

SITE CLASSIFICATION - CLASS 'A'
(REFER TO SITE REPORT FOR
DETAILS) WIND LOAD - N1
CORROSION CLASSIFICATION - R3

BRICK NOTE
- 2c FACE BRICK TO BE LAID IN THIRD BOND U.N.O.
**STEEL ROOF IN ACCORDANCE TO
NASH STANDARDS**

ROOF NOTE
- ROOF PITCH AT 10° WITH 300W EAVES UNO
- ROOF PITCH AT 7° WITH 450W EAVES UNO
- ROOF PITCH AT 5° WITH 450W EAVES UNO
- STEEL ROOF IN ACCORDANCE TO NASH STANDARD
- CEILINGS AT 31c + PL UNLESS NOTED OTHERWISE TO GROUND FLOOR
- CEILINGS AT 240mm UNLESS NOTED OTHERWISE TO UPPER FLOOR

ROOF PLUMBER NOTE
- PROVIDE SLOTTED GUTTERS (EXC. GUTTER ON WALLS)
- FINAL POSITIONS OF RWP'S TO BE DETERMINED ON SITE
- RWP'S IN PORCH TO BE STRAIGHT CONNECTION TO
STORMWATER SYSTEM (NO KICK)

ROOF INSULATION NOTE
- R4.0 CEILING INSULATION TO HOUSE, GARAGE, AND ANY
EXTERNAL PLASTERBOARD / VERSILUX CEILINGS IF APPL.

CEILING MATERIAL NOTE
- PORCH - VERSILUX CEILING
- VERANDAH - VERSILUX CEILING
- GARAGE - PLASTERBOARD CEILING
- EAVES - VERSILUX CEILING U.N.O.
- DETACHED ALFRESCO - VERSILUX CEILING

ELECTRICAL NOTE
- INTERCONNECTED SMOKE DETECTORS TO
PART 3.7.2.2 BCA VOL. 2 AS INDICATED ON PLAN

FIXING CARPENTER NOTE
- 4 No. 450D SHELVES TO PANTRY AND LINEN UNO
- 450D SHELF & RAIL TO ALL WIR, ROBE & ROBE REC. UNO
- 450D SHELF AT 1750 AFL TO BROOM CUPBOARD, IF ANY

GARAGE NOTE
- SINGLE LEAF WALL TO GARAGE IS NOT WATERPROOF
- FALL GARAGE SLAB 20mm TOWARDS MAIN GARAGE OP'NG

DO NOT SCALE FROM THIS DRAWING
All Sub-contractors to check dimensions
& notes prior to initiating works. Any
discrepancies to be notified to the Site
Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.

RENDERED WALL NOTE
- ACRYLIC RENDER WHERE INDICATED ON PLAN.
- RENDERED WALLS CONSTRUCTION WITH 230 CAVITY
BRICKWORK AS NOTED. PROVIDE 28mm SCOTIA TO JUNCTIONS
OF RENDERED WALLS & HARDIFLEX / VERSILUX CEILINGS.

FACILITIES NOTE
- TOILET DOOR TO COMPLY W/ CLAUSE 3.8.3.3 OF THE B.C.A VOL. 2

PLASTERBOARD NOTE
- PROVIDE PLASTERBOARD TO ALL INTERNAL WALLS U.N.O.

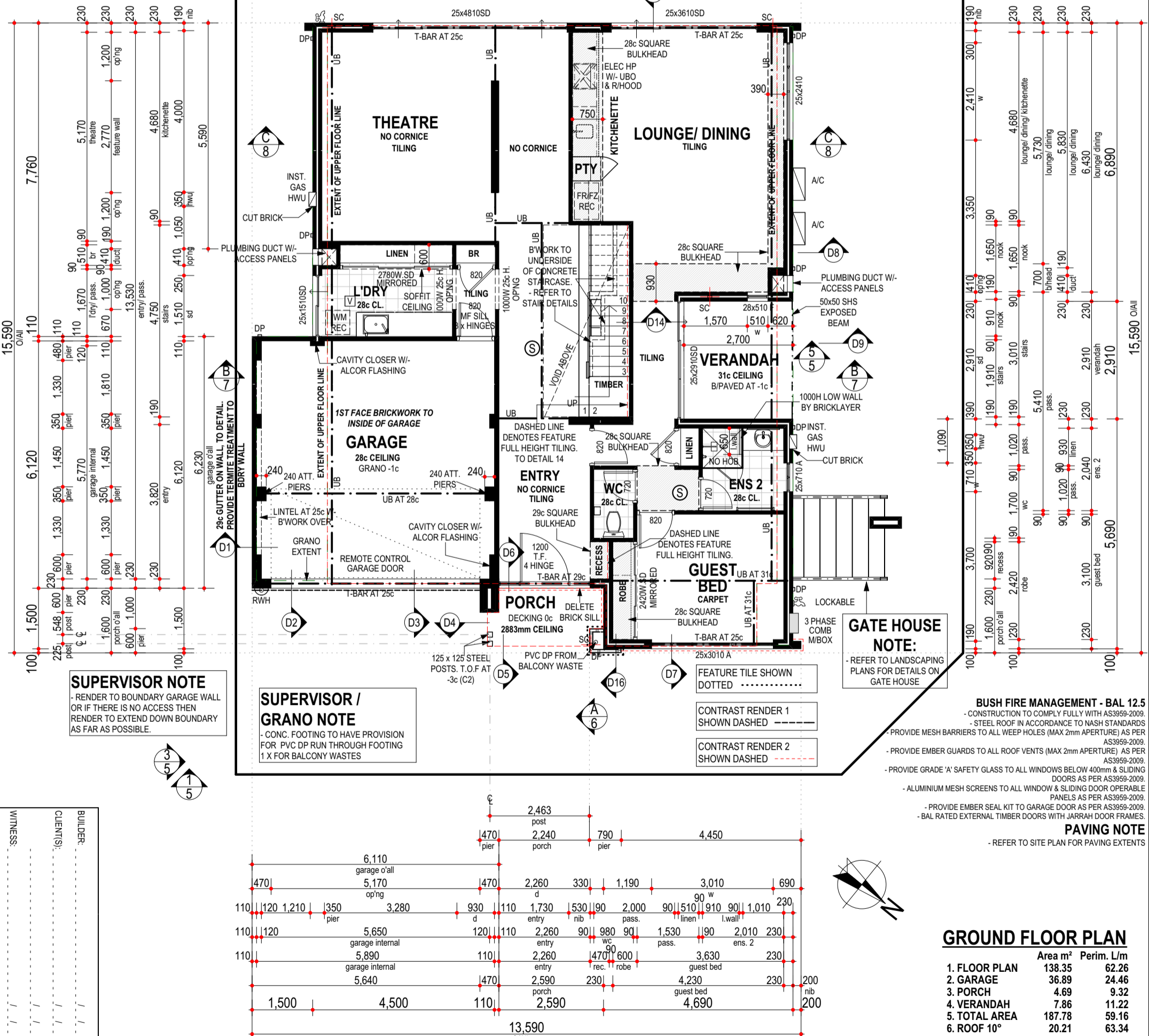
**SUPERVISOR / GRANO
WORKER / BRICKLAYER &
CARPENTER NOTE**
- ALLOW FOR PROVISION OF CONCEALED CAVITY
DOWN PIPES IN PIERS

TRADES / SUPERVISOR NOTE
- REFER TO STRUCTURAL ENGINEERS DETAILS
- ALL PLANS TO BE READ IN CONJUNCTION WITH
ENGINEERS DRAWINGS & STANDARD
SPECIFICATION.
- FINAL POSITIONS/NUMBER OF GARAGE PIERS
TO BE DETERMINED UPON RECEIPT OF ENG'S
CERT. PLANS.

DOOR NOTE
- ALL DOOR & DOOR HARDWARE AS PER ADDENDUM

PLUMBER NOTE
- NO HOBBS TO SHOWERS UNLESS SHOWN
OTHERWISE.
- PLUMBER TO INSTALL REFLUX VALVE.

**PAVING & DECKING EXTENTS
SHOWN ON LANDSCAPING PLAN**



SUPERVISOR NOTE
- RENDER TO BOUNDARY GARAGE WALL
OR IF THERE IS NO ACCESS THEN
RENDER TO EXTEND DOWN BOUNDARY
AS FAR AS POSSIBLE.

**SUPERVISOR /
GRANO NOTE**
- CONC. FOOTING TO HAVE PROVISION
FOR PVC DP RUN THROUGH FOOTING
1 X FOR BALCONY WASTES

**GATE HOUSE
NOTE:**
- REFER TO LANDSCAPING
PLANS FOR DETAILS ON
GATE HOUSE

BUSH FIRE MANAGEMENT - BAL 12.5
- CONSTRUCTION TO COMPLY FULLY WITH AS3959-2009.
- STEEL ROOF IN ACCORDANCE TO NASH STANDARDS
- PROVIDE MESH BARRIERS TO ALL WEEP HOLES (MAX 2mm APERTURE) AS PER
AS3959-2009.
- PROVIDE EMBER GUARDS TO ALL ROOF VENTS (MAX 2mm APERTURE) AS PER
AS3959-2009.
- PROVIDE GRADE 'A' SAFETY GLASS TO ALL WINDOWS BELOW 400mm & SLIDING
DOORS AS PER AS3959-2009.
- ALUMINIUM MESH SCREENS TO ALL WINDOW & SLIDING DOOR OPERABLE
PANELS AS PER AS3959-2009.
- PROVIDE EMBER SEAL KIT TO GARAGE DOOR AS PER AS3959-2009.
- BAL RATED EXTERNAL TIMBER DOORS WITH JARRAH DOOR FRAMES.

PAVING NOTE
- REFER TO SITE PLAN FOR PAVING EXTENTS

Tangent Nominees Pty Ltd (A.C.N. 008 865 585)
Trustee For Summit Homes Group Trust.



83 McCoy Street Myaree, W.A. 6154.
Telephone(08) 9317 0100 Fax(08) 9330 4507

**PROPOSED RESIDENCE FOR:
TANGENT NOMINEES**
ADDRESS
**LOT 108, OSBORNE ROAD
DIANELLA**

VARIATIONS:
PRESTART - 30.09.16 - REB
ENGINEERS - 24.10.16 - REB
ERROR LOG - 16.11.16 - REB
V001 - VARIOUS - 09.12.16 - THO
AMENDED ENG - 09.01.17 - THO
V002 - AT SITE - 28.02.17 - THO
V003 - BATH VARIATION - 01.03.17 - THO
V004 - AT SITE - 24.03.17 - THO

V006 - AMENDED ENG - 28.04.17 - AEN
V007 - LIGHTS/WALL B'RD - 15.06.17 - THO
V008 - KIT/STRINGER - 4.09.17 - REB
V010 - WALLPAPER B3-11.10.17 - REB
V011 - VARIOUS 18.10.17 - REB
V012 - VARIOUS 24.10.17 - REB
V013 - VARIOUS 30.10.17 - REB
V014 - BEADING/BELM 03.11.17 - REB
V015 - FRONT PAVING 15.11.17 - REB

LAST OPENED:
Fri 03 Nov 2017

DATE: 24-06-16
DRN: REBEKAH
CHD:

SCALE: 1:100
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10:58:23

JOB NO: 151142

SHEET 1 OF 27

THE TRILOGY - SEVEN HILLS

SITE CLASSIFICATION - CLASS 'A'
(REFER TO SITE REPORT FOR
DETAILS) WIND LOAD - N1
CORROSION CLASSIFICATION - R3

STEEL ROOF IN ACCORDANCE TO
NASH STANDARDS

ROOF NOTE

- ROOF PITCH AT 10° WITH 300W EAVES UNO
- ROOF PITCH AT 7° WITH 450W EAVES UNO
- ROOF PITCH AT 5° WITH 450W EAVES UNO
- STEEL ROOF IN ACCORDANCE TO NASH STANDARD
- CEILINGS AT 31c + PL UNLESS NOTED OTHERWISE TO GROUND FLOOR
- CEILINGS AT 240mm UNLESS NOTED OTHERWISE TO UPPER FLOOR

ROOF INSULATION NOTE

- R4.0 CEILING INSULATION TO HOUSE, GARAGE, AND ANY EXTERNAL PLASTERBOARD CEILINGS IF APPLICABLE
- R2.5 & R1.5 ANTICOR TO RAKING CEILINGS
- R4 CEILING INSULATION TO UNDERSIDE OF UPPER FLOOR

FIXING CARPENTER NOTE

- 4 No. 450D SHELVES TO PANTRY AND LINEN UNO
- 450D SHELF AND RAIL TO ALL WIR, ROBES UNO
- 450D SHELVES AT 2000 & 1000 AFL TO MASTER WIR TO DETAIL

CEILING MATERIAL NOTE

- PORCH - VERSILUX CEILING
- PATIO - VERSILUX CEILING
- GARAGE - PLASTERBOARD CEILING
- EAVES - VERSILUX CEILING U.N.O.

ROOF PLUMBER NOTE

- PROVIDE SLOTTED GUTTERS (EXCLUDING GUTTER ON WALLS)
- FINAL POSITIONS OF RWPS TO BE DETERMINED BY ROOF PLUMBER ON SITE

WALL INSULATION NOTE

- PROVIDE R1.5 INSULATION TO ALL EXTERNAL FRAMED WALLS
- PROVIDE R1.5 INSULATION TO ALL WET AREA FRAMED WALLS

DOOR NOTE

- ALL DOOR & DOOR HARDWARE AS PER ADDENDUM

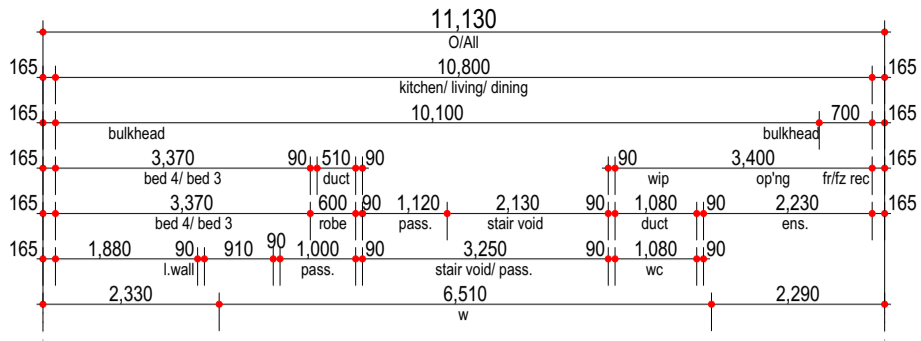
SANITARY COMPARTMENT NOTE

- PART 3.8.3 FACILITIES - CONSTRUCTION OF SANITARY COMPARTMENTS

TOILET DOOR TO COMPLY WITH CLAUSE 3.8.3.3 BCA VOL 2

FACILITIES NOTE

- TOILET DOOR TO COMPLY W/ CLAUSE 3.8.3.3 OF THE B.C.A VOL. 2



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ALL DIMENSIONS TO BRICKWORK.

SUPERVISOR NOTE

- REFER TO STRUCTURAL ENGINEERS DETAILS
- ALL PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS & STANDARD SPECIFICATION.
- FINAL POSITIONS/NUMBER OF GARAGE PIERS TO BE DETERMINED UPON RECEIPT OF ENGINEERS CERTIFIED PLANS.

AIR CON. NOTE

- POSITION OF AIR CON VENTS & RETURN GRILLES TO BE CONFIRMED WITH AIR CON SUPPLIER

RENDERED WALL NOTE

- ACRYLIC RENDER WHERE INDICATED ON PLAN.
- RENDERED WALLS CONSTRUCTION WITH 230 CAVITY BRICKWORK AS NOTED. PROVIDE 28mm SCOTIA TO JUNCTIONS OF RENDERED WALLS & HARDIFLEX CEILINGS.

PLASTERBOARD NOTE

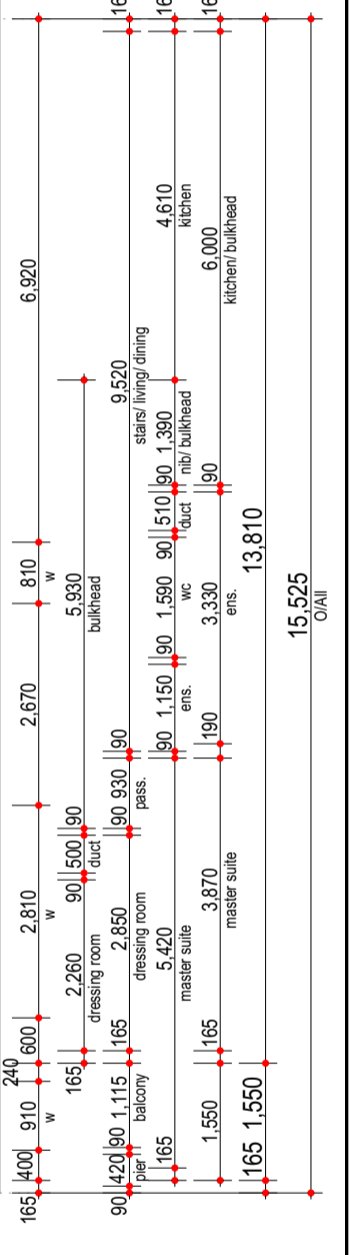
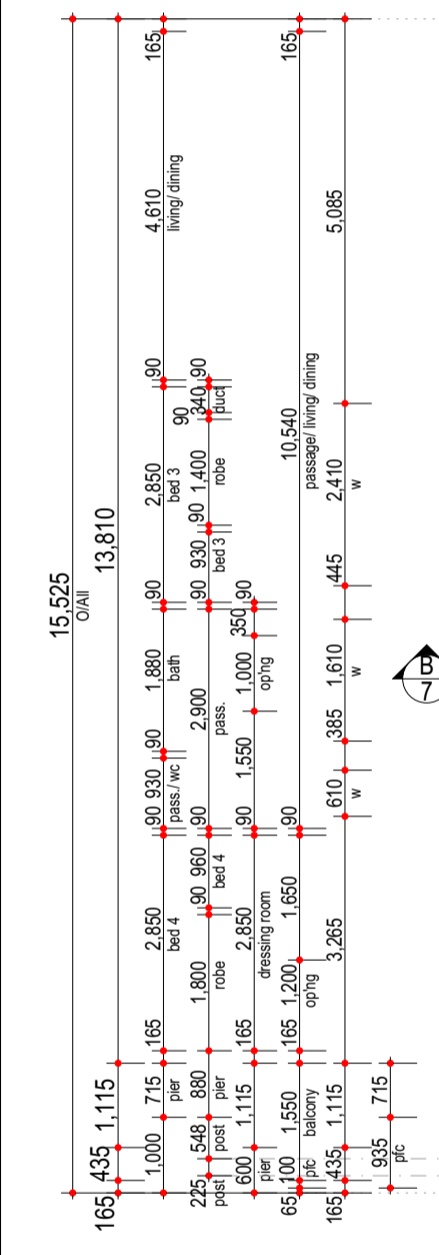
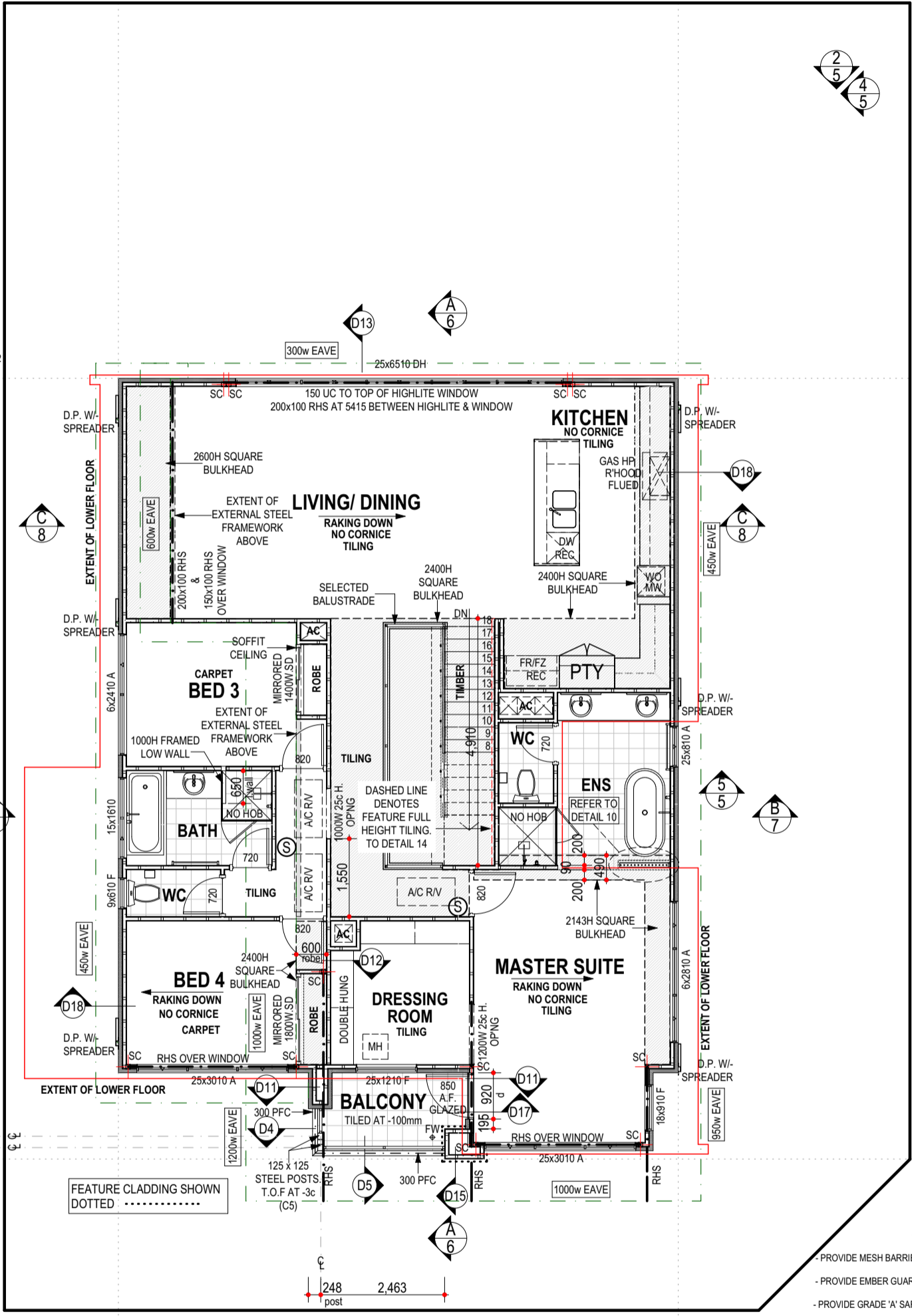
- PROVIDE PLASTERBOARD TO ALL UPPER FLOOR. BLUEBOARD TO ALL WET AREAS.

ELECTRICAL NOTE

- INTERCONNECTED SMOKE DETECTORS TO PART 3.7.2.2 BCA VOL. 2 AS INDICATED ON PLAN

USM NOTE

- STAIR CONSTRUCTION
STAIRWAY TREADS NON-SLIP TO TABLE 3.9.1.1 BCA VOL. 2
- HANDRAIL CONSTRUCTION
HANDRAILS TO COMPLY W/ CLAUSE 3.9.2.3 & 3.9.2.4 BCA VOL. 2
- PROTECTION OF OPENABLE WINDOWS
BEDROOM WINDOWS TO COMPLY W/ CLAUSE 3.9.2.5 BCA VOL. 2



WITNESS:	CLIENT(S):	BUILDER:

Tangent Nominees Pty Ltd (A.C.N. 008 865 585)
Trustee For Summit Homes Group Trust.

SUMMIT HOMES

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SHEET 2 OF 27

THE TRILOGY - SEVEN HILLS

JOB NO: 151142

UPPER FLOOR PLAN

	Area m ²	Perim. L/m
1. UPPER FLOOR PLAN	159.80	54.14
2. BALCONY	5.11	9.68
3. TOTAL AREA	164.91	53.31
4. ROOF 7°	162.32	55.61
5. ROOF 5°	45.84	38.09

