PSVO 1
04/05/20	SS	Amendments
09/06/20	SS	Window Transom
03/07/20	SS	Ensuite Tapware

Custom  
SHEET9 OF 11  
DRN: SS  
DATE: 13/01/2020  
SCALE:1:50, 1:100  
CONTRACT NO:  
19035

**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:**  
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 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.

**NOTE:**  
Changes to the City Of Stirling Street & Reserve Trees Policy require minimum setbacks to all crossovers dependant on the Diameter At Breast Height (DBH) of any verge trees. Cottage & Engineering Surveys recommends contacting City Of Stirling to verify any verge tree details with their tree audit database before any design work is undertaken.

## !BEWARE! SHALLOW SEWER TO REAR OF LOT

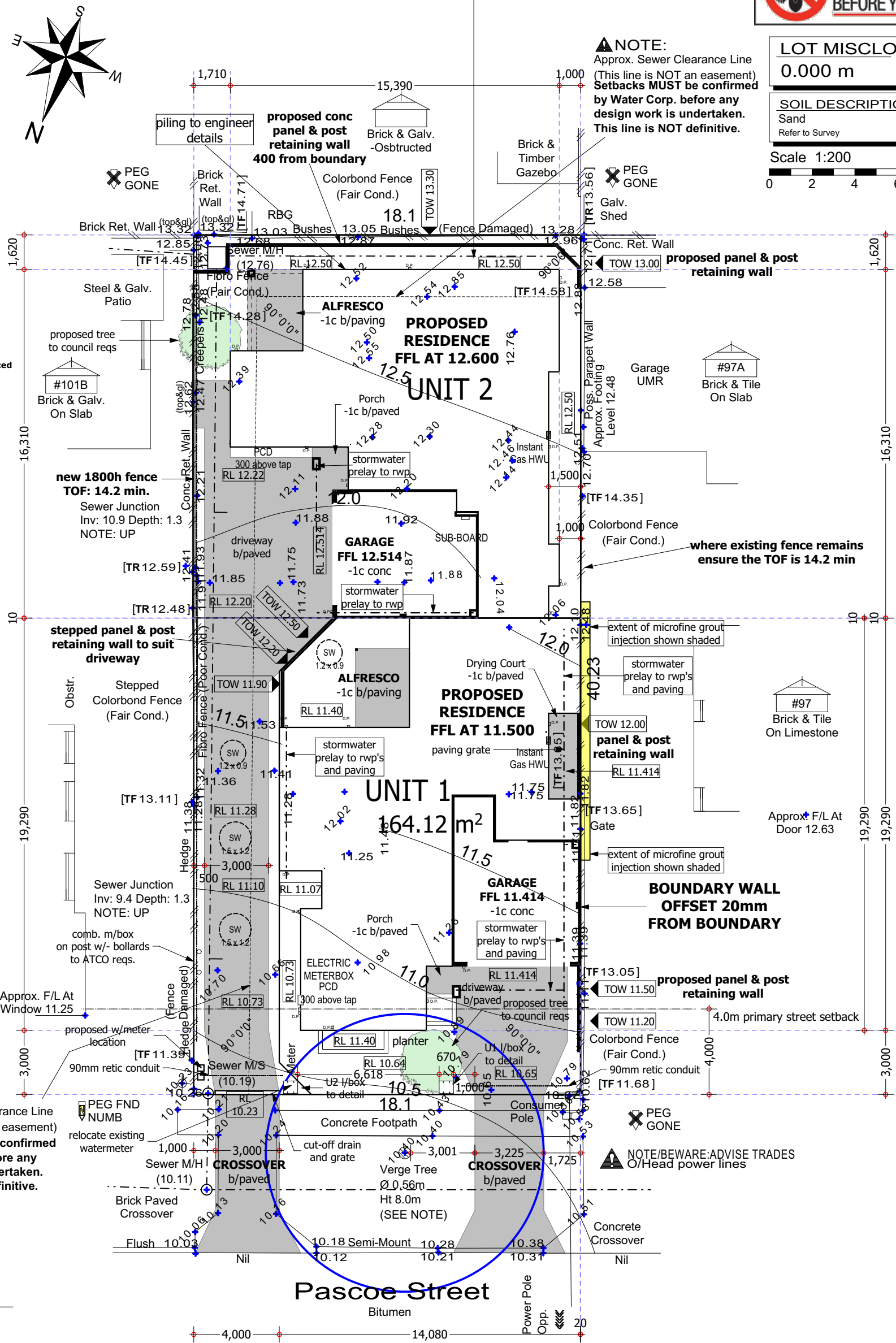


LOT MISCLOSE  
0.000 m

SOIL DESCRIPTION  
Sand  
Refer to Survey

Scale 1:200  
0 2 4 6 8

**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.



SITE PLAN - PROPOSED  
1:200

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SIGNATURES:

OWNER: \_\_\_\_\_  
OWNER: \_\_\_\_\_  
BUILDER: \_\_\_\_\_  
DATE: \_\_\_\_\_

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04/05/20	SS	Amendments
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03/07/20	SS	Ensuite Tapware

Custom

SHEET10 OF 11

DRN: SS

DATE: 13/01/2020

SCALE:1:200, 1:1, 1:436.66

CONTRACT NO:  
19035

	SEC Dome
	Power Pole
	Phone Pits
	Water Conn.
	Top Wall
	Top Retaining
	Top Fence

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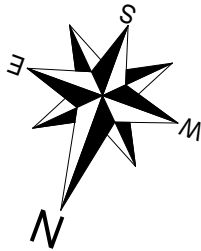
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**DISCLAIMER:**  
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment and are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures 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.

**NOTE:**  
Changes to the City Of Stirling Street & Reserve Trees Policy require minimum setbacks to all crossovers dependant on the Diameter At Breast Height (DBH) of any verge trees. Cottage & Engineering Surveys recommends contacting City Of Stirling to verify any verge tree details with their tree audit database before any design work is undertaken.



**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.

**LOT MISCLOSE**  
0.000 m

**SOIL DESCRIPTION**  
Sand  
Refer to Survey

Scale 1:200  
0 2 4 6 8



**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.

Approx. F/L At Window 11.25

PEG FND  
NUMB

Sewer M/H (10.11)

Brick Paved Crossover

Flush 10.03

Nil

Pascoe Street

Bitumen

Power Pole  
Opp.

**NOTE/BEWARE: ADVISE TRADES**  
O/Head power lines

**SITE PLAN - EXISTING**

1:200

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PROPOSED RESIDENCE ADDRESS:  
Unit 1, LOT 761 (#99a) PASCOE ST  
KARRINYUP  
FOR:  
GBN PROPERTY

SIGNATURES:

OWNER: \_\_\_\_\_

OWNER: \_\_\_\_\_

BUILDER: \_\_\_\_\_

DATE: \_\_\_\_\_

AMENDMENTS:

13/02/20	SS	Engineers
09/03/20	SS	PSVO 1
04/05/20	SS	Amendments
09/06/20	SS	Window Transom
03/07/20	SS	Ensuite Tapware

Custom

SHEET11 OF 11

DRN: SS

DATE: 13/01/2020

SCALE:1:200, 1:1

CONTRACT NO:  
19035