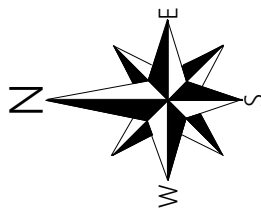


STRATA LOT 1



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.

WARNING:
Check developer/strata company regarding possible future/existing internal service run ins, positions & details. Check for possible private sewer lines & position & details of connection to strata lot. Beware possible building restrictions on strata lot by management statement or by-laws. If strata boundaries not defined on plan only parent lot may be re-pegs and line pegs placed.

<u>SITE COVERAGE</u>		
ZONED	TBA	
SITE AREA	1073m ²	
SITE COV. AREA	72.42m ²	
<u>SITE COV. =6.72%</u>		
<u>OUTDOOR LIVING REQUIREMENTS</u>		
OUTDOOR LIVING	REQUIRED	ACHIEVED
UNCOVERED AREA	TBA	62.68m ²
SOFT LANDSCAPE	TBA	55.37m ²
AREA (15%)	28.65m ²	62.68m ²



Structerre Job No. J493346 - Page 1 of 9 - 06/10/25

PD	POWER DOME
PP	POWER POLE
PT	PHONE PIT
WC	WATER CONN.
TP=10.00	TOP PILLAR/POST
TW=10.00	TOP WALL
TR=10.00	TOP RETAINING
TF=10.00	TOP FENCE

NOTE:
SOAKWELL LOCATION IS AT PLUMBERS DISCRETION

TERMITE RISK MANAGEMENT WILL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE 2022 PART 3.4.1 & PART 2.2.4 USING THE TERMICO TERMITE MANAGEMENT SYSTEM

CLIENT NOTE: REPAIRS / REINSTATEMENT TO DAMAGED KERBS AND / OR FOOTPATHS WHERE NECESSARY IS THE RESPONSIBILITY OF THE OWNER

CLIENT NOTE: BEWARE OF UNDERGROUND SERVICE RUN-INS WHEN DIGGING
CLIENT NOTE: STORMWATER DISPOSAL SHALL BE IN ACCORDANCE WITH THE COUNCIL APPROVED PLANS & CONDITIONS OF APPROVAL AND ANY SPECIFIED STRUCTURAL ENGINEER'S REQUIREMENTS (REFER TO ADDENDA)

NOTE: (IF APPLICABLE) PLASTIC GRATES TO THE BASE OF THE DOWNPIPES WITH STORMWATER PIPING TO RUN CLEAR OF ANY PAVED / CONCRETE AREAS
CLIENT NOTE: REMOVAL AND RE-INSTATEMENT OF FENCING AS NECESSARY BY LAND OWNER/S TO BUILDERS SCHEDULE IN ACCORDANCE WITH THE BUILDING ACT (2011) OWNER TO LIAISE & GAIN PERMISSION FROM ADJOINING LAND OWNER/S ACCORDINGLY AND GIVE 24 HOURS NOTICE PRIOR TO THE REMOVAL / RE-INSTATEMENT OF FENCING

NOTE: SOME BUILDING MATERIALS WILL BE PLACED IN THE VERGE RESERVE DURING THE COURSE OF CONSTRUCTION

CLIENT NOTE: MAX 50% IMPERVIOUS LANDSCAPING WITHIN FRONT SETBACK AREA FOR COUNCIL REQUIREMENT.

NOTE:
100mm CONCRETE SLAB AND THICKENING TO ENGINEERS DETAIL

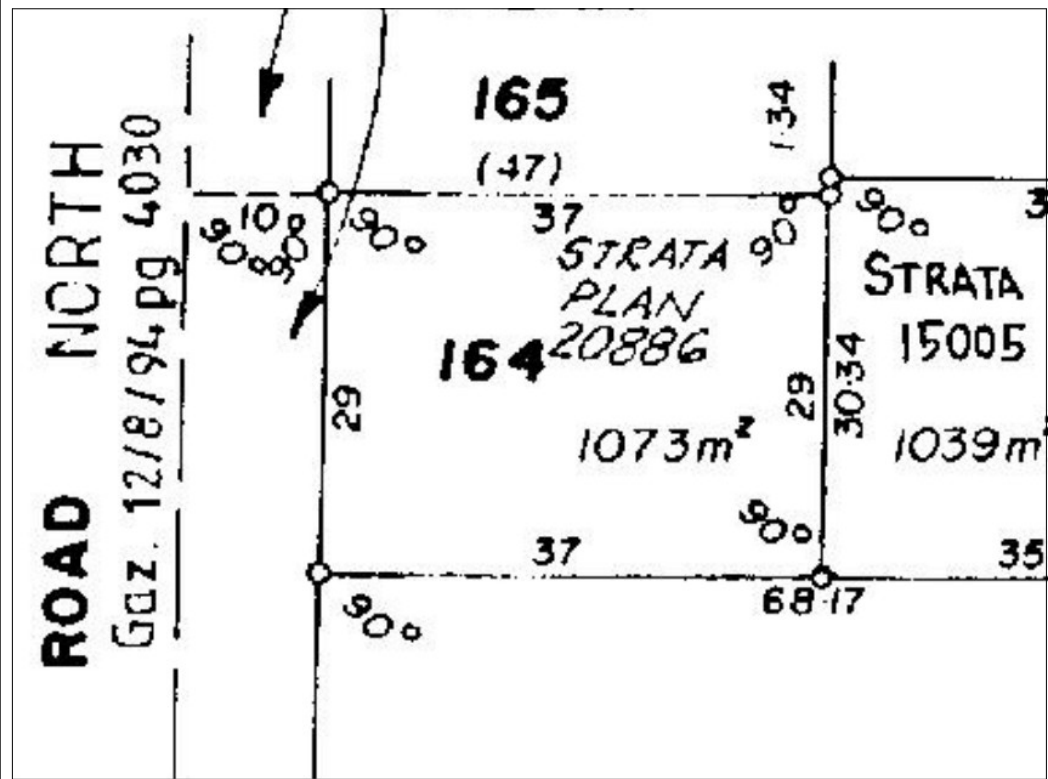
PLUMBER/CONCRETOR NOTE:
DROP SLAB TO SHOWER/S BY 25mm (REFLUX VALVE TO SEWER JUNCTION)

Soak Well Type	No.	
SW 1200x1200	1	1.4 m3
Total Capacity		1.4 m3
Roof Area GF		95.0 m2
Total Area		95.0 m2
Capacity Required (Area x 0.0125)		1.2 m3
Extra Capacity Provided		0.2 m3

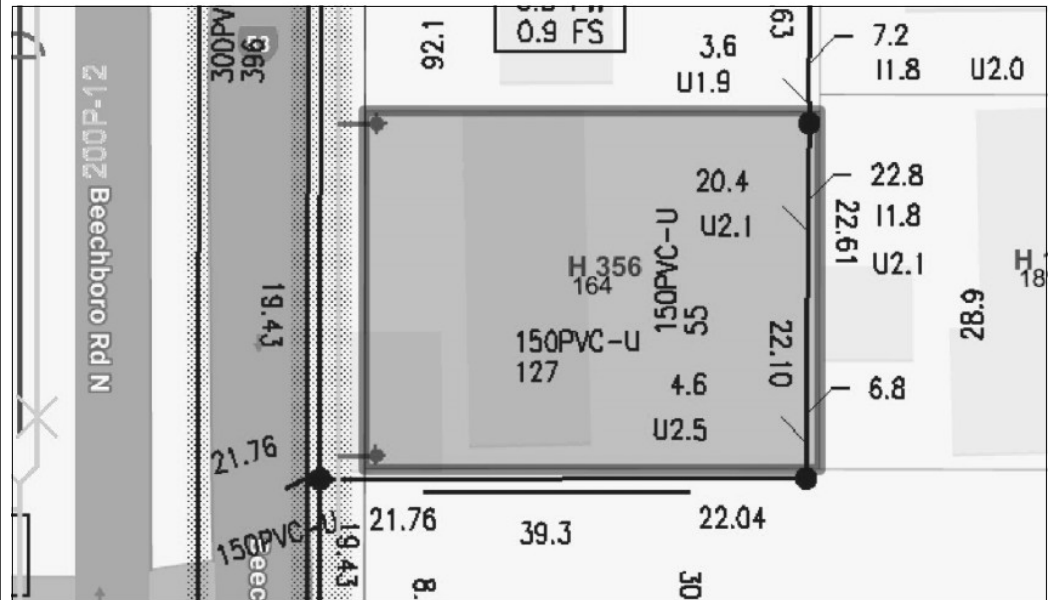
NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

CONTOUR & FEATURE SURVEY

LOT	Strata Lot 1 (SP 20886)		
ADDRESS	#356A Beechboro Road North, Morley		
LGA	CITY OF BAYSWATER		
CLIENT	Pham, Phuong		
GPS	Lat: -31.883077 Long: 115.925398		
SSA No	AREA	425m ²	VOL. 1917 FOL. 949



ELEC.	U/Ground / O/Head	SEWER	Yes	ROADS	Bitumen	COASTAL	No
GAS	Check Alinta	COMMS	Yes	PATH	Concrete	SOIL	Sand
WATER	Yes	DRAINAGE	Good	KERBS	Non-Mount / Nil	VEG.	Light Grass Cover



87-89 Guthrie St
Osborne Park
WA 6017

PO Box 1611
Osborne Park BC
WA 6917

P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB: 599017

DATE: 11 Feb 25

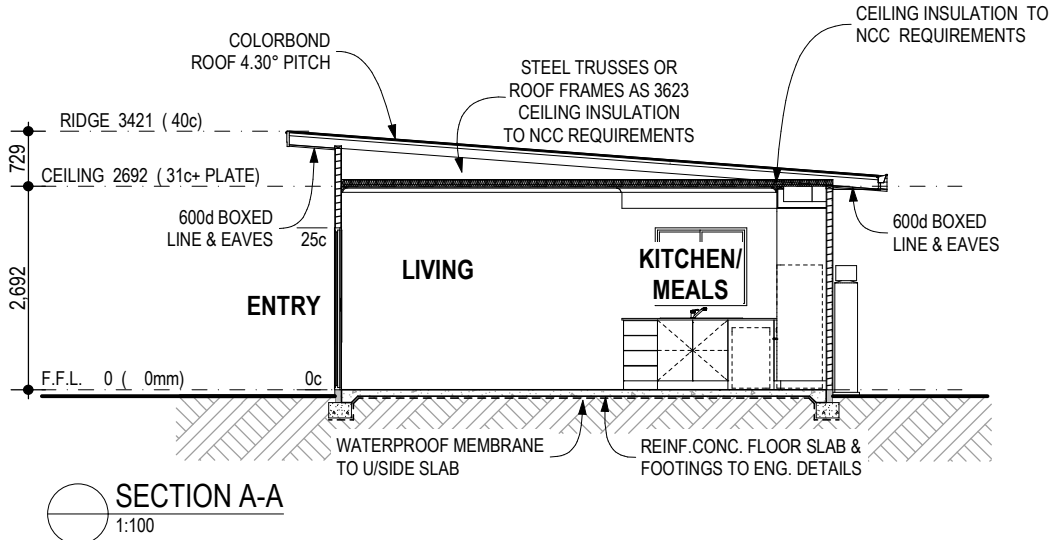
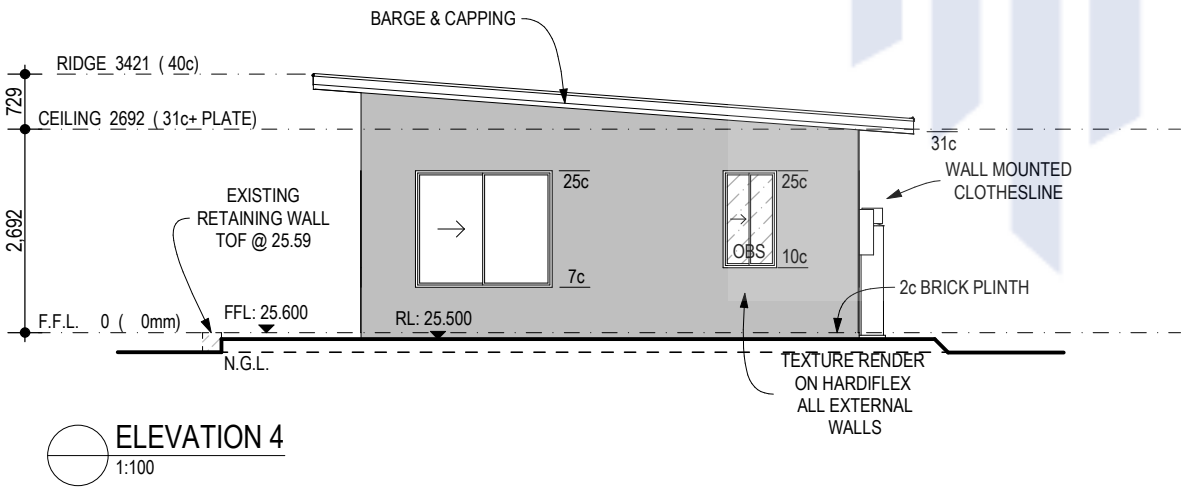
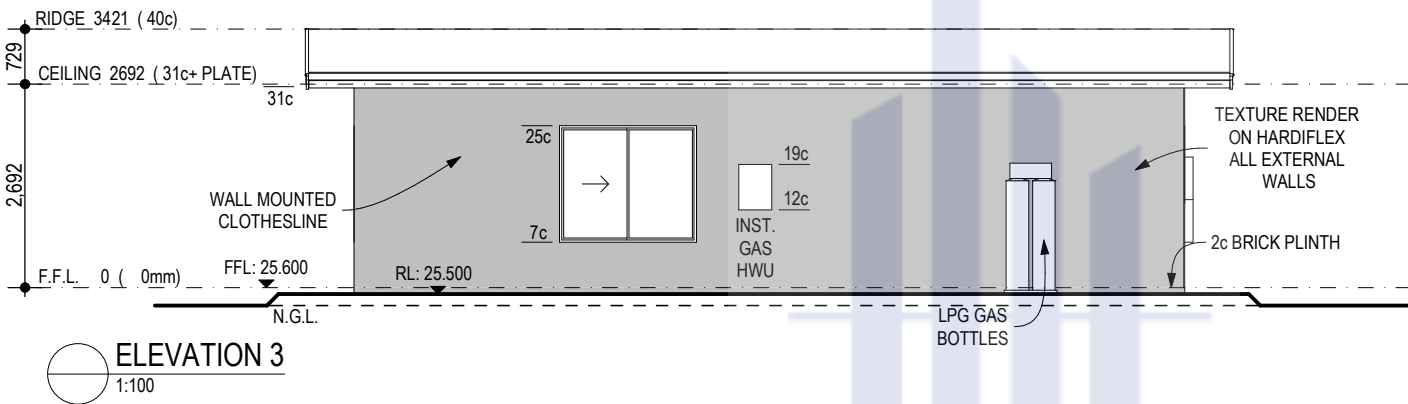
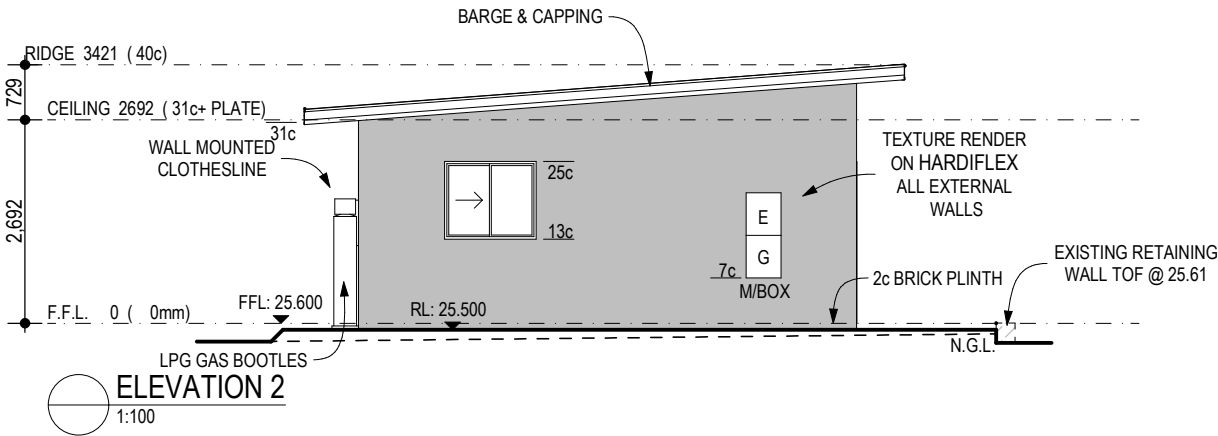
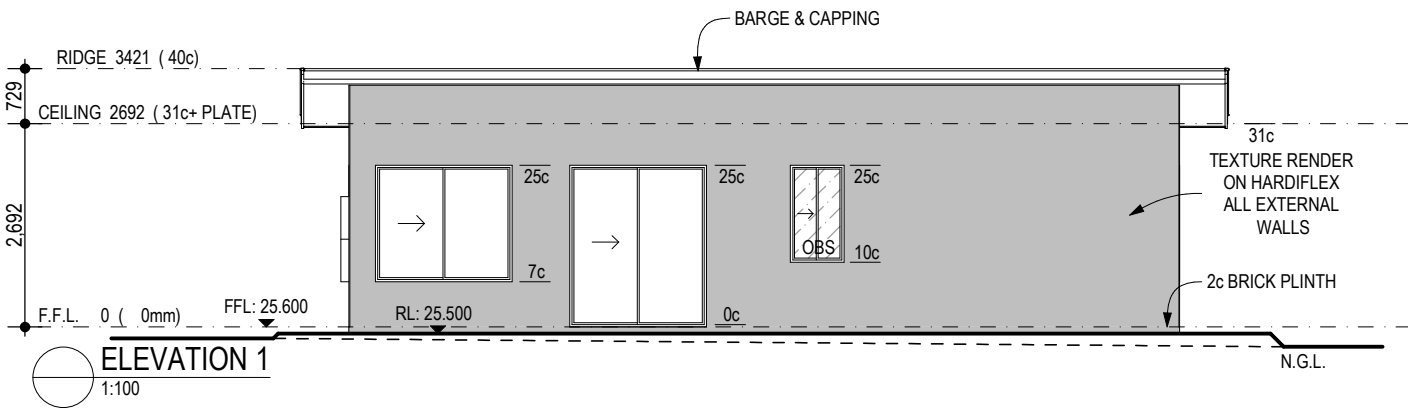
DRAWN: B. Hiskins

- NOTES:
- COLORBOND ROOF @ 4°30 PITCH
 - NON-COASTAL ZONE
 - WIND CLASSIFICATION (AS PER ENGINEERS SITE CLASSIFICATION REPORT)
 - 31c HIGH CEILING THROUGHOUT - UNLESS NOTED OTHERWISE (NOTE: WINDOW HEADS AT 28c & 25c, DOUBLE ANGLES & BWK OVER ALL DOORS & SLIDING DOORS)
 - TEXTURE RENDER TO ALL EXTERNAL WALL AS INDICATED ON ELEVATIONS
 - 90MM STUDFRAME WALLS INTERNALLY.

Metal Sheet Roofing Profile to be in accordance with Housing Provisions Clause 7.2.3. Note: corrugated profile cannot be used for roof pitch less than 5°.

Corrosion protection in compliance with AS 4100 or Clause 6.3.9 of ABCB Housing Provisions

Eaves gutters with a fall less than 1:500 to be designed and installed in accordance with AS/NZS 3500.3 Section 3.5 and design procedure Figure 3.5.2, in conjunction with Housing Provisions Part 7.4. Note: Gutter outlets shall be fitted vertically to the sole of eaves gutters.



CLIENT:
PHUONG PHAM

ADDRESS:
**LOT 164 (#356A) BEECHBORO ROAD
MORLEY
CITY OF BAYSWATER**

PROJECT NAME:
CUSTOM

FOR ALL ENQUIRES
PLEASE CONTACT:
ISH SHOKAR 0466 771 119

SPECIFICATION: INVESTMENT

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REVISION	VO #	DRN	DATE	CHK
WD00	01	NIK	17.08.25	
WD01	02	NIK	23.08.25	
WD02	03	NIK	03.10.25	

ELEVATIONS

JOB NO:
-

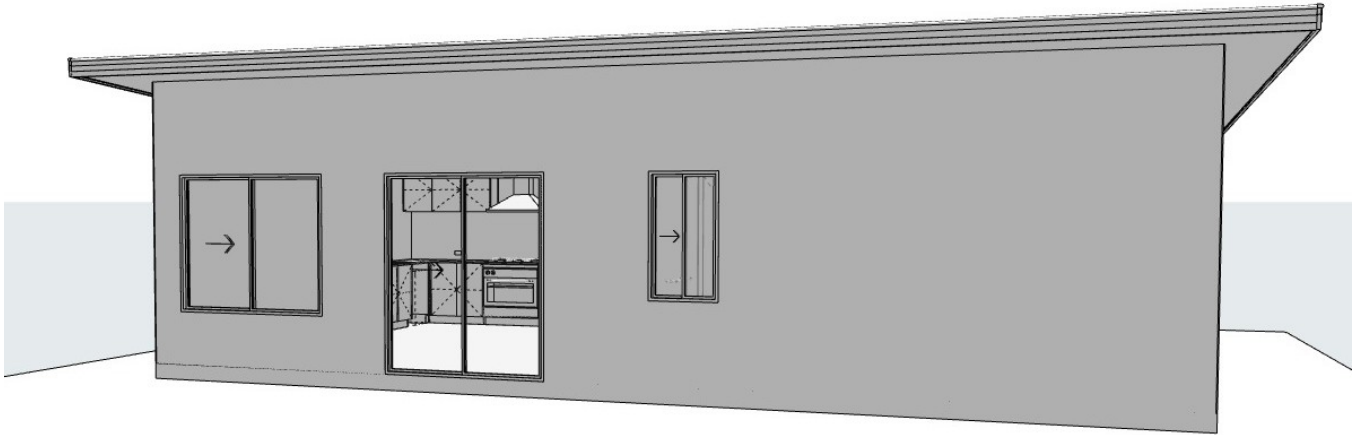
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R1

SCALE:
1:100

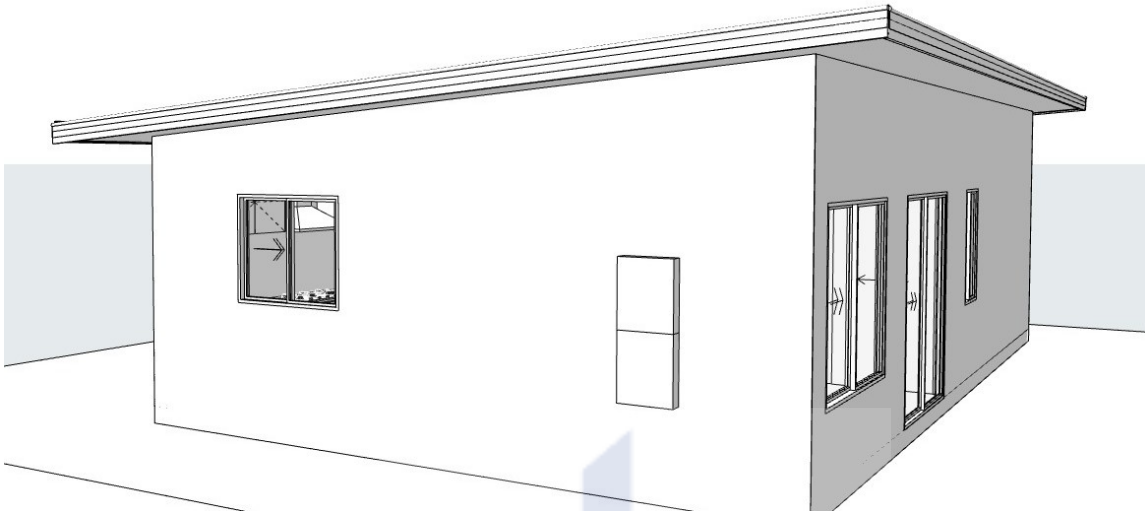
DATE:
3/10/2025

DRAWN BY:
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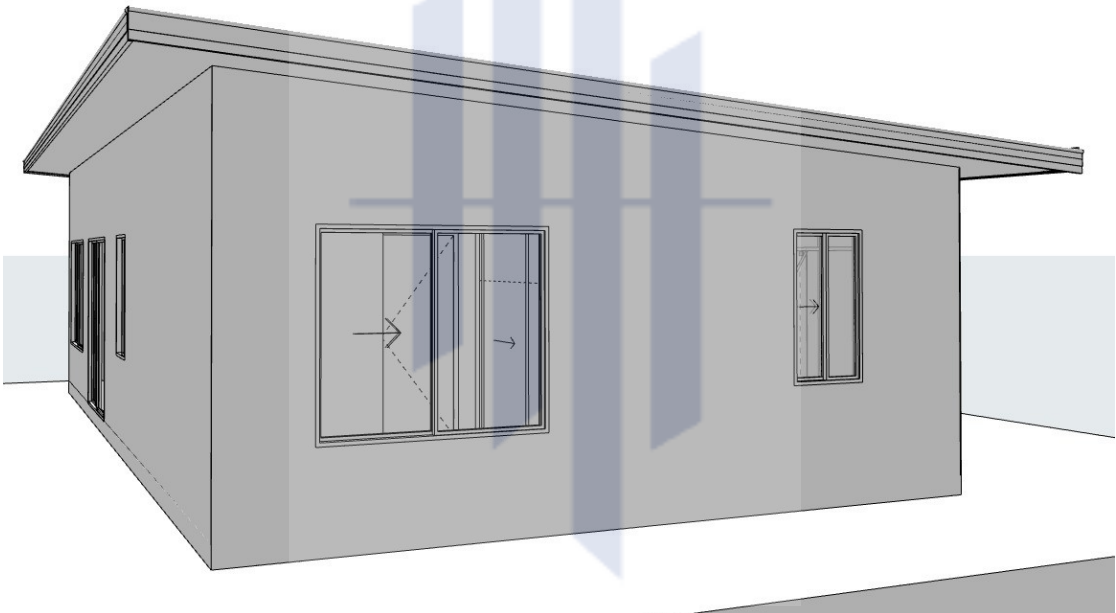
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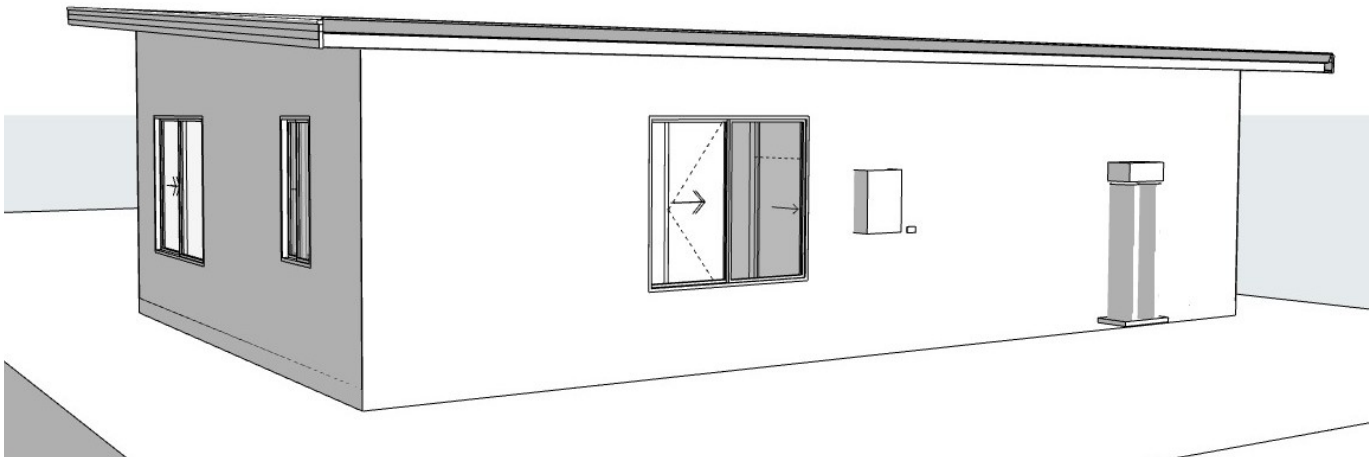
FRONT ELEVATION



LEFT ELEVATION

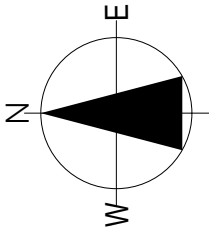


RIGHT ELEVATION

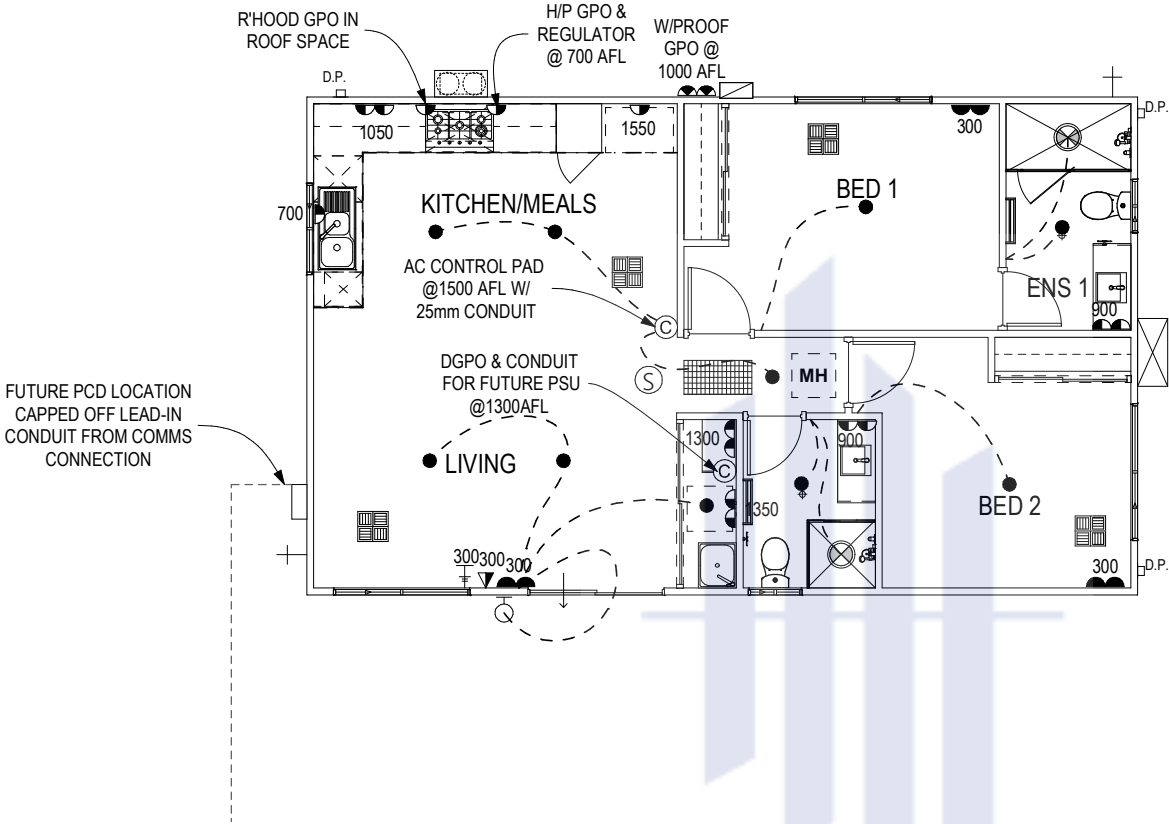


REAR ELEVATION

 RIYASHA BUILDERS <i>We Build Emotions....</i>	CLIENT: PHUONG PHAM	PROJECT NAME: CUSTOM FOR ALL ENQUIRES PLEASE CONTACT: ISH SHOKAR 0466 771 119 SPECIFICATION: INVESTMENT	© COPYRIGHT		DRN DATE CHK			3D ELEVATION	
	ADDRESS: LOT 164 (#356A) BEECHBORO ROAD MORLEY CITY OF BAYSWATER		REVISION	VO #					
			WD00	01	NIK	17.08.25			
			WD01	02	NIK	23.08.25			
			WD02	03	NIK	03.10.25			
								JOB NO: -	REVISION NO: R1
								SCALE:	DATE: 3/10/2025
								DRAWN BY: NIK	PAGE: 4
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ELECTRICAL LEGEND		
LED DOWN-LIGHT		10
DOUBLE GPO @ NOTED HT		5
Air Conditioning Duct		4
SINGLE GPO @ NOTED HT		4
DOUBLE GPO @ 300 AFL		3
FLUMED EXHAUST FAN		2
CONDUIT		2
TV POINT W/ 25mm CONDUIT		1
DATA POINT W/ 25mm CONDUIT		1
DOUBLE WATER PROOF GPO		1
H.WIRED SMOKE DETECTOR		1
EXTERNAL WALL LIGHT		1
Air Conditioning Return Air Grill		1



- ELECTRICAL NOTES:**
- GPO&LIGHT LOCATIONS ARE APPROXIMATE U.N.O.
 - EXHAUST FAN LOCATIONS ARE APPROXIMATE&ARE POSITIONED TO SUIT ROOF/CEILING FRAMING
 - SMOKE ALARMS ARE TO BE POSITIONED AT A MINIMUM OF300mm TO WALLS
 - ROOF PLUMBER NOTE:NO FLUMES TO FRONT ELEVATION
 - ALL CONDUITS ARE FOR CLIENTS FUTURE USE UNLESS NOTED OTHERWISE NUMBER NEXT TO ELECTRICAL FIXTURES(WHERE APPLICABLE) DENOTES HEIGHTS ABOVE FFL OF THE INTERNAL HOUSE SLAB. ALL DIMENSIONS ARE TO CENTRE OF ELECTRICAL FIXTURE/PLATE
 - INTERCONNECTING SMOKE DETECTORS COMPLIANT WITH AS3786-2014 TO BE HARDWIRED THROUGHOUT
 - LIGHT SWITCH HEIGHTS @1250AFL U.N.O

REVERSE CYCLE AIR
CONDITIONING SYSTEM.
OUTLET&UNIT&CONDENSE
POSITIONS ARE NOTIONAL
ONLY&WILL CHANGE ON SITE
AT INSTALLERS DISCRETION
TO OPTIMISE PERFORMANCE

RETURN AIR
UNIT SHOWN AS

OUTLET SHOWN AS

NOTE:

AIRCON DUCTS INDICATIVE ONLY. POSITIONS TO BE DETERMINED BY AIRCON CONTRACTOR.

NOTE:

ELECTRICAL POINTS MAY BE RELOCATED ON SITE TO SUIT CURRENT STATUTORY REQUIREMENTS.



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CITY OF BAYSWATER**

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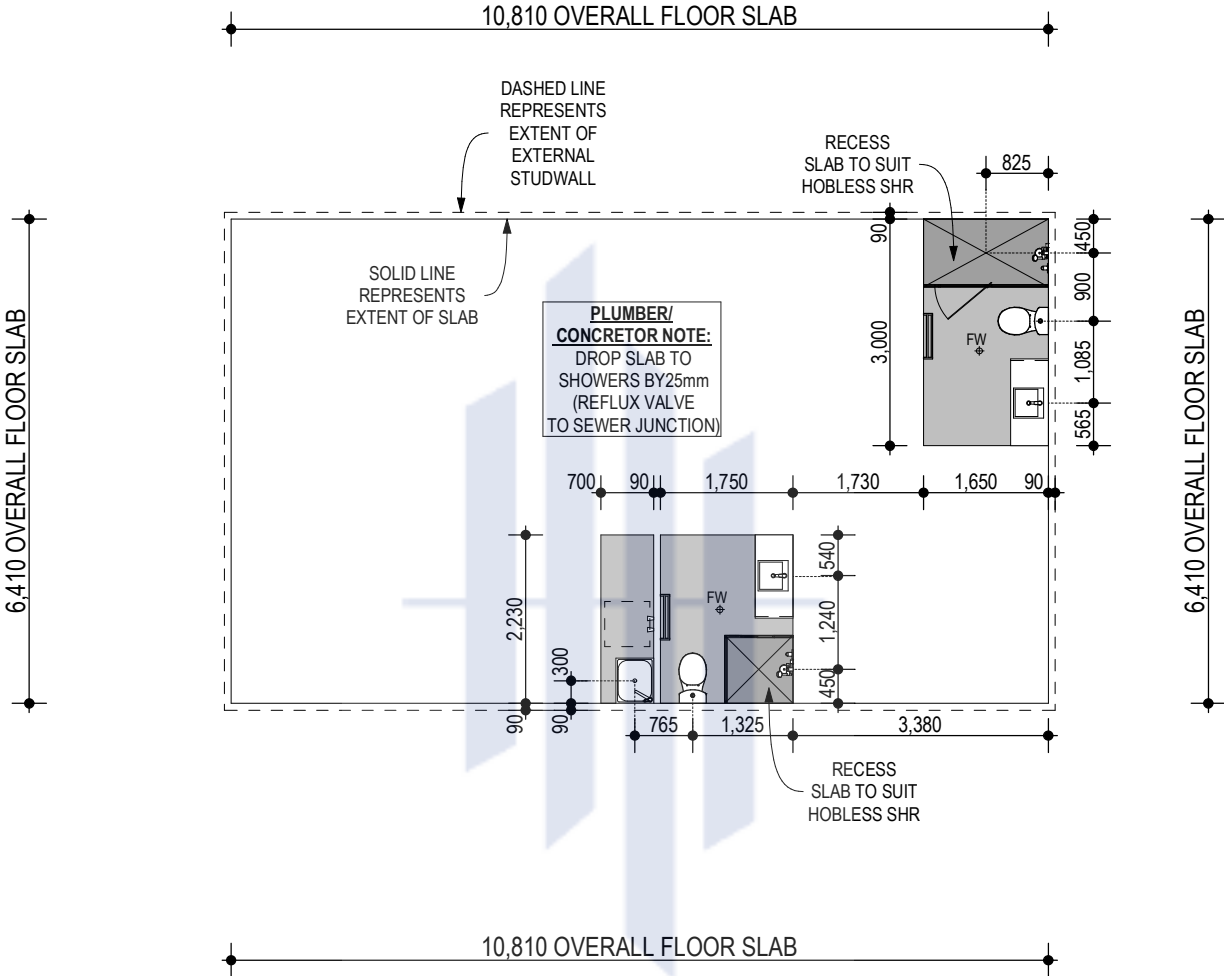
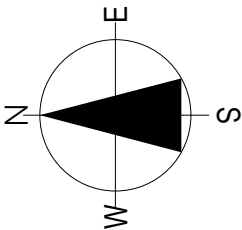
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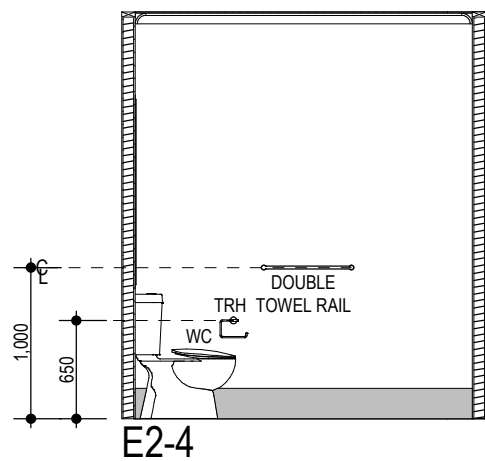
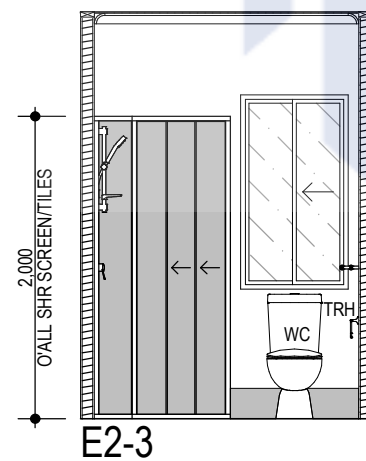
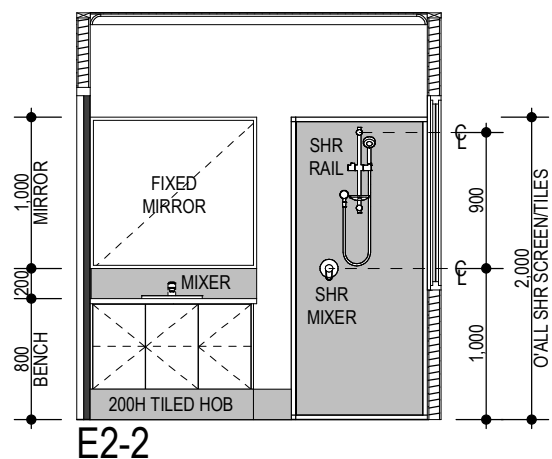
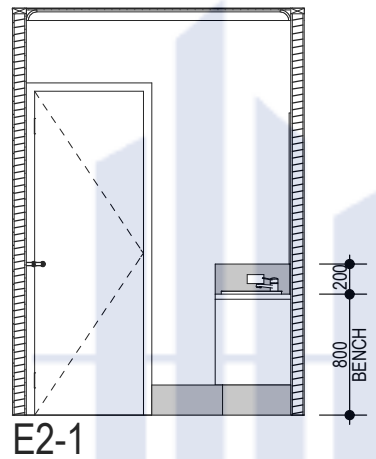
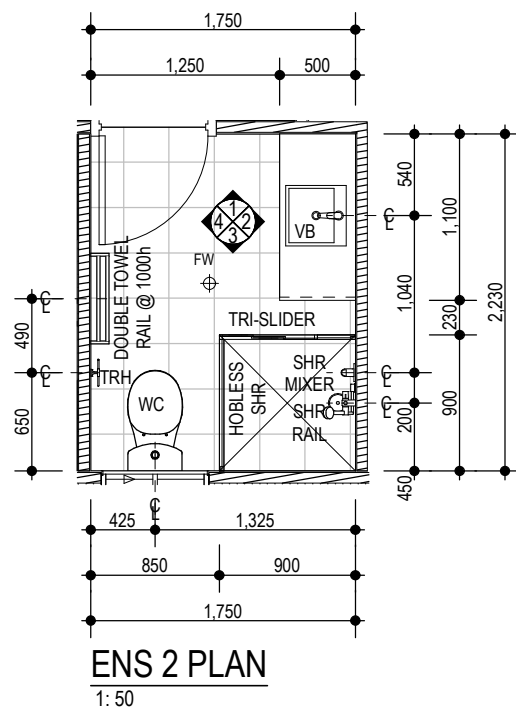
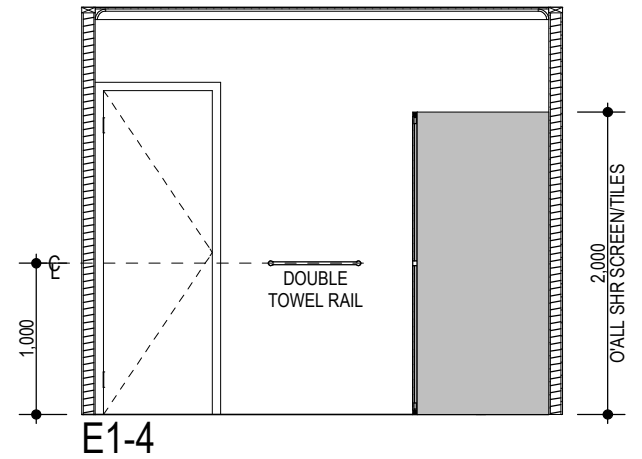
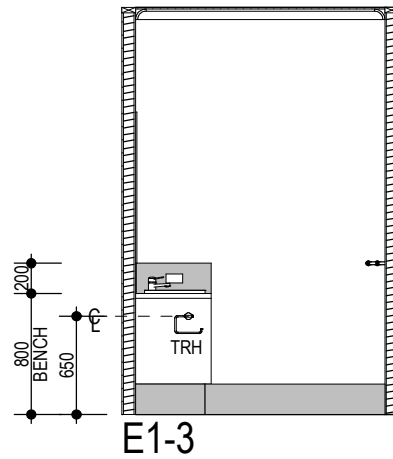
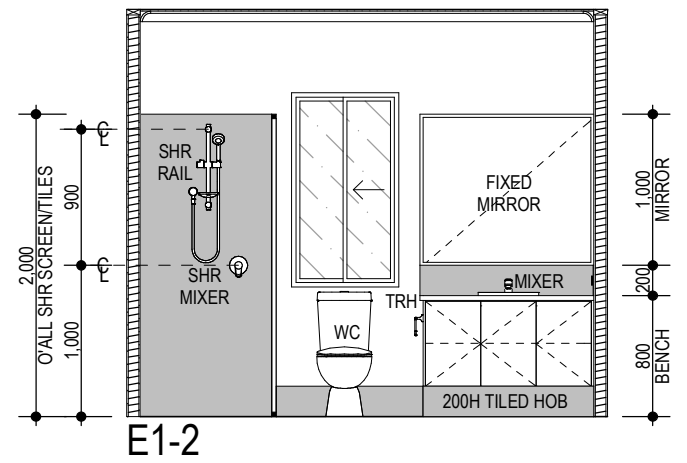
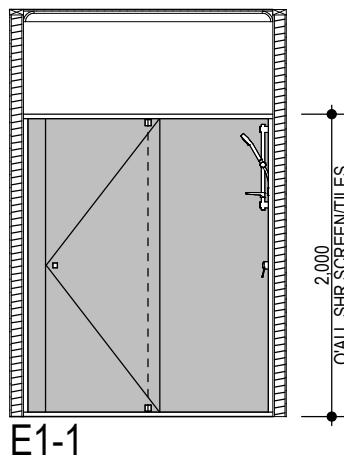
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WD00	01	NIK	17.08.25	
WD01	02	NIK	23.08.25	
WD02	03	NIK	03.10.25	
Sub-contractors to verify all dimensions on site.				

ELECTRICAL PLAN	
JOB NO: -	REVISION NO: R1
SCALE: 1:100	DATE: 3/10/2025
DRAWN BY: NIK	PAGE: 5

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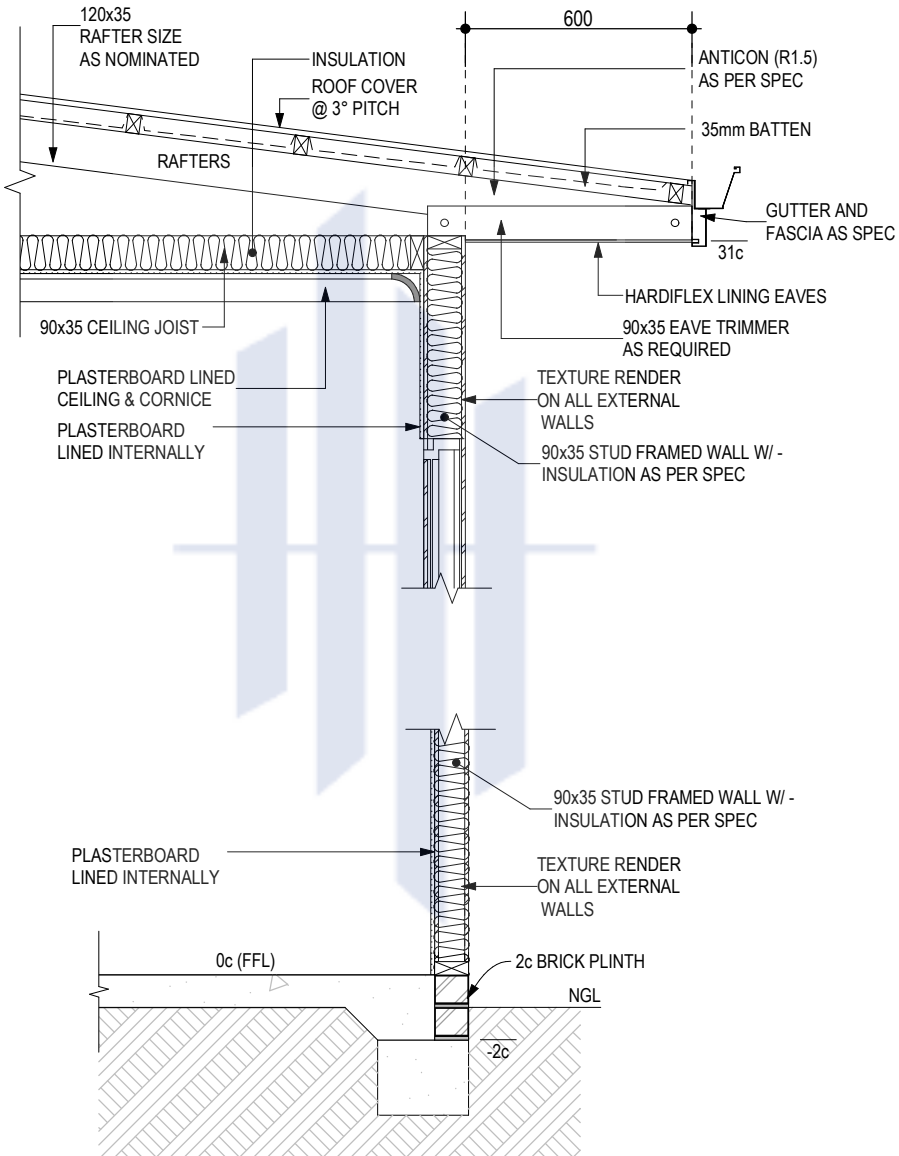
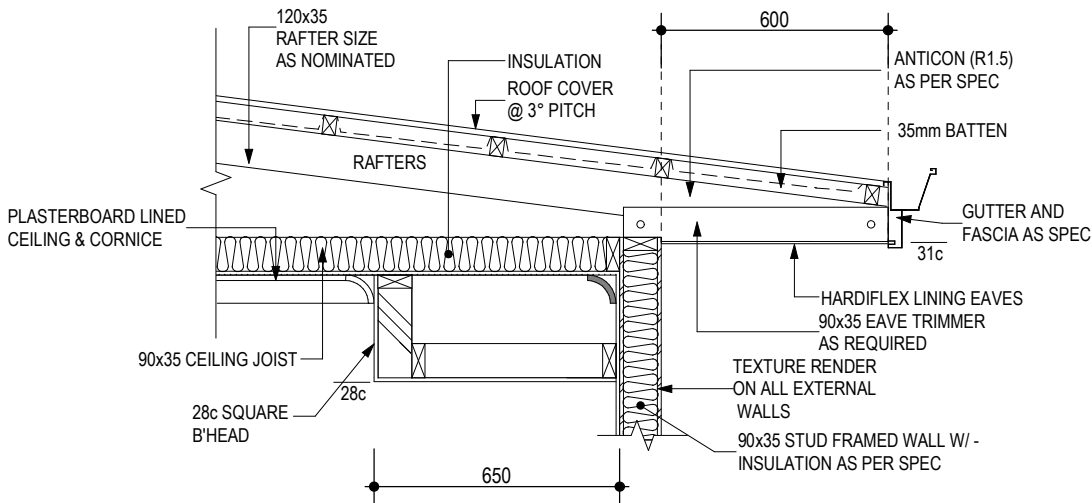
 RIYASHA BUILDERS <i>We Build Emotions....</i>	CLIENT: PHUONG PHAM	PROJECT NAME: CUSTOM FOR ALL ENQUIRES PLEASE CONTACT: ISH SHOKAR 0466 771 119 SPECIFICATION: INVESTMENT	© COPYRIGHT		DRN		DATE	CHK	SLAB PLAN	
	ADDRESS: LOT 164 (#356A) BEECHBORO ROAD MORLEY CITY OF BAYSWATER		REVISION	VO #						
			WD00	01	NIK	17.08.25			JOB NO: -	REVISION NO: R1
			WD01	02	NIK	23.08.25				
			WD02	03	NIK	03.10.25				
									SCALE: 1:100	DATE: 3/10/2025
									DRAWN BY: NIK	PAGE: 6
			Sub-contractors to verify all dimensions on site.							



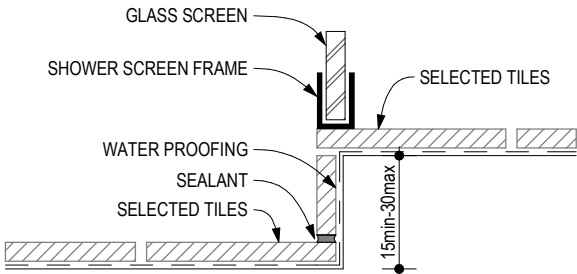
- 200HIGH TILED KICKBOARDS(RECESSED200mm)TO ENSUITE1 L'DRY & BATHROOM CABINETS
- SCRIBE&END PANEL LOCATIONS&SIZES TO CABINET MAKERS DISCRETION



PAGE: 8



STUDWORK SECTION B
WITH 600w EAVES
SCALE 1: 20



HOBLESS SHOWER
SLAB RECESS DETAIL
SCALE 1: 2

GENERAL NOTES:

- CONSTRUCTION DETAILS TO BE READ IN CONJUNCTION WITH CONSTRUCTION DRAWINGS
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL ENGINEERS DETAILS ALL RELEVANT AUSTRALIAN STANDARDS&THE NATIONAL CONSTRUCTION CODE

BWK NOTES:

REFER TO FLOOR PLAN
ROOF NOTES:
REFER TO FLOOR PLAN

NOTES:

- COLORBOND ROOF @ 4°30 PITCH
- NON-COASTAL ZONE
- WIND CLASSIFICATION (AS PER ENGINEERS SITE CLASSIFICATION REPORT)
- 31c HIGH CEILING THROUGHOUT - UNLESS NOTED OTHERWISE (NOTE:WINDOW HEADS AT 28c & 25c, DOUBLE ANGLES & BWK OVER ALL DOORS & SLIDING DOORS)
- TEXTURE RENDER TO ALL EXTERNAL WALL AS INDICATED ON ELEVATIONS
- 90MM STUDFRAME WALLS INTERNALLY.



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WD02	03	NIK	03.10.25		
Sub-contractors to verify all dimensions on site.					

DETAIL 1

JOB NO:
-

SCALE:
1:20

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REVISION NO:
R1

DATE:
3/10/2025

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