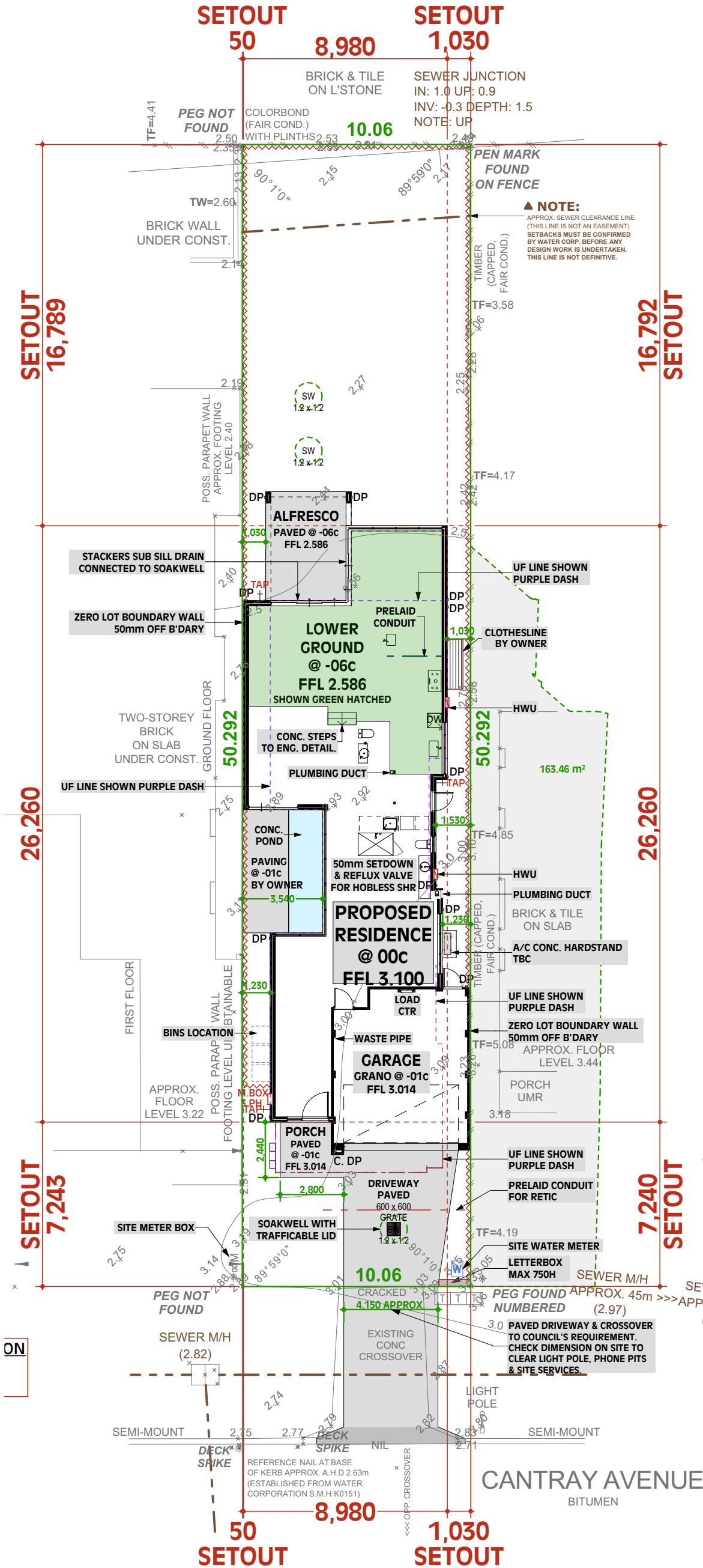




NOTE:
RESTRICTIVE COVENANT.
REFER TO SEC
SEE DOCUMENT T4505/42
AS MODIFIED BY DOC C121677

LOT MISCLOSE
0.000m

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 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.

NOTE:
CONTOUR & FEATURE SURVEY HAS BEEN ALIGNED USING CADASTRAL CONTROL INFORMATION. POSITIONS OF ALL FEATURES RELATIVE TO BOUNDARIES SHOULD BE HIGHLY ACCURATE.

LEGEND	
POWER DOME	
POWER POLE	
PHONE PITS	
WATER CONN.	
TOP PILLAR/POST	
TOP WALL	
TOP RETAINING	
TOP FENCE	

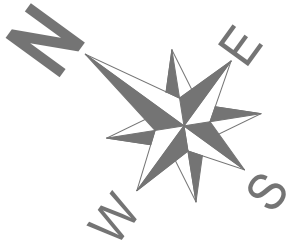
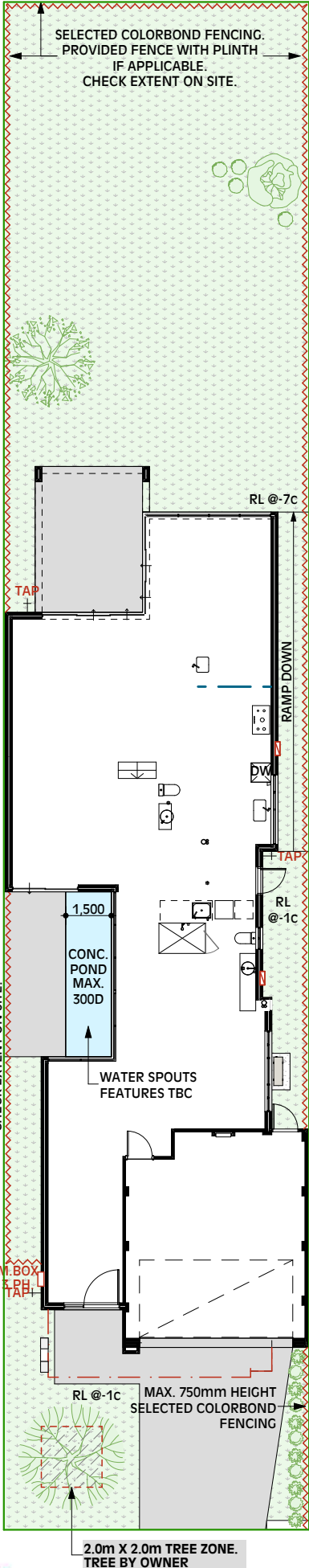


Soak Well Type	No.
SW 1200x1200	3
Total Capacity	4.1 m3
Roof Area GF	49.2 m2
Paved Area	52.1 m2
Roof Area UF	222.1 m2
Total Area	323.4 m2
Capacity Required (Area x 0.0125)	4.0 m3
Extra Capacity Provided	0.0 m3

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

OVERSHADOWING CALCULATION
ADJOINING PROPERTY AREA = 1012m²
AREA OF OVERSHADOWING = 163.46m²
OVERSHADOWING % = 16.1%

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REV Int. Description Date
1. PRELIMINARY PLANS NOT FOR CONSTRUCTION
2. INITIAL CLIENT REQUESTS 09.09.26
3. REVISE CLIENT REQUESTS 14.09.26
4. SITE WORKS PS 14.09.26

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BEAUMONDE HOMES
A DIVISION OF AINTREE HOLDINGS PTY LTD REG No:7082
SUITE 1, 30 HASLER ROAD,
OSBORNE PARK, WA. 6017
TEL: (08) 9446 3388 FAX: (08) 9446 3348
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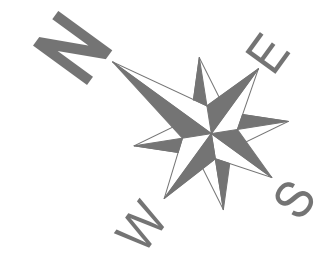
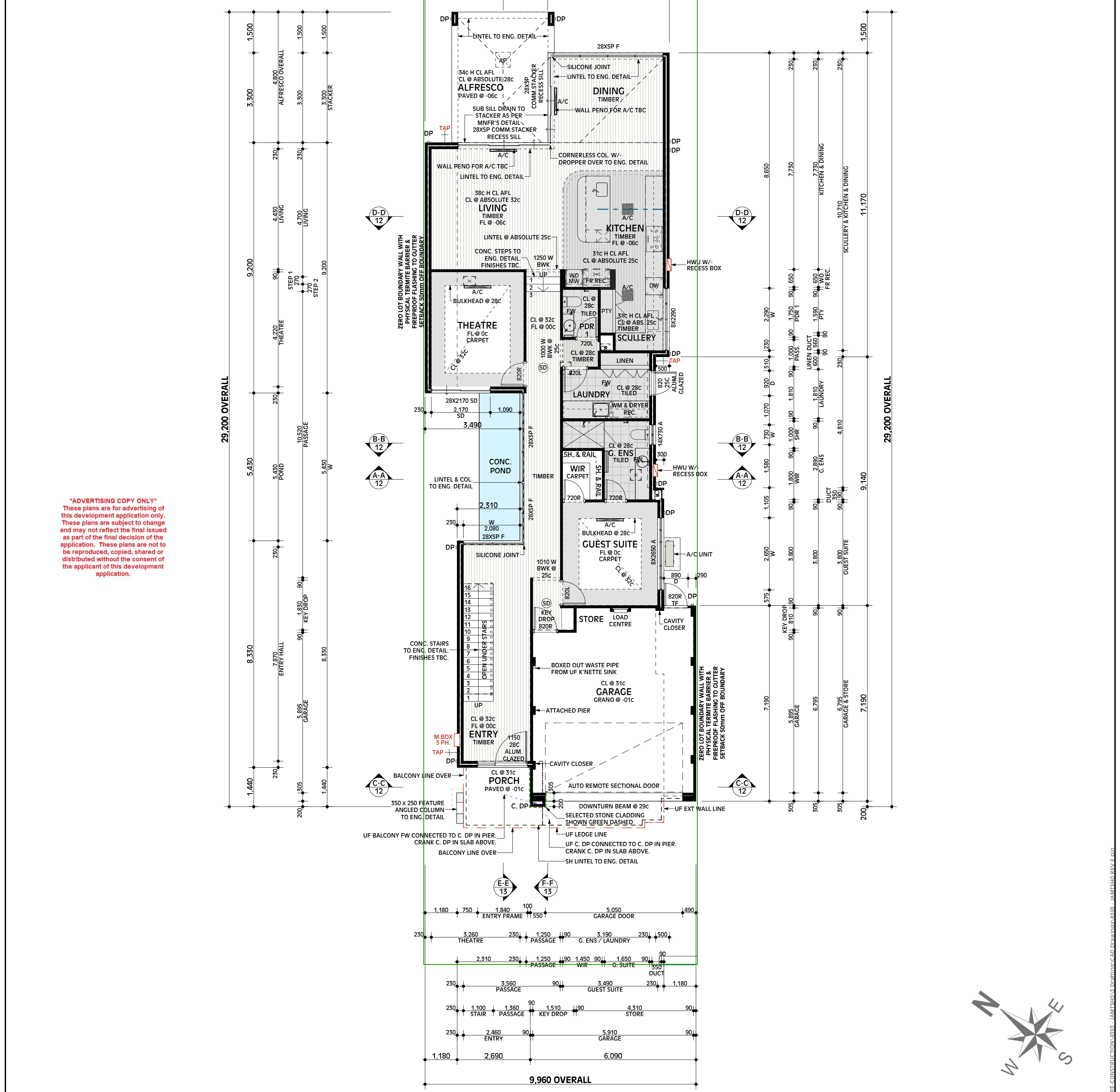
HOUSE MODEL:
COMO DISPLAY
CLIENT:
JAMTSHO
SCALE: 1:200
DATE: 16/09/2026
DRAWN: DA

DRAWING:
EXT WORKS & SITE PLAN
ADDRESS:
LOT 301 (#7B)
CANTRAY AVENUE
APPLECROSS
PAGE: 2 of 22
JOB NO: 4393
SIZE: A3

FINAL PLANS DATE:
OWNER: WITNESS:.....
OWNER: WITNESS:.....
BUILDER:

GENERAL NOTES:
-REFER TO BRICK SETOUT PLANS FOR MORE DIMENSIONS.
-EXACT NUMBER AND LOCATION OF ROOF STEEL TO BE DETERMINED BY ESTIMATING DEPARTMENT.
-EXHAUST FANS FLUE TO EXTERNAL AIR.
-ROOF EXHAUST VENTS NOT TO BE VISIBLE FROM FRONT ELEVATION WHEREVER POSSIBLE.
-LIFT OFF HINGES TO ALL POWDER & WC SWING DOORS.
-ALL HATCHES ARE FOR INDICATIVE PURPOSES ONLY UNLESS NOTED OTHERWISE. REFER TO ADDENDA FOR SELECTIONS, LAYING PATTERNS-ETC.
ROOF CARPENTER NOTE!
PACK BOTTOM OF VALLEY BOARDS. TOP OF VALLEY BOARD TO BE FLUSH WITH THE TOP OF FASCIA
NOTE! PROVIDE A SLOPE OF 5mm PER 1 LINEAL METRE WITH A MINIMUM OF 15mm TO ALL BOX GUTTERS AND/OR 'V' GUTTERS AS PER AS/NZS 3500.3:2018
NOTE: ENERGY COMPLIANCE ASSESSMENT PENDING
NOTE: STRUCTURAL ENGINEERING REPORT PENDING
NOTE: A/C DRAWING PENDING

3
4



AREAS		
Location	Area	Perimeter
Ground Floor		
Living	160.85	75.7
Garage	41.38	26.6
Alfresco	17.34	17.1
Porch	8.80	18.8
	228.37 m²	138.2 m
Upper Floor		
Living	165.86	71.6
Balcony	6.15	10.0
	172.01 m²	81.6 m
	400.38 m²	219.8 m

REV	Int.	Description	Date
1	EC	INITIAL CLIENT REQUESTS	09.09.26
2	DA	REVISED CLIENT REQUESTS	14.09.26
3	DA	PCV 1 & 2	

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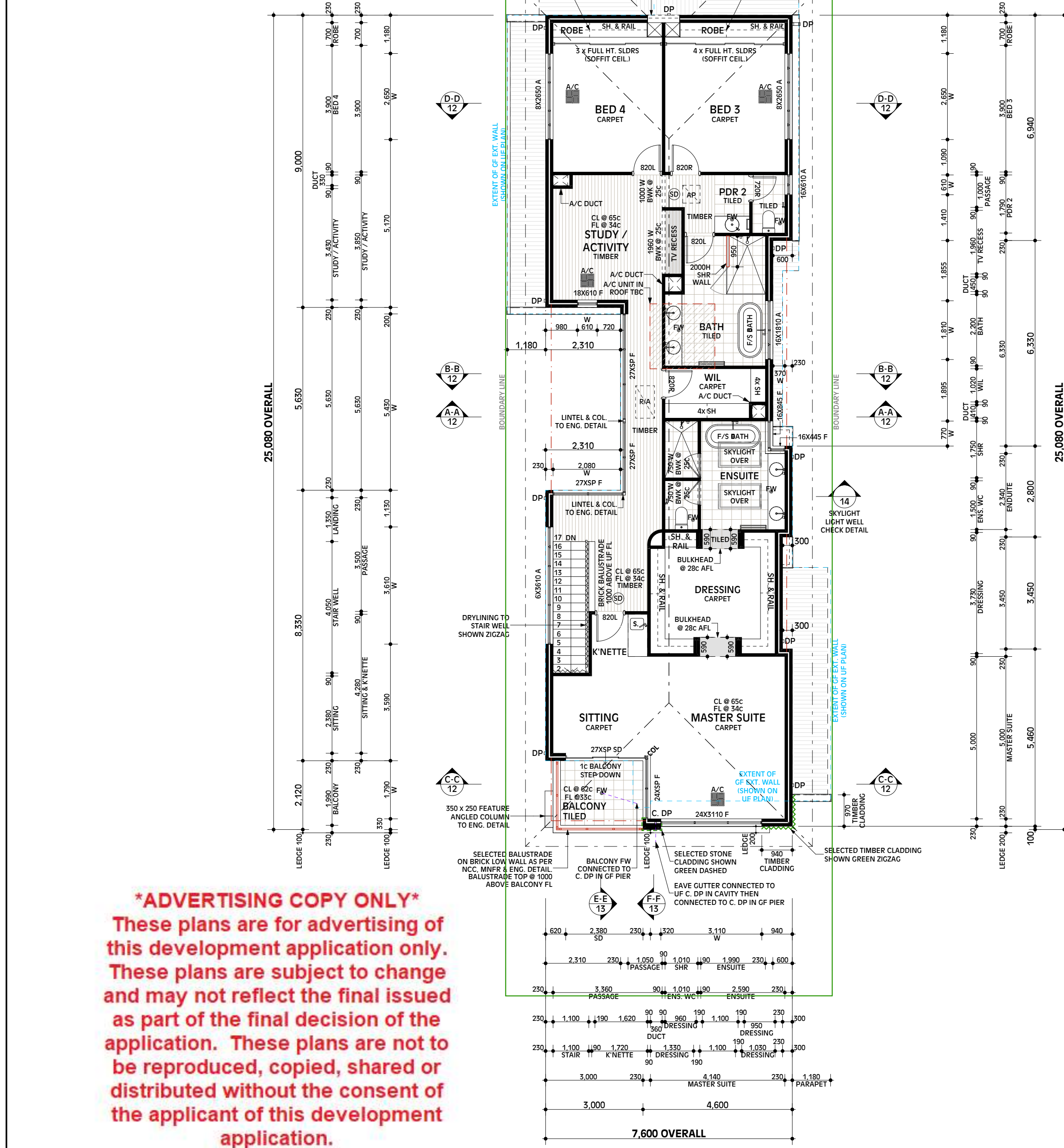
HOUSE MODEL:
COMO DISPLAY
CLIENT:
JAMTSHO
SCALE: 1:100, 1:200
DATE: 16/09/2026
DRAWN: DA

DRAWING:
GROUND FLOOR
ADDRESS:
**LOT 301 (#7B)
CANTRY AVENUE
APPLECROSS**
PAGE: 4 of 22
JOB No: 4393
SIZE: A2

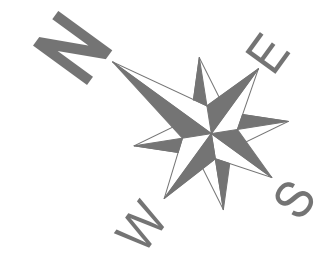
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OWNER: WITNESS:
OWNER: WITNESS:
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NOTE: WINDOW PROTECTION TO WINDOWS AS PER NCC VOL 2, 3.9.2.6 & 3.9.2.7
NOTE: ENERGY COMPLIANCE ASSESSMENT PENDING
NOTE: STRUCTURAL ENGINEERING REPORT PENDING
NOTE: A/C DRAWING PENDING

3
4



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2
1

REV	Int.	Description	Date
1	EC	INITIAL CLIENT REQUESTS	09.09.26
2	DA	PCV 1 & 2	14.09.26

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OSBORNE PARK, WA, 6017
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HOUSE MODEL: COMO DISPLAY	DRAWING: UPPER FLOOR
CLIENT: JAMTSHO	ADDRESS: LOT 301 (#7B) CANTRY AVENUE APPLECROSS
SCALE: 1:100, 1:200 DATE: 16/09/2026	DRAWN: DA PAGE: 6 OF 22
JOB No: 4393	SIZE: A2

AREAS	Location	Area	Perimeter
Ground Floor			
	Living	160.85	75.7
	Garage	41.38	26.6
	Alfresco	17.34	17.1
	Porch	8.80	18.8
		228.37 m²	138.2 m
Upper Floor			
	Living	165.86	71.6
	Balcony	6.15	10.0
		172.01 m²	81.6 m
		400.38 m²	219.8 m

FINAL PLANS DATE:
OWNER: WITNESS:
OWNER: WITNESS:
BUILDER:

X:\NEW SERVER SET-UPS\PUBLIC - CLIENTS\PRE-CONSTRUCTION\4393 - JAMTSHO\REV 01.DWG

NOTE: PAINTED SAND FINISH RENDERED TO EXTERNAL WALLS UNLESS NOTED OTHERWISE

SELECTED BALUSTRADE ON
4c H x 230w BRICK LOW WALL
AS PER NCC, MNFR & ENG. DETAIL
BALUSTRADE TOP @ 1000
ABOVE BALCONY FL

METAL DECK ROOF
@ 19° 48' pitch

SELECTED STONE CLADDING

UF CL 5571 (65c)

2657

FEATURE ANGLED COLUMN
AS PER COMO DISPLAY
TO ENG. DETAIL

62c

61c

61c

37c

37c

31c

29c

28c

0c

695

-1c

SELECTED TIMBER CLADDING
AS PER COMO DISPLAY

RAKE RENDER AWAY FROM HOME
TO TOP OF LEDGE

CAP FLASHING

BALCONY FL 33c

SH LINTEL
TO ENG. DETAIL

AUTO SECTIONAL DOOR

70

BOUNDARY NGL
SHOWN RED DASH

UF FL 2914 (34c)

GF CL 2743 (32c)

2743

GF FL 0 (0c)

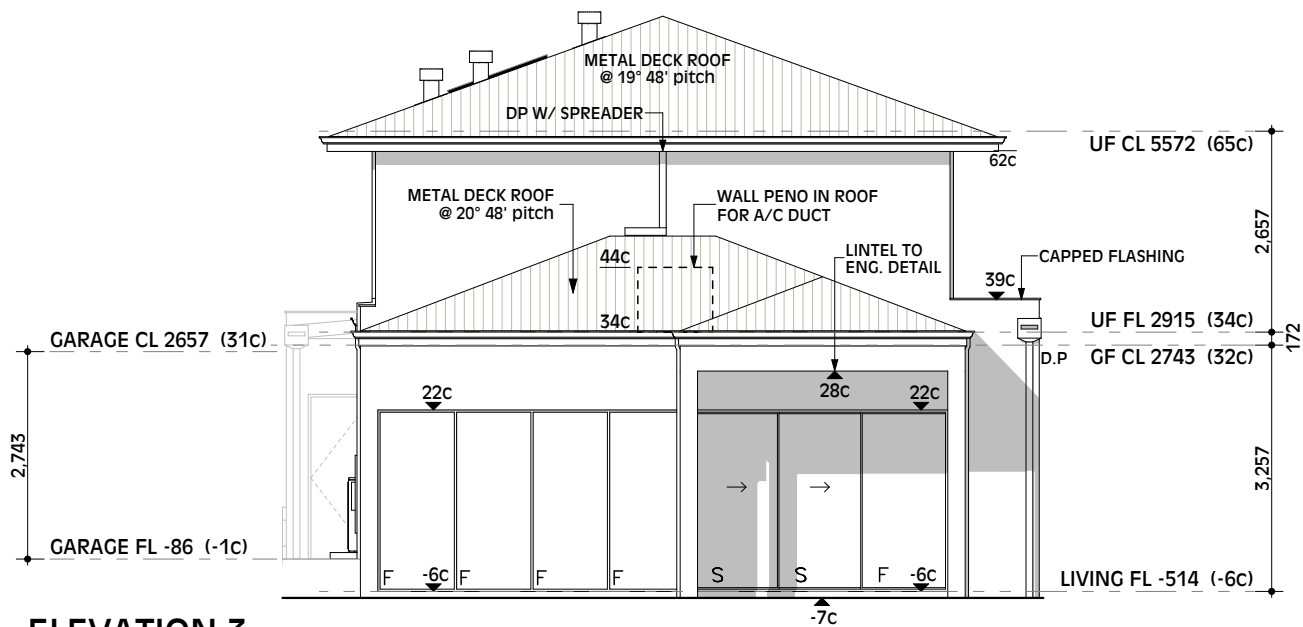
ELEVATION 1
SCALE 1:100

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Document Set ID: 7506612
Version: 2, Version Date: 08/09/2026

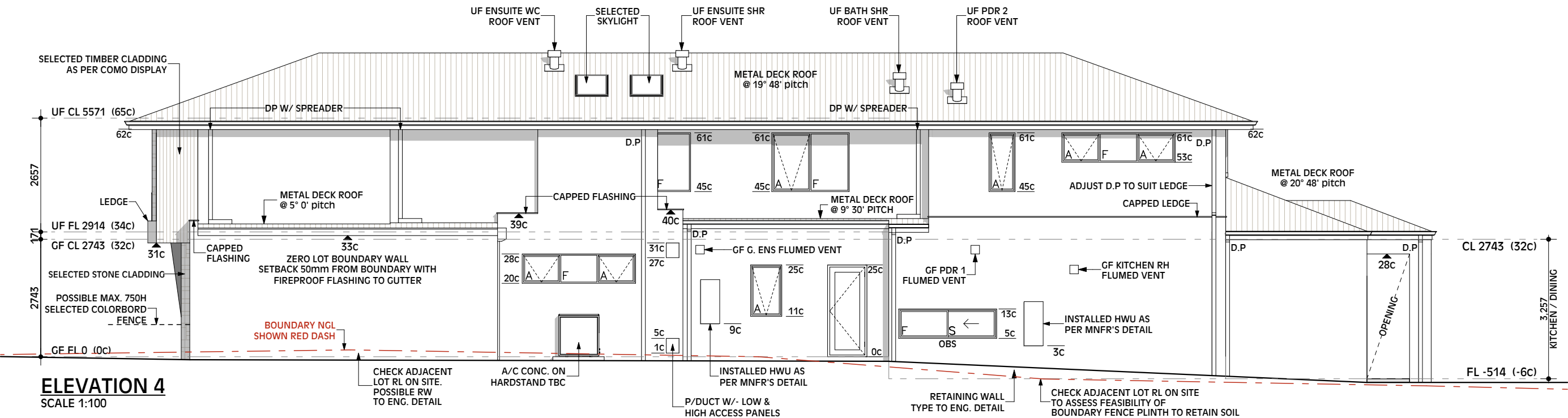
NOTE: WINDOW PROTECTION TO WINDOWS AS PER NCC VOL 2, 3.9.2.6 & 3.9.2.7

NOTE: PAINTED SAND FINISH RENDERED TO EXTERNAL WALLS UNLESS NOTED OTHERWISE



ELEVATION 3
SCALE 1:100

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ELEVATION 4
SCALE 1:100

REV	Int.	Description	Date
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2	DA	REVISED CLIENT REQUESTS	10.09.26
3	PCV	1 & 2	

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HOUSE MODEL:	COMO DISPLAY
CLIENT:	JAMTSHO
SCALE:	1:100
DATE:	16/09/2026
DRAWN:	DA

DRAWING:	ELEVATIONS
ADDRESS:	LOT 301 (#7B) CANTRAY AVENUE APPLECROSS
PAGE:	10 of 22
JOB NO:	4393
SIZE:	A3

FINAL PLANS DATE:	
OWNER:	
WITNESS:	
OWNER:	
WITNESS:	
BUILDER:	

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