

COTTAGE & ENGINEERING SURVEYS

Licensed Surveyors

87-89 Guthrie Street, Osborne Park, Western Australia
 Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
 Email: perth@cottage.com.au Website: www.cottage.com.au

J/N: 463636 DATE: 12 Feb 20 SCALE: 1:200 DRAWN: M. Bateman

Builder : Redink Homes
 CLIENT : DART

SURVEY STRATA LOT 2 #122A Marmion Street, East Fremantle
 SSL 2 AREA: 422.52 m²
 Survey Strata Plan 79800 Original Lot 18 on Plan 3286

OLD AREA

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

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.

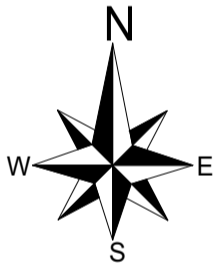
WARNING:
 Check developer/strata company regarding possible future/existing internal service run ins, positions & details. Check for possible private sewer lines & position & details of connection to strata lot. Beware possible building restrictions on strata lot by management statement or by-laws. If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

SOIL DESCRIPTION
 Sand
 Light Grass Cover

SSL1 MISCLOSE
 0.000 m

SSL2 MISCLOSE
 0.002 m

CP3 MISCLOSE
 0.000 m

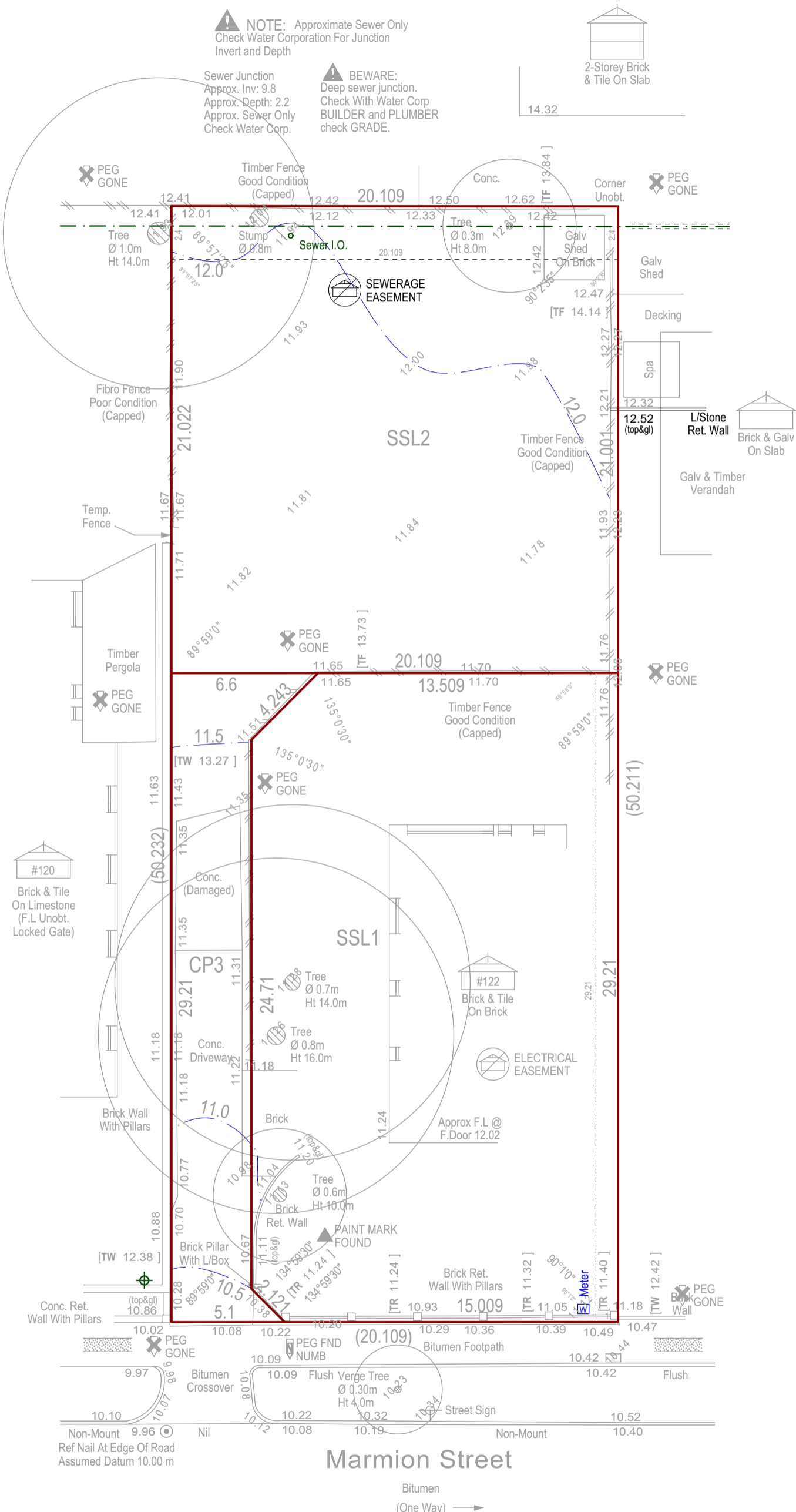


Scale 1:200
 0 2 4 6 8

NOTE: Approximate Sewer Only
 Check Water Corporation For Junction
 Invert and Depth

Sewer Junction
 Approx. Inv: 9.8
 Approx. Depth: 2.2
 Approx. Sewer Only
 Check Water Corp.

BEWARE:
 Deep sewer junction.
 Check With Water Corp
 BUILDER and PLUMBER
 check GRADE.



redink
 BUILDERS REGISTRATION N° 12049
 16 FROBISHER STREET,
 OSBORNE PARK WA 6017
 Phone (08) 9208 1111 Fax (08) 9208 1122
 © Copyright 2006

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

OWNERDATE.....

OWNERDATE.....

BUILDERDATE.....

REV:	DESCRIPTION:	INT:	CHK:	DATE:
1'	CONTRACT	AP	SP	09.12.19
2'	DRAFTING AMEND. (R.McKESAR)	SP	SP	12.12.19
3'	SITING	RA	SP	03.03.2020
4'	MASTER SUITE WINDOWS (A.PINTO)	SP	SP	09.03.2020
5'	VO 46051 (1-1)	ASB	ASB	17.03.2020
6'	VO 46195 (1-2)	SP	SP	08.04.2020
7'				
8'				
9'				

CLIENT: **DART**

SITE ADDRESS:
**LOT 18 (SURVEY STRATA LOT 2)
 #122A MARMION ST
 EAST FREMANTLE WA 6158**

SALES: E. NOONAN DRAWN: AP

THE ANSWER - CHOICE	
EXISTING SITE	
DATE: 8/04/2020	SHEET N°: 02 of 16
SCALE: 1:200	
REVISION N°: 6	JOB N°: 1910005M

LEGEND	DESCRIPTION
⊕	SEC Dome
⊖	Power Pole
⊕	Phone Pits
⊕	Water Conn.
[TP 10.00]	Top Pillar/Post
[TW 10.00]	Top Wall
[TR 10.00]	Top Retaining
[TF 10.00]	Top Fence

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.

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-pegged and line pegs placed.

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.

STORMWATER NOTE:
 STORMWATER DISPOSAL VIA SOAKWELLS BY BUILDER TO COUNCIL REQUIREMENTS

SITE CLASSIFICATION : A
FOOTING DETAIL : D10V
WIND CATEGORY : N1
COASTAL CONDITIONS : CAT 3

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

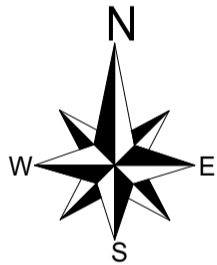
CONCRETE NOTE:
 SET SHOWER RECESSES DOWN 75mm & FIT REFLUX VALVE. MAINTAIN REQUIRED SLAB THICKNESS TO ENGINEERS REQUIREMENTS

SOIL DESCRIPTION
 Sand
 Light Grass Cover

SSL1 MISCLOSE
 0.000 m

SSL2 MISCLOSE
 0.002 m

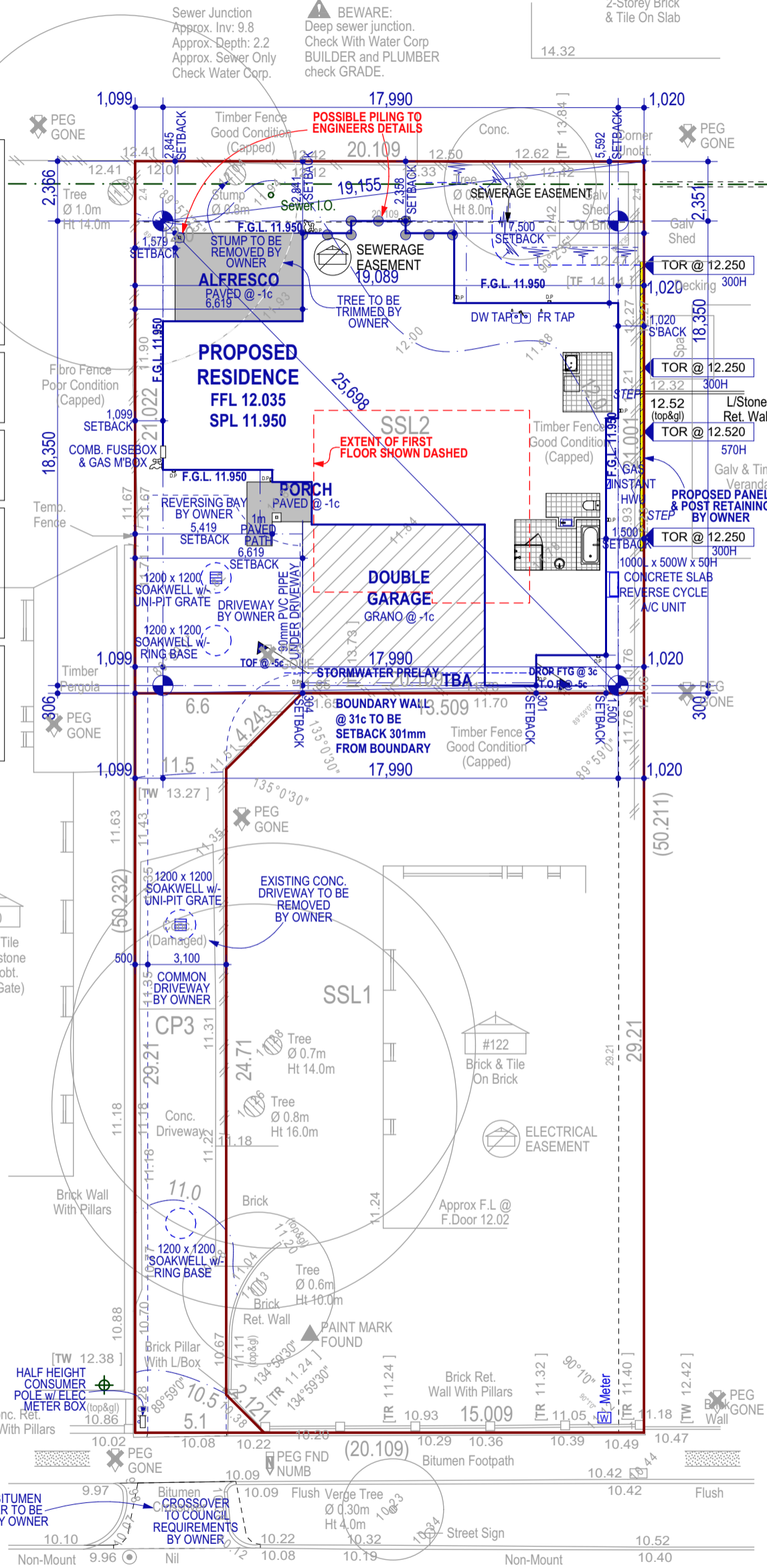
CP3 MISCLOSE
 0.000 m



Scale 1:200
 0 2 4 6 8

NOTE: Approximate Sewer Only
 Check Water Corporation For Junction Invert and Depth

BEWARE:
 Deep sewer junction. Check With Water Corp BUILDER and PLUMBER check GRADE.



TANK VOLUME.

DIAM	DEPTH	VOL
1800	900	2.29
	1200	3.05
	1500	3.82
	1800	4.58
1500	900	1.59
	1200	2.12
	1500	2.65
	1800	3.18
1200	900	1.02
	1200	1.36
	1500	1.70
	1800	2.03
900	900	0.57
	1200	0.76
	1500	0.95
	1800	1.14

DRAINAGE NOTES:
 1. Volumes are in cubic metres & Areas in square meters.
 2. Volume to be stored based on 0.0122 of m² of impervious surface.
 3. Down pipes to be located so each tank fills at same rate (i.e.. Roof Area to each tank is proportional to its Volume).
 4. Plumber to confirm Run Layout & location of soak wells. Drawings are indicative only.

DRAINAGE CALCULATIONS.
Impervious Area (Roof) Area A.
 (Roof Area) = 280.47m².
 Volume to Store = 03.42m³.
Impervious Area (Paving) Area B.
 (Path) = 133.97m².
 Volume to Store = 01.63m³.
 (Storm-water grate to soak well).
 Run to existing Soakwells

TOTAL VOLUME TO DRAIN
 AREA A + AREA B = 5.05m³.
NUMBER TANKS REQ'D =
 (TAKEN FROM TABLE)
 4x 1200x1200 = 5.10m³
FOUR TANKS REQUIRED
TOTAL TANK VOLUME = 5.10m³.

Marmion Street
 Bitumen (One Way) →

redink
 BUILDERS REGISTRATION N° 12049
 16 FROBISHER STREET,
 OSBORNE PARK WA 6017
 Phone (08) 9208 1111 Fax (08) 9208 1122
 © Copyright 2006 Ref.: 19,091

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT:
 OWNERDATE.....
 OWNERDATE.....
 BUILDERDATE.....

VARIATIONS:

REV:	DESCRIPTION:	INT:	CHK:	DATE:
1'	CONTRACT	AP	SP	09.12.19
2'	DRAFTING AMEND. (R.McKESSAR)	SP	SP	12.12.19
3'	SITING	RA	SP	03.03.2020
4'	MASTER SUITE WINDOWS (A.PINTO)	SP	SP	09.03.2020
5'	VO 46051 (1-11)	ASB	ASB	17.03.2020
6'	VO 46195 (1-2)	SP	SP	08.04.2020
7'				
8'				
9'				

CLIENT: DART
SITE ADDRESS: LOT 18 (SURVEY STRATA LOT 2) #122A MARMION ST EAST FREMANTLE WA 6158
 SALES: E. NOONAN DRAWN: AP

THE ANSWER - CHOICE

SITE PLAN	
DATE: 8/04/2020	SHEET N°: 03 of 16
SCALE: 1:200	
REVISION N°: 6	JOB N°: 1910005M

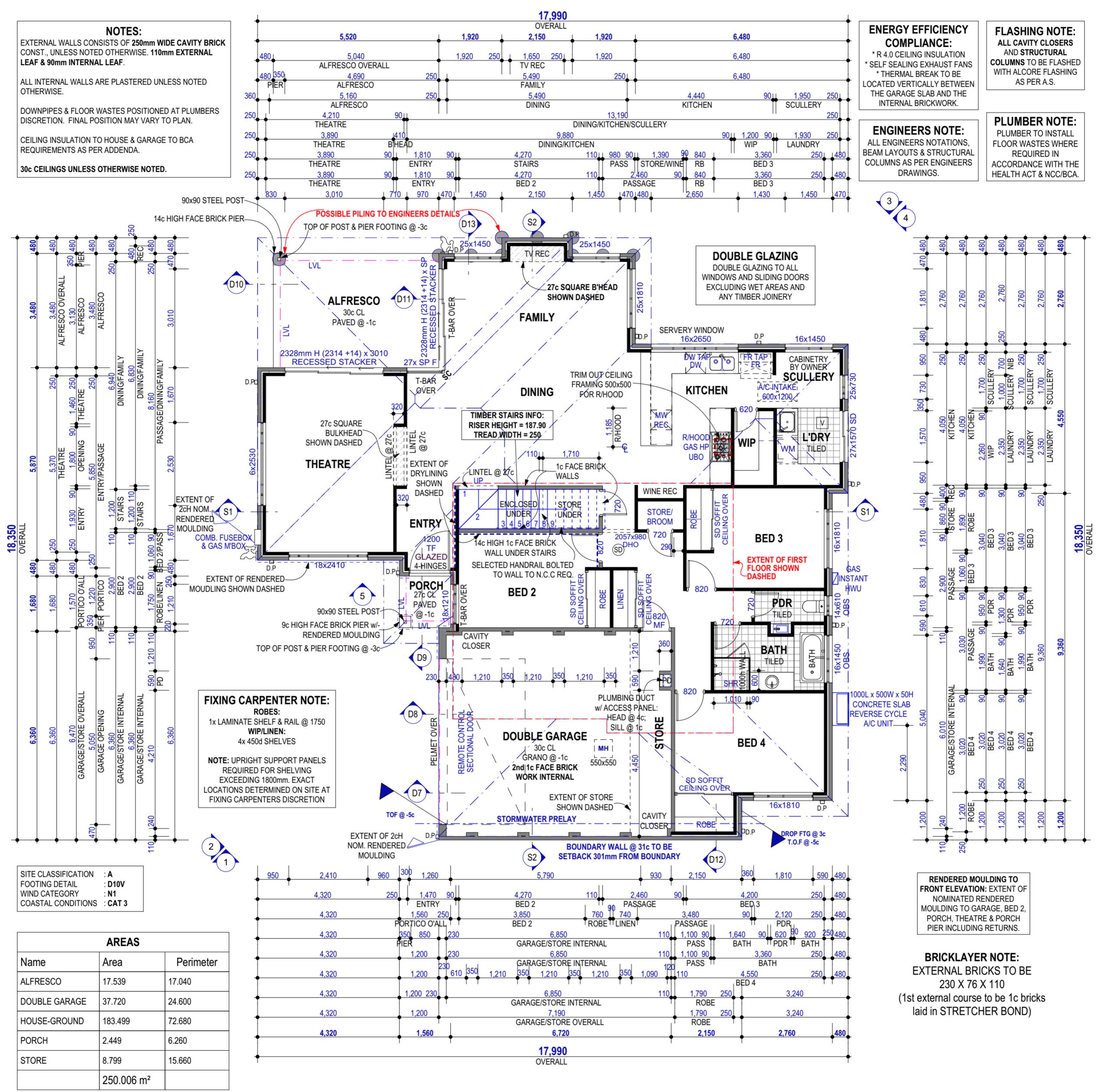
NOTES:
 EXTERNAL WALLS CONSISTS OF 250mm WIDE CAVITY BRICK CONST. UNLESS NOTED OTHERWISE. 110mm EXTERNAL LEAF & 90mm INTERNAL LEAF.
 ALL INTERNAL WALLS ARE PLASTERED UNLESS NOTED OTHERWISE.
 DOWNPIPES & FLOOR WASTES POSITIONED AT PLUMBERS DISCRETION. FINAL POSITION MAY VARY TO PLAN.
 CEILING INSULATION TO HOUSE & GARAGE TO BCA REQUIREMENTS AS PER APPENDIX A.
 30c CEILINGS UNLESS OTHERWISE NOTED.

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.

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

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



SITE CLASSIFICATION : A
 FOOTING DETAIL : D10V
 WIND CATEGORY : N1
 COASTAL CONDITIONS : CAT 3

AREAS		
Name	Area	Perimeter
ALFRESCO	17.539	17.040
DOUBLE GARAGE	37.720	24.600
HOUSE-GROUND	183.499	72.680
PORCH	2.449	6.260
STORE	8.799	15.660
	250.006 m ²	



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	AP	SP	08.12.19
2	DRAFTING AMEND. (R. McKESSAR)	SP	SP	12.12.19
3	SITING	RA	SP	03.03.2020
4	MASTER SUITE WINDOWS (A.PINTO)	SP	SP	09.03.2020
5	VO 461951 (1-11)	ASB	ASB	17.03.2020
6	VO 461951 (1-2)	SP	SP	08.04.2020

CLIENT: **DART**
 SITE ADDRESS:
LOT 18 (SURVEY STRATA LOT 2)
#122A MARMION ST
EAST FREMANTLE WA 6158
 SALES: E. NOONAN DRAWN: AP

THE ANSWER - CHOICE
GROUND FLOOR PLAN (A2)

DATE: 8/04/2020	SHEET N°: 06 of 16
SCALE: 1:100	REVISION N°: 6
JOB N°: 1910005M	

NOTES:
EXTERNAL WALLS CONSISTS OF **90mm WIDE STUD FRAME** CONSTRUCTION WITH **100mm NOMINATED THERMAL CLADDING (190mm TOTAL)** UNLESS NOTED OTHERWISE.

ALL INTERNAL WALLS ARE 90mm WIDE STUD FRAME WITH PLASTERBOARD ON BOTH SIDES. UNLESS NOTED OTHERWISE.

DOWNPIPES & FLOOR WASTES POSITIONED AT PLUMBERS DISCRETION. FINAL POSITION MAY VARY TO PLAN.

CEILING INSULATION TO HOUSE & GARAGE TO NCC REQUIREMENTS AS PER ADDENDA.

2435mm CEILINGS UNLESS OTHERWISE NOTED.

WEATHERBOARD CLADDING & RENDER TO THERMAL CLADDING:
NOMINATED WEATHERBOARD CLADDING & RENDER TO THERMAL CLADDING AS PER ADDENDA.

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

FLASHING NOTE:
ALL CAVITY CLOSERS AND STRUCTURAL COLUMNS TO BE FLASHED WITH ALCORE FLASHING AS PER A.S.

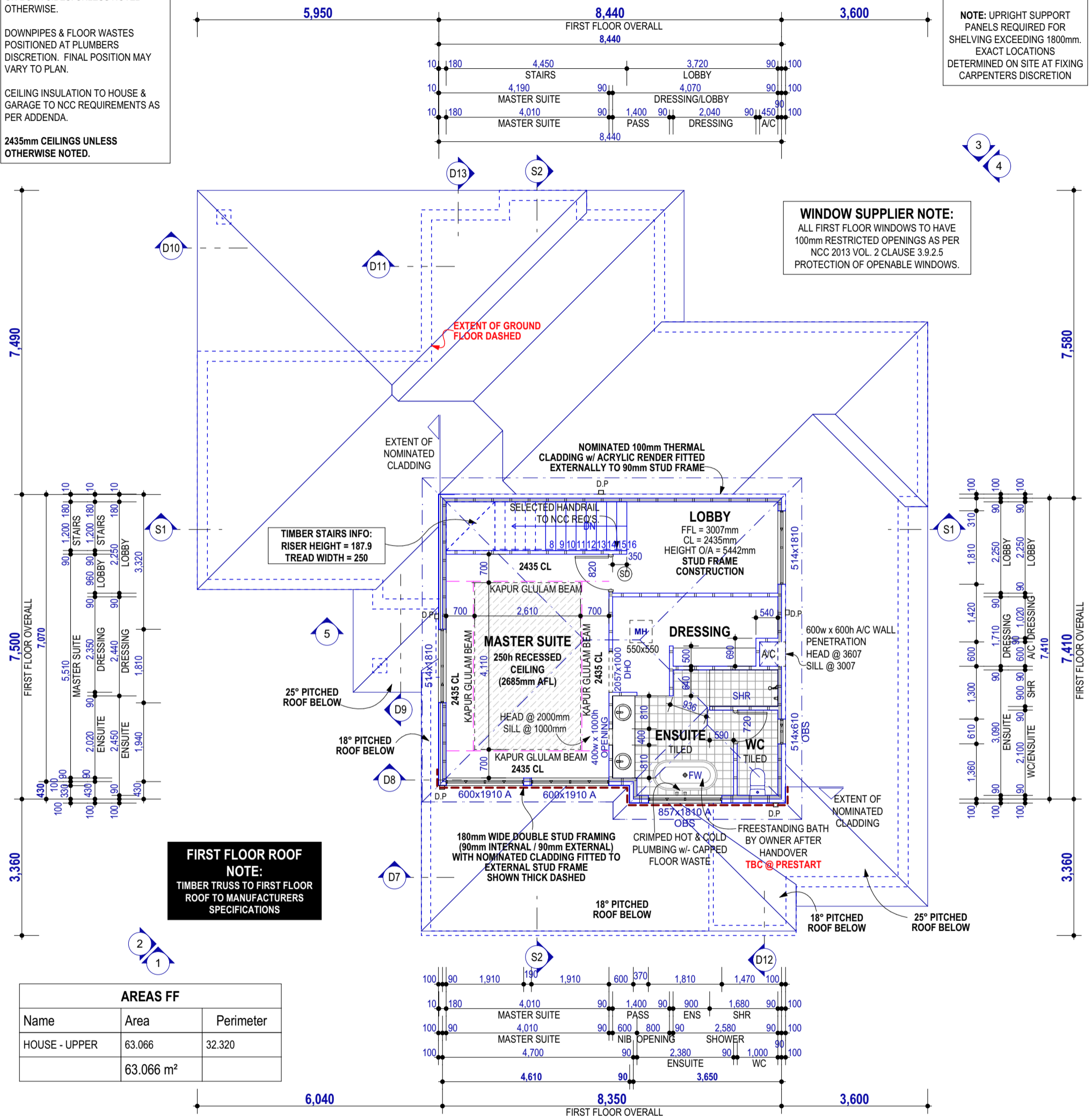
NOTE:
UPPER FLOOR TO COMPLY WITH N.C.C. 3.9.2.5.

TIE-DOWN NOTE:
UPPER FLOOR TO BE TIED DOWN TO GROUND FLOOR AS PER ENGINEER'S SPECIFICATION.

CONSTRUCTION NOTE:
ALLOW EXTRA STUDWORK FOR:
-WC ROLL HOLDERS @ 750mm
-TOWEL RAIL @ 1800mm

FIXING CARPENTER NOTE:
DRESSING:
LAMINATE SHELF & RAIL @ 1750

NOTE: UPRIGHT SUPPORT PANELS REQUIRED FOR SHELVING EXCEEDING 1800mm. EXACT LOCATIONS DETERMINED ON SITE AT FIXING CARPENTERS DISCRETION



WINDOW SUPPLIER NOTE:
ALL FIRST FLOOR WINDOWS TO HAVE 100mm RESTRICTED OPENINGS AS PER NCC 2013 VOL. 2 CLAUSE 3.9.2.5 PROTECTION OF OPENABLE WINDOWS.

TIMBER STAIRS INFO:
RISER HEIGHT = 187.9
TREAD WIDTH = 250

FIRST FLOOR ROOF NOTE:
TIMBER TRUSS TO FIRST FLOOR ROOF TO MANUFACTURERS SPECIFICATIONS

AREAS FF		
Name	Area	Perimeter
HOUSE - UPPER	63.066	32.320
	63.066 m ²	



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

OWNERDATE.....

OWNERDATE.....

BUILDERDATE.....

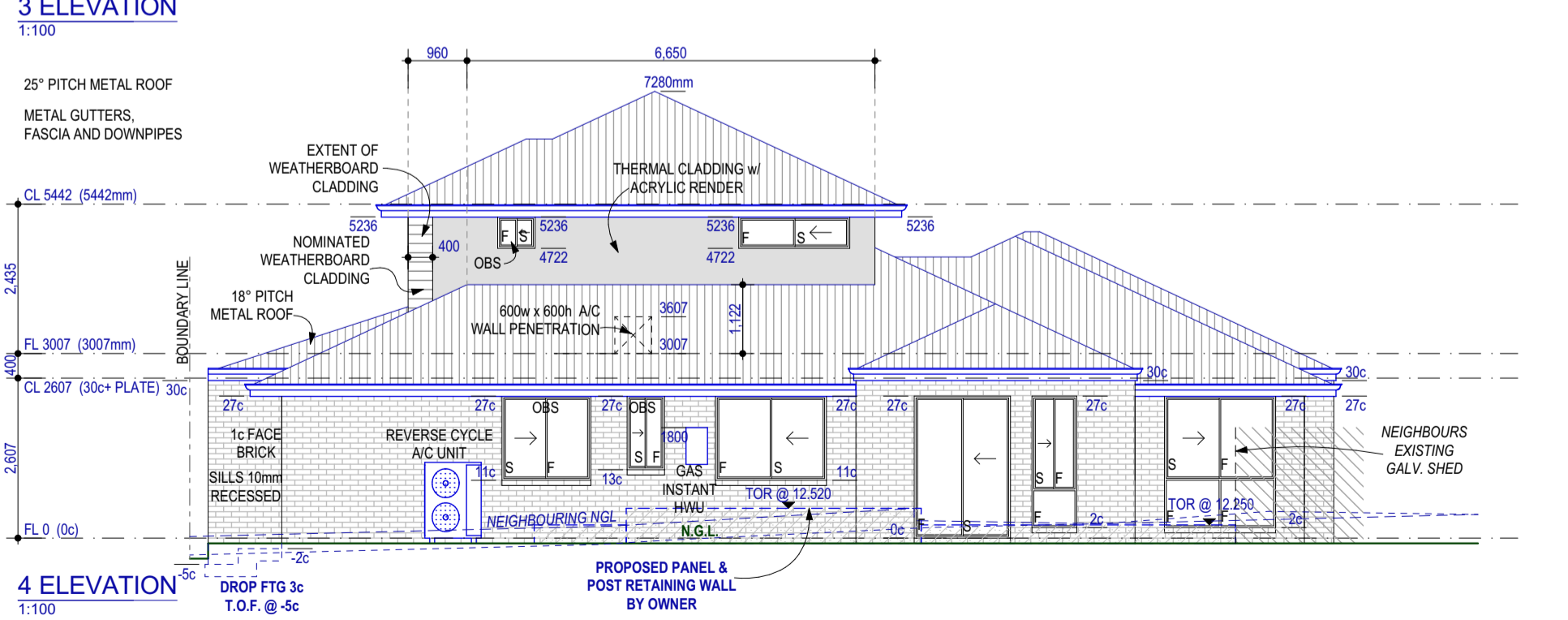
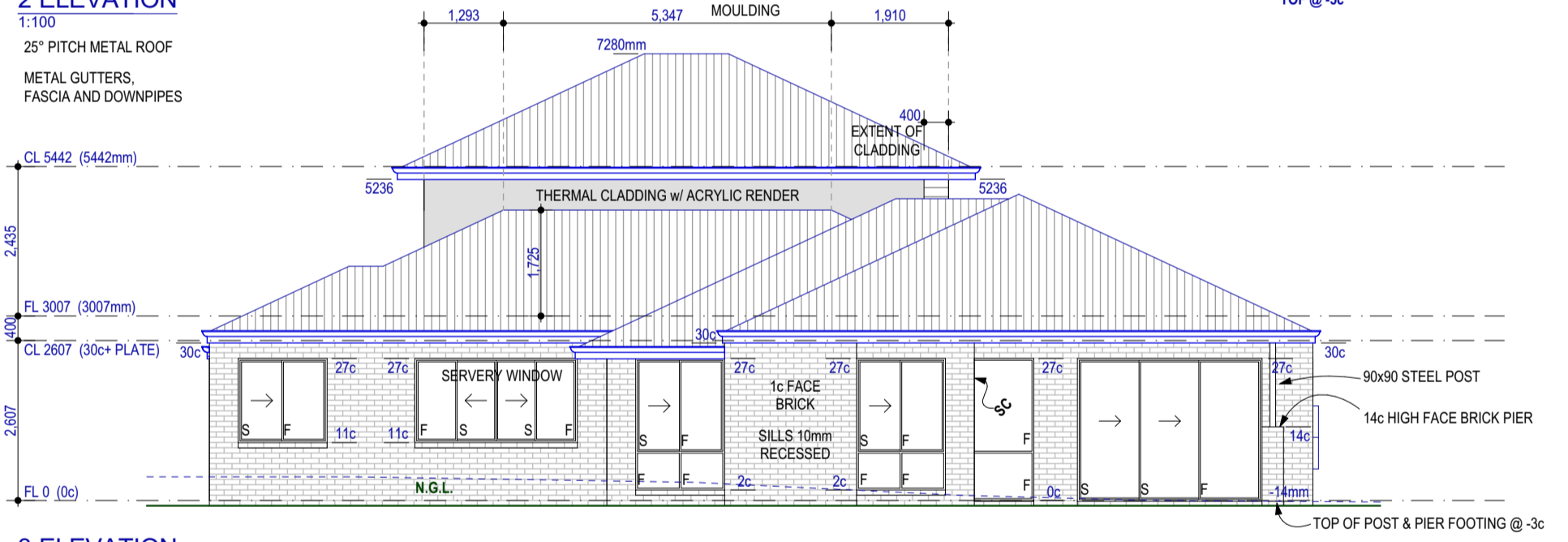
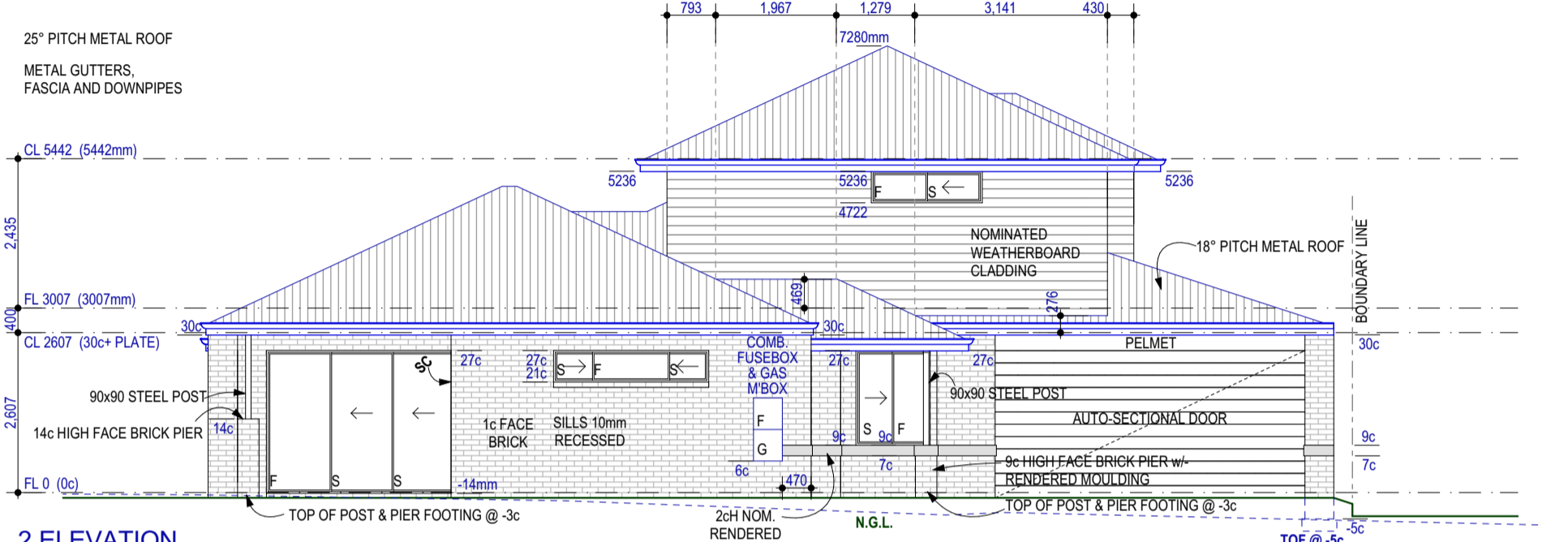
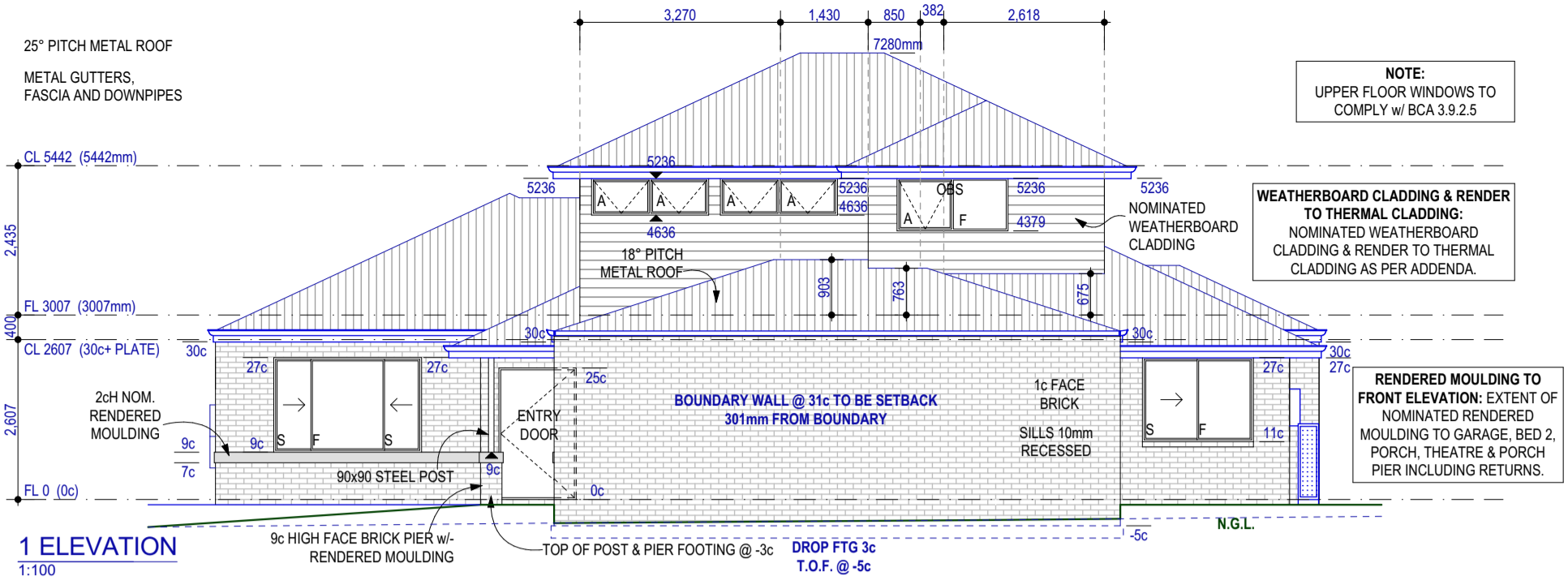
REV:	DESCRIPTION:	INT:	CHK:	DATE:
'1'	CONTRACT	AP	SP	09.12.19
'2'	DRAFTING AMEND. (R.McKESSAR)	SP	SP	12.12.19
'3'	SITING	RA	SP	03.03.2020
'4'	MASTER SUITE WINDOWS (A.PINTO)	SP	SP	09.03.2020
'5'	VO 46051 (1-1)	ASB	ASB	17.03.2020
'6'	VO 46195 (1-2)	SP	SP	08.04.2020
'7'				
'8'				
'9'				

CLIENT: **DART**

SITE ADDRESS:
**LOT 18 (SURVEY STRATA LOT 2)
#122A MARMION ST
EAST FREMANTLE WA 6158**

SALES: E. NOONAN DRAWN: AP

THE ANSWER - CHOICE	
FIRST FLOOR PLAN	
DATE: 8/04/2020	SHEET N°: 07 of 16
SCALE: 1:100	JOB N°: 1910005M
REVISION N°: 6	



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

OWNER DATE

OWNER DATE

BUILDER DATE

REV:	DESCRIPTION:	INT:	CHK:	DATE:
'1'	CONTRACT	AP	SP	09.12.19
'2'	DRAFTING AMEND. (R.McKESSAR)	SP	SP	12.12.19
'3'	SITING	RA	SP	03.03.2020
'4'	MASTER SUITE WINDOWS (A.PINTO)	SP	SP	09.03.2020
'5'	VO 46051 (1-11)	ASB	ASB	17.03.2020
'6'	VO 46195 (1-2)	SP	SP	08.04.2020
'7'				
'8'				
'9'				

CLIENT: **DART**

SITE ADDRESS:
**LOT 18 (SURVEY STRATA LOT 2)
#122A MARMION ST
EAST FREMANTLE WA 6158**

SALES: E. NOONAN DRAWN: AP

THE ANSWER - CHOICE ELEVATIONS	
DATE: 8/04/2020	SHEET N°: 08 of 16
SCALE: 1:100	REVISION N°: 6
JOB N°: 1910005M	