COTTAGE & ENGINEERING SURVEYS
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87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email : perth@cottage.com.au Website: www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
490134	22 Mar 21	1:200	C. Weightman

Builder : Redink Homes
CLIENT : Choi
PROPOSED SSL1 OF LOT 880
Loris Way, Kardinya

OLD AREA

Plan9749

LEGEND

	SEC Dome
	Power Pole
T C	Phone Pits
W	Water Conn.
[TP 10.00]	Top Pillar/Post
[TW 10.00]	Top Wall
[TR 10.00]	Top Retaining
[TF 10.00]	Top Fence

SITE CLASSIFICATION	: A
FOOTING DETAIL	: D10V
WIND CATEGORY	: N1
COASTAL CONDITIONS	: CAT1

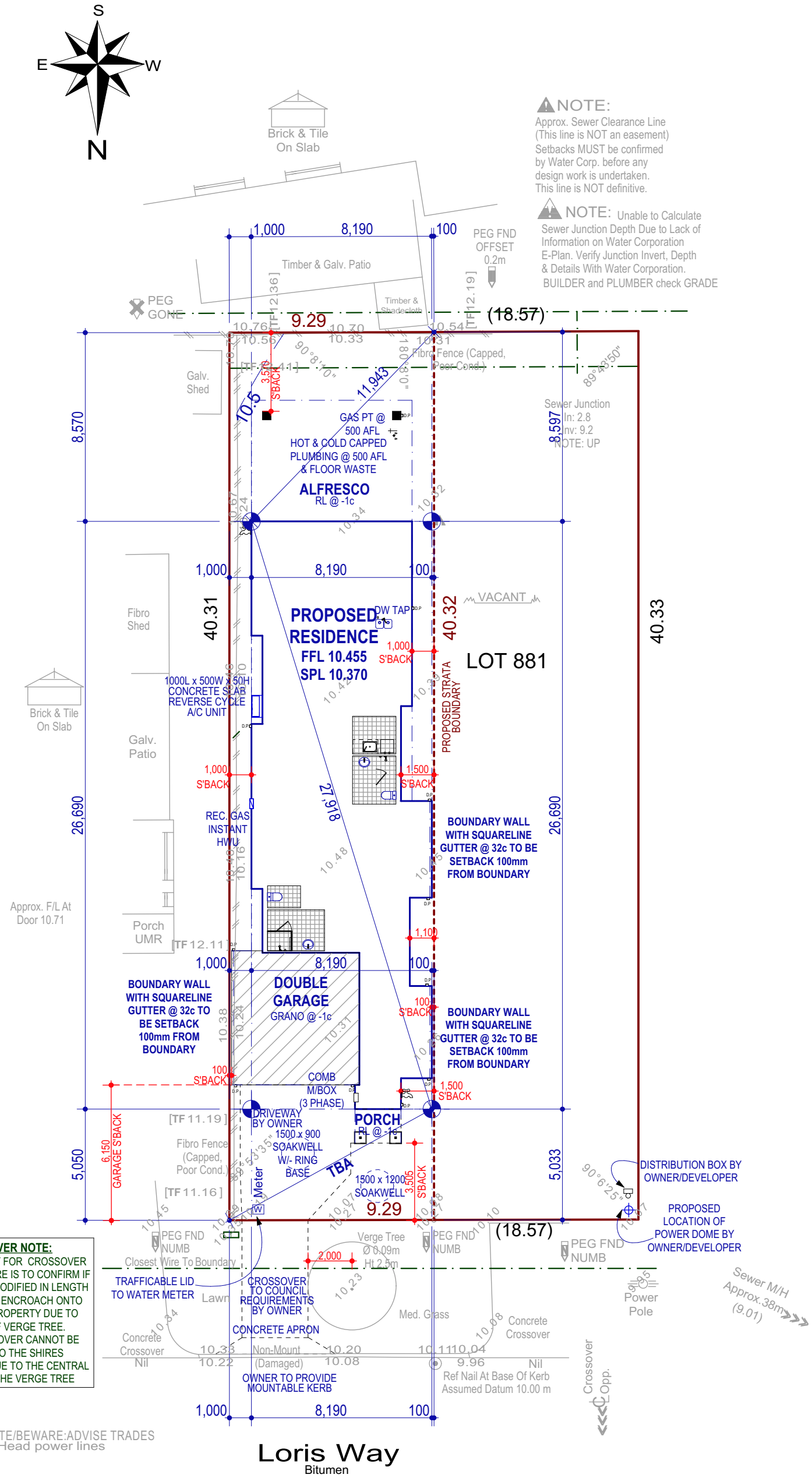
LOT INFORMATION

ZONING: **R25**
SITE AREA: **374.52m²**
ALLOWED COVER: **50% (187.26m²)**
ACTUAL COVER: **52.31% (195.937m²)**
PLANNING: **YES**

CONCRETE NOTE:
SET SHOWER RECESSES DOWN 50mm & FIT REFLUX VALVE.
MAINTAIN REQUIRED SLAB THICKNESS TO ENGINEERS REQUIREMENTS

TERMITE TREATMENT NOTE: TERMITE TREATMENT WILL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE 2016 PART 3.1.3, PART 2.1.1 & PART 1.0.7 USING THE TERMICO TERMITE MANAGEMENT SYSTEM

STANDARD BCA NOTE:
- DWELLING TO BE CONSTRUCTED IN ACCORDANCE WITH BCA & A.S.
- SMOKE ALARMS INTERCONNECTED & HARDWIRED AS PER AS3786-2014
- STORMWATER AND SURFACE WATER DRAINAGE TO COMPLY WITH CLAUSE 3.1.2.1 BCA VOL 2, 3.1.2.5 BCA VOL 2 AND LOCAL AUTHORITY REQUIREMENTS.



STORMWATER NOTE:
STORMWATER DISPOSAL BY BUILDER TO COUNCIL REQUIREMENTS

TANK VOLUME.

DIAM	DEPTH	VOL
1800	600	1.70
	900	2.29
	1200	3.05
	1500	3.82
	1800	4.58
1500	**900**	**1.59**
	1200	**2.12**
	1500	2.65
	1800	3.18
1200	900	1.02
	1200	1.36
	1500	1.70
	1800	2.03
900	900	0.57
	1200	0.76
	1500	0.95
	1800	1.14

DRAINAGE NOTES:
1. Volumes are in cubic metres & Areas in square meters.
2. Volume to be stored based on 0.0122 of m² of impervious surface.
3. Down pipes to be located so each tank fills at same rate (i.e.. Roof Area to each tank is proportional to its Volume).
4. Plumber to confirm Run Layout & location of soak wells. Drawings are indicative only.

DRAINAGE CALCULATIONS.
Impervious Area (Roof) Area A.
(Roof Area) = 233.97m².
Volume to Store = 02.85m³.

Impervious Area (Paving) Area B.
(Driveway & Path) = 28.98m²
Volume to Store = 00.35m³.

TOTAL VOLUME TO DRAIN AREA A + AREA B = 3.20m³.

NUMBER TANKS REQ'D =
(TAKEN FROM TABLE)
1 x 1500 x 1200 = 2.12m³
1 x 1500 x 900 = 1.59m³

TWO TANKS REQUIRED

TOTAL TANK VOLUME = 3.71m³.

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. 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.

CROSSOVER NOTE:
OWNER TO APPLY FOR CROSSOVER APPLICATION. SHIRE IS TO CONFIRM IF APRON IS TO BE MODIFIED IN LENGTH OR ALLOWED TO ENCROACH ONTO NEIGHBOURS PROPERTY DUE TO LOCATION OF VERGE TREE.
NOTE: A CROSSOVER CANNOT BE INSTALLED TO THE SHIRES SPECIFICATION DUE TO THE CENTRAL LOCATION OF THE VERGE TREE

LOT MISCLOSE
0.019 m

SOIL DESCRIPTION
Sand
Cleared Lot

Scale 1:200
0 2 4 6 8

ALL DIMENSIONS SHALL BE TAKEN BETWEEN BRICKWORK OR STRUCTURAL FRAMING AND DO NOT INCLUDE PLASTER OR GYPROCK MARGIN. ALL DIMENSIONS TO TAKE PREFERENCE OVER SCALING

redink HOMES
BUILDERS REGISTRATION N° 12049
16 FROBISHER STREET,
OSBORNE PARK WA 6017
Phone (08) 9208 1111 Fax (08) 9208 1122

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Ref:

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT :

OWNER .....DATE.....

OWNER .....DATE.....

BUILDER .....DATE.....

VARIATIONS:

REV:	DESCRIPTION:	INT:	CHK:	DATE:
'1'	CONTRACT	ZZ	KNEW	01.04.21
'2'	VO 51465 (1-14)	KNEW	KNEW	11.05.21
'3'	VO 51776 (1-5)	SAK	SAK	17.06.21
'4'				
'5'				
'6'				
'7'				
'8'				
'9'				

CLIENT: **CHOI**

SITE ADDRESS:
PROPOSED SSL 1 OF LOT 880 LORIS WAY KARDINYA WA 6163

SALES: WANDA CHAN
DRAWN: ZZ

CALIFORNIA - THE LOT
SITE PLAN

DATE: 17/06/2021
SCALE: 1:200
SHEET N°: 03 of 12
REVISION N°: 3
JOB N°: 2012011M

STANDARD UPDATE = v18 171208 KBG

NOTES:

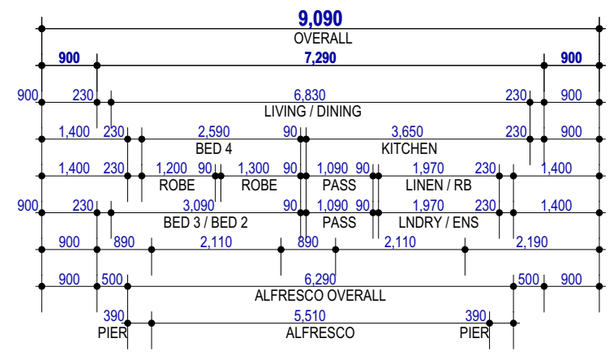
EXTERNAL WALLS CONSISTS OF **230mm WIDE CAVITY BRICK** CONST., UNLESS NOTED OTHERWISE. **90mm EXTERNAL LEAF & 90mm INTERNAL LEAF**.

DOWNPIPES & FLOOR WASTES POSITIONED AT PLUMBERS DISCRETION. FINAL POSITION MAY VARY TO PLAN.

CEILING INSULATION TO HOUSE & GARAGE TO BCA REQUIREMENTS AS PER ADDENDA.

31c CEILINGS UNLESS OTHERWISE NOTED.

SITE CLASSIFICATION	: **A**
FOOTING DETAIL	: **D10V**
WIND CATEGORY	: **N1**
COASTAL CONDITIONS	: **CAT1**

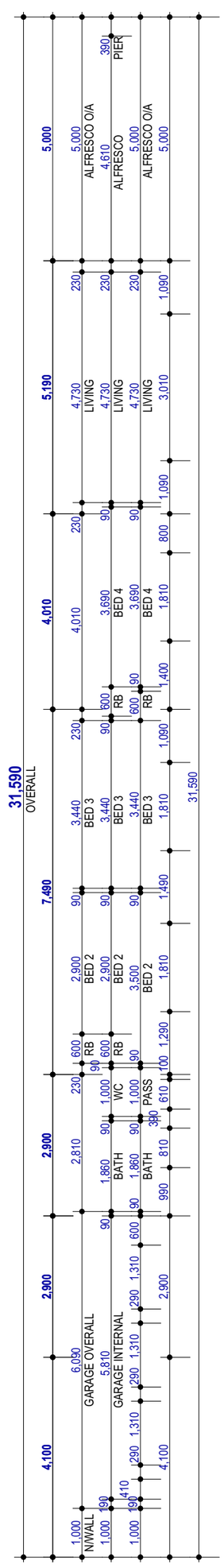


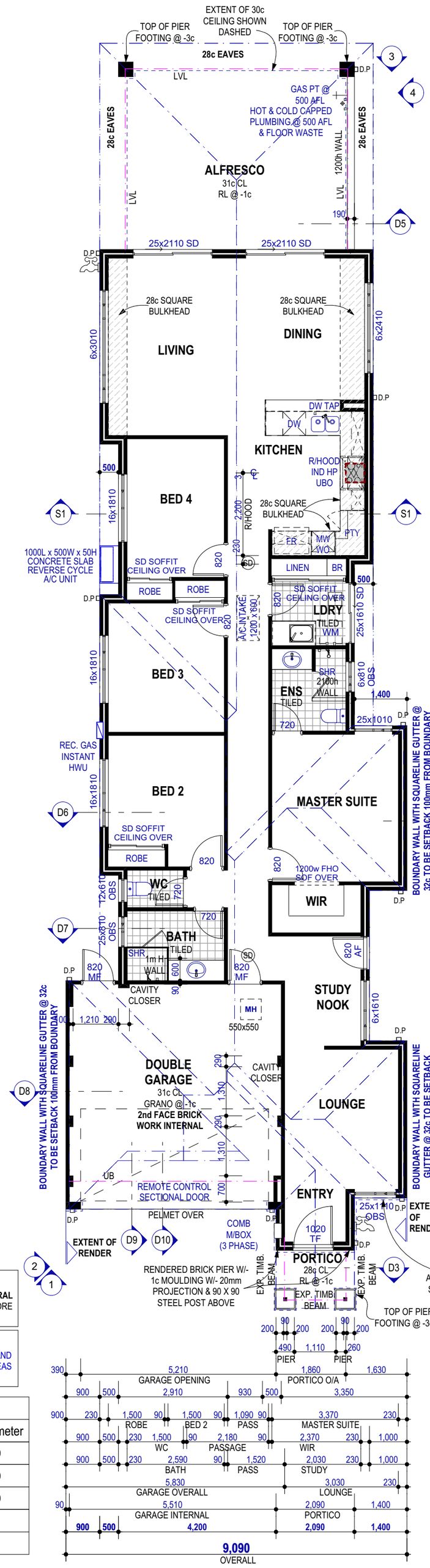
FIXING CARPENTER NOTE:

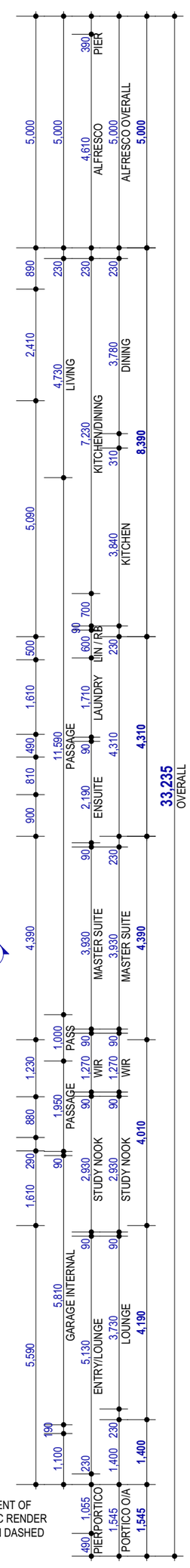
LINEN:
4x 450w SHELVES
ROBE & WIR:
LAMINATE SHELF & RAIL @ 1750
NOTE:
UPRIGHT SUPPORT PANELS REQUIRED FOR SHELVING EXCEEDING 1800mm. EXACT LOCATIONS DETERMINED ON SITE AT FIXING CARPENTERS DISCRETION.

ENERGY EFFICIENCY COMPLIANCE:

* R 4.0 CEILING INSULATION
* **CAVITY INSULATION TO ALL EXTERNAL CAVITY WALLS** TO ACHIEVE ENERGY COMPLIANCE. MATERIAL TO FINISH 500mm BEYOND CORNERS
* SELF SEALING EXHAUST FANS
* THERMAL BREAK TO BE LOCATED VERTICALLY BETWEEN THE GARAGE SLAB AND THE INTERNAL BRICKWORK.







FLASHING NOTE:

ALL CAVITY CLOSERS AND **STRUCTURAL COLUMNS** TO BE FLASHED WITH ALCORE FLASHING AS PER A.S.

DOUBLE GLAZING

DOUBLE GLAZING TO ALL WINDOWS AND SLIDING DOORS EXCLUDING WET AREAS AND ANY TIMBER JOINERY

AREAS

Name	Area	Perimeter
ALFRESCO	31.450	22.580
GARAGE/STORE	34.566	23.660
HOUSE	161.371	74.040
PORTICO	3.230	7.271
	230.617 m²	

ENGINEERS NOTE:

ALL ENGINEERS NOTATIONS, BEAM LAYOUTS & STRUCTURAL COLUMNS AS PER ENGINEERS DRAWINGS.

BRICK LAYER NOTES:

RENDER TO FRONT ELEVATION: EXTENT OF ACRYLIC RENDER TO ENTIRE FRONT ELEVATION. CONTRASTING RENDER TO PORTICO PIERS.

BRICKLAYER NOTE:

EXTERNAL BRICKS TO BE 290 X 162 X 90 (1st external course to be 2 course bricks laid in THIRD BOND)

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redink HOMES
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STANDARD UPDATE = v18 171208 KBG

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'8'				
'9'				

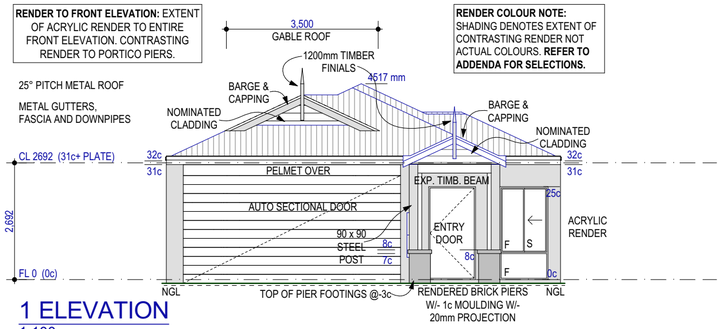
CLIENT:
CHOI

SITE ADDRESS:
PROPOSED SSL 1 OF LOT
880 LORIS WAY
KARDINYA WA 6163

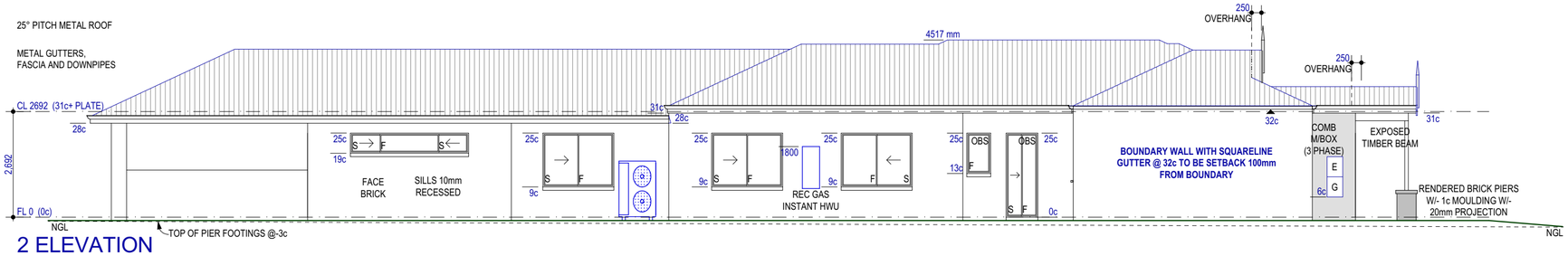
SALES: WANDA CHAN
DRAWN: ZZ

CALIFORNIA - THE LOT
FLOOR PLAN A2

DATE: 17/06/2021
SCALE: 1:100
SHEET N°: 05 of 12
REVISION N°: 3
JOB N°: 2012011M



1 ELEVATION
1:100



2 ELEVATION
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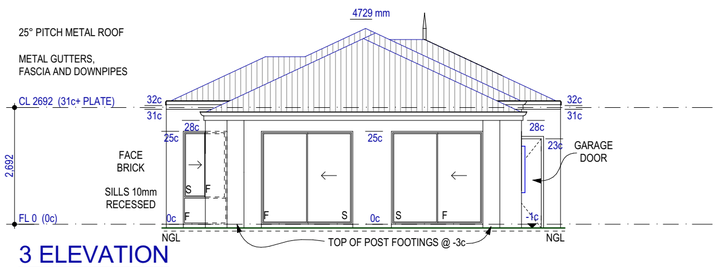
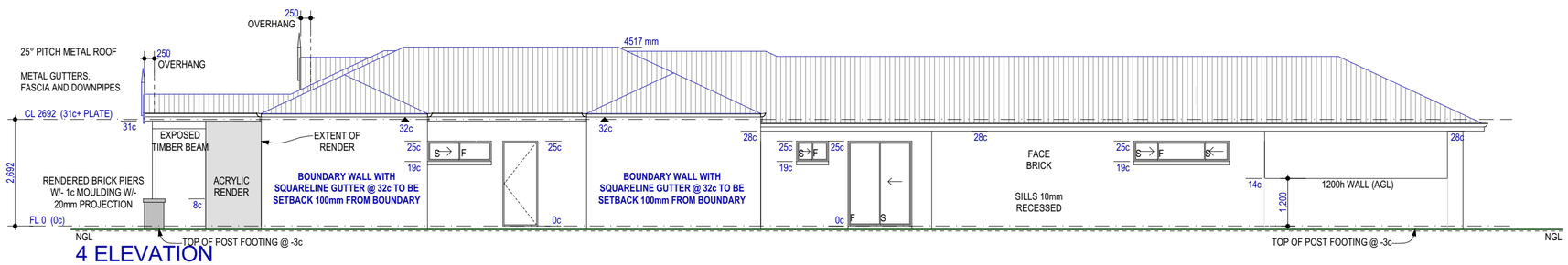
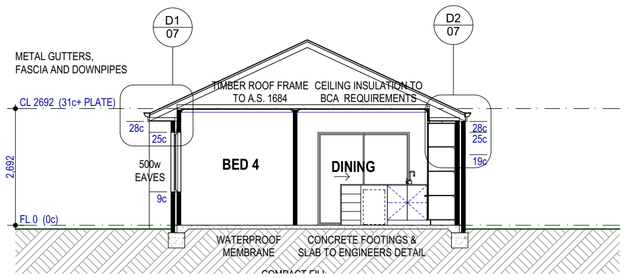


3 ELEVATION
1:100



4 ELEVATION
1:100



S1 HOUSE SECTION
1:100

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STANDARD DRAWING - V8 - 17-12-08

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SALES: WANDA CHAN

CALIFORNIA - THE LOT
ELEVATIONS & SECTION A2

DATE: 17/06/2021
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REVISION N°: 3
JOB N°: 2012011M
DRAWN: ZZ