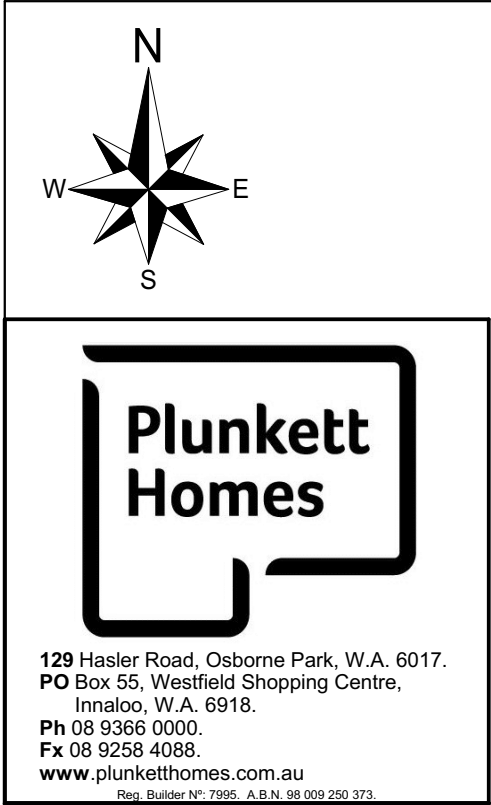
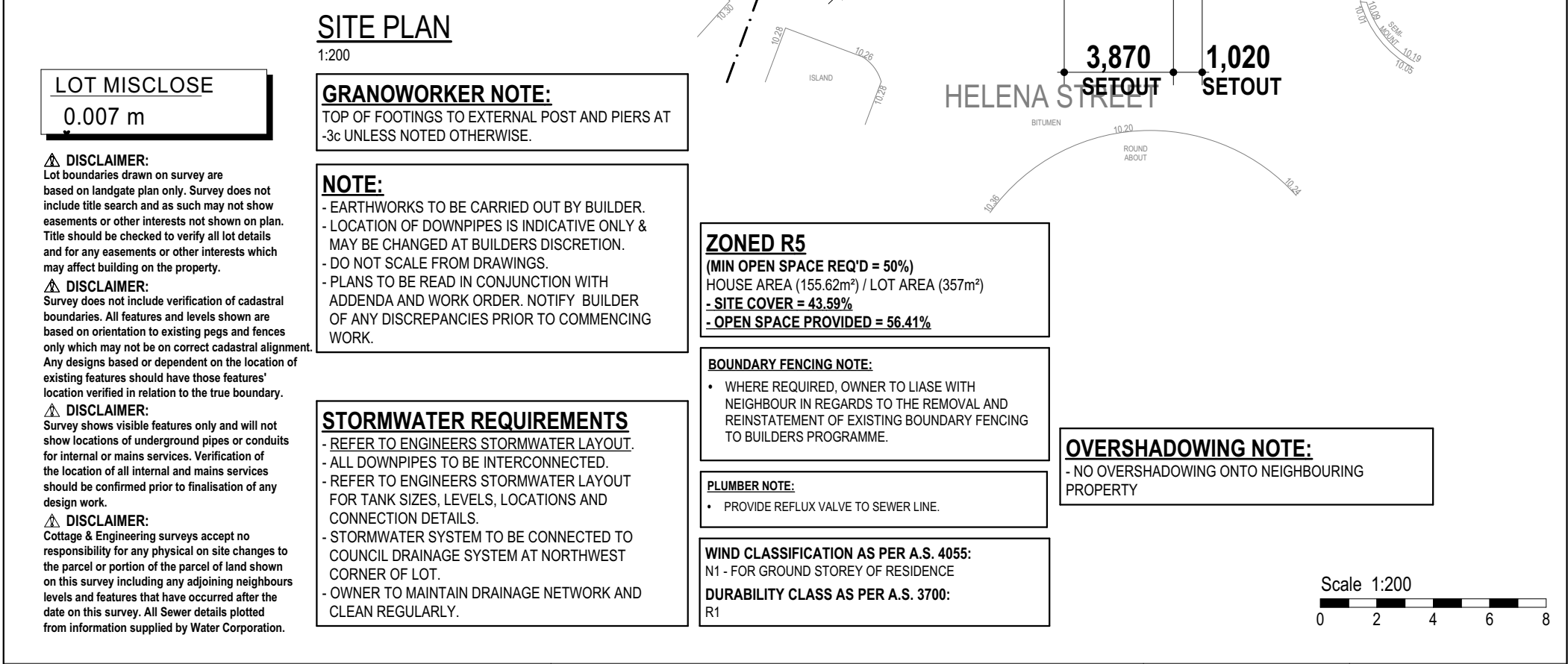




CUSTOM				E & OE	
TYPE: 2c BRICK				MODEL N°	
LUXE SPECIFICATION					
© COPYRIGHT				CU01 A3	
		DRN	DATE	CHK	
REV	VO #	RX-JX			
1	Energy report	AB	29/08/25	AB	
2	Engineer's s/water	AB	01/10/25	AB	
3	Engineer's details	AB	03/10/25	AB	
4	PCVO 3	AB	24/10/25	AB	
5	PCVO 3	AB	05/12/25	AB	
6	PCVO 5	AB	05/12/25	AB	
7	PCVO 7	AB	13/02/26	AB	
8	Engineers details	AB	05/03/26	AB	
	PCVO 6	DT	30/03/26	DT	

Sub-contractors to verify all dimensions on site.

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT. DATED:...../...../.....	
OWNER	WITNESS
OWNER	WITNESS
BUILDER	WITNESS
SHEET N° 2 OF 12 + 6 ANC.	
JOB N° 311458	
REVISION DATE 8 30/03/26	



JOB #	609386	GPS	Lat: -31.901126 Long: 115.966713			ROADS	Bitumen	ELEC.	O/Head	
CLIENT	Brown	ORDER #	311458			KERBS	See Survey	COMMS.	Yes	
ADDRESS	#112B Helena Street	LOT	Lot 15 (Plan 1108)			FOOTPATH	Brick	WATER	Yes	
SUBURB	Guildford					SOIL	Sand	GAS	Yes	
LGA	CITY OF SWAN	AREA	357m²	VOL.	1719	FOL.	884	DRAINAGE	Good	
DRAWN	S. Nguyen	DATE	21 May 25		SSA	No	VEGETATION	Light Grass Cover	SEWER	Yes
								COASTAL	400m To River	(Approximate Only Confirm With Shire)

OWNER NOTE:

- DUE TO ONGOING CHANGES TO STATUTORY REQUIREMENTS AND BUILDING METHODS, SOME ASPECTS OF THIS BUILDING MAY BE AT VARIANCE TO THE ORIGINAL DISPLAY VERSION (IF APPLICABLE).
- WHERE PRELIMINARY DRAWINGS ARE PROVIDED BY THE OWNER OR THE OWNER'S AGENT, THE BUILDER RESERVES THE RIGHT TO MODIFY THE OWNERS DRAWINGS TO SUIT THE BUILDER'S CURRENT CONSTRUCTION METHOD.

FIXING CARPENTER NOTE:

- PROVIDE SHELF & RAIL @ 1650 AFL TO ALL ROBES NOTED S & R.
- PROVIDE 4 SHELVES TO LINEN & PTY WHERE NOTED 4 x SH.
- PROVIDE SHELF SUPPORT WHEN SPAN EXCEEDS 1800mm U.N.O.
- PROVIDE 20mm GAP UNDER DOORS TO ROOMS WITH CEILING EXHAUST FANS FITTED WITH THE RUN ON TIMERS IN ACCORDANCE WITH NCC REQUIREMENTS.

SUPERVISOR / TRADES NOTE:

- REFER TO ENGINEERS DRAWINGS FOR SIZES & LOCATIONS OF ALL STRUCTURAL COLUMNS, PWP's AND BEAMS.
- REFER TO SUSPENDED FLOOR LAYOUT FOR LOCATION OF ALL BEAMS AND STRUCTURAL COLUMNS.

WIND CLASSIFICATION AS PER A.S. 4055:
N1 - FOR GROUND STOREY OF RESIDENCE
DURABILITY CLASS AS PER A.S. 3700:
R1

SKIRTING NOTE:

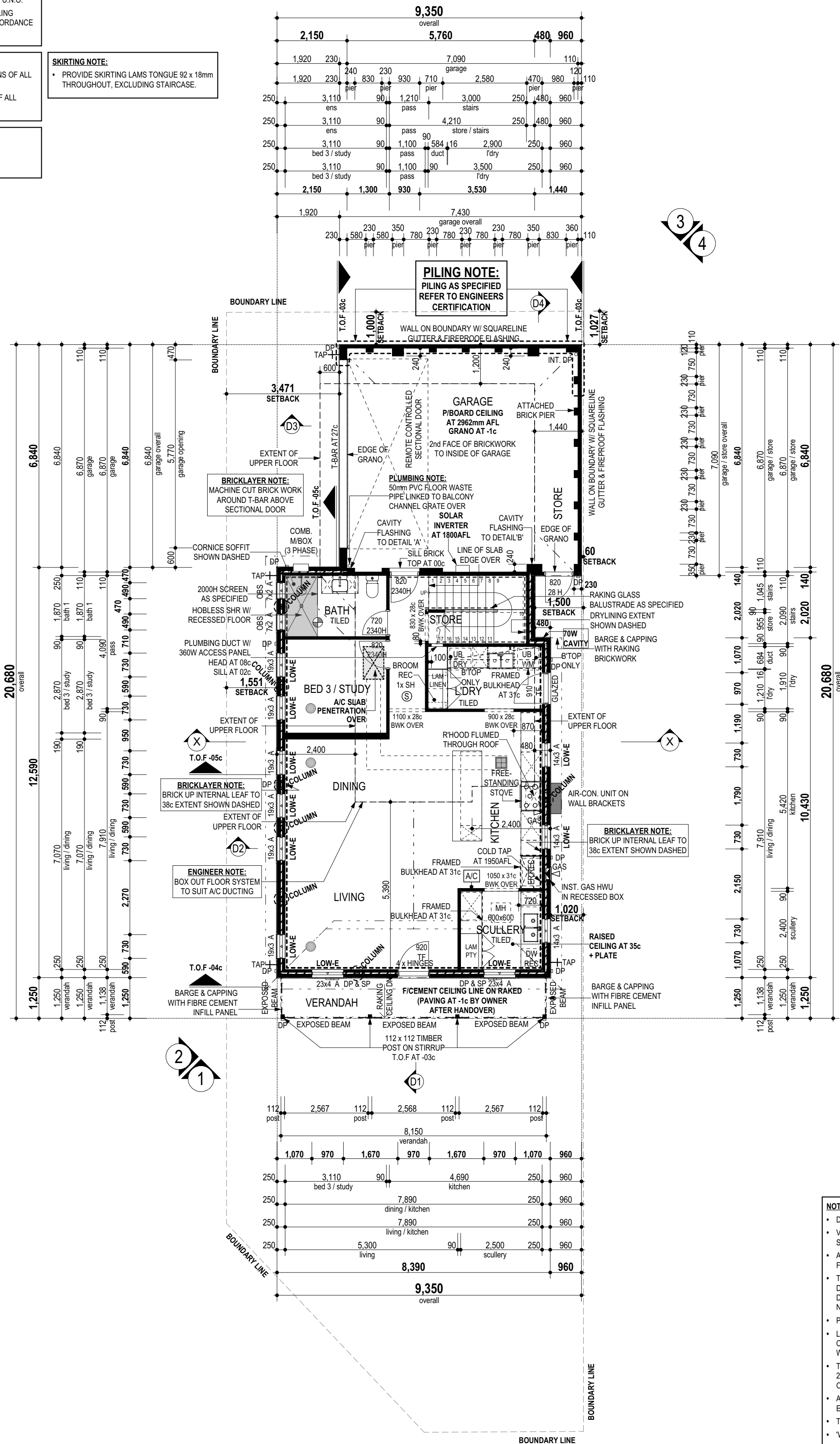
- PROVIDE SKIRTING LAMS TONGUE 92 x 18mm THROUGHOUT, EXCLUDING STAIRCASE.

CEILING NOTE:

- GROUND FLOOR CEILINGS AT 2962mm AFL, (10mm PLASTERBOARD ON 28mm FURRING CHANNELS FIXED TO U/SIDE OF FLOORTECH TRUSS AT 35c) UNLESS NOTED OTHERWISE
- UPPER FLOOR CEILINGS AT 28c + PLATE UNLESS NOTED OTHERWISE
- PROVIDE FURRING CHANNELS TO ALL GROUND FLOOR CEILINGS CONTAINED PARTIALLY OR WHOLLY BELOW THE UPPER FLOOR SYSTEM, INCLUDING GARAGE.

Floor Areas			
Floor	Location	Area	Perimeter
GROUND FLOOR			
	HOUSE	103.79	41.96
	GARAGE / ST.	51.83	28.82
	VERANDAH	10.19	18.80
		165.81 m²	
SECOND FLOOR			
	HOUSE	65.03	36.68
	BALCONY	11.08	15.58
		76.11 m²	
		241.92 m²	

Roof Areas			
Floor	Pitch	Flat	Pitched
GROUND FLOOR ROOF			
	12.42°	10.19	10.43
	30.12°	94.51	109.27
		104.70 m²	119.70 m²
SECOND FLOOR ROOF			
	30.12°	88.87	102.76
		88.87 m²	102.76 m²
		193.57 m²	222.46 m²



PLAN LEGEND

- ⊕ EXHAUST FAN - CEILING MOUNTED (FLUMED TO EXTERNAL AIR)
- Ⓢ DIRECT WIRED INTERCONNECTED SMOKE DETECTOR TO A.S. 3786:2014

AIR-CON. LEGEND:

- A/C CONTROL PAD (W/ 25mm CONDUIT WHEN ON INTERNAL WALL)
- CEILING VENT
- CEILING VENT
- AIR-CON UNIT ON WALL BRACKETS
- RETURN AIR-GRILLE
- A/C UNIT IN ROOF SPACE

AIR-CON NOTE:

- PROVIDE DUCTED REVERSE CYCLE AIR-CON SYSTEM. REFER TO MANUFACTURERS LAYOUT.

BRICKLAYER NOTE:

- PROVIDE CAVITY INSULATION THROUGHOUT.
- DENOTES EXTENT OF CAVITY INSULATION ABOVE AND BELOW OPENINGS INCLUSIVE.

WINDOWS NOTE:

- ALL UPPER FLOOR WINDOWS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODES, (NCC).
- ALL UPPER FLOOR BEDROOM WINDOWS INCLUDING WINDOWS TO JOINING ROOMS WITHOUT A SEPARATING DOOR, TO HAVE OPENABLE SASHES PERMANENTLY RESTRICTED TO 125mm MAX. OPENING.
- 'LOW-E' DENOTES LOW-E PLANIBEL CLEAR GLAZING.

NOTE:

- DO NOT SCALE FROM DRAWINGS.
- VERTICAL BRICK COURSE HEIGHTS ARE RELATED TO STANDARD BRICK SIZES.
- ALL INTERNAL DIMENSIONS ARE TO BRICK SIZES, NOT FINISHED SIZES.
- THE CONSTRUCTION DETAILS REFERRED TO IN THESE DOCUMENTS DO NOT FORM PART OF THE CONTRACT DOCUMENTS & MAY BE CHANGED AT ANY TIME WITHOUT NOTICE, AT THE BUILDER'S DISCRETION.
- PROVIDE INSULATION TO HOUSE CEILINGS AS PER ADDENDA.
- LOCATION OF DOWN PIPES IS INDICATIVE ONLY & MAY BE CHANGED AT BUILDERS DISCRETION AND MUST COMPLY WITH THE NCC.
- TOP OF FOOTINGS FOR PIER/POSTS TO VERANDAH ARE TO BE 2c BELOW FINISHED PAVING LEVEL UNLESS NOTED OTHERWISE.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS.
- TIMBER FRAMING TO A.S. 1684
- 'WC' DENOTES LIFT-OFF HINGES.
- PROVIDE CORNER BEADS INTERNALLY TO ALL EXTERNAL CORNERS EXCLUDING DOOR & WINDOW REVEALS.
- AS PER WESTERN AUSTRALIAN BUILDING COMMISSION AND PLUMBING LEGISLATION ADOPTING THE NCC, FLOOR WASTES TO WET AREAS HAVE BE OMITTED, EXCLUDING SHOWER RECESSES.

GROUND FLOOR PLAN

1:100

WORKING DRAWINGS

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

DATED:.....

OWNER WITNESS

OWNER WITNESS

BUILDER WITNESS

CLIENT:
BROWN

ADDRESS:
LOT 15 (#112B)
HELENA STREET
GUILDFORD

CUSTOM		REVISION
E & OE		8
TYPE: 2c BRICK	LUXE SPECIFICATION	DATE
MODEL N°	CU01	30/03/26
© COPYRIGHT		QR CODE
SHEET N°	3 OF 12	
JOB N°	311458	

Plunkett Homes

129 Hasler Road, Osborne Park, W.A. 6017.
PO Box 55, Westfield Shopping Centre,
Innaloo, W.A. 6918.
Ph 08 9366 0000.
Fx 08 9258 4088.
www.plunkethomes.com.au

Rev. Builder N° 7995 - A-B-N-98 009 250 373

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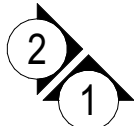
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- UPPER FLOOR CEILINGS AT 28c + PLATE UNLESS NOTED OTHERWISE

Roof Areas			
Floor	Pitch	Flat	Pitched
GROUND FLOOR ROOF			
	12.42°	10.19	10.43
	30.12°	94.51	109.27
		104.70 m²	119.70 m²
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	30.12°	88.87	102.76
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(FLUMED TO EXTERNAL AIR)

DIRECT WIRED INTERCONNECTED
SMOKE DETECTOR TO A.S. 3786:2014

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(W/ 25mm CONDUIT WHEN
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- A/C UNIT IN
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1:100



.....

BUILDER

WITNESS

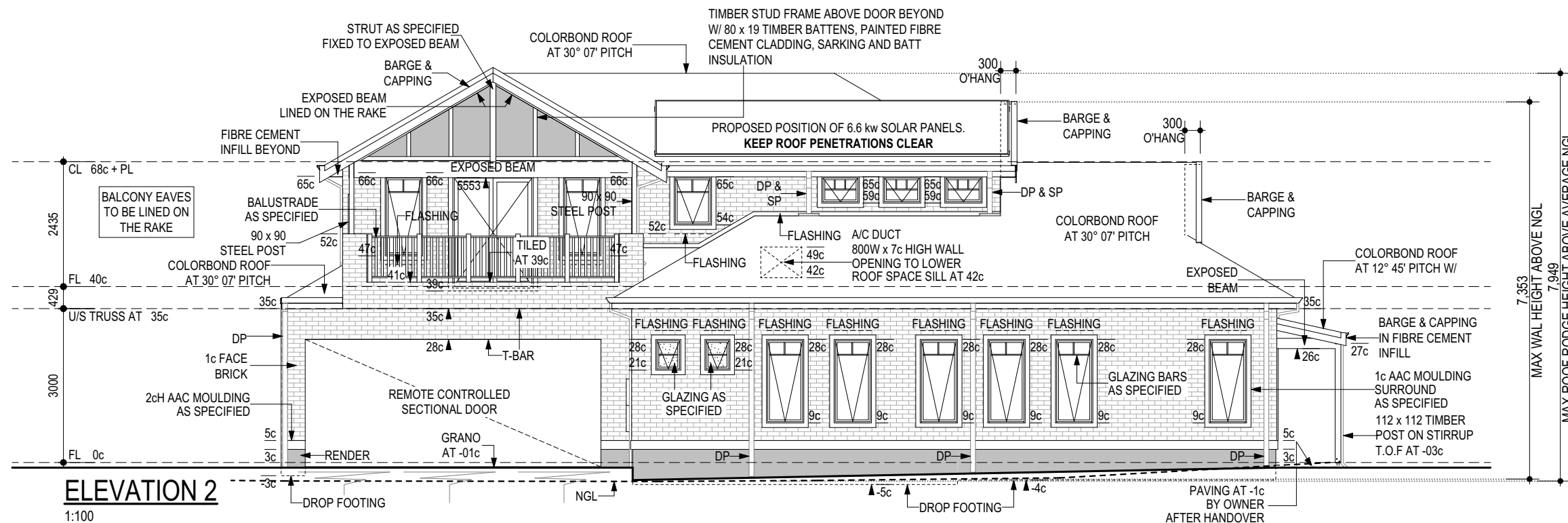
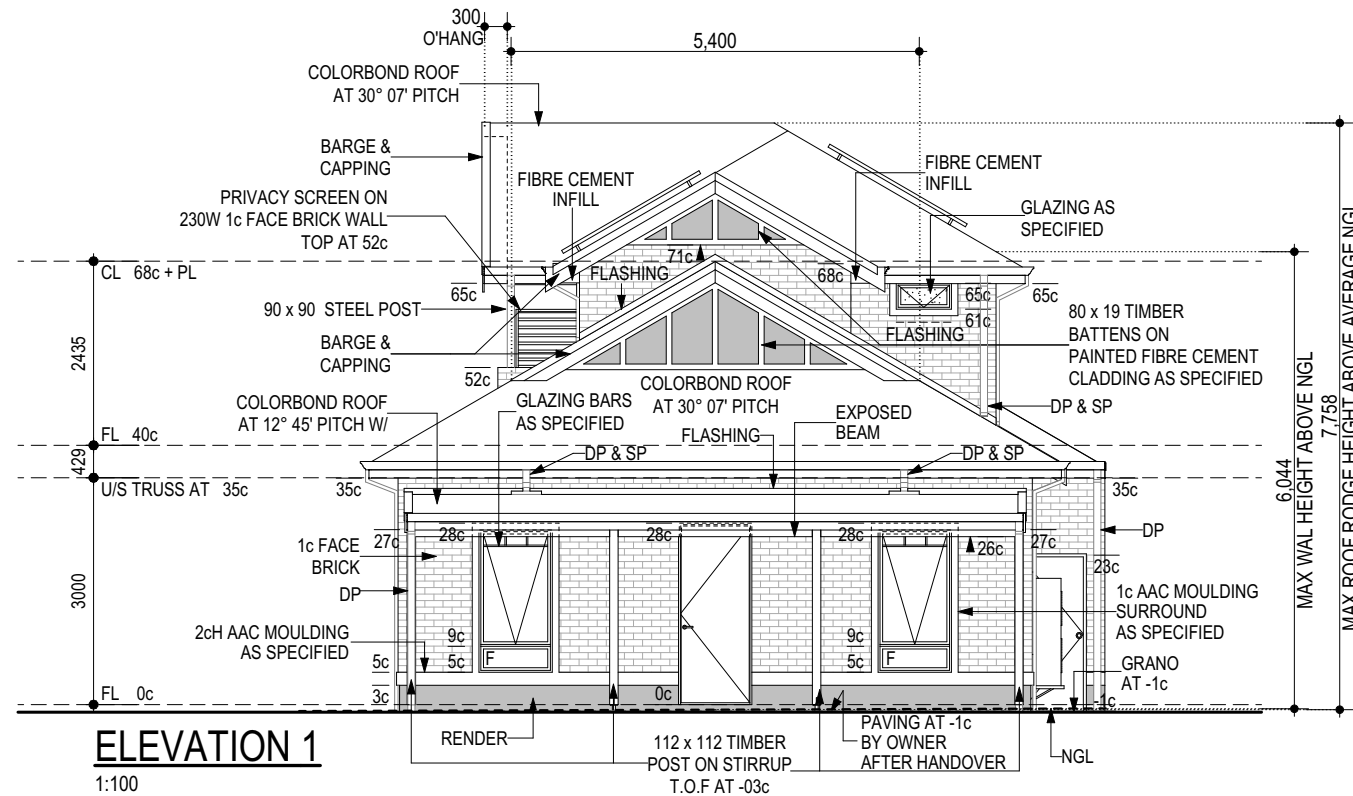
ADDRESS:
LOT 15 (#112B)
HELENA STREET
GUILDFORD

CUSTOM		REVISION
TYPE: 2c BRICK	E & OE	8
MODEL N°	LUXE SPECIFICATION	DATE
	CU01	30/03/26
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SHEET N°	4 OF 12	
JOB N°	311458	
		

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- PROVIDE INSULATION TO HOUSE CEILINGS AS PER APPENDIX A.
- LOCATION OF DOWN PIPES IS INDICATIVE ONLY & MAY BE CHANGED AT BUILDERS DISCRETION AND MUST COMPLY WITH THE NCC.
- TOP OF FOOTINGS FOR PIER/POSTS TO VERANDAH ARE TO BE 2c BELOW FINISHED PAVING LEVEL UNLESS NOTED OTHERWISE.
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WINDOWS NOTE:

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- **LOW-E** DENOTES LOW-E PLANIBEL CLEAR GLAZING TO WINDOWS.



129 Hasler Road, Osborne Park, W.A. 6017.
PO Box 55, Westfield Shopping Centre,
Innaloo, W.A. 6918.
Ph 08 9366 0000.
Fx 08 9258 4088.
www.plunketthomes.com.au
Reg. Builder N°: 7995. A.B.N. 98 009 250 373.

REV	VO #	DRN	DATE	CHK
1	Energy report	AB	29/08/25	AB
2	Engineer's s/water	AB	01/10/25	AB
3	Engineer's details	AB	03/10/25	AB
4	PCVO 3	AB	24/10/25	AB
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6	PCVO 7	AB	03/02/26	AB
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8	PCVO 6	DT	05/03/26	AB
			30/03/26	DT

Sub-contractors to verify all dimensions on site.

WORKING DRAWINGS

THIS IS ONE OF THE DRAWINGS
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DATED:...../...../.....

OWNER
OWNER
BUILDER

WITNESS
WITNESS
WITNESS

CLIENT:
BROWN

ADDRESS:
LOT 15 (#112B)
HELENA STREET
GUILDFORD

CUSTOM
E & OE

TYPE: 2c BRICK

MODEL N°
LUXE SPECIFICATION
CU01
A3

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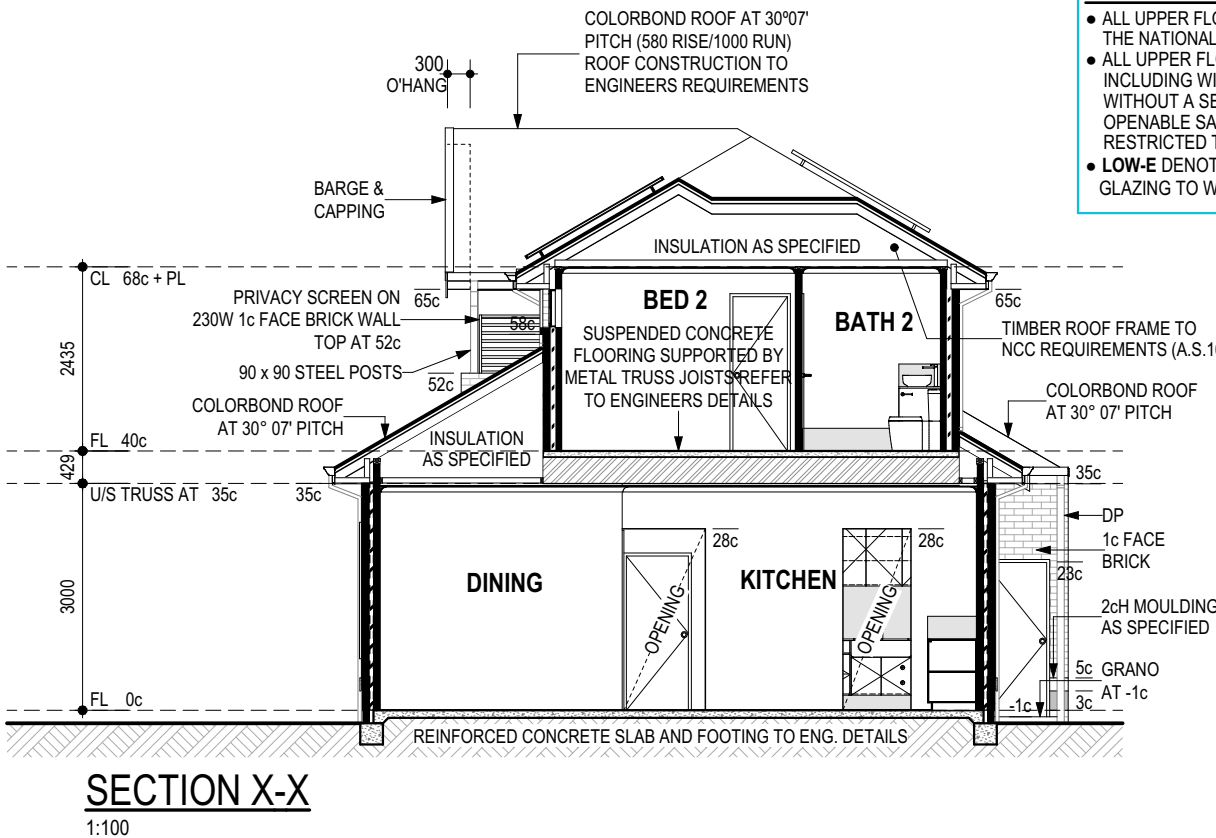
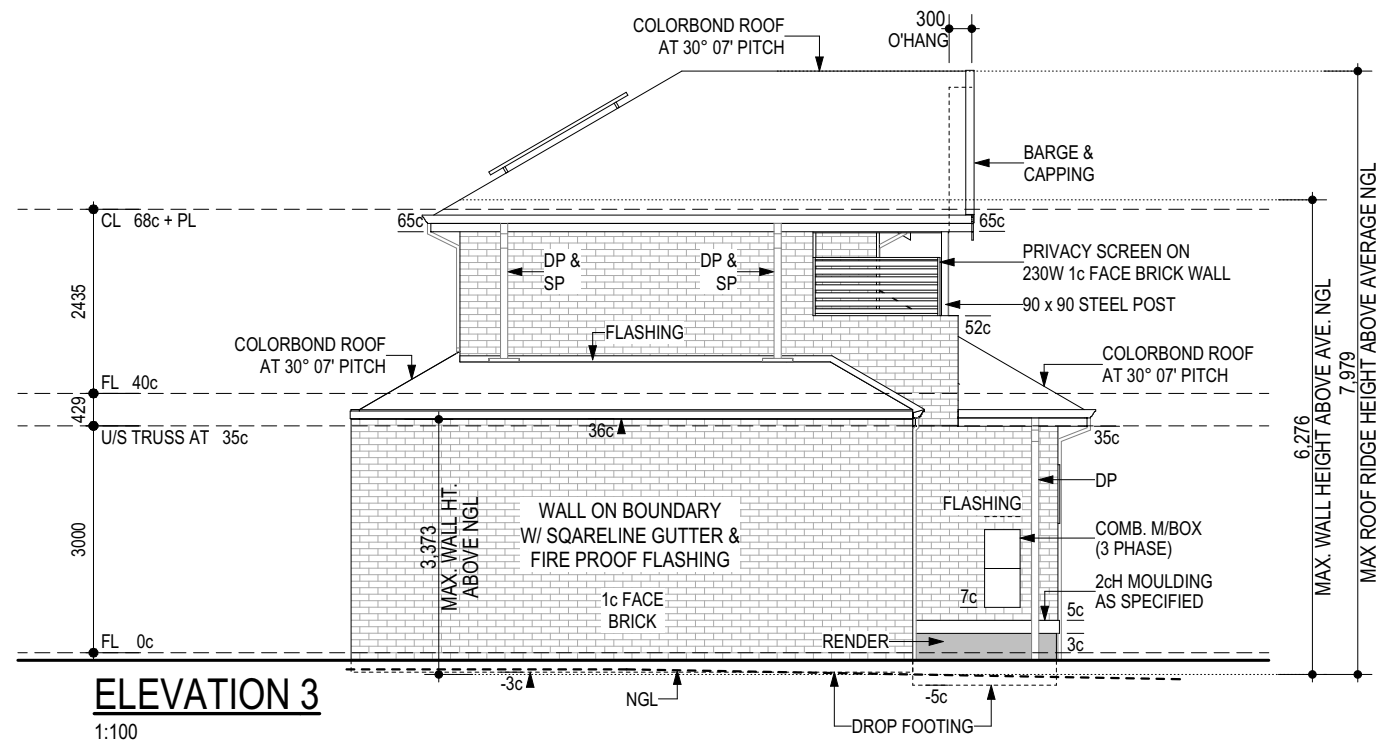
SHEET N°
5 OF 12
+ 6 ANC

JOB N°
311458

REVISION
8

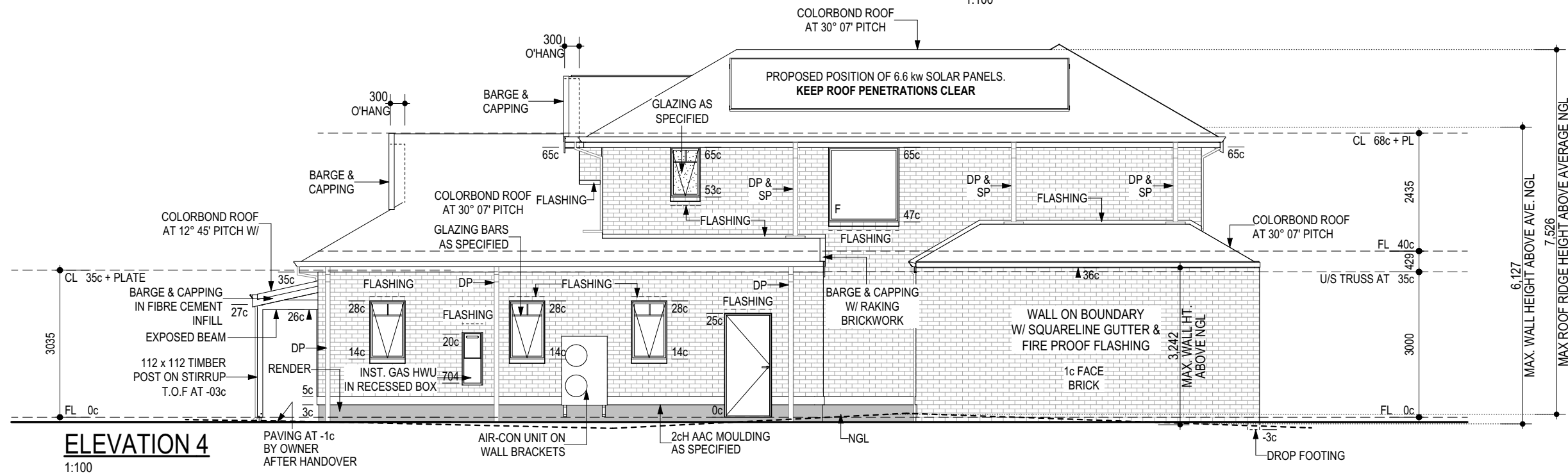
DATE
30/03/26





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Sub-contractors to verify all dimensions on site.				

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

OWNER	WITNESS
OWNER	WITNESS
BUILDER	WITNESS

CLIENT:
BROWN

ADDRESS:
**LOT 15 (#112B)
HELENA STREET
GUILDFORD**

CUSTOM E & OE

TYPE: 2c BRICK

MODEL N° LUXE SPECIFICATION

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SHEET N° **6 OF 12**

+ 6 ANC

JOB N° **311458**

REVISION

8

DATE

30/03/26

