NOTE:
BUILDER TO COMPLETE SITE INSPECTION TO DETERMINE EXISTING RETAINING BOTTOM OF WALL DEPTH TO ENSURE NEW STRUCTURES WILL NOT UNDERMINE

NOTE:
BUILDER TO LIASE WITH WESTERN POWER REGARDING OVERHEAD CONSUMER LINES, POWER DOMES AND DISTRIBUTION BOARDS. ALL PROVISIONS AND LOCATIONS TO WESTERN POWERS DISCRETION.

NOTE:
BUILDER TO LIAISE WITH WATER CORPORATION REGARDING WATER METERS. ALL PROVISIONS AND LOCATIONS TO WATER CORPORATION'S DISCRETION.

⚠ 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.

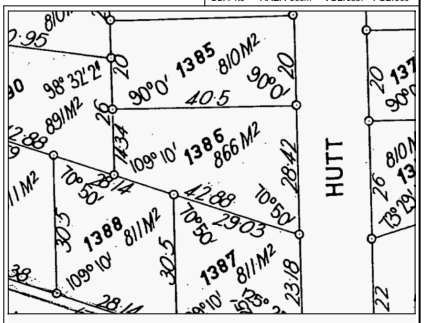
⚠ DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' 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.

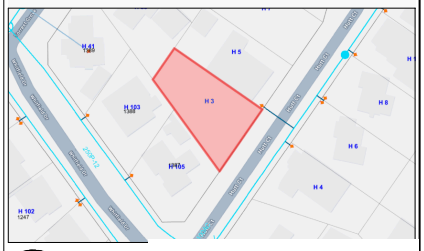
⚠ DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

CONTOUR & FEATURE SURVEY

LOT	Lot 1386 (Plan 10563)
ADDRESS	#3 Hutt Court, Two Rocks
LGA	CITY OF WANNEROO
CLIENT	KTR Creations
GPS	Lat: -31.502911 Long: 115.598694
SSA No	AREA 866m² VOL. 1357 FOL. 560

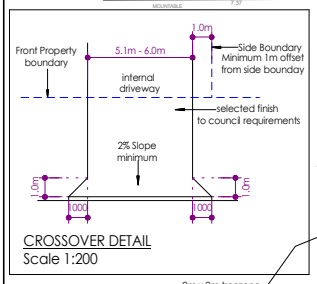


ELEC.	U/Ground	SEWER	Nil	ROADS	Bitumen	COASTAL	800m To Ocean
GAS	Check Alinta	COMMS	Yes	PATH	Nil	SOIL	Sand
WATER	Yes	DRAINAGE	Good	KERBS	Mountable	VEG.	Light Grass Cover



COTTAGE SURVEYS

NOTE:
While we take great care to document plans accurately, we may not specialize in all construction methods or systems. It is the responsibility of the builder and relevant contractors to ensure all construction is carried out by qualified professionals, in accordance with the NCC, Australian Standards and all relevant codes and regulations using the best practices and the specifications provided by product manufacturers. We do not accept any liability for issues arising from on-site construction methods, product selection, or installation.



CROSSOVER DETAIL
Scale 1:200

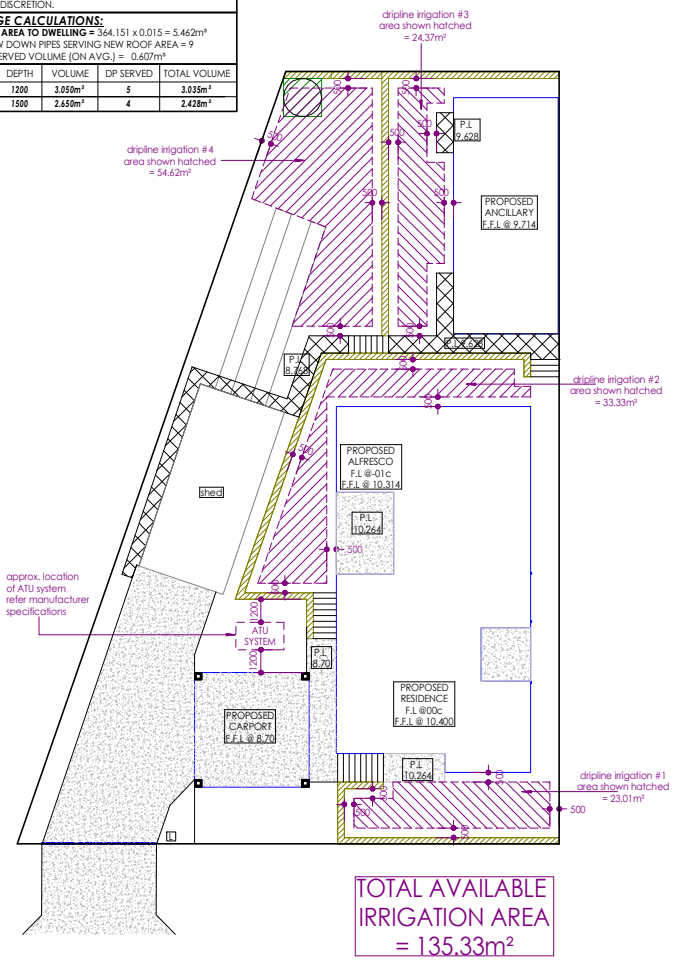
HUTT COURT

NOTE:
LOCATION AND SIZE OF DOWNPIPES AND SOAKWELLS ARE INDICATIVE ONLY & MAY BE CHANGED ON SITE BY LICENSED PLUMBERS DISCRETION.

DRAINAGE CALCULATIONS:
NEW ROOF AREA TO DWELLING = 364.151 x 0.015 = 5.462m³
No. OF NEW DOWN PIPES SERVING NEW ROOF AREA = 9
EACH DP SERVED VOLUME (ON AVG.) = 0.607m³

DIAMETER	DEPTH	VOLUME	DP SERVED	TOTAL VOLUME
1800	1200	3.050m³	5	3.035m³
1500	1500	2.650m³	4	2.428m³

HUTT COURT



TOTAL AVAILABLE IRRIGATION AREA = 135.33m²

KTR CREATIONS

AREAS

HOUSE	169.10m²	
CARPORT	36.000m²	
ALFRESCO	12.930m²	
ANCILLARY	68.021m²	
EXISTING SHED	46m²	
TOTAL AREA	**332.561m²**	
OPEN SPACE CALCULATOR		
LOT AREA	865m²	R20
OPEN SPACE REQUIRED	432.500m²	50%
PROPOSED SITE COVER	296.561m²	34.29%
OPEN SPACE PROVIDED	568.439m²	65.71%

SEPTIC NOTE
location of ATU system and required dripline area of 150m² shown diagramatic only and subject installers specification and separate approval from council.

BUILDERS NOTE:
ALL CONSTRUCTION TO COMPLY WITH NCC AND AUSTRALIAN STANDARDS

2c FACE CAVITY BRICKWORK
BASED ON 290 x 90 x 162mm
90mm STUDWORK
RENDER AND CLADDING
AS PER ELEVATIONS
- USE ONE THIRD BONDING METHOD WITH STD CUTS WHERE APPLICABLE AND SQUINTS TO 45° EXT CORNERS
- 1st COURSE OF BWK ABOVE FOOTING & SLAB TO BE 76mm CORED BRICK

COLORBOND ROOF
7°58' PITCH UNLESS OTHERWISE NOTED
COASTAL ZONE APPLIES

NOTE:
- WEATHER SEALS TO EXTERNAL DOORS

NOTE:
- INSULATION TO ENERGY REQUIREMENTS

NORTH

area of overlooking
4.5m cone of vision
new retaining - top @8.60
new retaining - top @9.10
5490 overall ancillary
1590 win 2210 1690
new retaining top @9.60
gas inst hwu
06c-2210 awn
DP
BEDROOM
25c-2010S/D
selected sliding door
robe
BOUNDARY LINE
50
920 cav slider
BATH
820
wc
vb
shower
linen
720
wm rec
tr
16c-710 awn/obs
o/heads
hp & ubo
brick lintel over @25c
KITCHEN
18c-1010 awn
fridge rec
pantry
dw rec
bin rec
LIVING
f.f.l @9.714
25c-2210S/D
16c-3110
win 3110
1190 1190
5490 overall ancillary
3
4
6
5
12390 overall ancillary
790
sliding door 2010
990
win 710
1590
win 1010
1990
sliding door 2210
1090
3810
shed height blocks area of overlooking (acts as screening)
7.5m cone of vision
screening to 1600 AFL
new retaining - top @10.250
existing shed
down
selected balustrade
new retaining - top @10.250
10190
4990 win 1010 890 win 1810 1490
14c-1010 obs
14c-1810 obs
MASTER SUITE
DRESS
ENSUITE
bath
shower
vb
wc
04c-1810 obs
14c-610 awn/obs
16c-2910
920
25c-2410 S/D
fridge rec
bin rec
dw rec
gas inst hwu
ALFRESCO
agg @10.264
25c-3910S/D
'T' lintel over @28c
3000 win 2210 590 200
16c-2210
KITCHEN
mw
pantry
dbl wb
SCULLERY
overheads
07c-3010
820 cav slider
LAUNDRY
tr
wm rec
dry rec
07c-1810
linen
selected sliding doors
820 glazed door
600 910 1090
2600
dry court
agg @10.264
LIVING
DINING
16c-3010
04c-1210 obs
vb
linen
shower
BATH
820
920 cav slider
key drop
study nook
linen
brick lintel over @25c
1st
2x 620
hb
P'DR
wc
14c-610 awn/obs
BED 2
ENTRY
1200 glazed
selected sliding doors
robe
BED 3
18c-1810
PORTICO
down
comb gas / elec m/box
MSB/DB
6000 overall carport
390 5220 390
'T' lintel over @ 28c
ceiling @2.7m
DOUBLE CARPORT
aggregate @8.70
6000 overall carport
5220
7.5m cone of vision
BOUNDARY LINE
crossover as per council requirements
390 5220 390 1430 1290 win 1810 1290 door 1310 1290 win 1810 1390
390 5220 390 1430 5700 4490
17620 overall main residence
19950 overall main residence
4310 sliding door 3910
200 690
win 3010
890
win 1210
3590
9390
1000 1000
3690
4790
11590
2810
2810
3690
4790
590
win 1810
win 490 610
1990
win 3010
890
win 1810
590
win 490 610
2810
2810
3690
4790
11590
19950 overall main residence

NOTE:
CEILING LEVELS @ 31c + PLATE UNLESS NOTED OTHERWISE

NOTE:
LOCATION OF DOWNPIPES AND FLOOR WASTES ARE INDICATIVE ONLY & MAY BE CHANGED ON SITE TO PLUMBERS DISCRETION

NOTE:
REFLUX VALVE MAY BE REQUIRED DUE TO HOBLESS SHOWERS. LOCATION TO THE DISCRETION OF THE BUILDER

SC DENOTED STRUCTURAL COLUMN &/or WIND POSTS (REFER ENGINEERING)

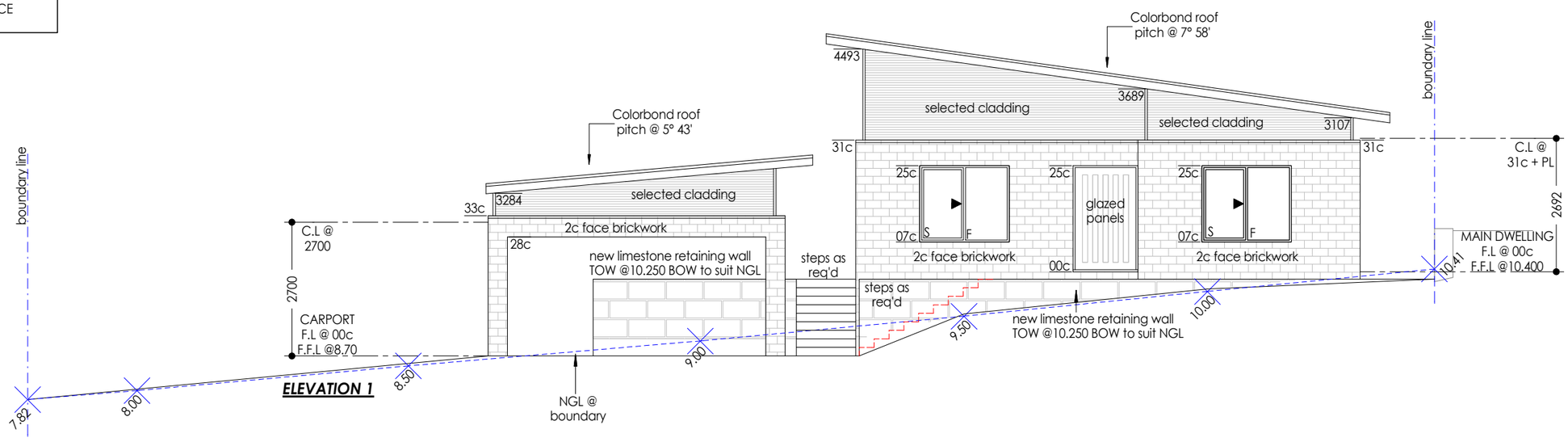
NOTE: Ⓢ DENOTES HARDWIRED INTERCONNECTED SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH PART 9.5.1 OF THE BUILDING CODE AND AS 3786

KTR CREATIONS

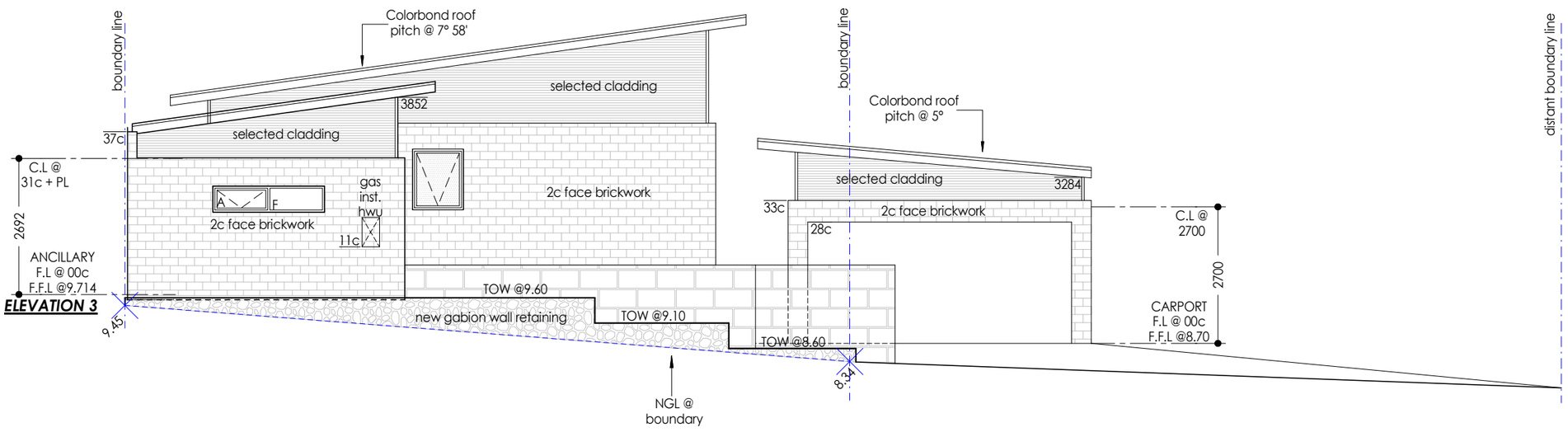
CLADDING NOTE:
SELECTED CLADDING:
JAMES HARDIE '**AXON**' CLADDING WITH HEAVY DUTY WALL SARKING UNDER SHEETS AS PER MANUFACTURERS INSTALLATION GUIDE

BUILDER'S NOTE:
FINISHED FLOOR LEVELS OF CARPORT, MAIN DWELLING AND ANCILLARY ARE INDEPENDENT OF ONE ANOTHER

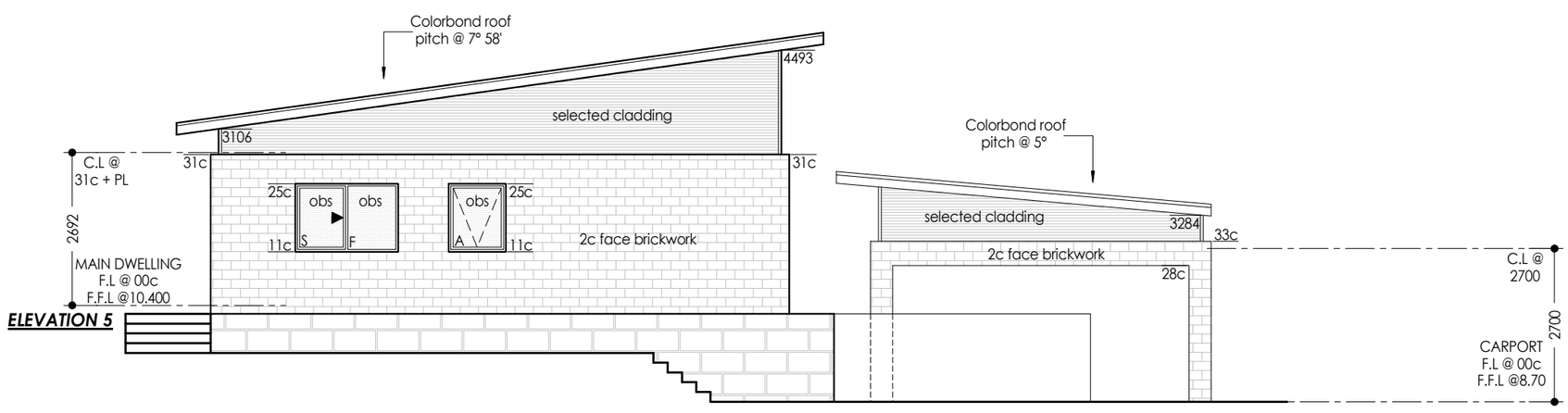
COURSING IS RELEVANT TO THE INDIVIDUAL STRUCTURE AND DOES NOT REFERENCE THE SURROUNDING BUILDINGS



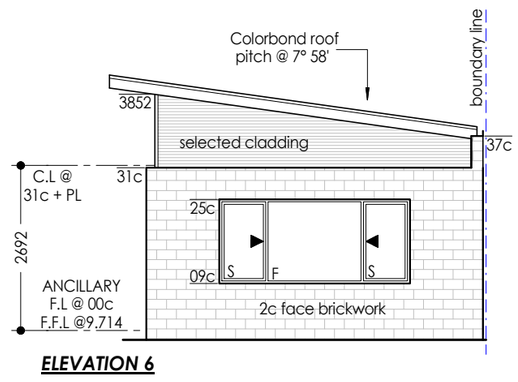
ELEVATION 1



ELEVATION 3



ELEVATION 5



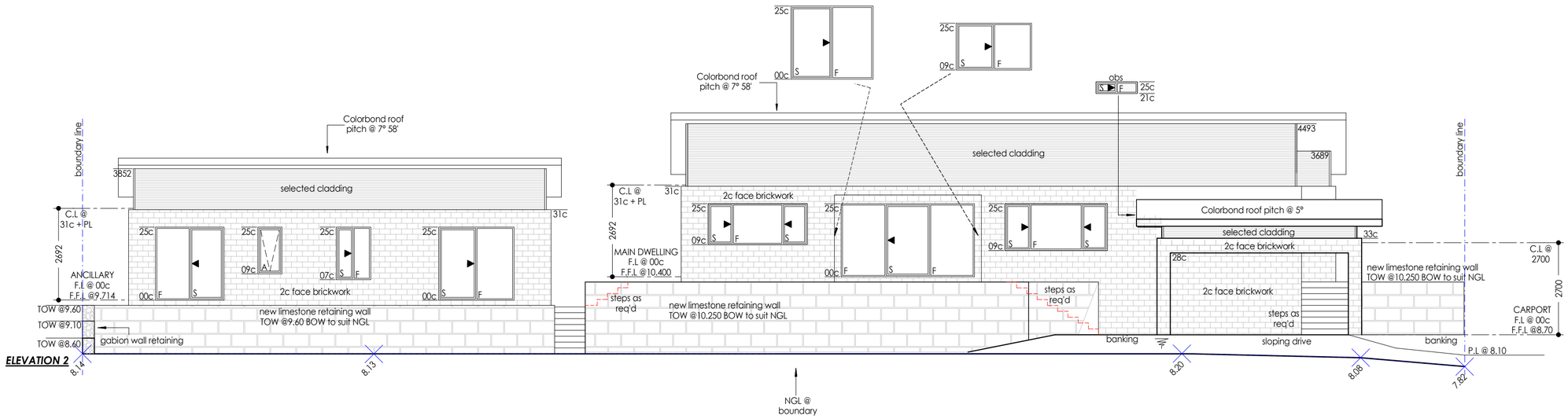
ELEVATION 6

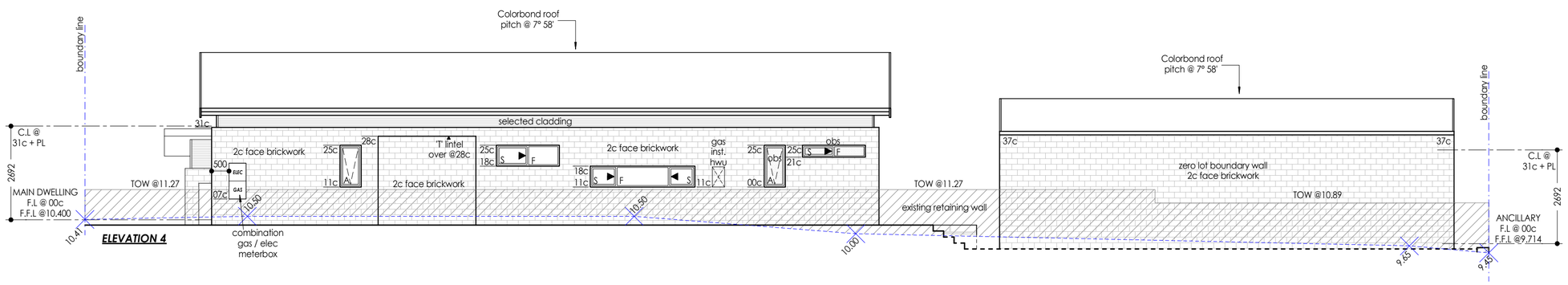
KTR CREATION

CLADDING NOTE:
SELECTED CLADDING:
JAMES HARDIE '***AXON***' CLADDING WITH HEAVY DUTY WALL SARKING UNDER SHEETS AS PER MANUFACTURERS INSTALLATION GUIDE

BUILDER'S NOTE:
FINISHED FLOOR LEVELS OF CARPORT, MAIN DWELLING AND ANCILLARY ARE INDEPENDENT OF ONE ANOTHER

COURSING IS RELEVANT TO THE INDIVIDUAL STRUCTURE AND DOES NOT REFERENCE THE SURROUNDING BUILDINGS





KTR CREATION