This information is provided from TechnologyOne ECM

CL @ 30c THRU'OUT
ALL UNLESS OTHERWISE NOTED

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

ALL DIMENSIONS ARE TO PRE-FINISHED WALLS (NO PLASTER)

EXTENT OF RENDER AS MARKED.
REFER TO ELEVATIONS.

BRICKLAYER NOTE
RUN KITCHEN / SCULLERY BENCHTOP UNDER WINDOW FRAME. CUT BWK DOWN TO SUIT BENCHTOP SELECTION.

TOP OF PIER FTG @ -03c U.N.O

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

ROOF CARPENTER NOTE
NOTE: PLANS DETAILED FOR "TRADITIONAL" ROOF FRAME CONSTRUCTION CONFORMING TO A.S. 1684. U.N.O

TRIM OUT CEILING JOISTS TO 550 X 550 AT MANHOLE LOCATION

ENSURE ROOFING MEMBERS ARE KEPT CLEAR OF RANGEHOOD FLUE

PLUMBER NOTE
DOWNPIPE & FLOOR WASTE LOCATIONS ARE INDICATIVE ONLY & MAY CHANGE AT THE DISCRETION OF THE PLUMBER..

COLD WATER TAP FOR DISHWASHER

FIXING CARPENTER NOTE
ALL ROBES TO HAVE 1X SHELF & HANGING RAIL 450W

ALL LINENS, BUILT-IN P'TRYS, INTERNAL STORES TO HAVE 4X SHELVES @ 400 CTS 450W

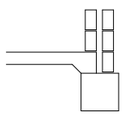
BROOM & CLOAK CUP'DS TO HAVE 1X SHELF

ALL TOP SHELVES @ 1750 AFL

FLOOR COVERINGS: REFER TO ADDENDA

OTHER NOTES
PROVIDE R4.1 INSULATION TO CEILING THRU' OUT HOUSE AND GARAGE ONLY TO BCA REQ.

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



BRICK LAYER NOTES:
EXTENT OF RENDER TO GF FRONT, GF REAR ELEVATION &
ENTIRE UPPER FLOOR.

RENDER COLOUR 1 : - - - - - - - - - - -
TILING : — — — — —

EXTENT AS SHOWN ON PLAN.

NCC NOTE:
LIFT OFF HINGES WHERE REQUIRED IN ACCORDANCE WITH BCA PART 10.4.2 OF HOUSING PROVISIONS

NCC NOTE:
GUTTERS & DOWNPIPES IN ACCORDANCE WITH AS3500.3 & NCC

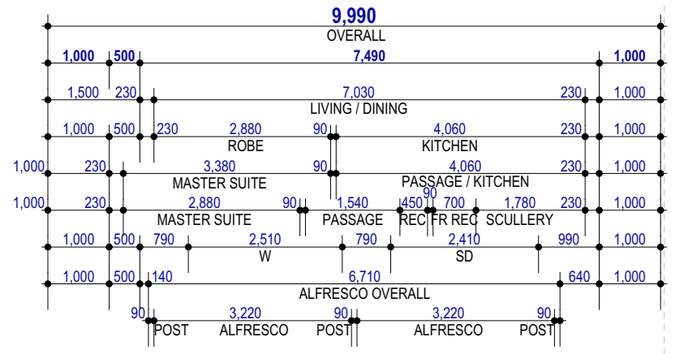
TERMITE TREATMENT NOTE:
TERMITE TREATMENT WILL BE CARRIED OUT IN ACCORDANCE WITH HOUSING PROVISIONS PART 3.4 OF THE NCC - BUILDING CODE OF AUSTRALIA AND AS3660.1:2014 THROUGH THE USE OF TERMITE RESISTANT MATERIALS FOR ALL PRIMARY BUILDING ELEMENTS, AS FOLLOWS:
*CONCRETE SLAB IN ACCORDANCE WITH AS2870 & AS3600
*MASONARY IN ACCORDANCE WITH AS3700
*PRESERVATIVE TREATED TIMBER IN ACCORDANCE WITH AS1604 AND APPENDIX D OF AS3660.1:2014

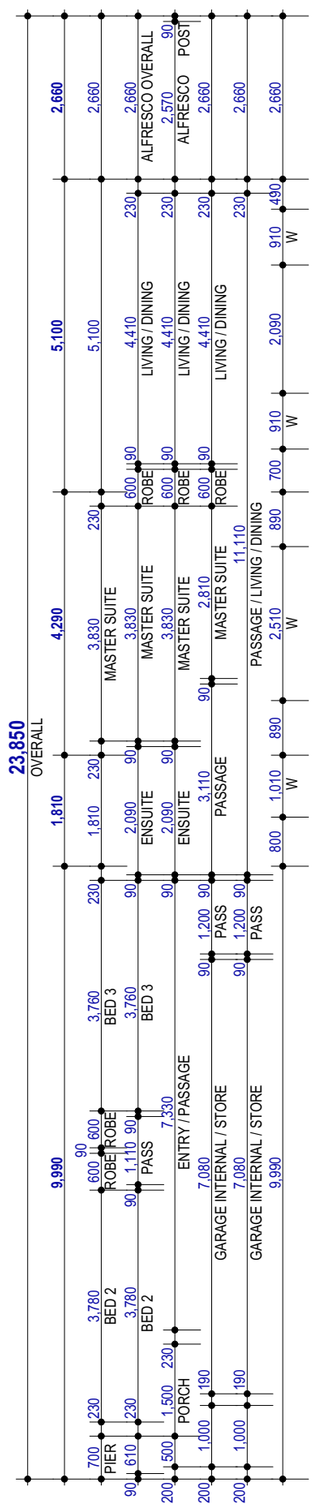
PBDB THERMAL COMPLIANCE:
INSULATE ALL EXTERNAL CLASS 1 BRICK CAVITY WALLS- APPROX. 95m2 ~~~~~~~~~~

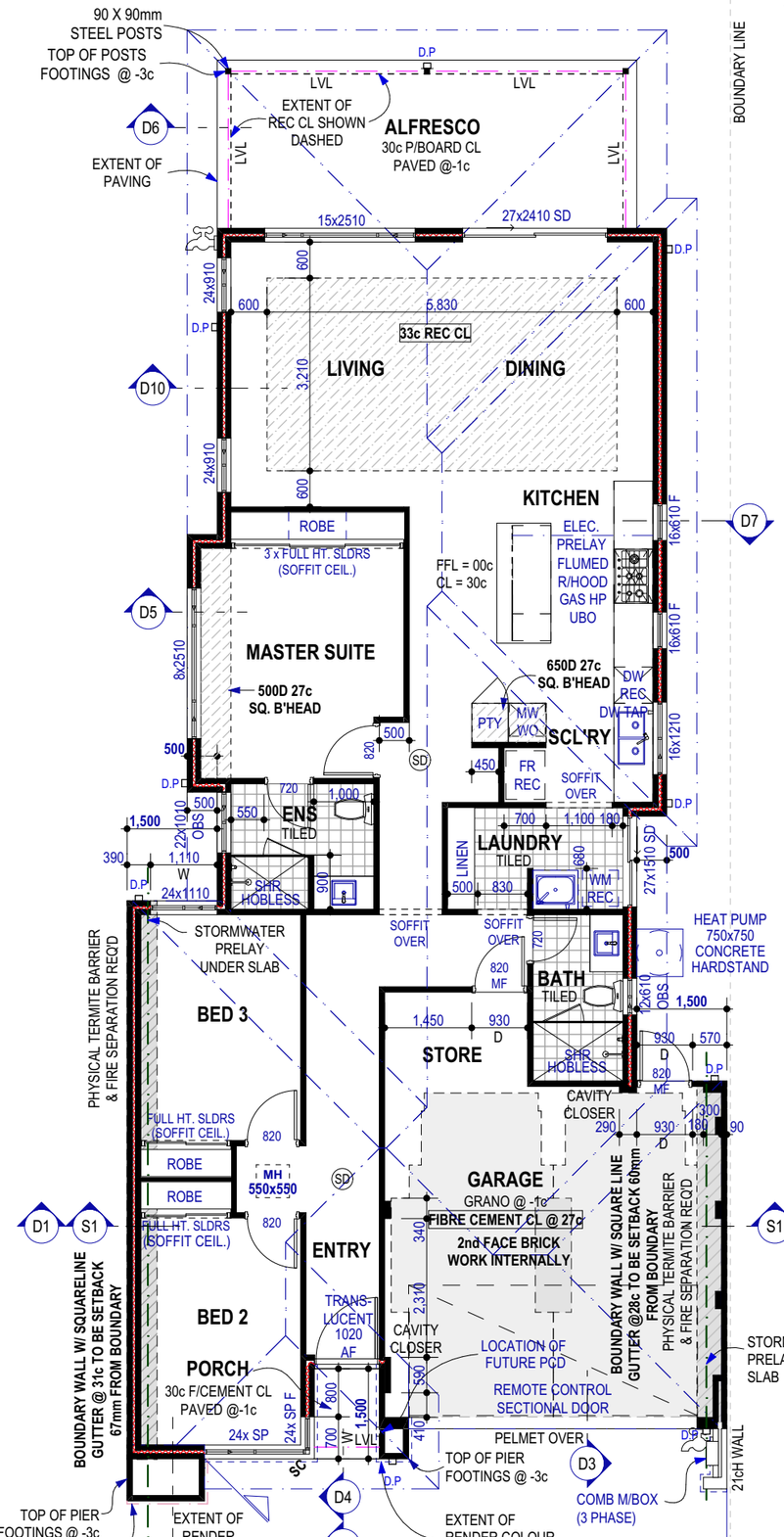
INTERNAL DOORS NOTE:
ALL INTERNAL DOORS TO BE 2040H (25c) U.N.O

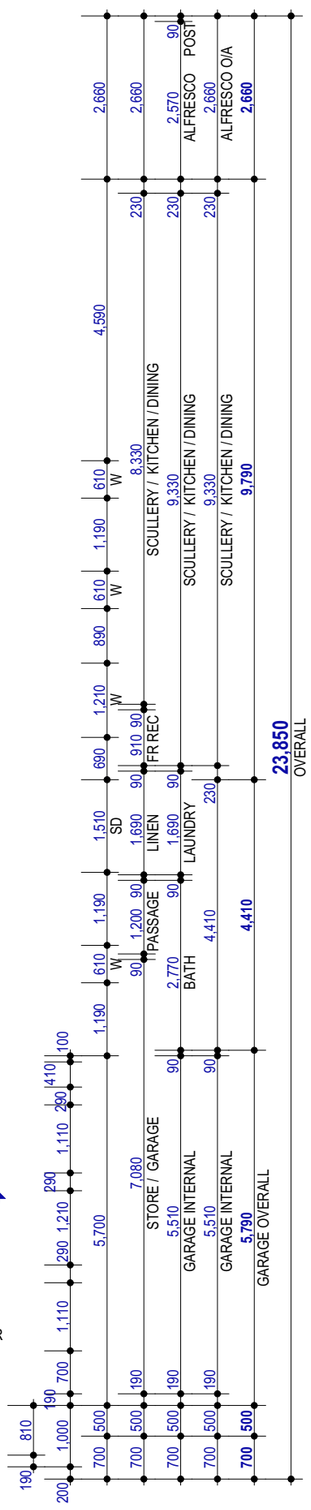
___BUILD METHOD:	**CFBW**
___GROUND FLOOR:	**Double Brick, Slab on Ground**
___ROOF TYPE:	**Colorbond**

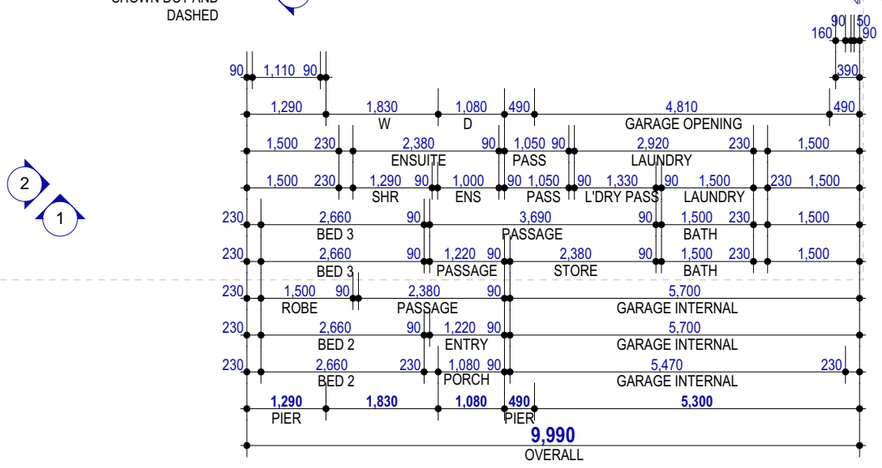
SITE CLASSIFICATION	: **A**
FOOTING DETAIL	: **A85**
WIND CATEGORY	: **N1**
CORROSION CLASS	: **R3**











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THIS IS ONE OF THE DRAWINGS REFERED TO IN THE CONTRACT :
OWNER .....DATE.....
OWNER .....DATE.....
BUILDER .....DATE.....

101
BUILDERS REGISTRATION N° 13521
136 HASLER ROAD
OSBORNE PARK WA 6017
Phone (08) 9208 9100 Fax (08) 9208 9102

© Copyright 2025

VARIATIONS:

REV:	DESCRIPTION:	INT:	DATE:
'1'	CONTRACT DRAWINGS	KNB/RJJ	16.10.2026
'2'			
'3'			
'4'			
'5'			
'6'			
'7'			
'8'			
'9'			

CLIENT: **HO**

SITE ADDRESS:
LOT 124 (#11) VENUS STREET
BATEMAN WA 6150

SALES: SH | DRAWN: KNB | CHECKED: CS

CUSTOM

GROUND FLOOR PLAN (A2)

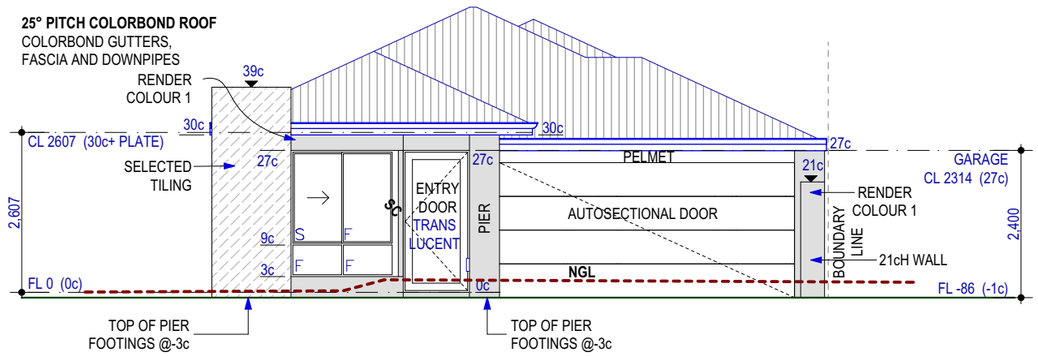
DATE: 22/10/2026 | SHEET N°: 5 of 12
SCALE: 1:100
REVISION N°: 01 | JOB N°: 2606026R

AREAS

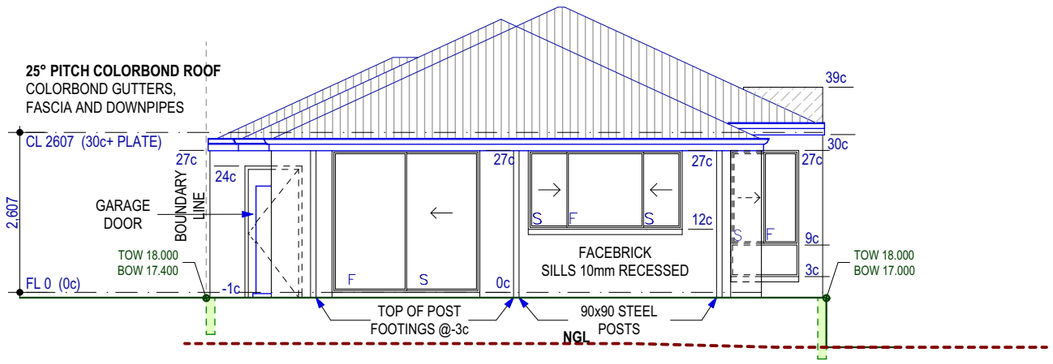
Name	Area	Perimeter
HOUSE	133.572	64.500
GARAGE/STORE	36.452	26.300
ALFRESCO	19.572	19.580
PORCH	1.865	6.140
TOTAL	191.461 m²	

Document Set ID: 7560759
Version: 1, Version Date: 20/10/2026
Print Date: 28 October 2026, 12:24 pm

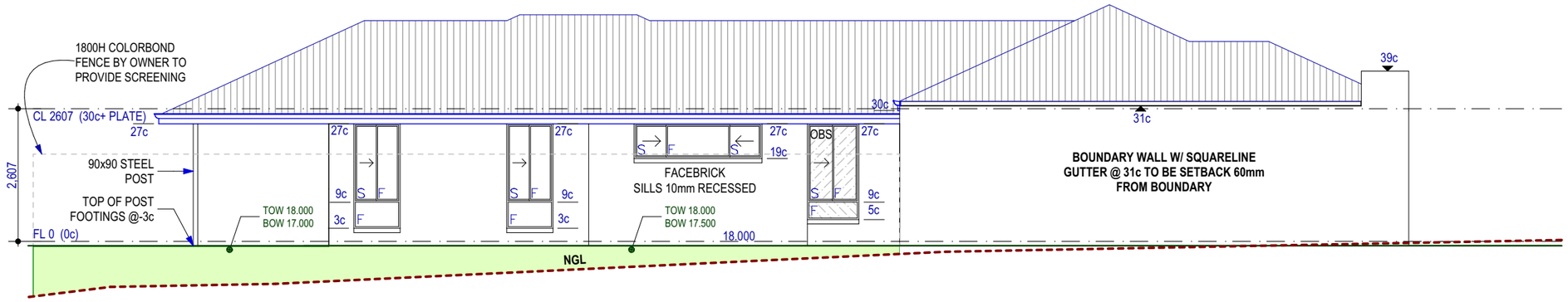
This information is provided from TechnologyOne ECM



1 ELEVATION
1:100

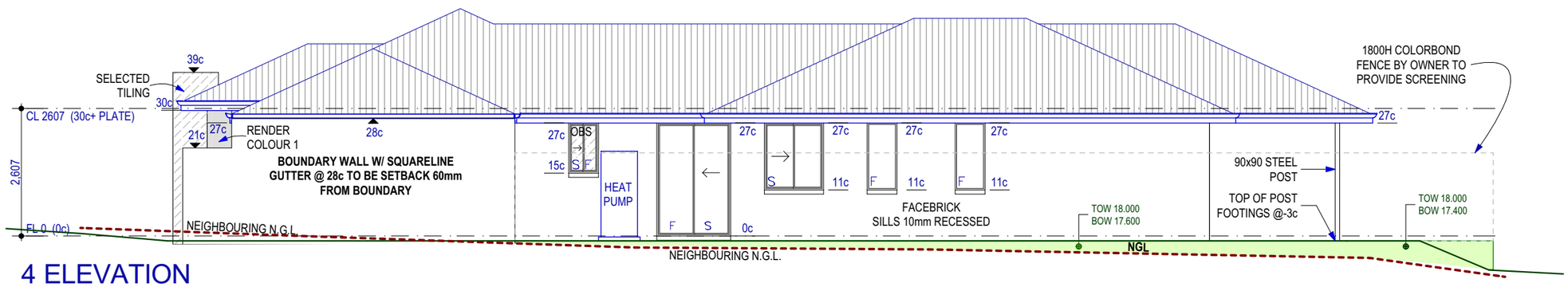


3 ELEVATION
1:100

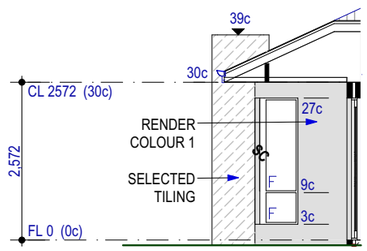


2 ELEVATION
1:100

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4 ELEVATION
1:100



5 ELEVATION
1:100

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

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

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BUILDERS REGISTRATION N° 13521
136 HASLER ROAD
OSBORNE PARK WA 6017
Phone (08) 9208 9100 Fax (08) 9208 9102

VARIATIONS:

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'5'			
'6'			
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'8'			

CLIENT: **HO**

SITE ADDRESS:
LOT 124 (#11) VENUS STREET
BATEMAN 6150 WA

SALES: SH | DRAWN: KNB | CHECKED: CS

CUSTOM

ELEVATION

DATE: 22/10/2026 | SHEET N°: 6 of 12
SCALE: 1:100
REVISION N°: 01 | JOB N°: **2606026R**

Proposed Panel + Post Retaining.

Panel & Post Retaining (required) By owner

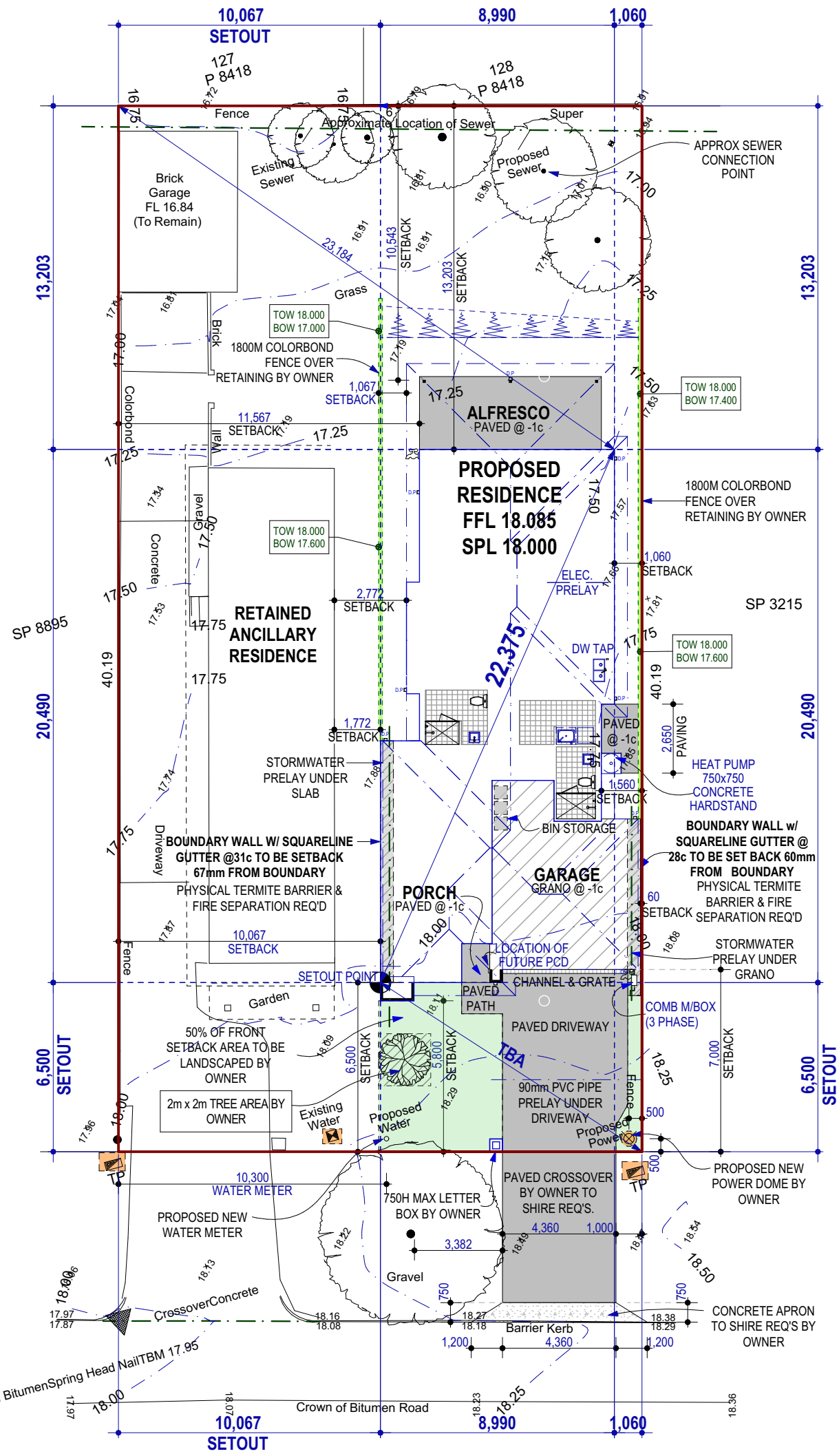
BRICK LAYER NOTE:
RUN KITCHEN / SCULLERY BENCHTOP UNDER WINDOW FRAME. CUT BWK DOWN TO SUIT BENCHTOP SELECTION.

This information is provided from TechnologyOne ECM

SITE COVERAGE

ZONED	R20
% ALLOWED	50%
SITE AREA	808.94m²
SITE COV. AREA	191.27m²

SITE COVER =23.6%



North

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STORMWATER NOTE:
STORMWATER DISPOSAL TO ENGINEER'S SPECIFICATIONS.

SITE CLASSIFICATION	: **A**
FOOTING DETAIL	: **A85**
WIND CATEGORY	: **N1**
CORROSION CLASS	: **R3**

TERMITE TREATMENT NOTE:
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*MASONARY IN ACCORDANCE WITH AS3700
*PRESERVATIVE TREATED TIMBER IN ACCORDANCE WITH AS1604 AND APPENDIX D OF AS3660.1:2014

CONCRETE NOTE:
25mm RECESS TO ALL WET AREA'S & 50mm SETDOWN TO SHR & BATH. MAINTAIN REQUIRED SLAB THICKNESS TO ENG'S REQUIREMENTS

PLUMBER'S NOTE:
PROVIDE SEWER REFLUX VALVE AT SEWER JUNCTION FOR HOBLESS SHOWERS.

Proposed Panel + Post Retaining. — **Panel & Post Retaining (required) By owner**

- LOCATION OF SERVICES

PRELAY NOTE:
ELECTRICAL PRELAY REQUIRED FOR ISLAND CUPBOARD REFER TO FLOOR PLAN

LEGEND

- Gas Meter
- Drain
- Power Pole
- Light Pole
- Power Dome
- Telecom Pit
- Post / Bollard
- Sewer Inspect Pit
- Sewer Manhole
- Gully Trap
- Water Meter
- Water Hydrant
- Tree

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OWNER .....DATE.....
OWNER .....DATE.....
BUILDER .....DATE.....

101 Life
BUILDERS REGISTRATION N° 13521
136 HASLER ROAD
OSBORNE PARK WA 6017
Phone (08) 9208 9100 Fax (08) 9208 9102

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11,969

VARIATIONS:

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'2'			
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CLIENT: **HO**

SITE ADDRESS:
LOT 124 (#11) VENUS STREET
BATEMAN 6150 WA

SALES: SH | DRAWN: KNB | CHECKED: CS

CUSTOM

SITE PLAN

DATE: 22/10/2026 | SHEET N°: 3 of 12
SCALE: 1:200, 1:100
REVISION N°: 01 | JOB N°: 2606026R