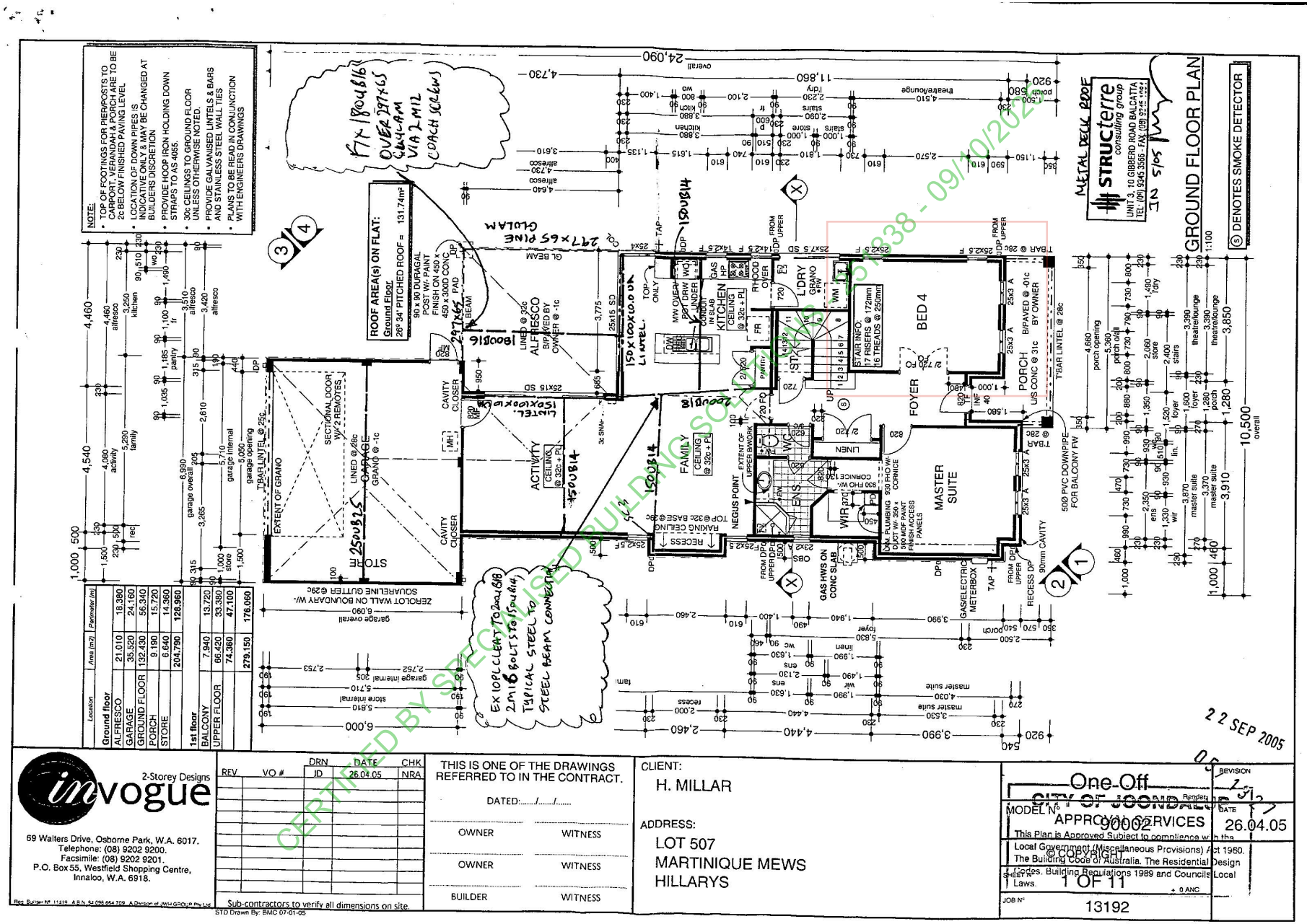
PROPOSED GROUND FLOOR PLAN

Specialised Building Solutions

PLANS TO BE READ IN CONJUNCTION WITH SBS DESIGN COMPLIANCE SUMMARY



2-Storey Designs
invogue
69 Walters Drive, Osborne Park, W.A. 6017.
Telephone: (08) 9202 9200.
Facsimile: (08) 9202 9201.
P.O. Box 55, Westfield Shopping Centre, Innaloo, W.A. 6918.
Rec. Builder No. 11819. A.B.N. 84 096 664 709. A Division of JWH GROUP Pty Ltd.

REV	VO #	DRN	DATE	CHK
		JD	26.04.05	NRA

Sub-contractors to verify all dimensions on site.
STD Drawn By: BMC 07-01-05

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

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

OWNER	WITNESS
OWNER	WITNESS
BUILDER	WITNESS

CLIENT:
H. MILLAR

ADDRESS:
LOT 507
MARTINIQUE MEWS
HILLARYS

One-Off

CITY OF JOONDALUP
APPROVAL SERVICES
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REVISION 1
DATE 26.04.05
SHEET N° 1 OF 11
JOB N° 13192

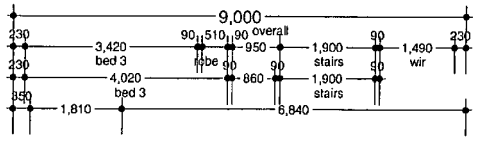
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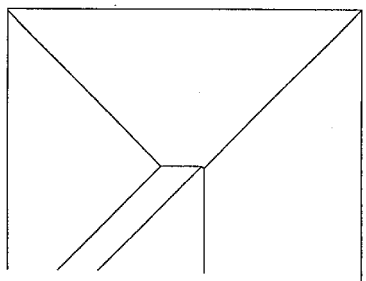
2-Storey Designs

Location	Area (m2)	Perimeter (m)
Ground floor		
ALFRESCO	21.010	18.380
GARAGE	35.520	24.160
GROUND FLOOR	132.430	56.340
PORCH	9.190	15.720
STORE	6.640	14.360
	204.790	128.960
1st floor		
BALCONY	7.940	13.720
UPPER FLOOR	66.420	33.380
	74.360	47.100
	279.150	176.060

NOTE:
- TOP OF FOOTINGS FOR PIER/POSTS TO CARPORT, VERANDAH & PORCH ARE TO BE 2c BELOW FINISHED PAVING LEVEL
- LOCATION OF DOWN PIPES IS INDICATIVE ONLY & MAY BE CHANGED AT BUILDERS DISCRETION
- PROVIDE HOOP IRON HOLDING DOWN STRAPS TO AS 4055.
- 30c CEILINGS TO GROUND FLOOR UNLESS NOTED OTHERWISE.
- PROVIDE GALVANISED LINTELS & BARS AND STAINLESS STEEL WALL TIES
- PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS

ROOF AREA(s) ON FLAT:
Upper Floor
30° 07' PITCHED ROOF = 79.78m²

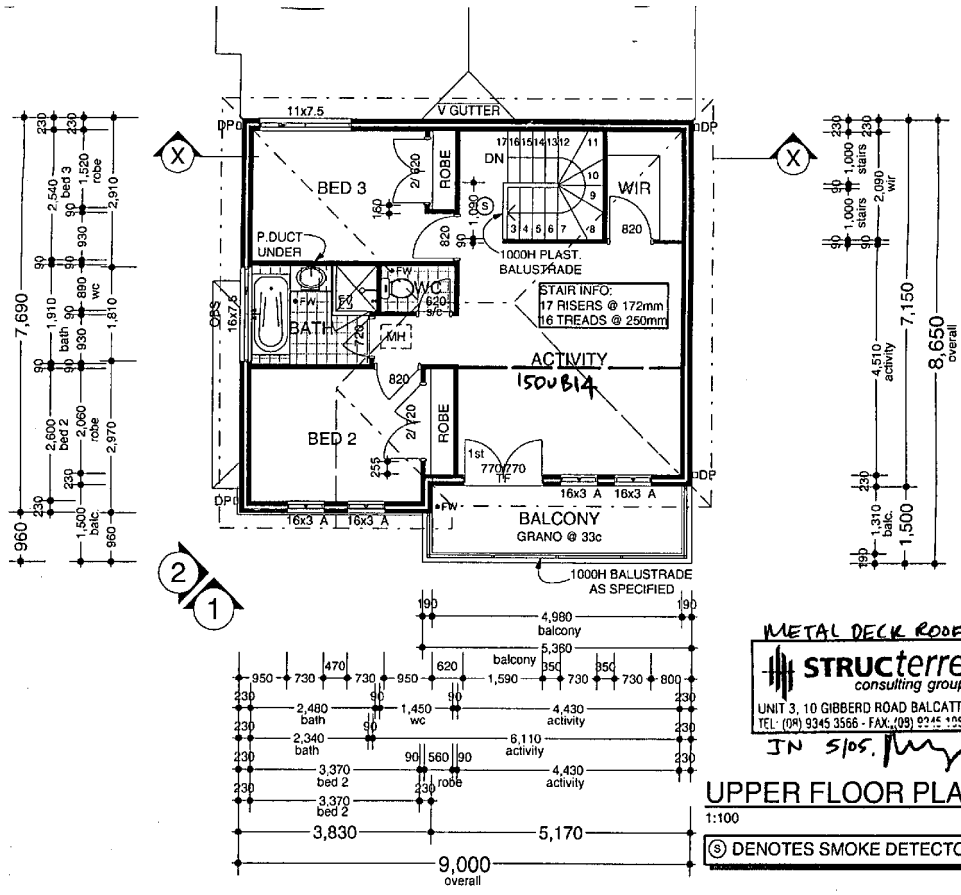




IT IS THE RESPONSIBILITY OF THE BUILDER TO INFORM THE OWNER OF THE IMPORTANCE OF MAINTAINING EXTERNAL STRUCTURAL TIMBERS BY WAY OF PAINTING OR SIMILAR PROTECTION.

TIMBER FRAMING NOTES

1. ALL TIMBERWORK TO BE IN ACCORDANCE WITH
   (a) AS 1684 - SAA TIMBER FRAMING CODE.
   (b) AS1720 - SAA TIMBER STRUCTURES CODE.
   (c) BUILDING CODE OF AUSTRALIA
2. ALL FABRICATION AND ERECTION OF STEELWORK TO BE IN ACCORDANCE WITH AS4100 - STEEL STRUCTURES CODE.
3. ALL WELDING TO BE TO AS1554 - PT 1 - WELDING OF STEEL STRUCTURES.
4. ALL DETAILS TO BE CHECKED AND SITE MEASURED, AS REQUIRED, PRIOR TO ORDERING. CHECK ANY DISCREPANCIES WITH THE ENGINEER.
5. ROOF TO BE TIED DOWN TO RESIST UPLIFT, AS REQUIRED IN AS1684 - TIMBER FRAMING CODE.
6. (a) ALL EXTERNAL STEELWORK TO BE WIRE-BRUSHED OR BLASTED TO CLASS 2.5 AND PRIMED WITH INORGANIC ZINC SILICATE PRIMER TO MANUFACTURERS SPECIFICATIONS (UNLESS NOTED OTHERWISE).
   (b) INTERNAL STEELWORK MAY BE LEFT UNTREATED.
   (c) ALL BOLTS TO BE GALVANISED.
7. MITRE CUT STEEL BEAMS WHERE REQUIRED, TO SUIT EXISTING ROOF PITCH. MIN END HEIGHT TO BE 60 mm.



METAL DECK ROOF

STRUCterre consulting group
UNIT 3, 10 GIBBERD ROAD BALCATTA
TEL: (08) 9345 3566 - FAX: (08) 9345 1064

JN 5/05.

UPPER FLOOR PLAN

1:100

Ⓢ DENOTES SMOKE DETECTOR

REV	VO #	DRN	DATE	CHK
		JD	26.04.05	NRA

Sub-contractors to verify all dimensions on site.

STD Drawn By: BMC 07-01-05

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

BUILDER ..... WITNESS .....

OWNER ..... WITNESS .....

OWNER ..... WITNESS .....

CLIENT: H. MILLAR

ADDRESS: LOT 507 MARTINIQUE MEWS HILLARYS

One Off

MODEL: CITY 95 2 STOREY

APPROVAL SERVICES

Local Government (Miscellaneous Provisions) Act 1960. The Building Code of Australia. The Residential Design Codes. Building Regulations 1989 and Council's Local Laws.

JOB No. 13192

DATE 26.04.05

REVISION

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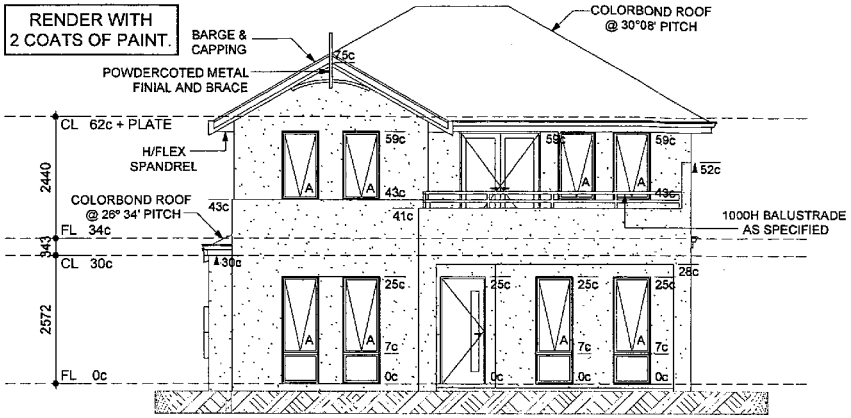
DATE 22 SEP 2005

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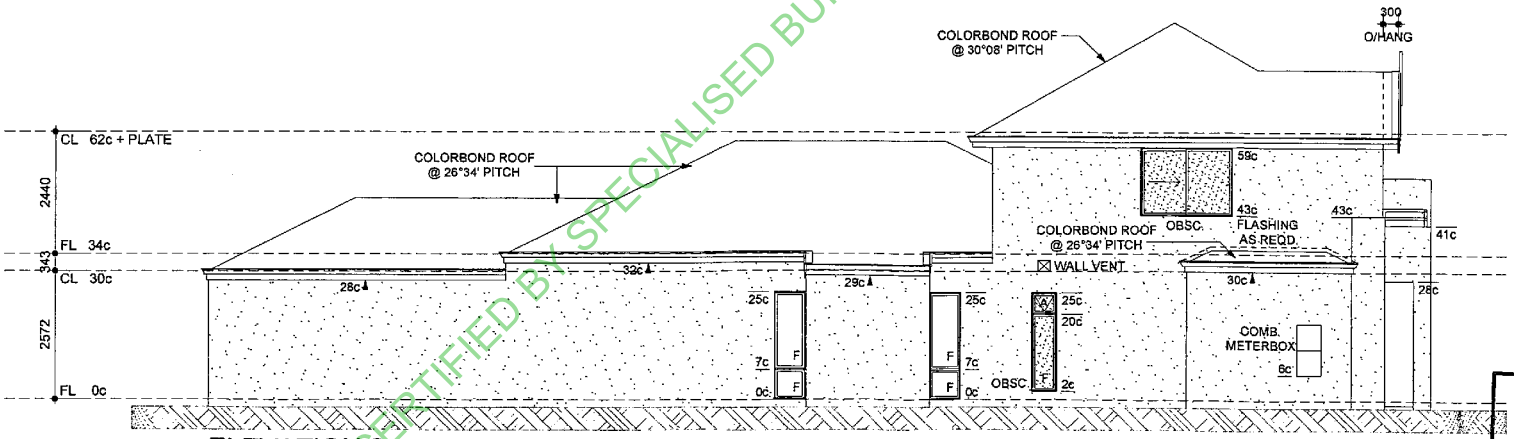
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PLANS TO BE READ IN CONJUNCTION WITH SBS DESIGN COMPLIANCE SUMMARY

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ELEVATION 1
1:100



ELEVATION 2
1:100

One Off

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MODEL N° 90002

2-Storey Designs
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Reg. Builder N° 1141B. A.B.N. 84 095 654 709. A Division of JWH GROUP Pty Ltd

REV	VO #	DRN	DATE	CHK
1	P/S VO's 1 - 5	NH	07.06.05	NRA
2	SHIRE LETTER	NRA	17.06.05	NRA
2	VO 07	NRA	17.06.05	NRA
3	VO 10	NRA	05.08.05	NRA
4	VO 10-AMEND.	NRA	10.08.05	NRA
5	DEVELOPERS	NRA	22.08.05	NRA
6	VO 12	NRA	20.09.05	NRA

Sub-contractors to verify all dimensions on site.

FINAL PLANS

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

OWNER WITNESS

OWNER WITNESS

BUILDER WITNESS

CLIENT:
H. MILLAR

ADDRESS:
LOT 507
MARTINIQUE MEWS
HILLARYS

22 SEP 2005

CITY OF JOONDALUP
APPROVAL SERVICES

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SHEET N° 3 OF 12

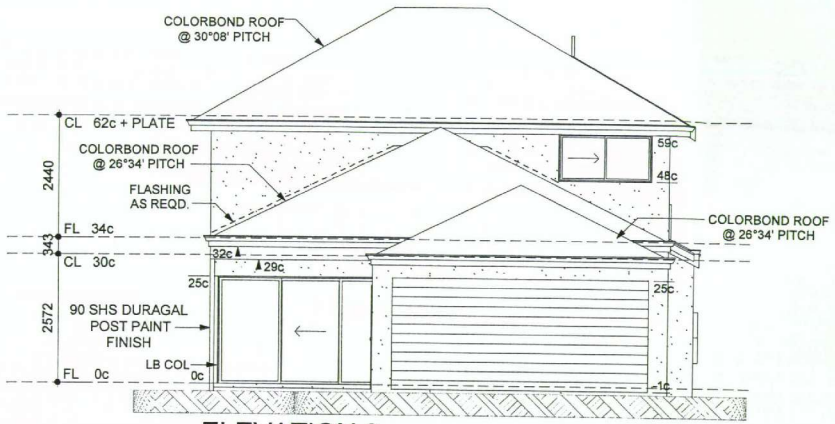
JOB N° 13192

REVISION 6 DATE 20.09.05

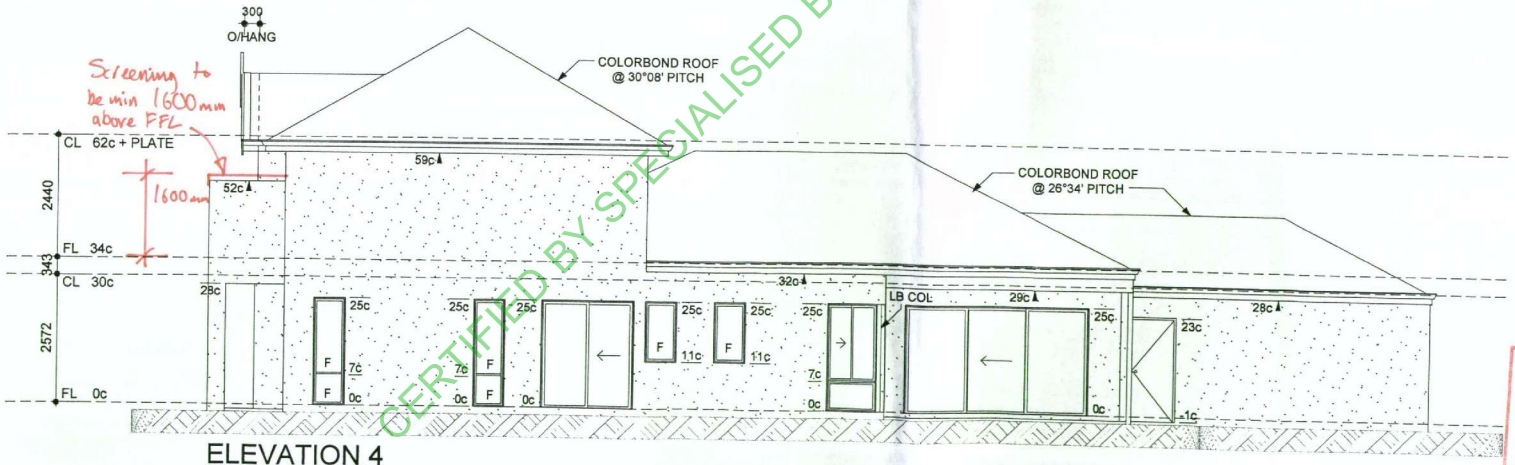
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PLANS TO BE READ IN CONJUNCTION WITH SBS DESIGN COMPLIANCE SUMMARY



ELEVATION 3
1:100



ELEVATION 4
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invogue 2-Storey Designs

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Reg. Builder N°: 11419. A.B.N. 84 098 864 709. A Division of JWH GROUP Pty Ltd

REV	VO #	DRN	DATE	CHK
1	P/S VO's 1 - 5	NH	07.06.05	NRA
2	SHIRE LETTER	NRA	17.06.05	NRA
2	VO 07	NRA	17.06.05	NRA
3	VO 10	NRA	05.08.05	NRA
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5	DEVELOPERS	NRA	22.08.05	NRA
6	VO 12	NRA	20.09.05	NRA

Sub-contractors to verify all dimensions on site.

FINAL PLANS
DATED:...../...../.....

OWNER WITNESS
OWNER WITNESS
BUILDER WITNESS

CLIENT:
H. MILLAR

ADDRESS:
LOT 507
MARTINIQUE MEWS
HILLARYS

22 SEP 2005

CITY OF JOONDALUP
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02 2221

SHEET N° 4 OF 12
JOB N° 13192
REVISION 6 | DATE 20.09.05

STD Drawn By: BMC 07-01-05