

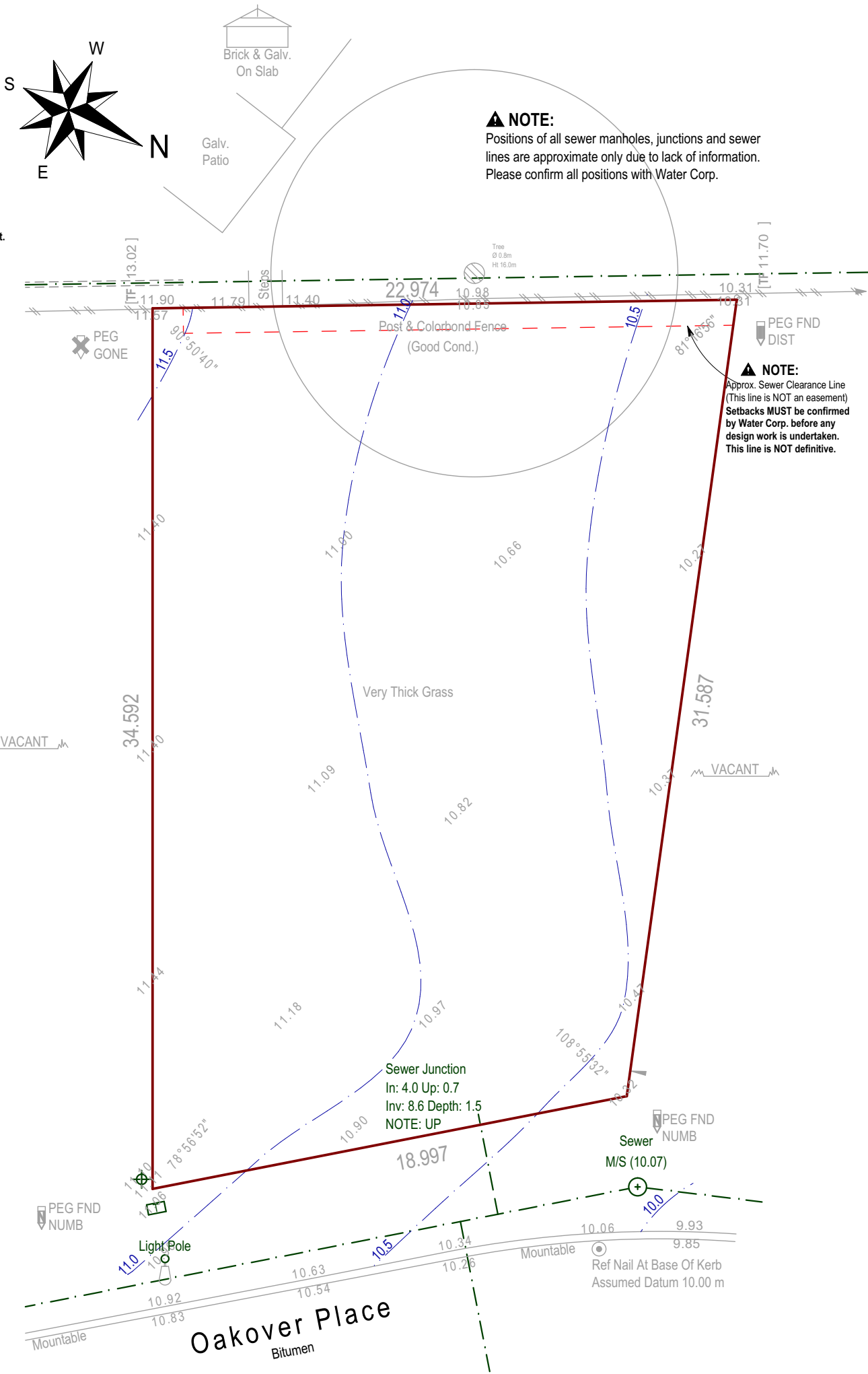
LOT 125 681.12 m<sup>2</sup>

**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.

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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.

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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.



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**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.

**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

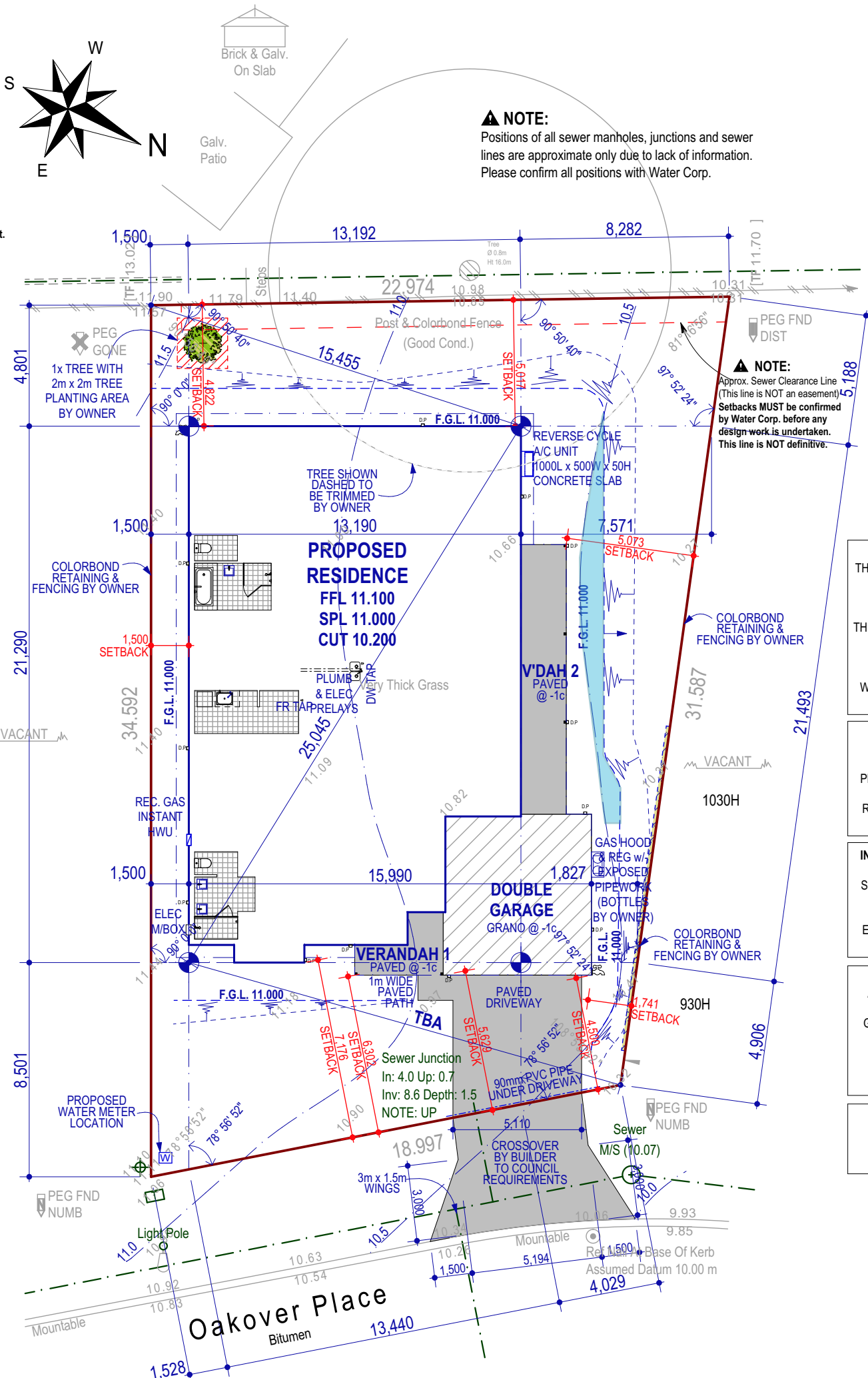
**CONCRETE NOTE:**  
SET SHOWER RECESSES DOWN 50mm & FIT REFLUX VALVE. MAINTAIN REQUIRED SLAB THICKNESS TO ENGINEERS REQUIREMENTS

**PRELAY NOTE:**  
PLUMBING & ELECTRICAL PRELAYS REQUIRED FOR ISLAND CUPBOARD REFER TO FLOOR PLAN

**LANDSCAPING NOTE:**  
MIN 50% OF STREET SETBACK AREA TO BE PERVIOUS AREAS (SOFTSCAPED) BY OWNER AFTER HANDOVER

LOT MISCLOSE  
0.000 m

Scale 1:200 Ref [ 17,820 ]



LEGEND

	Power Dome
	Power Pole
	Phone Pits
	Water Conn.
	Top Pillar/Post
	Top Wall
	Top Retaining
	Top Fence

**LOT INFORMATION**

ZONING: R15  
SITE AREA: 681.12m<sup>2</sup>  
ALLOWED COVER: 50% (340.56m<sup>2</sup>)  
ACTUAL COVER: 43.06% (293.30m<sup>2</sup>)

PLANNING: YES  
PLANNING NOTES:  
- RETAINING OVER 500mm TO RHS BOUNDARY.

SITE CLASSIFICATION : H  
FOOTING DETAIL : C8  
WIND CATEGORY : N2  
COASTAL CONDITIONS : CAT 3

**SAND PAD NOTE:**  
MINIMUM OF 800mm ABOVE CUT BASE.

**STORMWATER NOTE:**  
STORMWATER DISPOSAL  
BUILDER TO BUILDER SUPPLIED  
ENGINEERED CERTIFIED DESIGN &  
TO COUNCIL REQUIREMENTS

**BASE ASSESSMENT**  
THE CUT BASE SHALL BE INSPECTED BY A REPRESENTATIVE FROM STRUTTER CONSULTING ENGINEERS "PRIOR" TO THE PLACEMENT OF THE SAND PAD. THE REQUIREMENT FOR SUB-SOIL DRAINS AND WATERPROOF MEMBRANE WILL BE DETERMINED AT THE TIME OF THE BASE ASSESSMENT.

**INTERNAL THICKENINGS**  
INTERNAL SLAB THICKENINGS ARE REQUIRED FOR THE PROPOSED RESIDENCE AS SPECIFIED ON THE RECOMMENDED FOOTING DETAIL. AS PER A.S. 2870.

**INTERNAL THICKENINGS INSPECTION:**  
INTERNAL THICKENING DETAIL IS SUBJECT TO A INTERNAL THICKENING LAYOUT INSPECTION. IT IS RECOMMENDED THAT AN ENGINEER CONDUCT AN INSPECTION PRIOR TO CONCRETE POUR.

**EARTHQUAKE ZONE**  
AS THIS SITE HAS AN EARTHQUAKE HAZARD FACTOR (Z) GREATER THAN 0.11, A FULL SEISMIC ASSESSMENT IN ACCORDANCE WITH THE CURRENT VERSION OF THE BCA WILL BE REQUIRED.

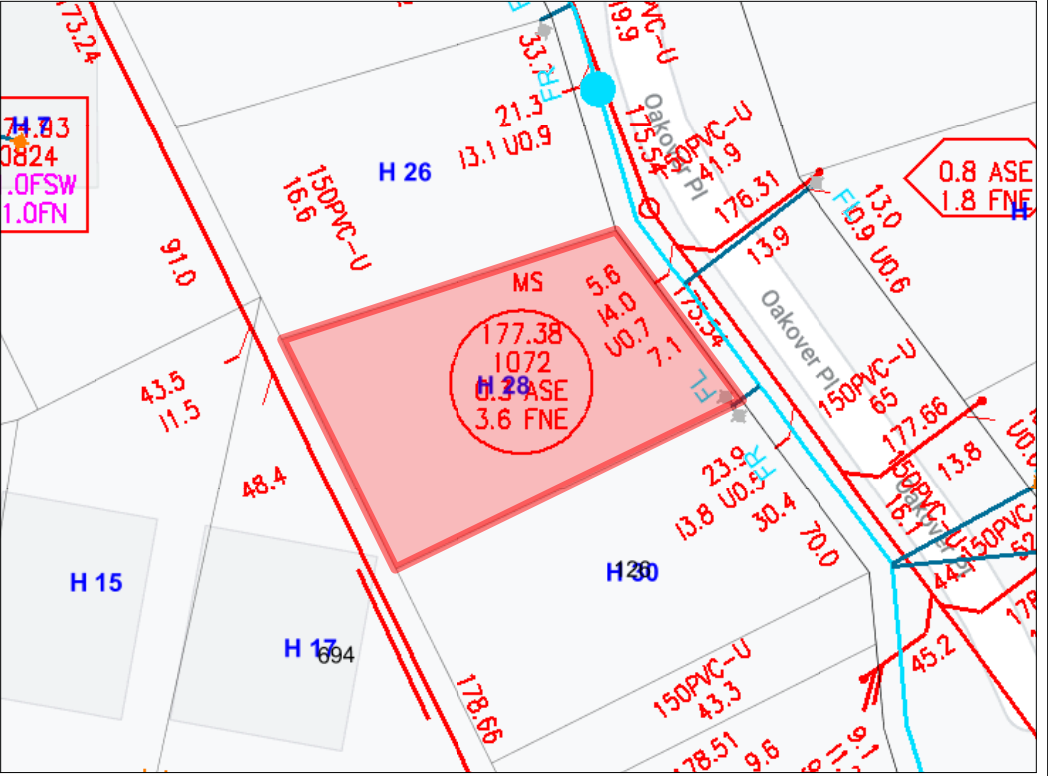
**FENCING REMOVAL NOTE:**  
WHERE REQUIRED FENCING TO BE REMOVED BY OWNER WHEN REQUESTED BY BUILDER

16 Frobisher Street, Osborne Park WA 6017  
Ph: 9208 1111 Fax: 9208 1112

**WARNING :**  
PLAN/DIAGRAM NOT YET APPROVED  
BY TITLES OFFICE. VERIFY LOT  
DIMENSIONS & ANGLES WITH TITLE.

CONTOUR & FEATURE SURVEY

LOT Lot 125 (DP 54087)  
ADDRESS #28 Oakover Place, Northam  
LGA SHIRE OF NORTHAM  
CLIENT Carandang  
ORDER # 2107007M  
GPS Lat: -31.660024 Long: 116.685430  
SSA Yes AREA 681m<sup>2</sup> VOL. 2658 FOL. 548



ELEC.	U/Ground	SEWER	Yes	ROADS	Bitumen	COASTAL	CAT 3
GAS	NO	COMMS	Yes	PATH	Nil	SOIL	Sand, Gravel, Clay, Rock(Poss)
WATER	Yes	DRAINAGE	Poor	KERBS	Mountable	VEG.	Very Thick Grass Cover

BUILDERS REGISTRATION N° 12049  
16 FROBISHER STREET,  
OSBORNE PARK WA 6017  
Phone (08) 9208 1111 Fax (08) 9208 1122  
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**THE ANSWER**  
**SITE PLAN**

DATE: 11/11/2021  
SCALE: 1:200  
SHEET N°: 02 of 11  
REVISION N°: 4  
JOB N°: 2107007M

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	UC	SP	01.09.21
2'	SVO 1	--	SP	11.10.21
3'	PSVO 53459 (ITEM 1-72)	ZZ	AV	09.11.21
4'	VO 53681 (ITEM 1-8)	--	SD	11.11.21
5'				
6'				
7'				
8'				
9'				



**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.

28c CEILINGS UNLESS OTHERWISE NOTED.

**INTERNAL WALL NOTE:**  
INTERNAL WALLS TO BE DRY LINED THROUGHOUT UNLESS NOTED OTHERWISE.

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

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

**FIXING CARPENTER**

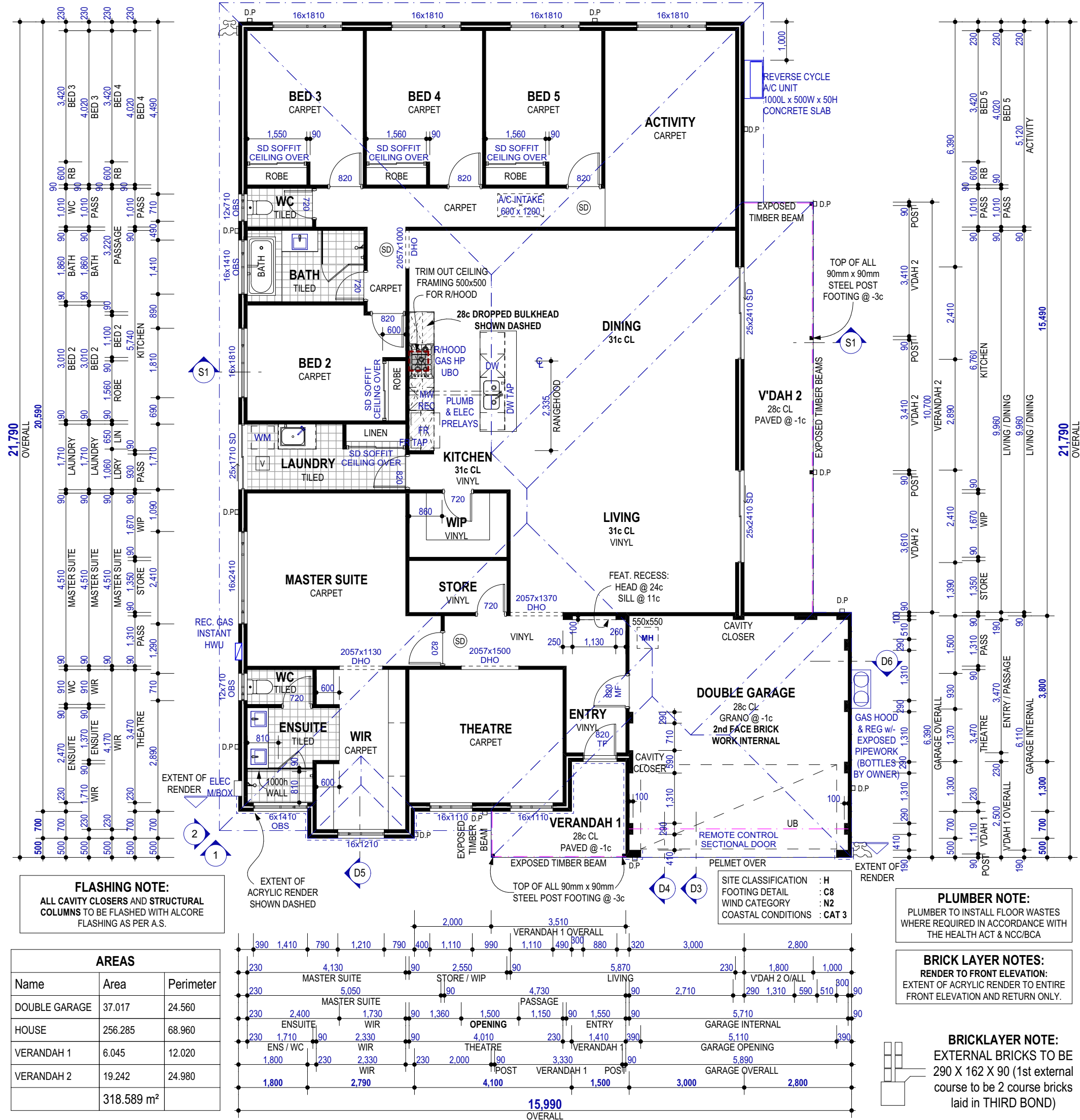
**NOTE:**

**LINEN & WIP:**  
4x 450d SHELVES  
**WIR & ROBES:**  
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  
\* 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.

**AREAS**

Name	Area	Perimeter
DOUBLE GARAGE	37.017	24.560
HOUSE	256.285	68.960
VERANDAH 1	6.045	12.020
VERANDAH 2	19.242	24.980
	318.589 m <sup>2</sup>	

**PLUMBER NOTE:**

PLUMBER TO INSTALL FLOOR WASTES WHERE REQUIRED IN ACCORDANCE WITH THE HEALTH ACT & NCC/BCA

**BRICK LAYER NOTES:**

RENDER TO FRONT ELEVATION: EXTENT OF ACRYLIC RENDER TO ENTIRE FRONT ELEVATION AND RETURN ONLY.

**BRICKLAYER NOTE:**

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

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



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

**VARIATIONS:**

REV: DESCRIPTION:  
1' CONTRACT  
2' SVO 1  
3' PSVO 53459 (ITEM 1-72)  
4' VO 53681 (ITEM 1-8)  
5'  
6'  
7'  
8'  
9'

INT: CHK: DATE:  
UC SP 01.09.21  
- SP 11.10.21  
ZZ AV 09.11.21  
- SD 11.11.21

**CARANDANG**

**SITE ADDRESS:**

**LOT 125 (#28) OAKOVER PLACE  
NORTHAM WA 6401**

SALES: G. GESMUNDO

DRAWN: DC

**THE ANSWER**

**FLOOR PLAN**

DATE: 11/11/2021  
SCALE: 1:1, 1:100

REVISION N°: 4

SHEET N°: 04 of 11  
JOB N°: 2107007M



