

ROADS	Bitumen / Brick	ELEC.	U/Ground
KERBS	Mountable / Semi-Mount	COMMS.	Yes
FOOTPATH	Concrete	WATER	Yes
SOIL	Sand	GAS	No Asset (Hood & Reg.)
DRAINAGE	Good	SEWER	Yes
VEGETATION	Light Grass Cover	COASTAL	CORROSION PROTECTION_R

ORDER #		GPS	Lat: -31.665673 Long: 116.041235		
CLIENT		JOB #	21812H		
ADDRESS	INCLINE DRIVE	LOT	720 (DP 429096)		
SUBURB	BULLSBROOK				
LGA	CITY OF SWAN	AREA	710m ²	VOL.	4074
				FOL.	566
DRAWN	N. Thomson	DATE	25 Nov 25	SCALE	1:200
		SSA	Yes		

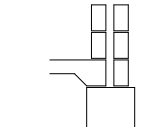
ROOF FRAMING NOTES:

- ALL ROOF BEAMS SHOWN DIAGRAMMATIC ONLY.
- CONVENTIONAL TIMBER FRAMED ROOF IN ACCORDANCE WITH AS 1684.
- L.V.L.'s IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- CEILING JOISTS @ 450 CENTERS IN OPEN PLAN LIVING AREA.
- PROVIDE WESPINE H2 BLUE TREATED TIMBER TO ROOF STRUCTURE.
- STRUCTURAL STEEL IN ACCORDANCE WITH NCC PART H1D6

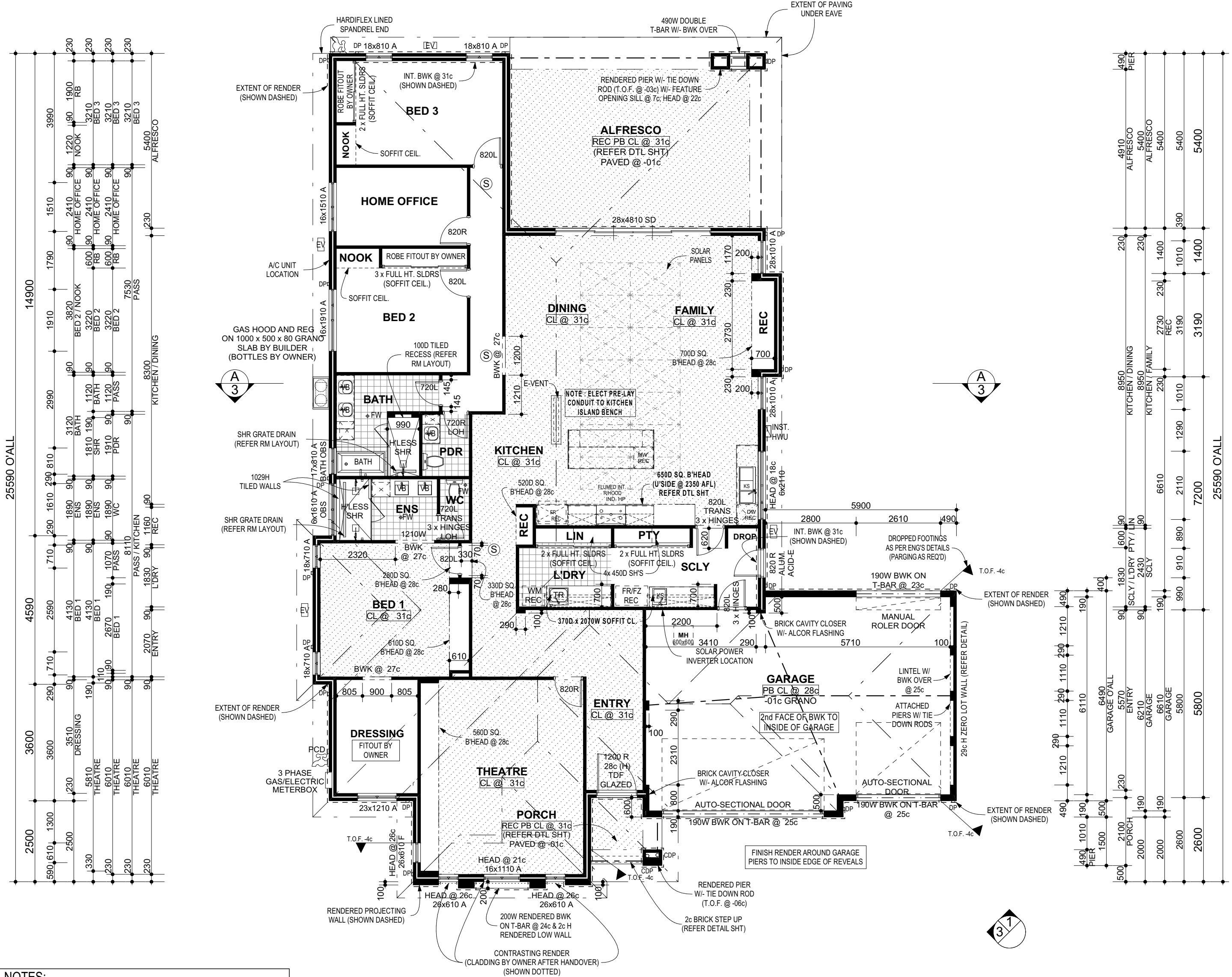
TERMITE MANAGEMENT NOTES:

- ALL PRIMARY BUILDING ELEMENTS USED FOR THE CONSTRUCTION OF THIS BUILDING WILL CONSIST ENTIRELY OF, OR A COMBINATION OF, MATERIALS CONSIDERED NOT SUBJECT TO TERMITE ATTACK. SPECIFICALLY, ALL TIMBERS USED IN THIS DWELLING WILL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AS 3660.1 AND NCC PART H1D3

BRICKLAYER NOTE :
EXTERNAL BRICKS TO
BE 290 x 162 x 90
(1st external course to
be a 2 course brick)



VENTS	
No.	Type
4	EAVE VENT
1	E-VENT



NOTES:

- WIND CLASSIFICATION "N2"
- CORROSION PROT. R1 (APPROX. 31.5km)
- EXTERNAL WALLS CONSIST OF 230 WIDE CAVITY BRICK CONST., UNLESS NOTED OTHERWISE. 90mm EXTERNAL LEAF & 90mm INTERNAL LEAF.
- ALL DIMENSIONS INDICATED ON PLANS ARE TO BRICKWORK ONLY. ROOM & OPENING SIZE WILL BE REDUCED WITH WALL FINISH.
- RECTANGULAR DOWNPIPES. DOWNPIPE POSITION AT PLUMBERS DISCRETION FINAL POSITION MAY VARY TO PLAN.
- PROVIDE R 4.1 CEILING INSULATION (INCL. VERTICALS) TO HOUSE AND GARAGE AREA ONLY.
- PROVIDE R 1.3 CAVITY INSULATION TO ALL EXTERNAL CAVITY WALLS.
- PROVIDE WEATHER SEAL TO ENTRY (ALL EDGES) AND SHOPPER DOORS
- PROVIDE COLD PLUMBING TO DISHWASHER RECESS.

BUSHFIRE NOTES:

- AS PER SHIRE ADVICE, PROPOSED RESIDENCE IS LOCATED IN A BUSHFIRE AREA GRADED BAL-19. THE FOLLOWING CHANGES APPLY TO MEET NCC & AS 3699 REQ.
- PROVIDE HIGH PERFORMANCE SPARK GUARD TO WALL VENTS & WEEP HOLES MADE FROM CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM MESH COVERING (NOTE: MAX. APERTURE OF 2.0mm)
- UPGRADE ALL FLYSCREENS TO ALUMINIUM MESH IN LIEU OF NYLON (NOTE: MAX. APERTURE OF 2.0mm)
- PROVIDE DBL REBATED FRAME TO ENTRY HINGED DOOR FRAME TO ALLOW FOR OWNER SUPPLIED & INSTALLED MESH SCREEN DOORS (NOTE: STEEL, BRONZE OR ALUMINIUM MESH WITH A MAX. APERTURE OF 2.0mm)
- PROVIDE RP51 FOIL TO ENTIRE ROOF STRUCTURE (NOTE: ENSURE RP51 FOIL IS INSTALLED OVER ROOF FRAMING & SO THAT THERE ARE NO GAPS TO RIDGES, HIPs, VALLEYS, GUTTERS & FASCIAS. RP51 FOIL MUST BE TAPED TO THE REAR OF THE GUTTER.
- ALL ROOF PENETRATIONS TO HAVE CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM MESH COVERING (NOTE: MAX. APERTURE OF 2.0mm)
- PROVIDE CM FIRE EMBER RESISTANT E-VENT.
- ALL EXPOSED WATER & GAS SUPPLY PIPES TO BE METAL.
- PROVIDE BUSH FIRE EMBER SEAL KIT TO GARAGE DOORS
- PROVIDE BAL RATED ENTRY DOOR & FRAME
- REFER ADDENDA FOR MORE INFO.
- ALL CLADDING (WHERE APPLICABLE) TO BE NON-COMBUSTIBLE OR TIMBER SPECIES TO APPENDIX E1 OR F IN AS3959

NCC 2022

CONCRETOR NOTE:
RECESS SHOWER SLAB 30mm, PROVIDE
REFLUX VALVE TO HOBBLESS SHR

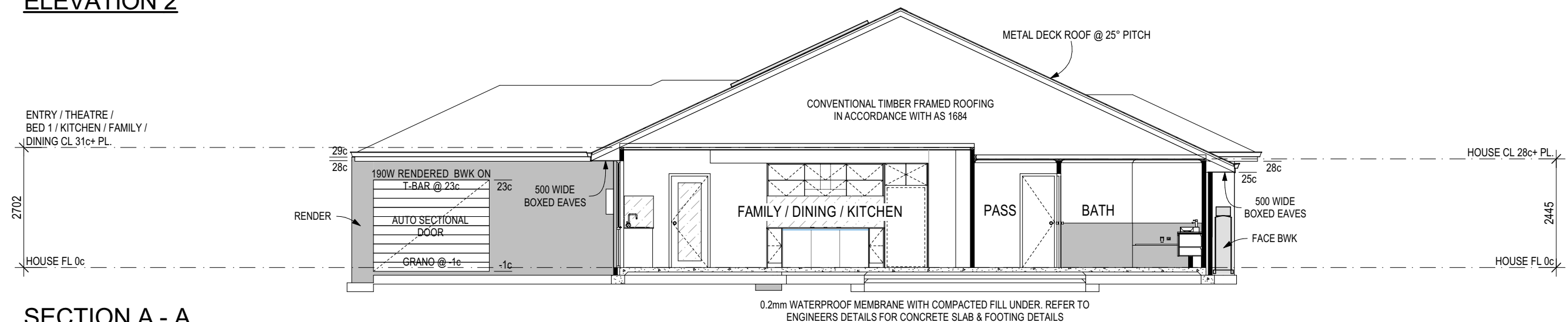
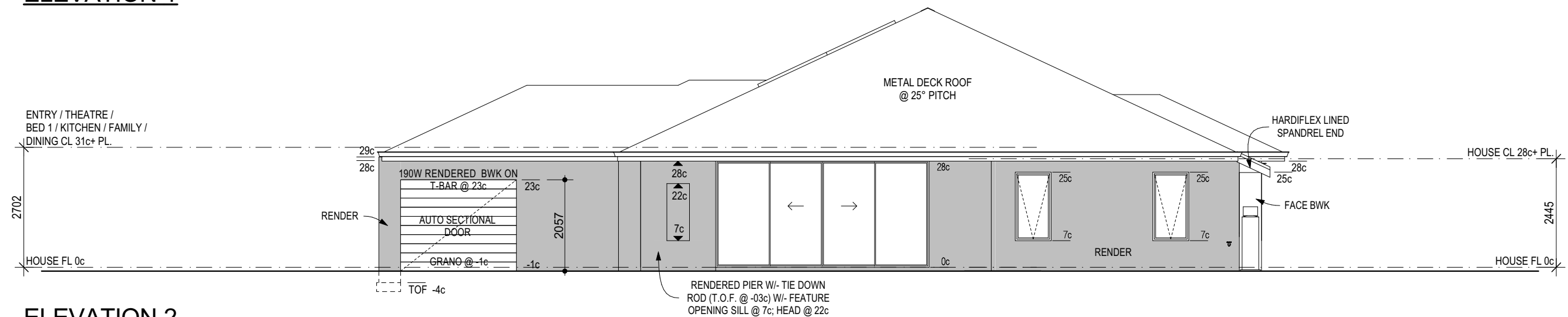
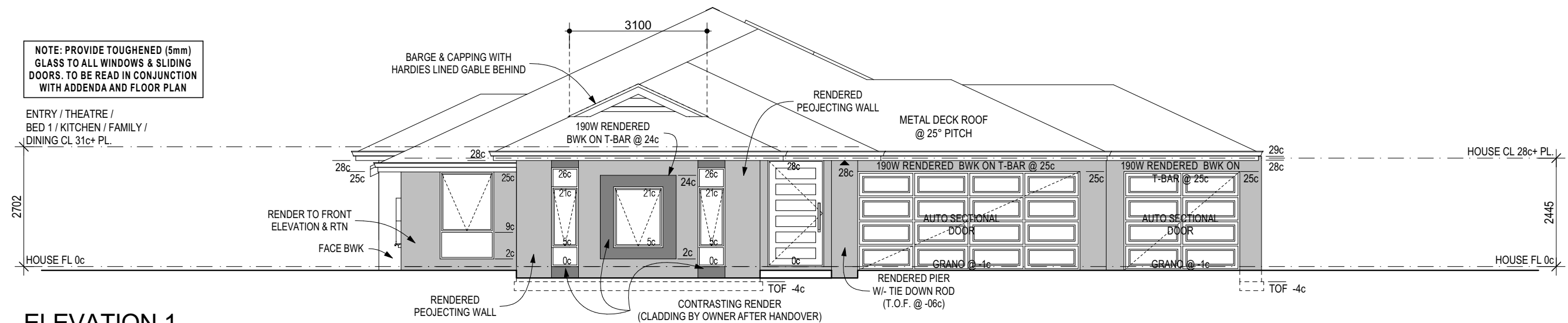
CONCRETOR NOTE:
100mm SLAB

**PROVIDE 3 PHASE
POWER TO M/BOX**

CORNICE NOTE:
PROVIDE SHADOWLINE CORNICE TO ENTRY,
FAMILY, DINING, KITCHEN, PORCH AND
ALFRESCO ONLY.

**NOTE: PROVIDE TOUGHENED
(5mm) GLASS TO ALL WINDOWS
& SLIDING DOORS.
(REFER ADDENDA & ELEVATIONS)**

HOUSE NAME		ELEVATION	DRAWING NAME		SHEET No.	REVISION No.	JOB No.
TRADITIONAL			FLOOR PLAN (A2)		2 OF 10	E	21812H
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT		VARIATIONS					
OWNER (1) DATE		House Area	264.44	Rev No.	Variation:	Date Dm:	By:
OWNER (2) DATE		Garage Area	63.22	A	SITE PLAN	10/03/26	KT
BUILDER DATE		Alfresco Area	42.66	B	SITE CHK	18/03/26	HPP
		Porch Area	4.19	C	WD	21/03/26	HL
			374.51 m ²	D	VOI	28/03/26	IK
				E	WD COR	16/04/26	SL
		House Perim.	80.16				
		Roof Area	407.63				
				SITE ADDRESS			
				LOT 720 INCLINE DRIVE			
				BULLSBROOK			
				SHIRE			
				CITY OF SWAN			
Drawn By		Date Drawn.		Scale.		Checked.	
HL		20/03/26		1:100			



HOUSE NAME		ELEVATION		DRAWING NAME		SHEET No.		REVISION No.		JOB No.	
		TRADITIONAL		ELEVATIONS 1		3 OF 10		E		21812H	
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT		VARIATIONS				SITE ADDRESS LOT 720 INCLINE DRIVE BULLSBROOK SHIRE CITY OF SWAN					
		Rev No.	Variation:	Date Dwn:	By:						
		A	SITE PLAN	10/03/26	KT						
		B	SITE CHK	18/03/26	HPP						
		C	WD	21/03/26	HL						
		D	VO1	28/03/26	IK						
		E	WD COR	16/04/26	SL						
OWNER (1)	DATE										
OWNER (2)	DATE										
BUILDER	DATE	Drawn By		Date Drawn.		Scale.		Checked.			
		HL		20/03/26		1:100					

