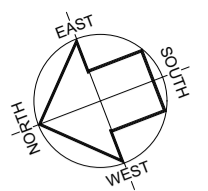


PAVING SCHEDULE			
	ID	TOP SURFACE [m2]	PERIMETER [mm]
Floor Finish - B'Paving	PATH 1	2.69	7.20
Floor Finish - B'Paving	PORCH	2.91	7.40
Floor Finish - B'Paving	GARAGE	11.10	15.44
Floor Finish - B'Paving	ALFRESCO	13.25	14.73
Floor Finish - B'Paving	DRIVEWAY	23.57	19.38
		53.52 m ²	64.15 m

GRANO SCHEDULE			
	ID	TOP SURFACE [m2]	PERIMETER [m]
Floor Finish - Grano	Store	3.63	7.78
Floor Finish - Grano	Garage	24.02	20.10
		27.65 m ²	27.88 m

SITE COVERAGE	
ZONED	R20
% ALLOWED	50%
SITE AREA	364.76m ²
SITE COV. AREA	185.60m ²
SITE COV. =50.9%	



LOT 2

364 m²
SANDY
WEED COVER

COMMON LEGEND

○ PF	PEG FOUND
○ Pdist	PEG DISTURBED
PG	PEG GONE
◆	DATUM / CONTROL
○ SV	STOP VALVE
○ HY (GROUND)	HYDRANT
○ FP	FLUSH POINT
⊗ TAP	WATER TAP
⊗ MC	METER CONNECTION
○ M	WATER METER
○	DRAINAGE MANHOLE
□	GRATE
□	SIDE ENTRY PIT
○ SEW	SEWER MANHOLE
○ IS	INSPECTION SHAFT
○ IO	INSPECTION OPENING
○ CP	CONSUMER POLE
○ PP	POWER POLE
○ LP	LAMP POST
○ SP	STAY POLE
○ PD	POWER DOME / PILLAR
TEL / NBN	TELSTRA / NBN PIT
□ GAS	GAS METER
× G	GAS LINE MARKER (PT)
99 TOW	TOP OF WALL
99 TOR	TOP OF RETAINER
99 STILL	STILL DEEPER
99 TOB	TOP OF BACKING BLOCK
99 TOF	TOP OF FOOTING
99 BOR	BOTTOM OF RETAINER
99 BOF	BOTTOM OF FENCE FRAME

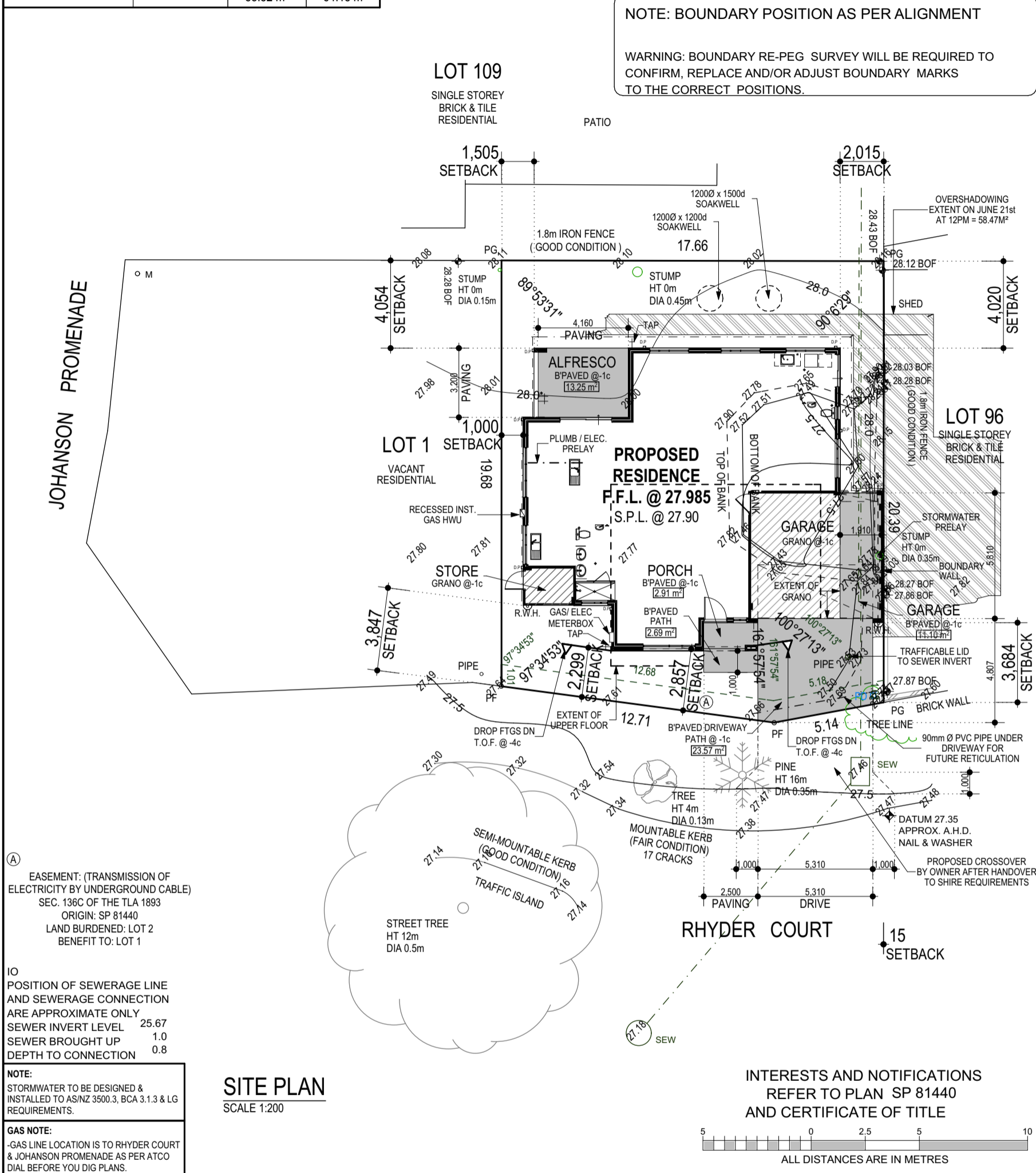
SERVICE INFORMATION

SEWERAGE:	YES	
WATER:	YES	BTC
PRELAI:		
GAS:		BTC
COMM.	YES	BTC
POWER:	U/G	BTC

TBE - To Be Establish; BTC - Builder To Confirm

THE INFORMATION ON THIS DRAWING IS CURRENT AS AT THE DATE OF SURVEY. SERVICES ARE TO BE CONFIRMED WITH RELEVANT AUTHORITIES. THIS INCLUDES WITHOUT LIMITATION: SEWERAGE, WATER SUPPLY, DRAINAGE, POWER SUPPLY, GAS SUPPLY & COMMUNICATIONS. FURTHER INTERESTS / NOTIFICATIONS / ENCUMBRANCES MAY BE LISTED ON THE CERTIFICATE OF TITLE.

NOTE: BOUNDARY POSITION AS PER ALIGNMENT
WARNING: BOUNDARY RE-PEG SURVEY WILL BE REQUIRED TO CONFIRM, REPLACE AND/OR ADJUST BOUNDARY MARKS TO THE CORRECT POSITIONS.



EASEMENT: (TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE)
SEC. 136C OF THE TLA 1893
ORIGIN: SP 81440
LAND BURDENED: LOT 2
BENEFIT TO: LOT 1

IO
POSITION OF SEWERAGE LINE AND SEWERAGE CONNECTION ARE APPROXIMATE ONLY
SEWER INVERT LEVEL 25.67
SEWER BROUGHT UP 1.0
DEPTH TO CONNECTION 0.8

NOTE:
STORMWATER TO BE DESIGNED & INSTALLED TO AS/NZ 3500.3, BCA 3.1.3 & LG REQUIREMENTS.

GAS NOTE:
-GAS LINE LOCATION IS TO RHYDER COURT & JOHANSON PROMENADE AS PER ATCO DIAL BEFORE YOU DIG PLANS.

SITE PLAN
SCALE 1:200

AUTOMATED SURVEYS
LICENSED SURVEYORS and DEVELOPMENT CONSULTANTS
3 HASLER RD, OSBORNE PARK, WA 6017
P.O. Box 1862, Osborne Park DC WA 6916
Telephone (08) 9214 1777
www.automatedsurveys.com.au

REV.	DATE OF SURVEY	DESCRIPTION	SURVEYOR	DRAFTER	CHECKED
B					
A	15/10/2020	SITE SURVEY	MRR	MBT	

CLIENT: GUNADEWA
PROJECT: LOT 2 (#61) JOHANSON PROMENADE, MURDOCH
AUTHORITY: CITY OF MELVILLE
PLAN: SITE SURVEY
SCALE: 1:200 @ A3

Urb. Grid: LOCAL
V. Datum: APPROX.
A.H.D level: 27.46
Local level: 27.46
A.H.D. value derived from: t1730
Distance from Datum: 2.49 m

Approx. 8.25 km FROM COAST LINE
distance: 1.65 km FROM LAKE

SHEET: 1 of 1
DRAWING No.: 235236
REV: A

TERRACE
Level 8, 67 Walters Drive, Osborne Park WA 6017
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P.O. Box 131 Mt. Hawthorn WA 6915
Reg. Builder No. 6415 A.B.N. 54 009 063 076
terracewa.com.au

REVISION	VO #	DRN	DATE	CHK	
	WD 1	RL	07.11.20	LO	
	WD 2	RL	02.12.20	LO	
	WD 3	LO	16.12.20	LO	
	WD 3	DB	04.05.21	DB	
	SHIRE AMENDS	WD4	DV	16.06.21	DV

Sub-contractors to verify all dimensions on site.

CLIENT: GUNAGAWA
ADDRESS: #1a RHYDER COURT
LOT 2 OF #61
JOHANSON PROM.,
MURDOCH

CLIENT: GUNAGAWA
ADDRESS: #1a RHYDER COURT
LOT 2 OF #61
JOHANSON PROM.,
MURDOCH

CUSTOM
TERRACE SPECIFICATION 2c FACEBRICK
MODEL N° DATE 16.06.21
MAP REF. WIND RATING
COASTAL CATEGORY ENGINEERS DETAIL
JOB N° SHEET N° 94562 10 OF 10

GENERAL NOTES:

- THE HOME OWNER IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL FUTURE WORKS AND ANY EFFECT IT SHALL HAVE ON THE EXISTING STRUCTURE.
- ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE NOMINAL DIMENSIONS ONLY WHICH DO NOT ALLOW FOR WALL LINING THICKNESS OR CORNER BEADING.
- PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS.
- FLOOR WASTE, CEILING VENT & MANHOLE LOCATIONS ARE SUBJECT TO CHANGE AT THE BUILDER'S DISCRETION.
- THE BUILDER RESERVES THE RIGHT TO ADJUST WINDOW AND SLIDING DOOR SIZES, INTERNAL ROOM SIZES, AND O'ALL LENGTH AND WIDTH OF DWELLING, WHICH MAY RESULT IN A CHANGE IN THE O'ALL HOUSE AREA FROM THE ORIGINAL STANDARD HOUSE PLAN.
- DO NOT SCALE FROM THIS DRAWING. ALL SUB-CONTRACTORS TO CHECK DIMENSIONS AND NOTES PRIOR TO INITIATING WORKS. ANY DISCREPANCIES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY.

TRADES/ SUPPLIERS/ SUPERVISORS NOTE:

- FOR TYPICAL TERRACE CONSTRUCTION DETAILS. REFER TO SEPARATE DETAILS DOCUMENT. CONTACT BUILDING SUPERVISOR IF REQUIRED.
- FOR NON-STANDARD TERRACE CONSTRUCTION DETAILS REFER TO DETAIL PLANS.

SUSPENDED FLOOR NOTE:

- 5c SUSPENDED FLOOR SYSTEM TO S.E. DETAILS.

BRICKLAYER NOTES:

- 230w CAVITY BRICKWORK, THIRD BOND & RENDER FINISH EXTERNALLY AS SHOWN ON FLOOR PLAN & ELEVATIONS.
- WEEPHOLES AT MINIMUM 1200 CENTRES TO CAVITY BRICKWORK

RENDERER NOTES:

- RENDERED BRICKWORK EXTERNALLY UNLESS NOTED OTHERWISE. REFER TO ADDENDA.
- INSTALL PLASTIC BEAD TO FRONT ENTRY DOOR SILL WHEN RENDERED
- DO NOT COVER WEEP HOLES WITH RENDER
- RENDER TO EXTEND DOWN TO TOP OF FOOTING

INTERNAL WALL NOTE:

- ALL INTERNAL WALLS TO BE DRYWALL LINING

BOUNDARY WALL NOTE:

- FIRE SEPARATION TO NCC FIGURE 3.7.2.3 (c)

ROOF PLUMBER NOTES:

- DOWNPIPES TO BE LOCATED AS PER PLANS BUT MAY BE RELOCATED AT SUPERVISORS DISCRETION.
- GUTTER BRACKETS TO BE INSTALLED @ 1200mm MAX CENTRES
- GUTTERS AND DOWNPIPES TO BE INSTALLED TO NCC 3.5.2 & AS2179.1 (METAL)

ROOF INSULATION NOTES:

- INSULATION TO ALL EXTERNAL BRICK CAVITY WALL.
- R4.0 CEILING INSULATION AS PER ADDENDA.

ROOF CARPENTER NOTES:

- CONVENTIONAL TIMBER FRAMED ROOF APPLIES IN ACCORDANCE TO AS1684.
- ROOF FRAMING TO BE MINIMUM H2 TREATED TIMBER.

FIXING CARPENTER NOTES:

- 450D SHELF & RAIL @ 1700 HIGH TO ROBES & WIR UNLESS OTHERWISE NOTED.
- 4x450D SHELVES TO LINEN & PANTRY
- PROVIDE MID-SHELF SUPPORT WHERE NOTED "MSS" TO ANY SHELF OVER 2.4M LONG.

N.C.C NOTES:

- ALL BALUSTRADE & HANDRAILS AS PER N.C.C (BCA VOL 2) CLAUSE 3.9.2.
- (S) HARD WIRED, INTERCONNECTING SMOKE ALARMS AS PER N.C.C (BCA VOL 2) CLAUSE 3.7.5.2 AND AS 3786.

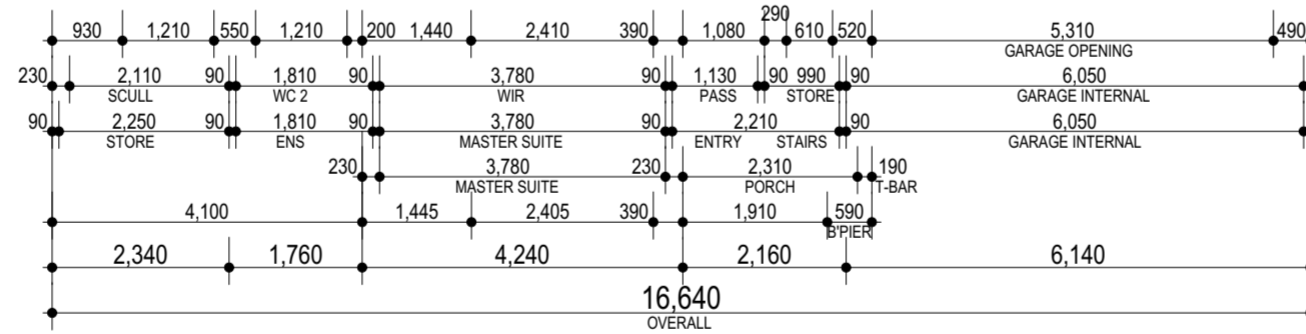
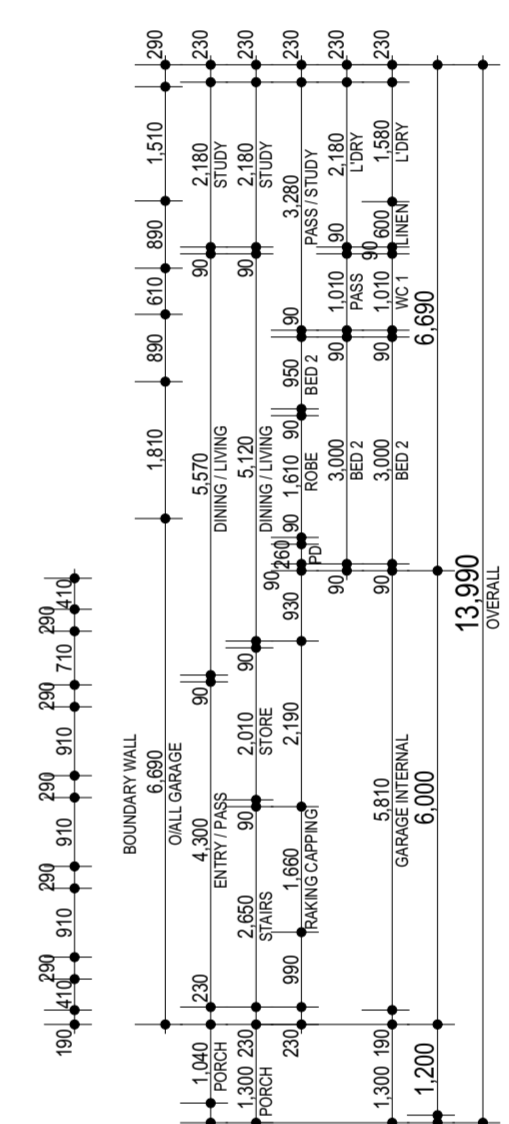
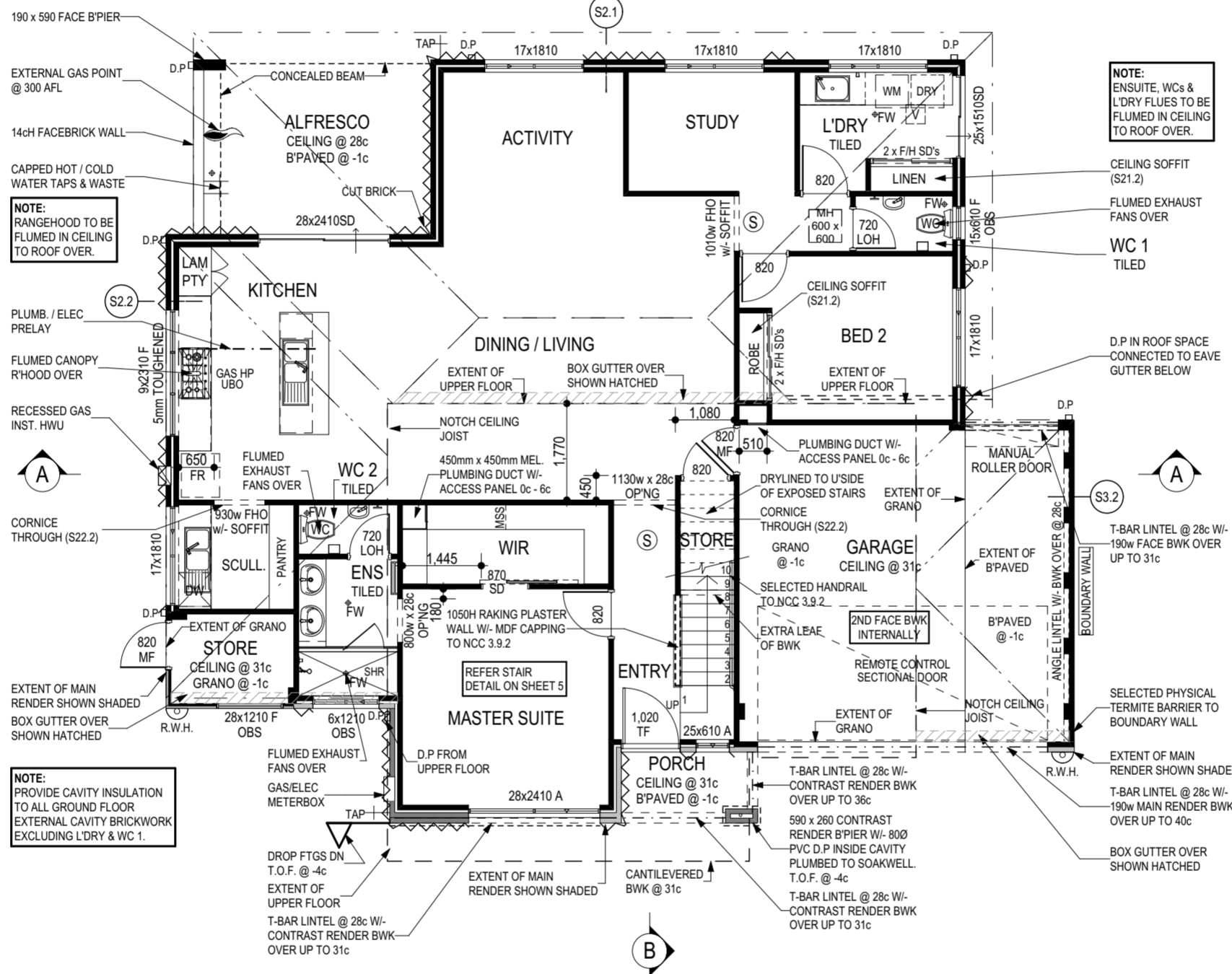
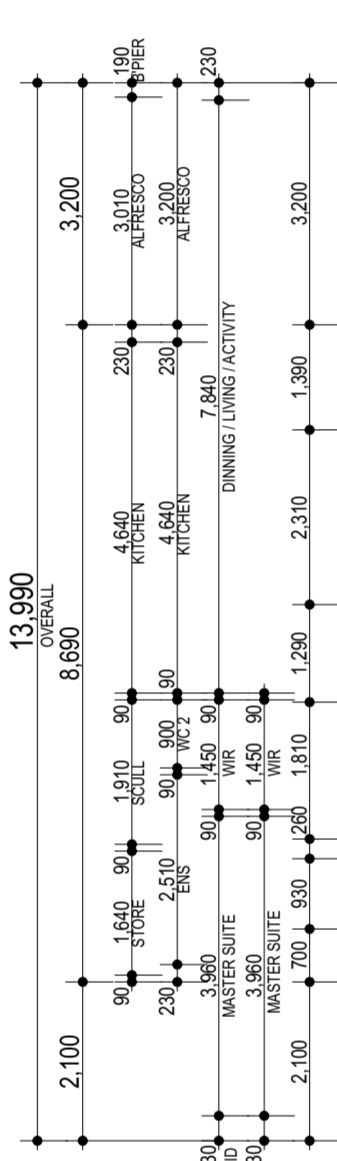
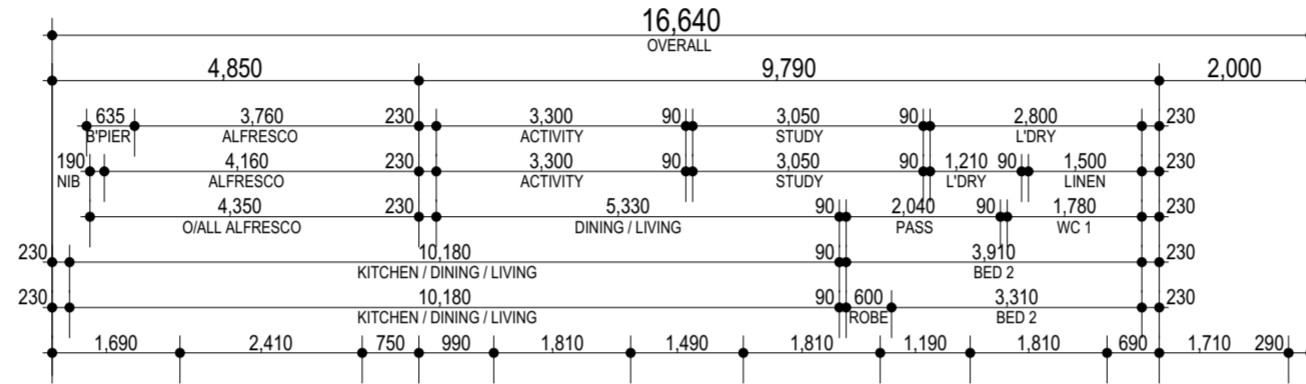
CEILING FIXER NOTES:

- CEILING @ 31c TO GROUND FLOOR UNLESS NOTED OTHERWISE.

6 STAR NOTE:

- EXTENT OF CAVITY INSULATION. REFER TO ADDENDA.

LEGEND	
230w CAVITY	=====
2c FACE BWK	=====
230 CAVITY MAIN	=====
RENDERED BWK	=====
CONTRAST	=====
RENDERED BWK	=====



GROUND FLOOR PLAN
SCALE 1:100

ROOF AREAS GROUND		
ROOF AREA - GROUND [m2 ON THE FLAT]	139.99	
AREAS - GROUND		
	PERIM. (m)	AREA (m²)
HOUSE (GROUND)	57.26	143.61
GARAGE	24.46	37.02
ALFRESCO	15.10	13.92
STORE	8.14	4.05
PORCH	7.60	3.25
		201.85 m²

TERRACE

Level 8, 67 Walters Drive, Osborne Park WA 6017
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REVISION	VO #	DRN	DATE	CHK
	WD 1	RL	07.11.20	LO
	WD 2	RL	02.12.20	LO
	WD 3	LO	16.12.20	LO
	WD 3	DB	04.05.21	DB
	WD 4	DV	16.06.21	DV

CLIENT:
DATE:
CLIENT:
DATE:
BUILDER:
DATE:

CLIENT: GUNAGEWA
ADDRESS: #1a RHYDER COURT
LOT 2 OF #61
JOHANSON PROM.,
MURDOCH

CUSTOM	
TERRACE SPECIFICATION	2c FACEBRICK
MODEL N°	DATE 16.06.21
MAP REF.	WIND RATING
COASTAL CATEGORY	ENGINEERS DETAIL
JOB N° 94562	SHEET N° 1 OF 10

GENERAL NOTES:

- THE HOME OWNER IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL FUTURE WORKS AND ANY EFFECT IT SHALL HAVE ON THE EXISTING STRUCTURE.
 - ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE NOMINAL DIMENSIONS ONLY WHICH DO NOT ALLOW FOR WALL LINING THICKNESS OR CORNER BEADING.
 - PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS.
 - FLOOR WASTE, CEILING VENT & MANHOLE LOCATIONS ARE SUBJECT TO CHANGE AT THE BUILDER'S DISCRETION.
 - THE BUILDER RESERVES THE RIGHT TO ADJUST WINDOW AND SLIDING DOOR SIZES, INTERNAL ROOM SIZES, AND OALL LENGTH AND WIDTH OF DWELLING, WHICH MAY RESULT IN A CHANGE IN THE OALL HOUSE AREA FROM THE ORIGINAL STANDARD HOUSE PLAN.
 - DO NOT SCALE FROM THIS DRAWING. ALL SUB-CONTRACTORS TO CHECK DIMENSIONS AND NOTES PRIOR TO INITIATING WORKS. ANY DISCREPANCIES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY.
- TRADES/ SUPPLIERS/ SUPERVISORS NOTE:**
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 - FOR NON-STANDARD TERRACE CONSTRUCTION DETAILS REFER TO DETAIL PLANS.

SUSPENDED FLOOR NOTE:
-5c SUSPENDED FLOOR SYSTEM TO S.E. DETAILS.

BRICKLAYER NOTES:

- 230w CAVITY BRICKWORK, THIRD BOND & RENDER FINISH EXTERNALLY AS SHOWN ON FLOOR PLAN & ELEVATIONS.
- WEEPHOLES AT MINIMUM 1200 CENTRES TO CAVITY BRICKWORK

RENDERER NOTES:

- RENDERED BRICKWORK EXTERNALLY UNLESS NOTED OTHERWISE. REFER TO ADDENDA.
- INSTALL PLASTIC BEAD TO FRONT ENTRY DOOR SILL WHEN RENDERED
- DO NOT COVER WEEP HOLES WITH RENDER
- RENDER TO EXTEND DOWN TO TOP OF FOOTING

INTERNAL WALL NOTE:

- ALL INTERNAL WALLS TO BE DRYWALL LINING

RESTRICTED OPENING NOTE:

- RESTRICTED OPENING AS PER NCC 3.9.2.6 AND 3.9.2.7

ROOF PLUMBER NOTES:

- DOWNPIPES TO BE LOCATED AS PER PLANS BUT MAY BE RELOCATED AT SUPERVISORS DISCRETION.
- GUTTER BRACKETS TO BE INSTALLED @ 1200mm MAX CENTRES
- GUTTERS AND DOWNPIPES TO BE INSTALLED TO NCC 3.5.2 & AS2179.1 (METAL)

ROOF INSULATION NOTES:

- INSULATION TO ALL EXTERNAL BRICK CAVITY WALL.
- R4.0 CEILING INSULATION AS PER ADDENDA.

ROOF CARPENTER NOTES:

- CONVENTIONAL TIMBER FRAMED ROOF APPLIES IN ACCORDANCE TO AS1684.
- ROOF FRAMING TO BE MINIMUM H2 TREATED TIMBER.

FIXING CARPENTER NOTES:

- 450D SHELF & RAIL @ 1700 HIGH TO WIR & ROBE UNLESS OTHERWISE NOTED.
- 4x450D SHELVES TO WIL

N.C.C NOTES:

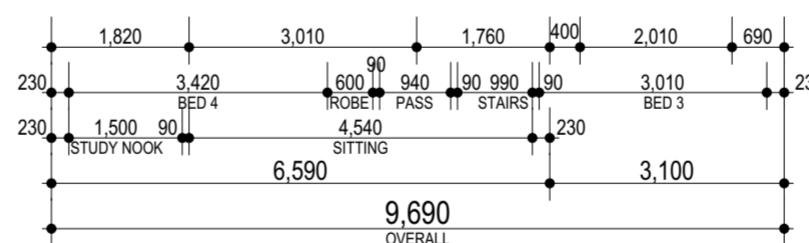
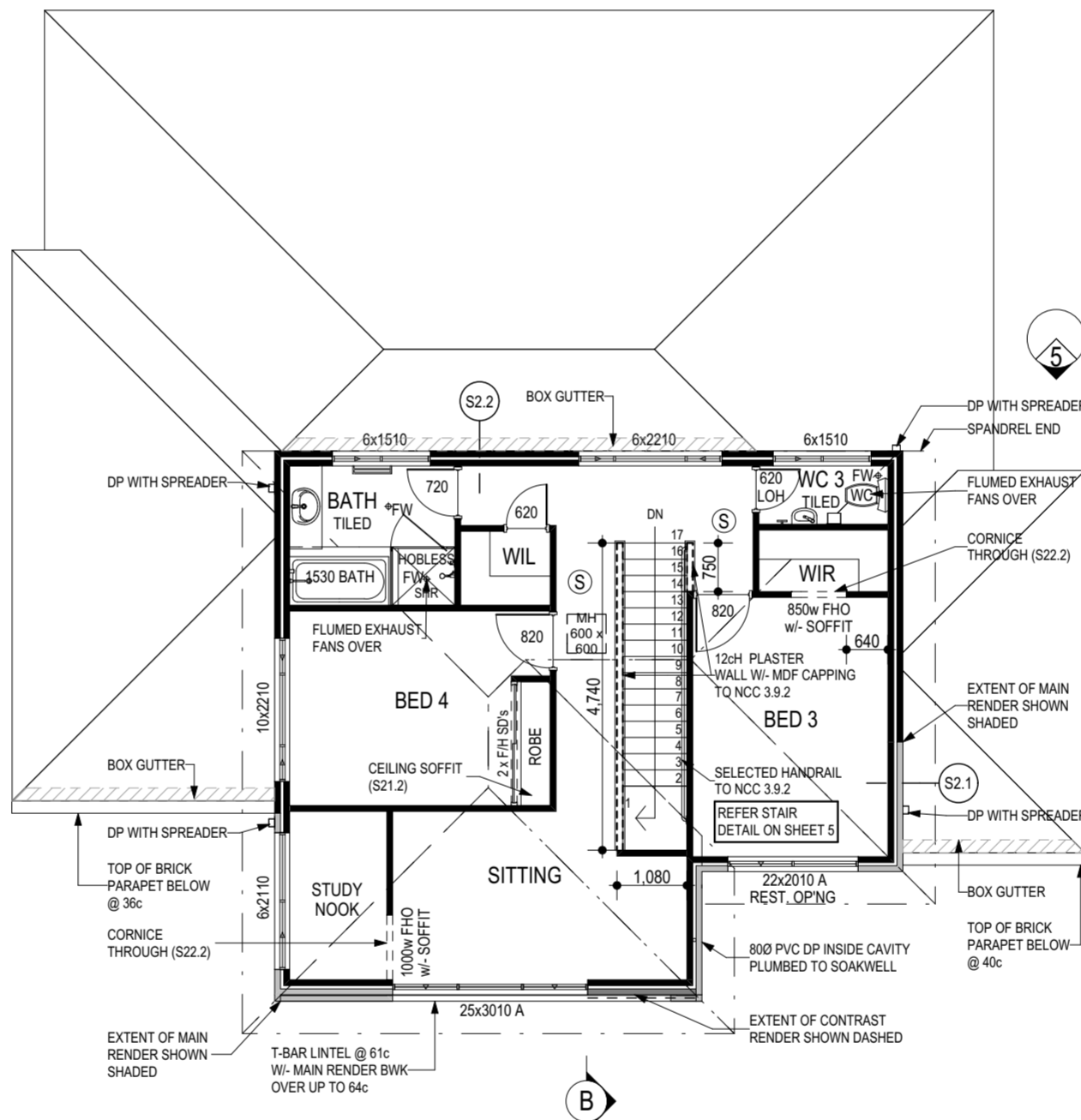
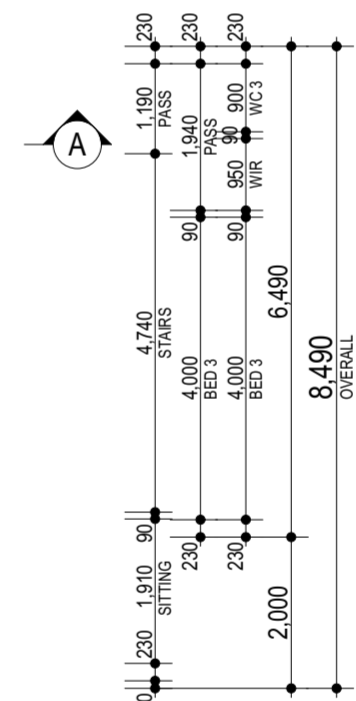
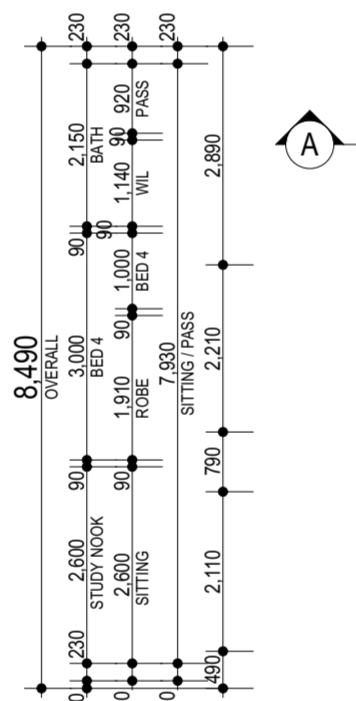
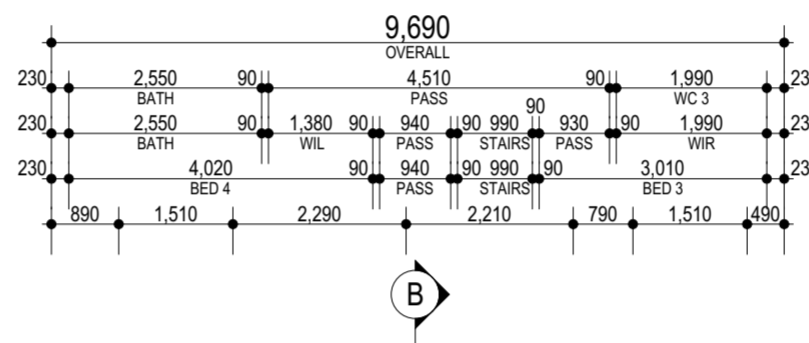
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- (S) HARD WIRED, INTERCONNECTING SMOKE ALARMS AS PER N.C.C (BCA VOL 2) CLAUSE 3.7.5.2 AND AS 3786.

CEILING FIXER NOTES:

- CEILING @ 64c (28c AFL) + PLATE TO FIRST FLOOR UNLESS NOTED OTHERWISE.

LEGEND

230w CAVITY	=====
2c FACE BWK	=====
230 CAVITY MAIN	=====
RENDERED BWK	=====
CONTRAST	=====
RENDERED BWK	=====



FIRST FLOOR PLAN
SCALE 1:100

ROOF AREAS FIRST		
ROOF AREA - UPPER (m2 ON THE FLAT)		90.31
AREAS - UPPER		
	PERIM. (m)	AREA (m²)
HOUSE (FIRST)	36.16	75.41
		75.41 m²

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	WD 3	LO	16.12.20	LO
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	WD 4	DV	16.06.21	DV

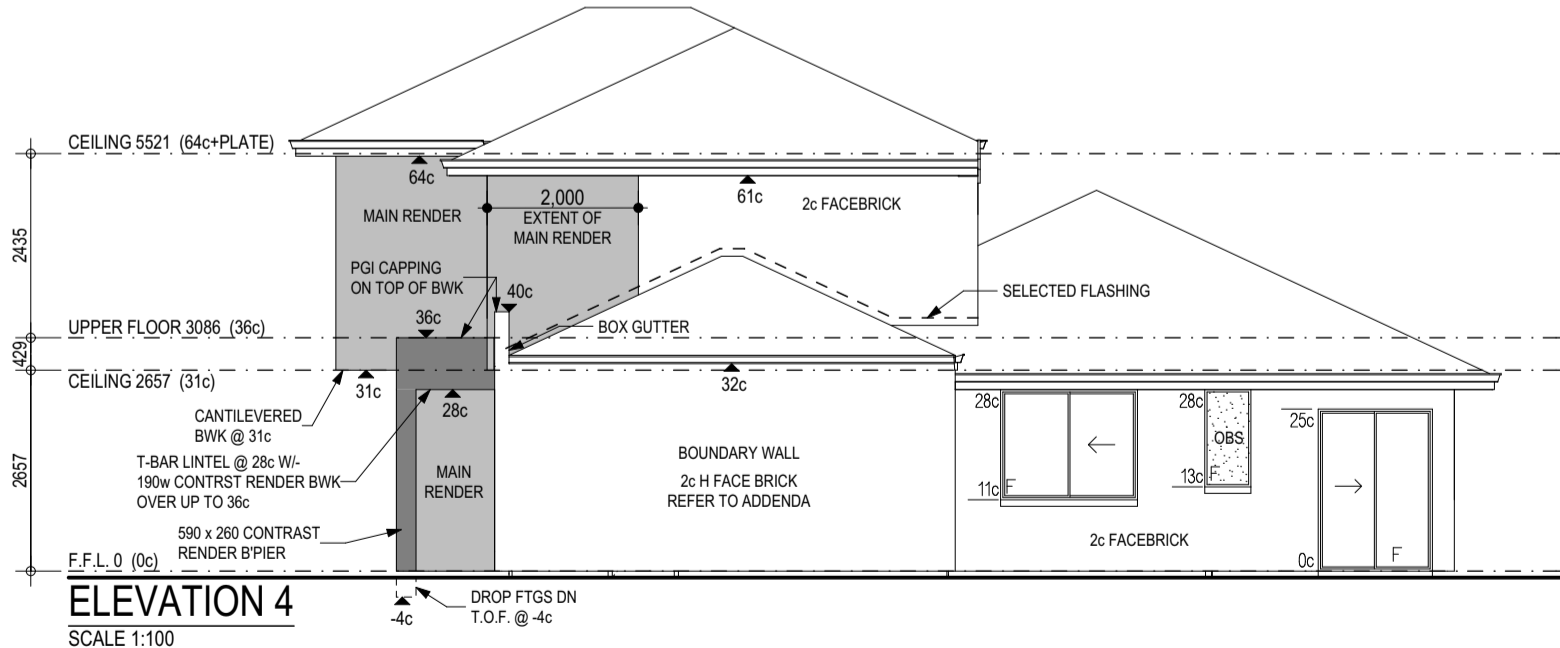
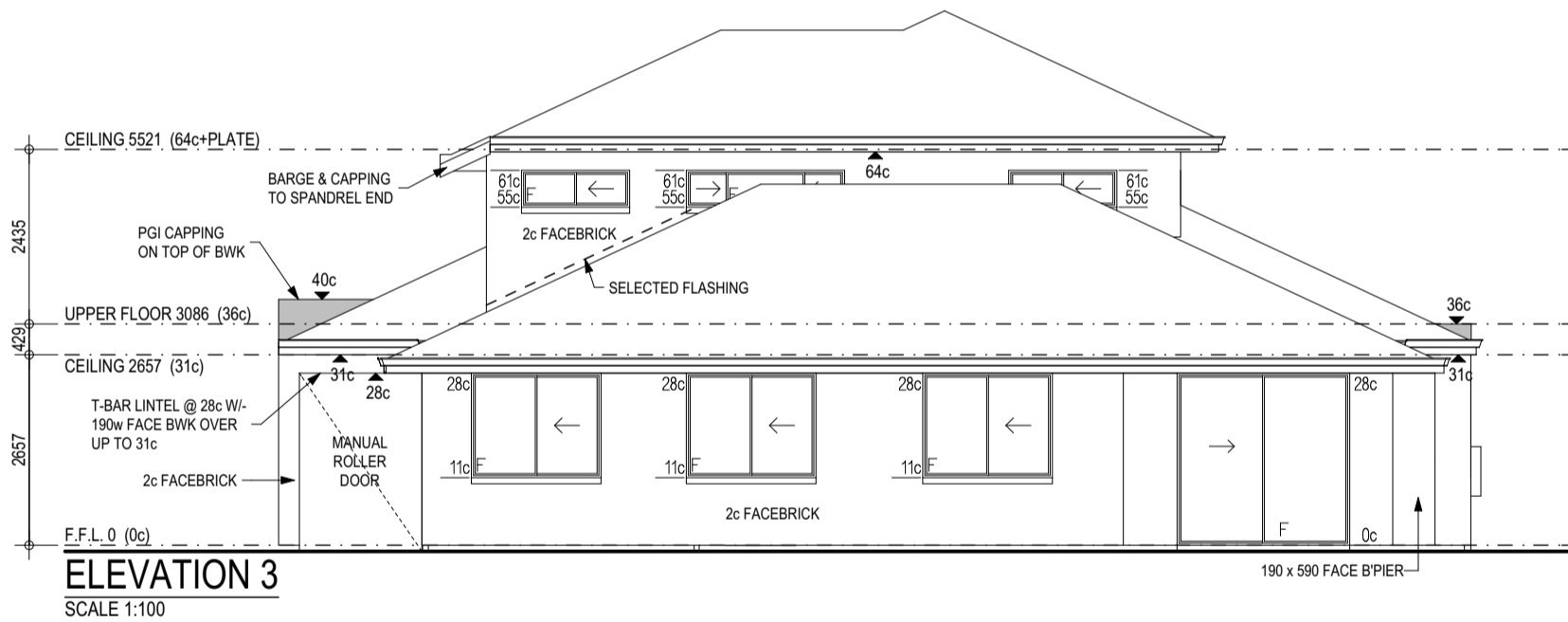
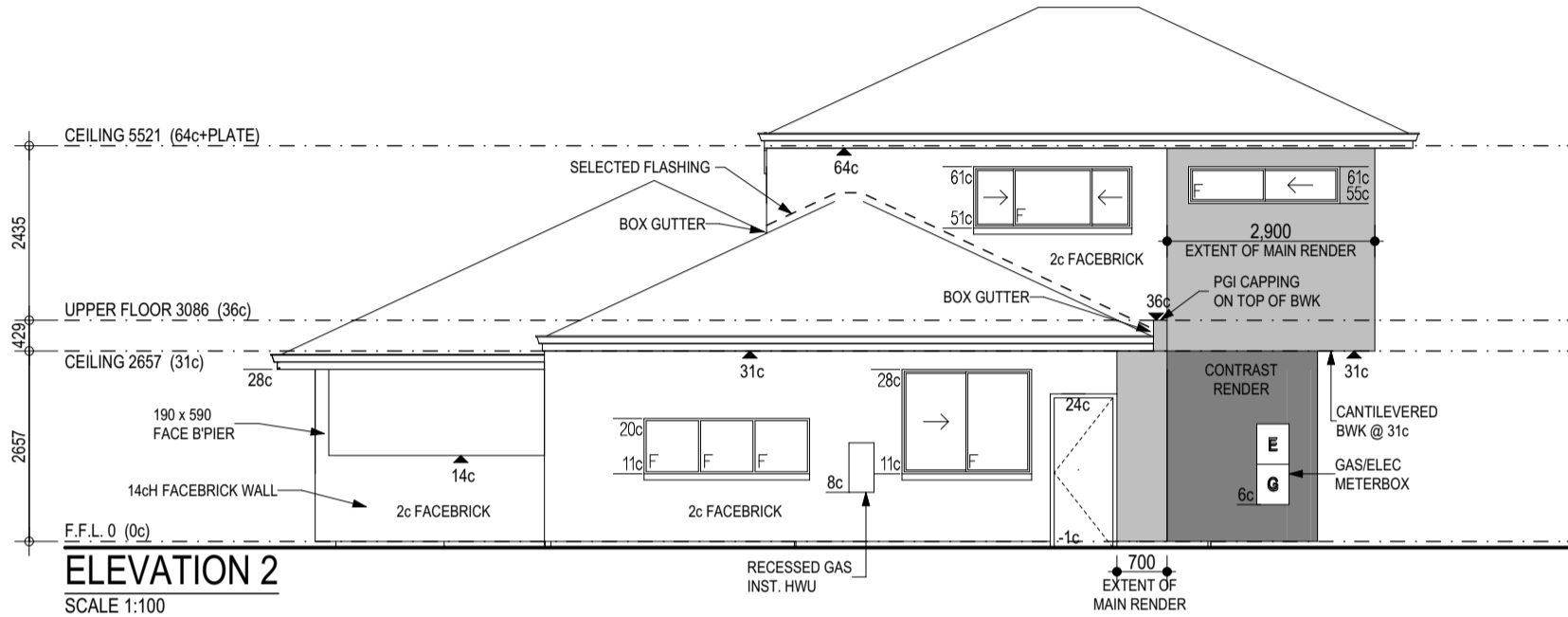
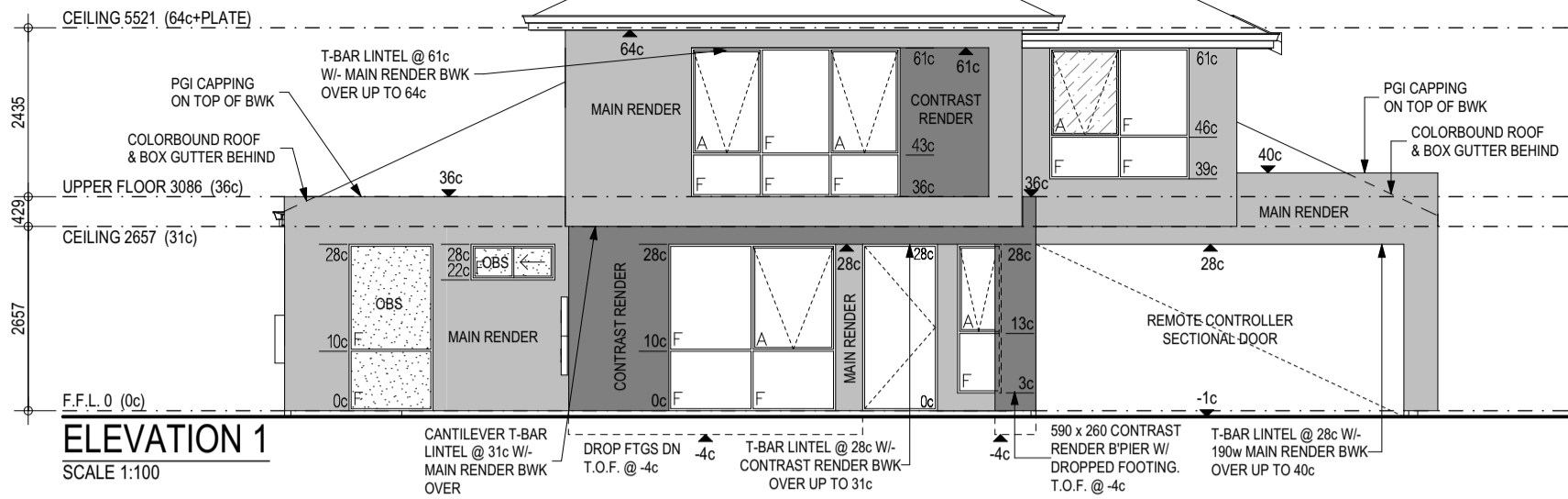
SHIRE AMENDS

CLIENT:
DATE:
CLIENT:
DATE:
BUILDER:
DATE:

CLIENT: GUNAGEWA
ADDRESS: #1a RHYDER COURT
LOT 2 OF #61
JOHANSON PROM.,
MURDOCH

CUSTOM	
TERRACE SPECIFICATION	2c FACEBRICK
MODEL N°	DATE 16.06.21
MAP REF.	WIND RATINGS
COASTAL CATEGORY	ENGINEERS DETAIL
JOB N° 94562	SHEET N° 2 OF 10

COLORBOND ROOF ON 25°38' (25°) PITCH UNLESS NOTED OTHERWISE



ELEVATION NOTES:

- CONVENTIONAL ROOF FRAME APPLIES.
- ROOF TIE DOWN/FIXING STRAPS TO COMPLY WITH AS 3700 OR AS 4773 OR AS PER ENGINEER'S DETAIL.
- GLAZING DESIGNED AND CONSTRUCTED IN ACCORDANCE TO AS1288 AND AS2047.
- 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.
- RESTRICTED OPENING AS PER NCC 3.9.2.6 AND 3.9.2.7

WINDOW SUPPLIER NOTE:

- GLAZING DESIGNED AND CONSTRUCTED AND CONSTRUCTED IN ACCORDANCE TO AS1288 AND AS2047.

LEGEND:

MAIN RENDER:	
CONTRAST RENDER	
RESTRICTED OPENING: AS PER NCC 3.9.2.5 SHOWN HATCHED	
OBSCURED GLAZING:	

TERRACE

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Sub-contractors to verify all dimensions on site.

CLIENT:

DATE:

CLIENT:

DATE:

BUILDER:

DATE:

CLIENT:
GUNAGEWA

ADDRESS:
**#1a RHYDER COURT
LOT 2 OF #61
JOHANSON PROM.,
MURDOCH**

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CUSTOM

TERRACE SPECIFICATION	2c FACEBRICK
MODEL N°	DATE 16.06.21
MAP REF.	WIND RATING
COASTAL CATEGORY	ENGINEERS DETAIL
JOB N° 94562	SHEET N° 3 OF 10