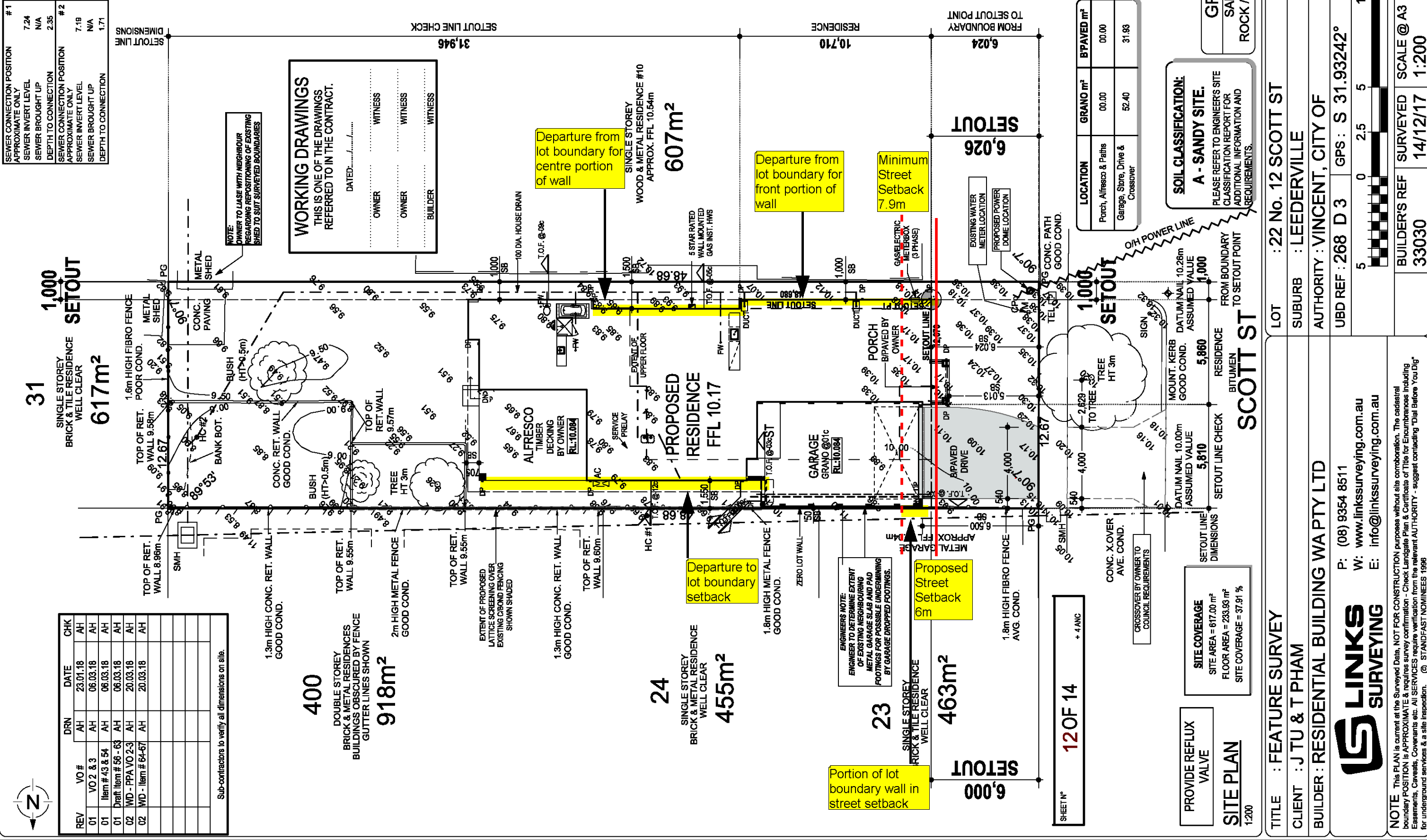




SERVICE LEGEND	
POWER	
CONSUMER POLE	○ CP
POWER POLE	○ PP
LIGHT POLE	○ LP
STAY POLE	○ SP
S. WIRE ANCHOR	○ SWA
UNI PILLAR	⊗
EXPOSED CABLES	○ EC
GAS	
PRE-LAID CONN.	○ GPL
METER	□ GM
SEWERAGE	
MANHOLE	○ SMH
INSPECT. SHAFT	○ IS
INSPECT. OPENING	○ IO
HOUSE CONNECTION	○ HC
HOUSE CONN. INDICATOR	○ HCI
INSPECT. SHAFT CONNECTION	○ ISC
TELE.	
PIT	□ TEL
PRE-LAID CONN.	○ TPL
DRAINAGE	
MANHOLE	⊙ DMH
GULLY/PIT	□
LOT PIT	○ LDP
HOUSE CONN.	○ DHC
SIDE ENTRY PIT	⌘
COMBINATION ENTRY PIT	⌘
WATER	
STOP VALVE	○ WSV
HYDRANT	○ HY
FLUSH POINT	○ FP
WATER TAP	⊕ WTP
WATER METER	⊕ M
PRE-LAID CONN.	○ WPL
SURVEY	
DATUM NAIL	⚡
PEG FOUND	○ PF
PEG DISTURBED	○ PD
PEG GONE	PG
STAKE FOUND	○ STF

LOT RECORDS					
LOT SERVICE	STATUS	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER		✓			
SEWERAGE		✓			
GAS		✓			
TELE.		✓			
DRAINAGE					✓
POWER	W/G			✓	
	PH	✓			
AREA: ESTAB 07/1895					
COASTAL DISTANCE 1.5-10km					
LOT: 22					
AREA: 617 m²					
APPROX. AHD +14.67m					
SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY. HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.					

GROUND COVER
SANDY / GRASS / WEED
ROCK / BUSHES / SMALL TREES

LOT	: 22 No. 12 SCOTT ST		
SUBURB	: LEEDERVILLE		P : 1149
AUTHORITY : VINCENT, CITY OF			
UBD REF : 268	D 3	GPS : S 31.93242°	E 115.84408°
			
BUILDER'S REF	SURVEYED	SCALE @ A3	DWG No
33030	14/12/17	1:200	35128-01-100
REV			A

TITLE : FEATURE SURVEY
CLIENT : J TU & T PHAM
BUILDER : RESIDENTIAL BUILDING WA PTY LTD
 LINKS SURVEYING P: (08) 9354 8511 W: www.linkssurveying.com.au E: info@linkssurveying.com.au
NOTE This PLAN is current at the Surveyed Data, NOT FOR CONSTRUCTION purposes without site collaboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. (© STANDFAST NOMINEES 1998)

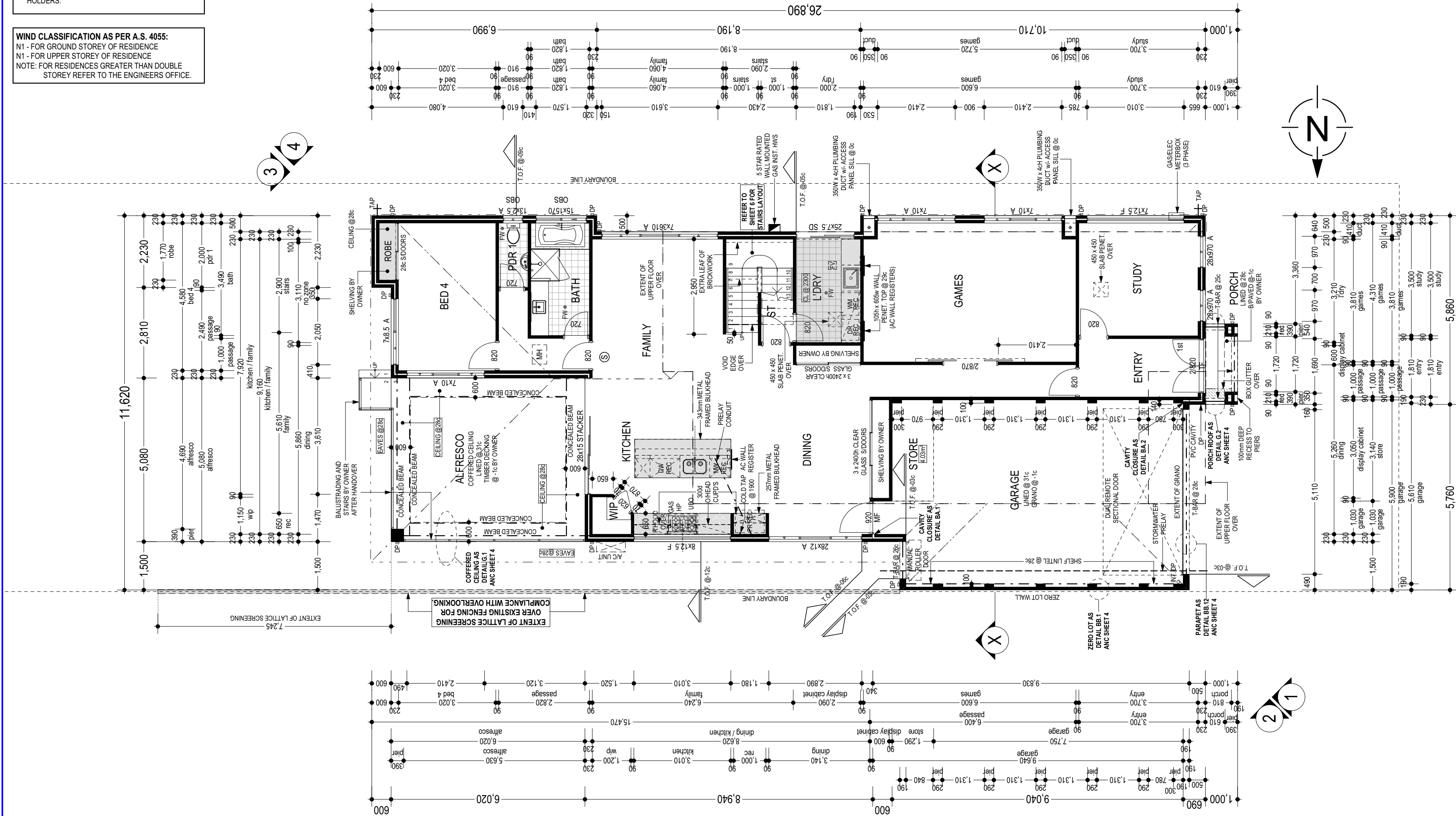
NOTE This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site collaboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Langgate Plan & Certificate of Title for Encumbrances including Easements, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. (© STANDFAST NOMINEES 1996)

- NOTE:**
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS
 - RESTRICTED OPENINGS TO ALL UPPER FLOOR BEDROOM WINDOWS AS PER NCC 3.9.2.5
 - ALL BULKHEADS AND DROPPED CEILINGS SHOWN HATCHED TO BE METAL FRAME CONSTRUCTION.
 - OWNER TO SUPPLY AND INSTALL AIR CONDITIONING SYSTEM WHEN REQUESTED BY BUILDER.
 - OWNER NOMINATED SUB-CONTRACTOR FOR ALL ELECTRICAL WORKS INCLUDING AIR CONDITIONING REQUIREMENTS WHEN REQUESTED BY BUILDER.
 - OWNER NOMINATED SUB-CONTRACTOR TO SUPPLY AND INSTALL COLORBOND ROOF COVER, RIDGE CAPPING, VALLEY FLASHING, ALL ASSOCIATED ROOF FLASHINGS, FLUMES AND ALL LABOUR WHEN REQUESTED BY BUILDER.
 - OWNER TO SUPPLY AND BUILDER TO INSTALL ALL TAPWARE, TOWEL RAILS AND TOILET ROLL HOLDERS.

WIND CLASSIFICATION AS PER A.S. 4055:
N1 - FOR GROUND STOREY OF RESIDENCE
N1 - FOR UPPER STOREY OF RESIDENCE
NOTE: FOR RESIDENCES GREATER THAN DOUBLE STOREY REFER TO THE ENGINEERS OFFICE.

Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
Ground floor	2.30°	1.47	1.48
	20.49°	143.22	152.90
		144.69 m ²	154.38 m ²
1st floor	25.63°	208.07	230.78
		208.07 m ²	230.78 m ²
		352.76 m ²	385.16 m ²

Floor Areas - All Stories			
Floor	Location	Area	Perimeter
1st floor	HOUSE	131.14	50.58
	BALCONY	7.26	11.74
		138.40 m ²	62.32 m
Ground floor	HOUSE	179.10	73.30
	GARAGE	50.80	31.46
	ALFRESCO	30.58	22.20
	STORE	4.05	8.86
	PORCH	2.50	7.00
		267.03 m ²	142.82 m
		405.43 m ²	205.14 m



GROUND FLOOR PLAN

1:100

- DENOTES HARD-WIRED
INTERCONNECTED SMOKE
DETECTOR TO A.S. 3786:2014

Two Storey One Off Special

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MODEL N°
90002

invogue
2-storey designs

65 Walters Drive, Osborne Park, W.A. 6017.
Telephone: (08) 9202 9200.
Facsimile: (08) 9202 9201.
P.O. Box 55, Westfield Shopping Centre,
Innaloo, W.A. 6918.

Reg. Builder N° 13053, A.B.N. 81 106 262 382, A Division of WH GROUP Pty Ltd

REV	VO #	DRN	DATE	CHK
01	VO 2 & 3	AH	23.01.18	AH
01	Item # 43 & 54	AH	06.03.18	AH
01	Draft Item # 56 - 63	AH	06.03.18	AH
02	WD - PPA VO 2-3	AH	20.03.18	AH
02	WD - Item # 64-67	AH	20.03.18	AH

Sub-contractors to verify all dimensions on site.

WORKING DRAWINGS

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

DATED:...../...../.....

OWNER WITNESS

OWNER WITNESS

BUILDER WITNESS

CLIENT:

JENNY TU and
TUAN HUY DAHN PHAM

ADDRESS:

LOT 22 (#12)
SCOTT STREET
LEEDERVILLE

SHEET N° 1 OF 14

JOB N° 33030

REVISION 02

DATE 20.03.18

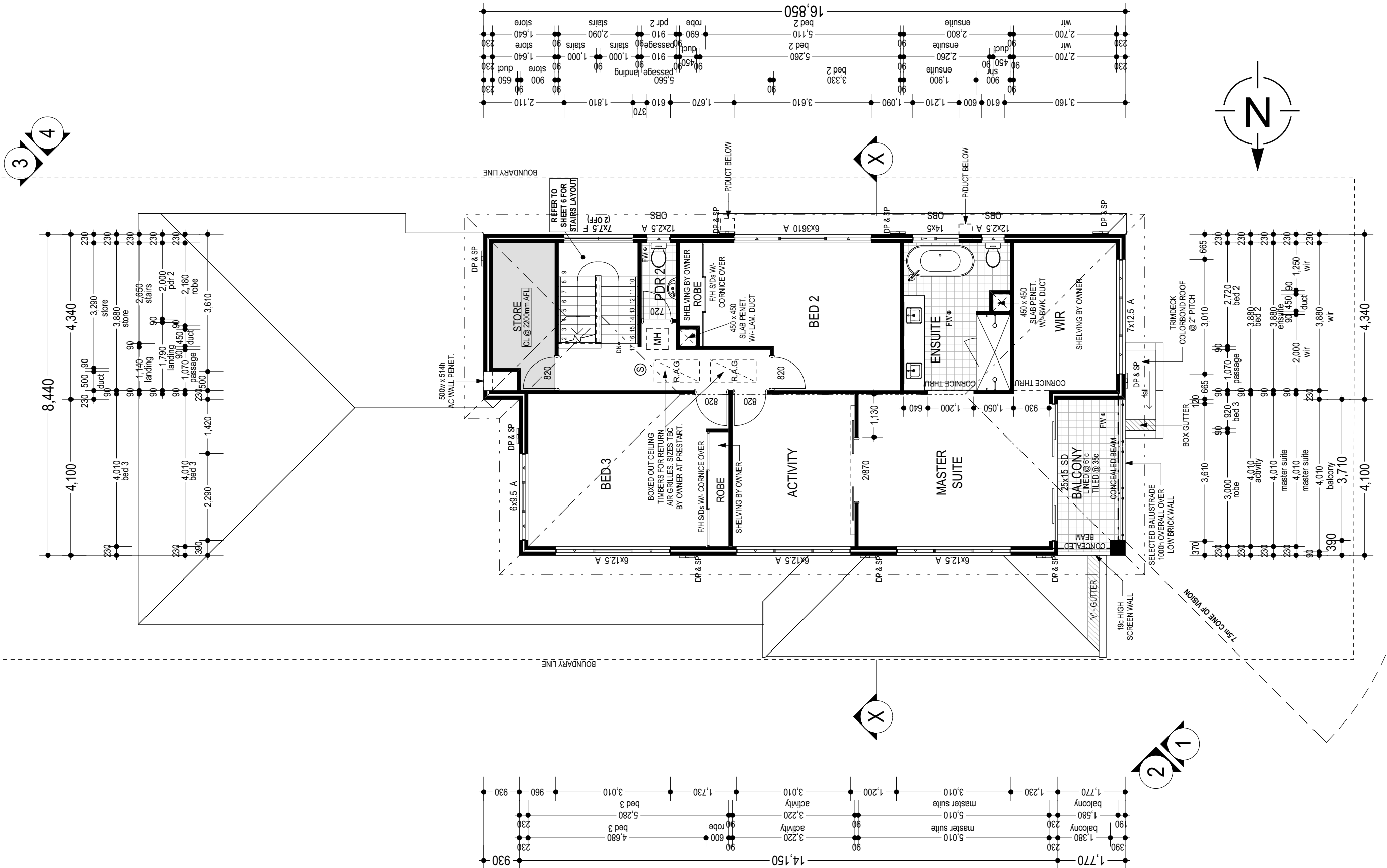


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	HOUSE	179.10	73.30
	GARAGE	50.80	31.46
	ALFRESCO	30.58	22.20
	STORE	4.05	8.86
	PORCH	2.50	7.00
		267.03 m²	142.82 m
		405.43 m²	205.14 m



UPPER FLOOR PLAN

1:100

DENOTES HARD-WIRED
INTERCONNECTED SMOKE
DETECTOR TO A.S. 3786:2014

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BUILDER WITNESS

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JENNY TU and
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ADDRESS:

LOT 22 (#12)
SCOTT STREET
LEEDERVILLE

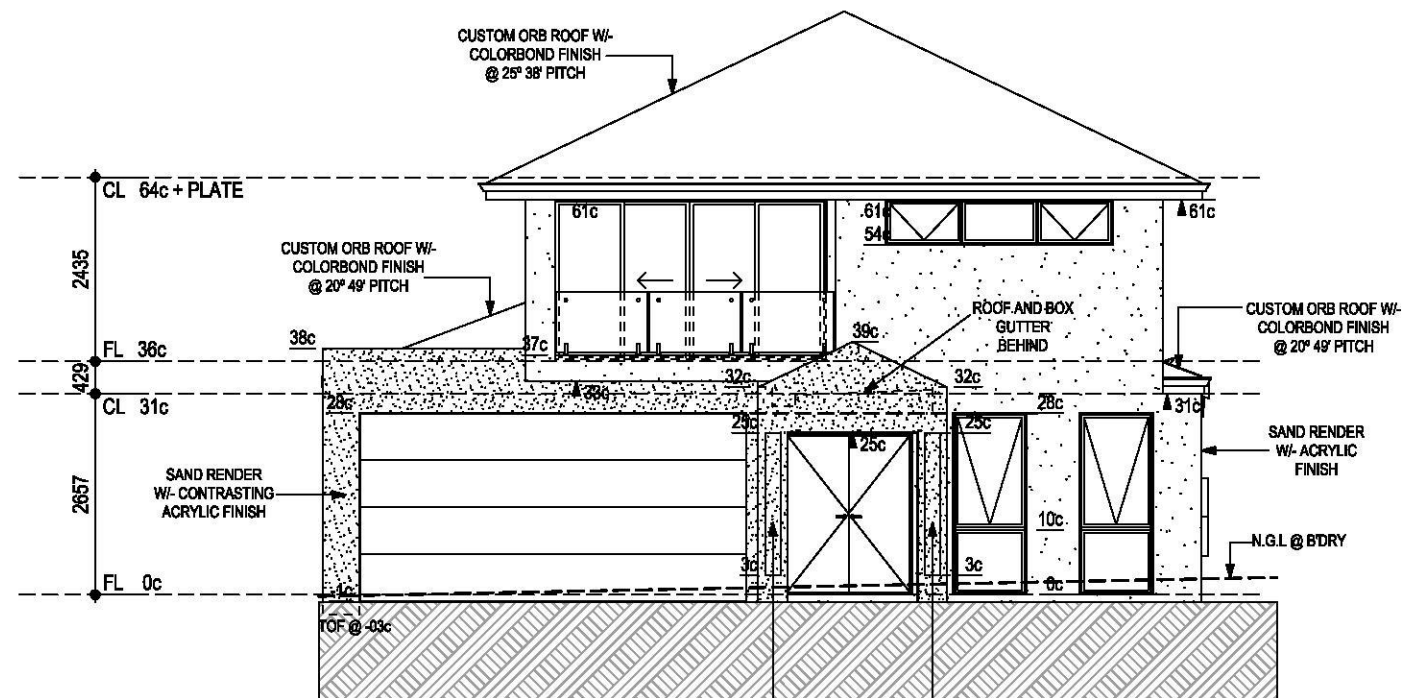
SHEET N° 2 OF 14

JOB N° 33030

REVISION 02

DATE 20.03.18

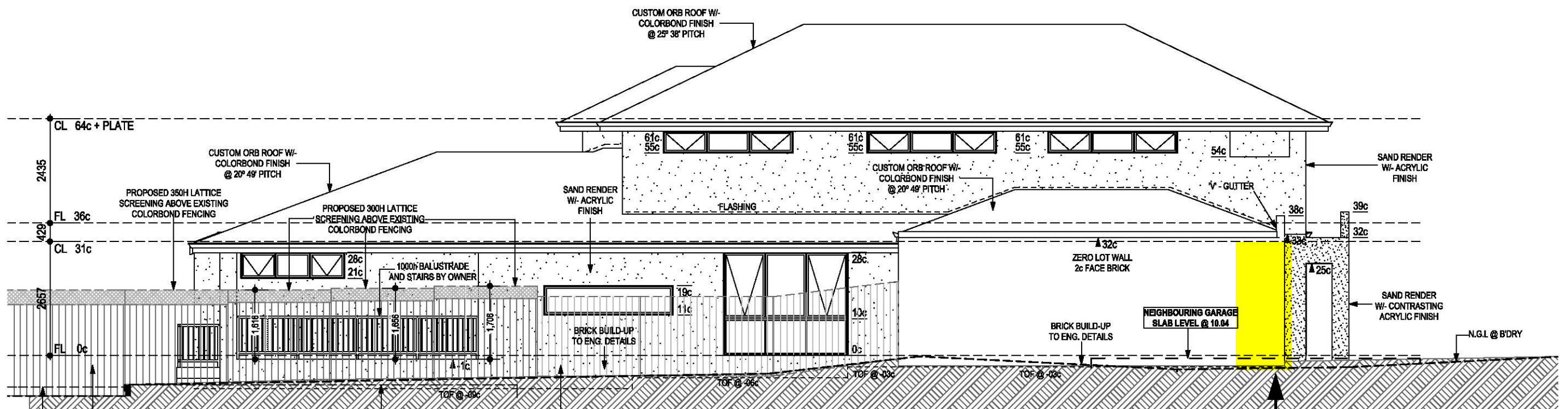




ELEVATION 1

1:100

Street setback



ELEVATION 2

1:100

Northern lot boundary setback

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Sub-contractors to verify all dimensions on site.

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OWNER WITNESS

BUILDER WITNESS

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JENNY TU and
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ADDRESS:

LOT 22 (#12)
SCOTT STREET
LEEDERVILLE

**Two Storey
One Off Special**

MODEL N°
90002

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SHEET N°
3 OF 14

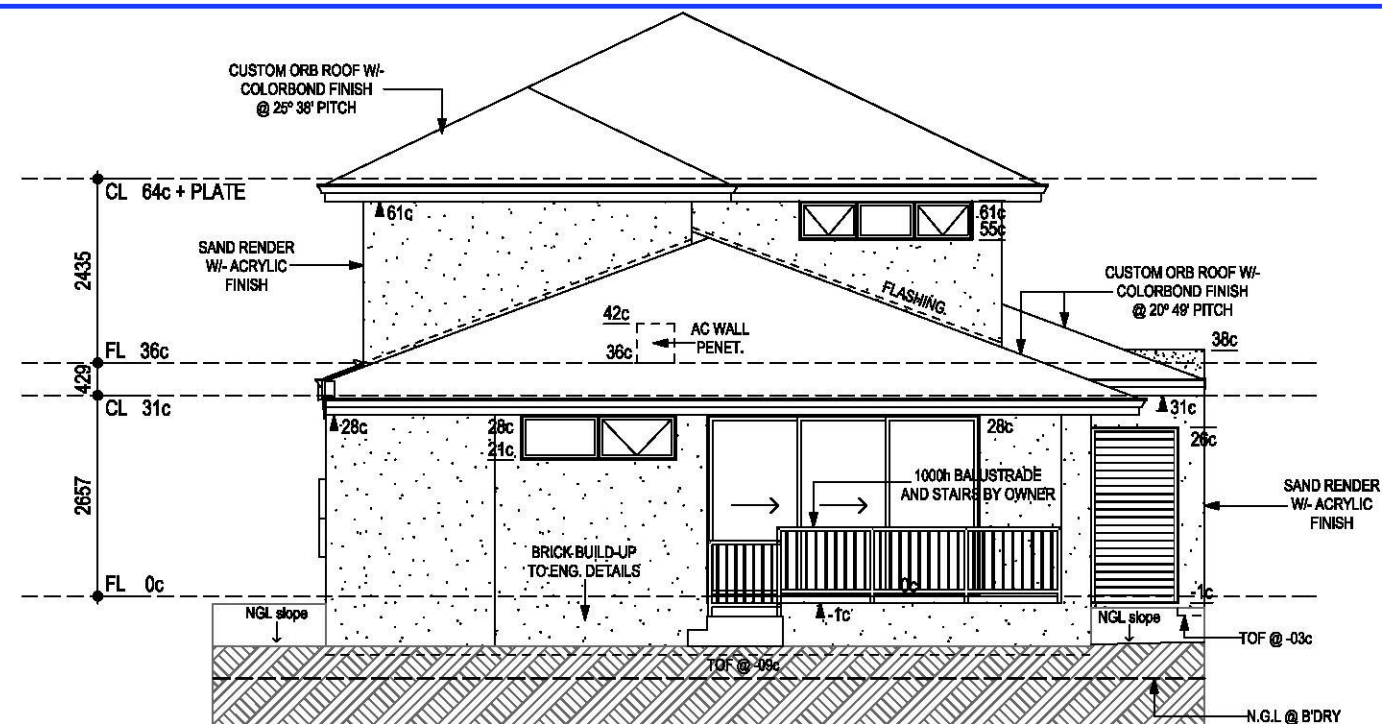
JOB N°
33030

REVISION

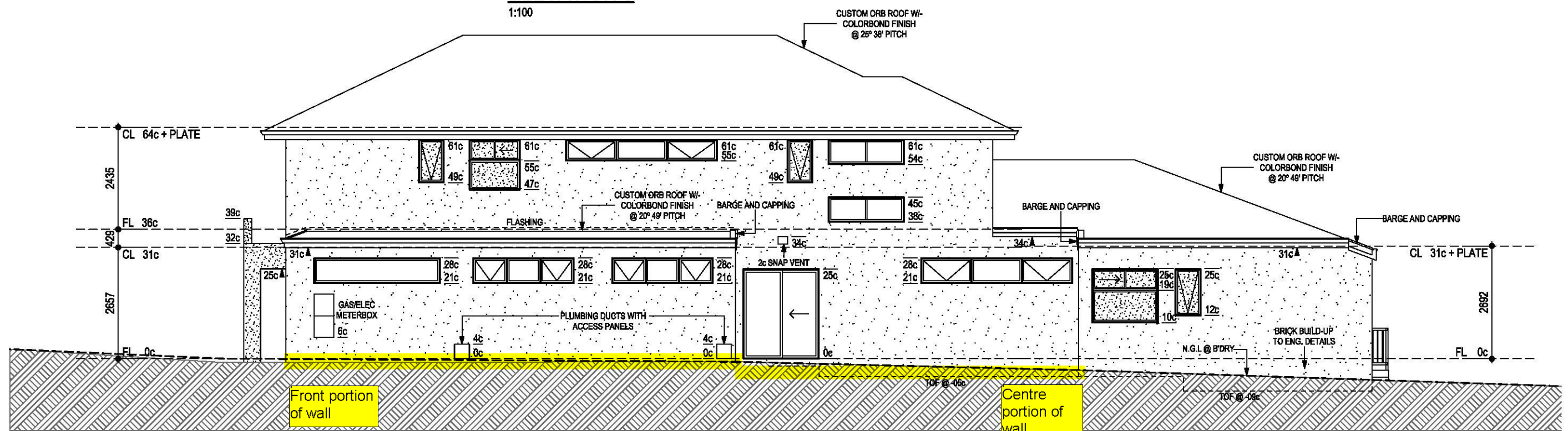
02

DATE
20.03.18





ELEVATION 3
1:100



ELEVATION 4
1:100

Southern lot boundary setback

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2-storey designs

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OWNER
WITNESS
OWNER
WITNESS
BUILDER
WITNESS

CLIENT:

JENNY TU and
TUAN HUY DAHN PHAM

ADDRESS:

LOT 22 (#12)
SCOTT STREET
LEEDERVILLE

Two Storey One Off Special

MODEL N°
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SHEET N°
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JOB N°
33030

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20.03.18

