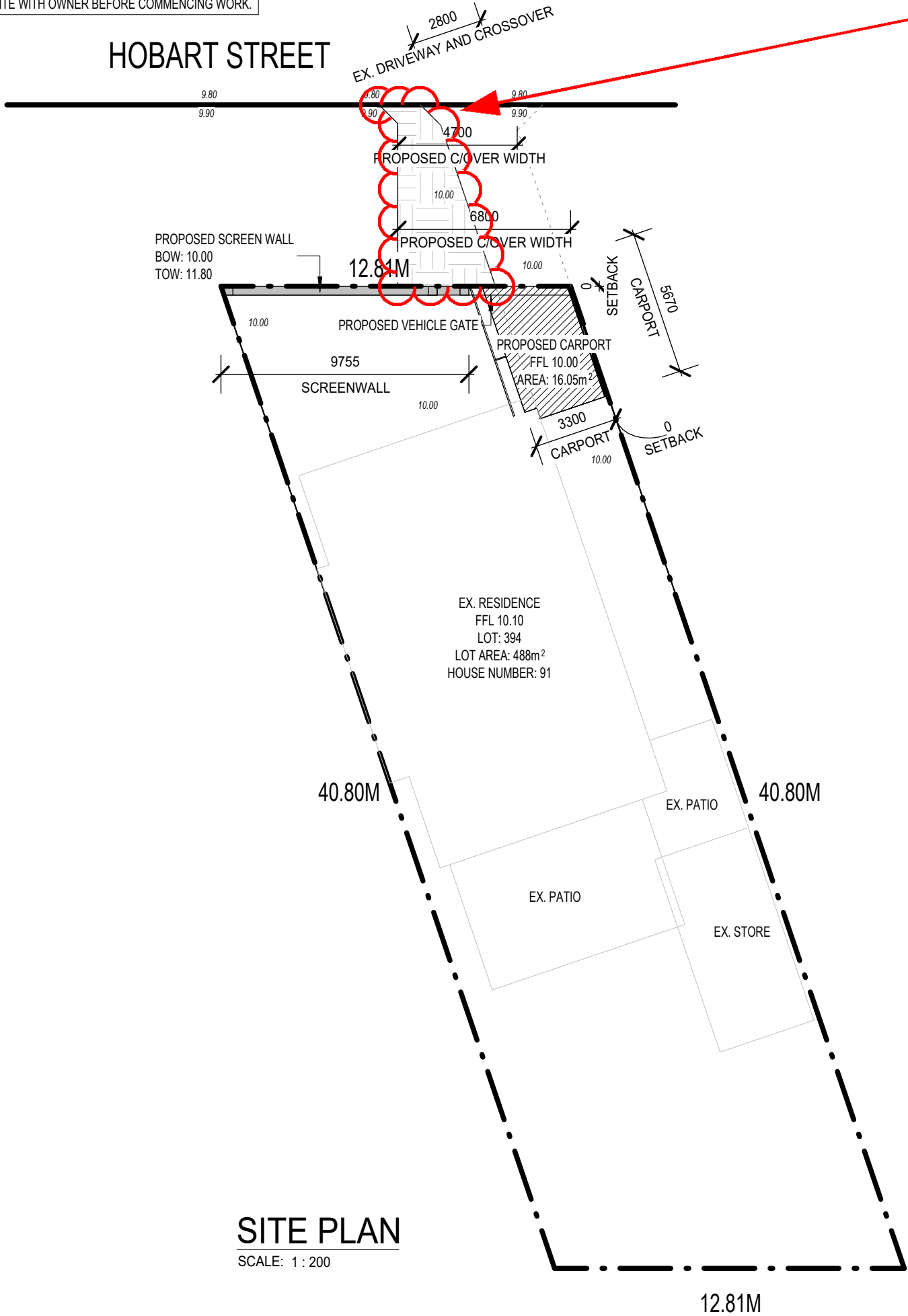


CITY OF VINCENT
RECEIVED
31 March 2025

GROUND LEVELS SHOWN ARE APPROXIMATE, BUILDER IS TO CHECK ALL
LEVELS AND POSITION ONSITE WITH OWNER BEFORE COMMENCING WORK.

NOT PART OF THIS APPROVAL



GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION TO CONFORM TO B.C.A AND AUSTRALIAN STANDARDS AND IN ACCORDANCE WITH RELEVANT SERVICES AND AUTHORITY REGULATIONS
2. ALL WORK TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSED TRADESPERSONS. ALL DIMENSIONS ARE TO BE CONFIRMED BY BUILDER ON SITE. REFER TO WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED.
3. ALL SEWER AND STORMWATER DRAINAGE TO BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL.
4. SUITABLE SITE AREA DRAINAGE IS TO BE CARRIED OUT BY THE BUILDER TO ENSURE THAT STORMWATER DOES NOT POND AGAINST WALL OF THE DWELLING.
5. ROOF CONTRACTOR SHALL PROVIDE ALL NECESSARY FLASHINGS, CAPPINGS AND OTHER ITEMS REQUIRED TO MAKE THE ROOF WATERTIGHT AND COMPLETE.
6. REFER TO ENGINEERS DESIGN, DOCUMENTATION AND CALCULATION FOR DETAILS ON ALL STRUCTURAL COMPONENTS
7. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS 1684. 2010 (RESIDENTIAL TIMBER FRAMED CONSTRUCTION).
8. ALL ELECTRICAL WORK (INC. WIRINGS & INSTALLATIONS) CARRIED OUT, TO BE IN ACCORDANCE WITH AS 3000.

SITE NOTE

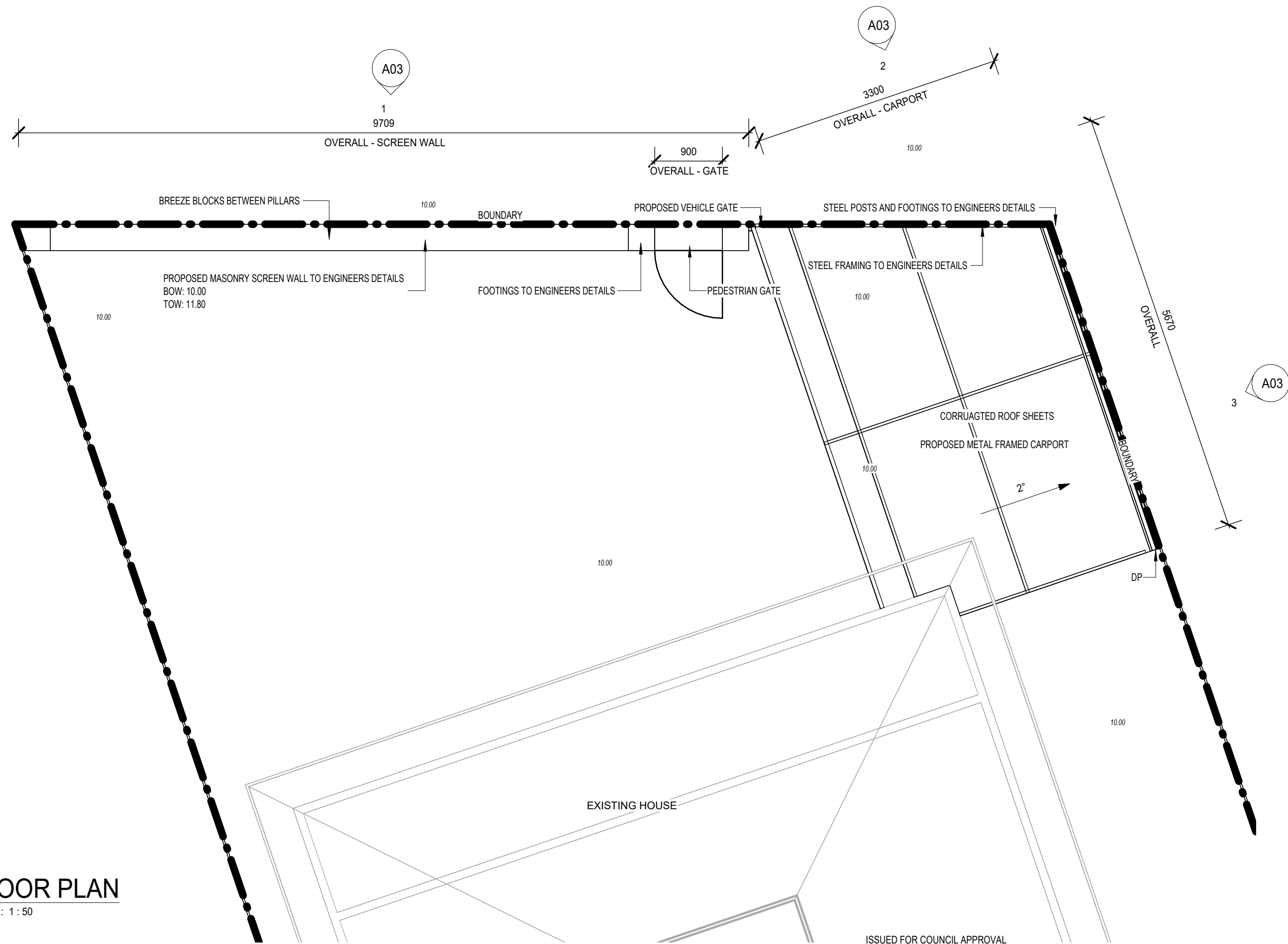
9. BUILDER TO VERIFY THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.
10. DO NOT SCALE DIMENSIONS OFF PLAN. FIGURED DIMENSIONS TO BE USED AT ALL TIMES.

PLUMBING NOTES

11. DISCHARGE ROOF WATER DRAINAGE TO STORMWATER CONNECTION POINT AS PER COUNCIL'S REQUIREMENT.
12. ROOFING CONTRACTOR AND PLUMBER TO ENSURE THAT THE NUMBER OF DOWNPIPES SHOWN ON PLAN IS ADEQUATE AND LOCATED IN THE OPTIMUM POSITIONS.

ISSUED FOR COUNCIL APPROVAL

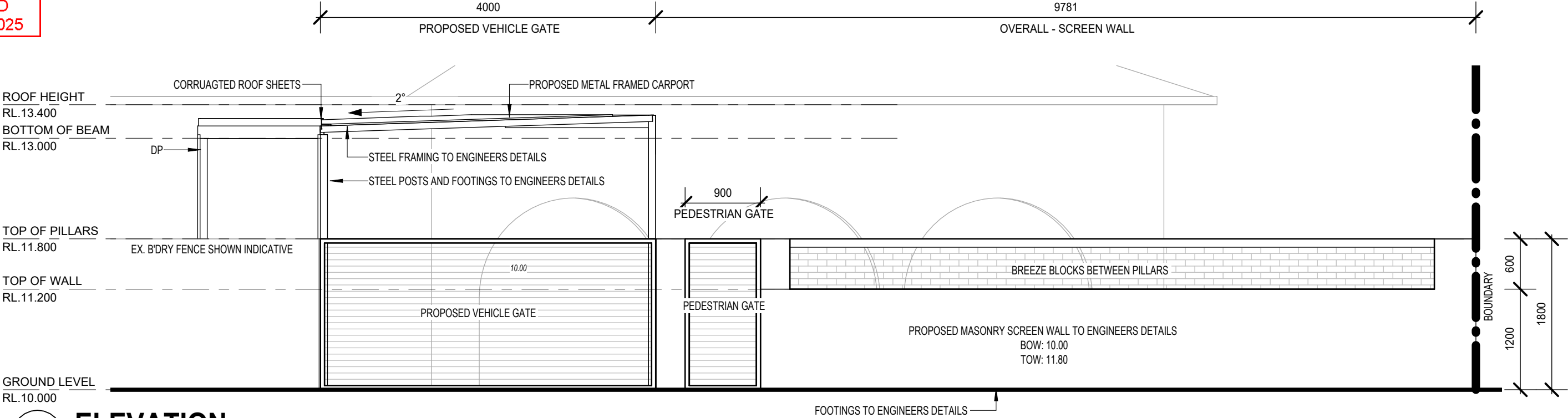
ADDRESS	DRAWN	DATE	SCALE
91 HOBERT STREET, MOUNT HAWTHORN WA 6016	JB	31/03/2025	AS NOTED @ A3
PROPOSAL	CHECKED	ISSUE	
SITE PLAN	JOB No. ERSKINE - MOUNT HAWTHORN	DRAWING No. A01	REV. D



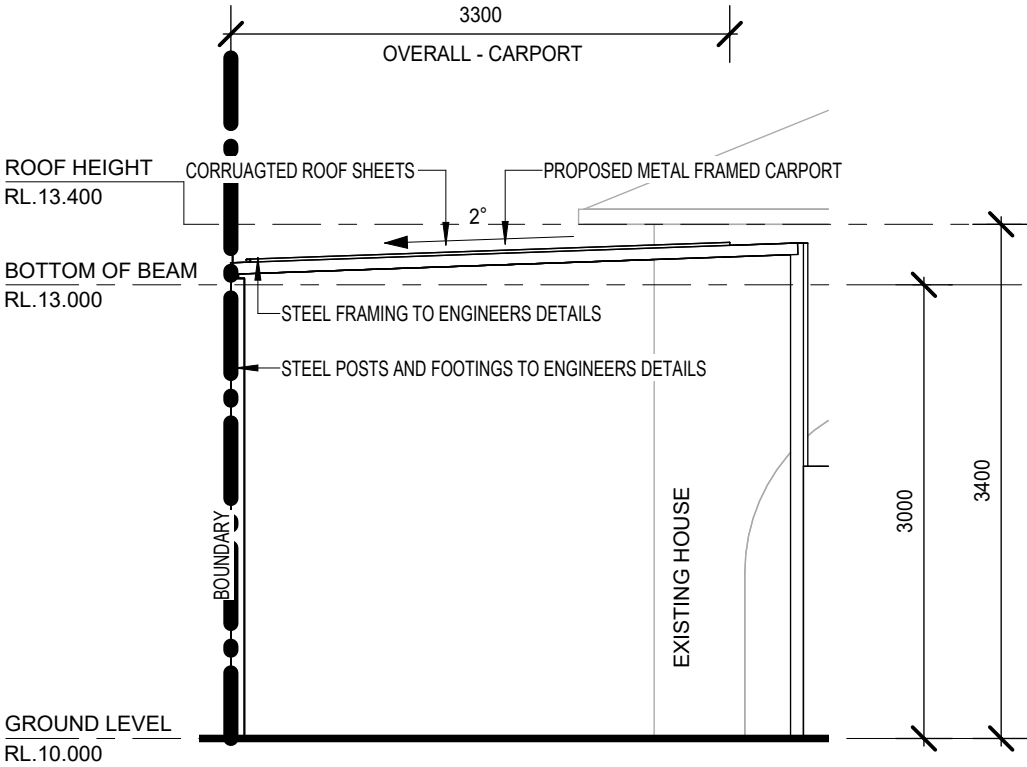
FLOOR PLAN
SCALE: 1 : 50

ISSUED FOR COUNCIL APPROVAL

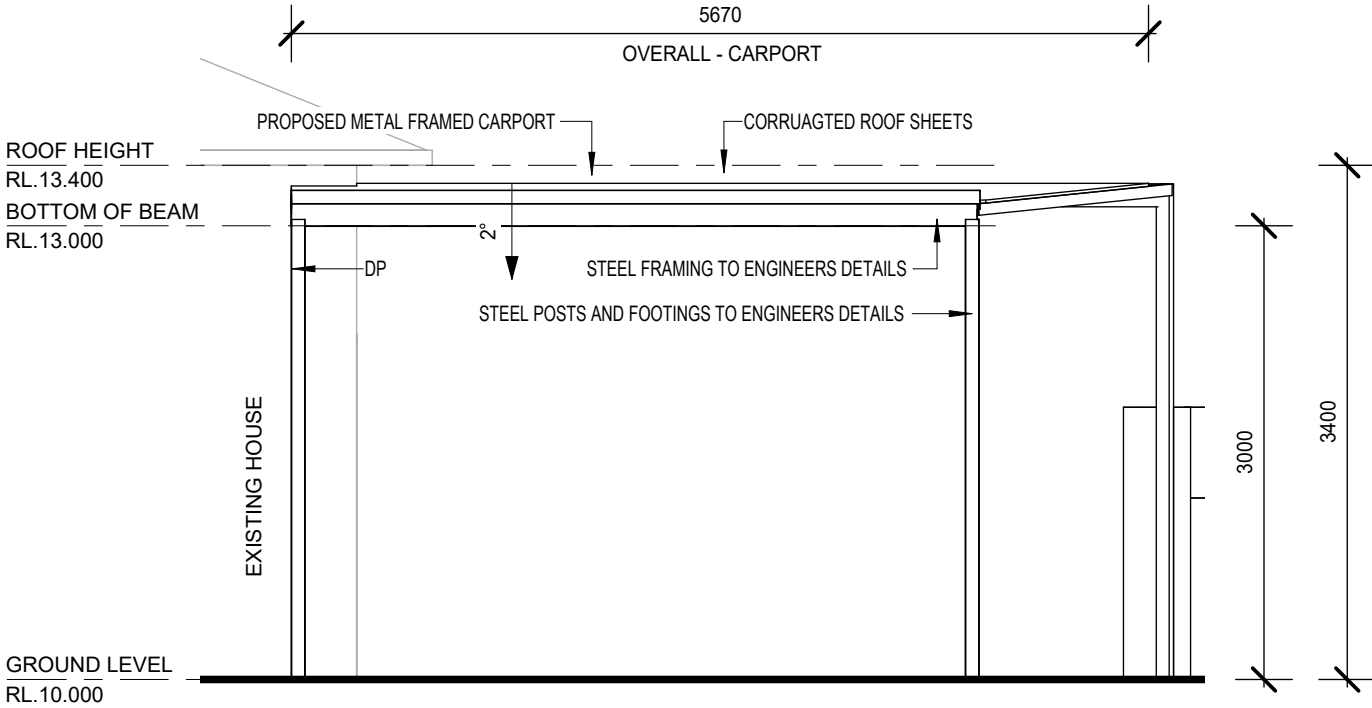
ADDRESS	DRAWN	DATE	SCALE
91 HOBART STREET, MOUNT HAWTHORN WA 6016	JB	31/03/2025	AS NOTED @ A3
PROPOSAL	CHECKED	ISSUE	
FLOOR PLAN	JOB No. ERSKINE - MOUNT HAWTHORN	DRAWING No. A02	REV. D



1
A02
ELEVATION
SCALE: 1 : 50



2
A02
ELEVATION
SCALE: 1 : 50



3
A02
ELEVATION
SCALE: 1 : 50

ISSUED FOR COUNCIL APPROVAL			
ADDRESS	DRAWN	DATE	SCALE
91 HOBART STREET, MOUNT HAWTHORN WA 6016	JB	31/03/2025	AS NOTED @ A3
PROPOSAL	CHECKED	ISSUE	
ELEVATIONS	JOB No. ERSKINE - MOUNT HAWTHORN	DRAWING No. A03	REV. D