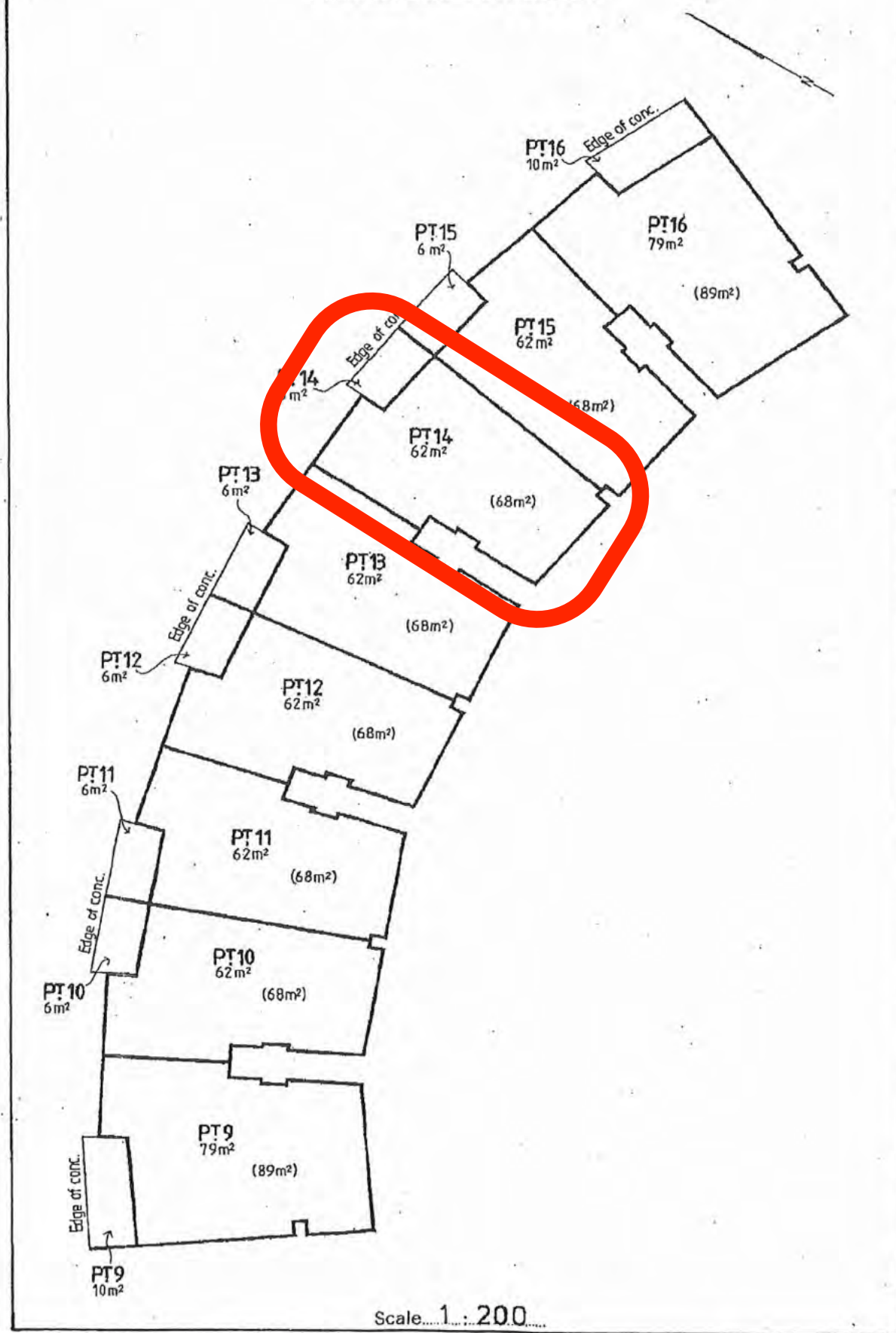


STRATA PLAN No. 25819

FIRST FLOOR



NOTE:
 ALL WORK TO COMPLY WITH REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS & GENERAL REQUIREMENTS OF ALL RELEVANT AUTHORITIES.
 ALL WORKS TO COMPLY WITH LOCAL COUNCILS PLANNING AND BUILDING LICENCE APPROVAL AND CONDITIONS. THESE PLANS TO BE READ IN CONJUNCTION WITH THE DRAFTER'S PLANNING AND BUILDING LICENCE APPROVAL AND CONDITIONS.
 THE CONTRACTOR/OWNER IS RESPONSIBLE FOR SETTING OUT & CHECKING ALL LEVELS & MEASUREMENTS ON SITE.
 BUILDER TO CORRECT ALL WRITTEN DIMENSIONS ON SITE PRIOR TO FABRICATION OR START OF ANYWORKS ON SITE. ANY DISCREPANCIES TO BE REFERRED BACK TO THE DESIGNER / DRAFTER/OWNER.
 ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE RAW DIMENSIONS ONLY WHICH DO NOT INCLUDE PLASTER OR METAL FINISHES TO BE BUILT TO THE ATTENTION OF THE BUILDING DESIGNER / DRAFTER/OWNER.
 ALL SHOP DRAWINGS TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO MANUFACTURE.
 HARD WARE/SHOWER ALARMS IN ACCORDANCE WITH PART 3.2.3 OF THE BCA AND AS 5744.
 DOOR WINDOW SCHEDULES TO BE READ IN CONJUNCTION WITH THE ENERGY EFFICIENCY RATING REPORT ON HOME ENERGY EFFICIENCY REPORT TAKING PRECEDENCE. ANY CORRECTIONS IN DRAWINGS TO BE BROUGHT BACK TO THE ATTENTION OF BUILDING DESIGNER.
 BUILDER TO MAKE ALLOWANCE FOR SETTING AND PROPOSED BOUNDARY FINISHES IN CONJUNCTION WITH OWNER AND NEIGHBOUR PRIOR TO ANYWORKS.
 MATERIALS, FINISHES, FITTINGS AND BUILDING COMPONENTS SHALL BE RETAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 PAVING, DICKING AND TILING PATTERNS SHOWN ON THE FLOORPLAN IS DIAGRAMMATIC ONLY. REFER TO ARCHITECTURAL SET AREA LAYOUTS, LANDSCAPING PLAN AND OR CONSULT WITH BUILDER/OWNER ON SITE.

INSULATION NOTE:
 AIRCRAFT INSULATION TO BE USED ON ROOF SHEETING.
 CHECKING INSULATION TO BE CHECKED ON SITE AND OR AS PER ENERGY AUDIT REPORT.

STORMWATER:
 TO SHOW REQUIREMENTS RE SOAKWELLS SHOWN DIAGRAMMATICALLY SEE A REPORTS TO BE VERIFIED BY A LICENSED PLUMBER DOWN PIPES TO BE LOCATED AT BUILDER'S DISCRETION TO THE ROOF WATER VOLUME AND LOCATION OF ROOF MEMBERS - DRAIN PIPES ON FLAT ROOF THROUGHS GUTTER.
 ALL COLLECTED STORM WATER TO BE DISCHARGED TO NOMINATED STORMWATER SYSTEM.
 ALL WATERFOUNTS ARE TO BE COLLECTED BY TUBES AND CONNECTED TO STORMWATER SYSTEM.
 ALL SOAKWELLS RETAINED REPAVED OR COCHKEPT ARE TO BE PROVIDED WITH TRAP/CABLES AND MADE ACCESSIBLE FOR MAINTENANCE PURPOSES.
 SOAKWELLS TO BE NO DEEPER THAN 150mm TO A FLOOR OR BOUNDARY FROM THE OUTSIDE EDGE OF THE SOAKWELL.
 ALL SOAKWELLS USED SHALL BE OF AN APPROVED MANUFACTURE AND STANDARD.

SOAKWELL SIZES			SIZE CHART - SOAKWELLS		
SIZE	ROOF AREA sqm	VOLUME litres	SIZE	ROOF AREA sqm	VOLUME litres
1000x1000	35	343	1300x1000	56	478
1000x1000	37	373	1300x1000	61	517
1000x1000	38	383	1300x1000	112	1354
1000x1000	40	403	1300x1000	140	1813
1000x1000	42	423	1300x1000	151	1999
1000x1000	44	443	1300x1000	175	2335
1000x1000	46	463	1300x1000	218	2845
1000x1000	48	483	1300x1000	250	3299
1000x1000	50	503	1300x1000	284	3824
1000x1000	52	523	1300x1000	314	4317

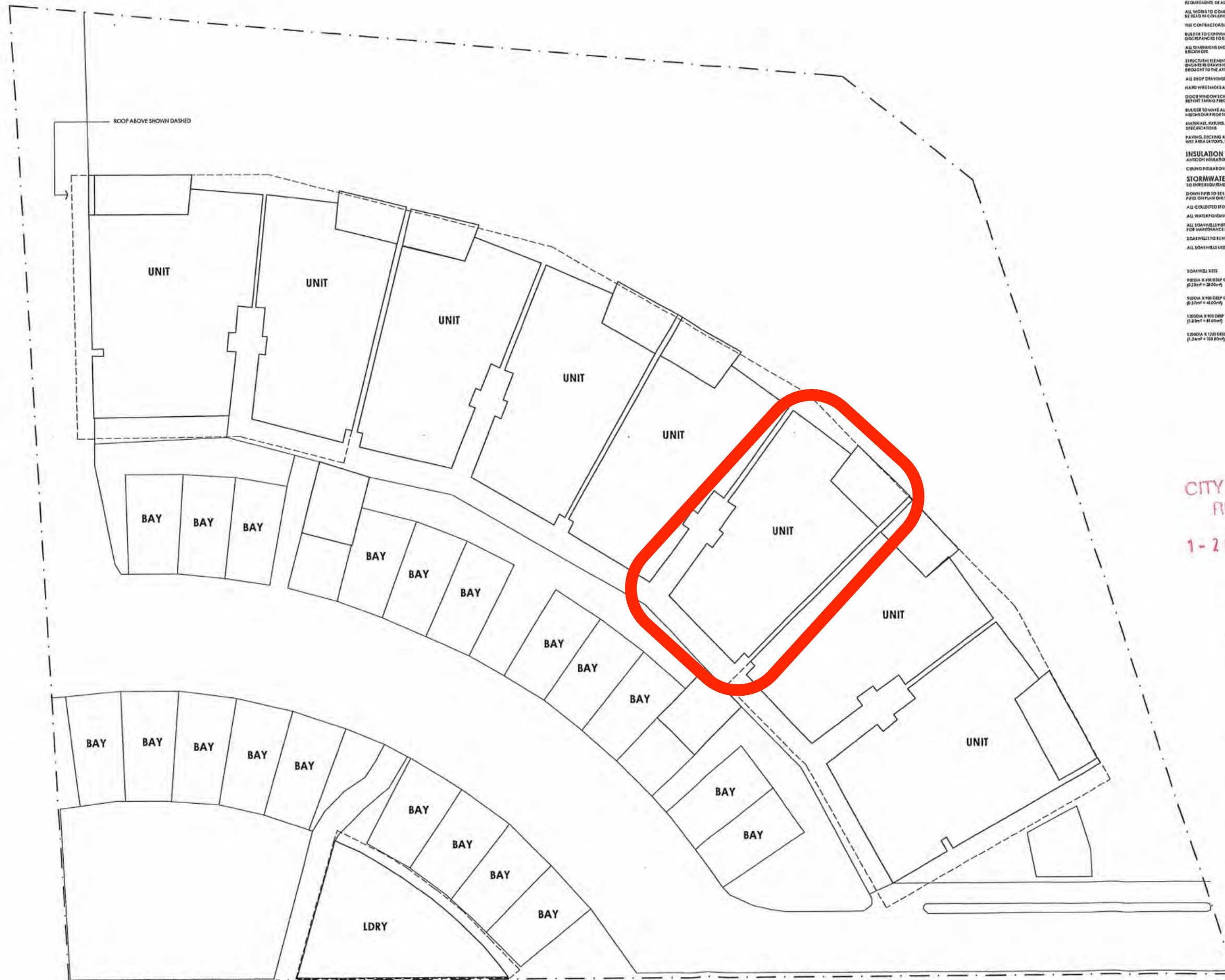
CITY OF ROCKINGHAM
REFERENCE NO:
1-2018 . 907-1

NOTE:
 EXISTING ASBESTOS ROOF SHEETING TO BE REMOVED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR THE SAFE REMOVAL OF ASBESTOS 2ND EDITION (NOHSC:2002 (2005)).

NO MODIFICATION WILL BE MADE TO THE EXISTING ROOF FORM

LOCATION OF ROOF VENTS AND REQUIRED FLASH AROUND TO BE CHECKED ON SITE

ROOF AREA REMAIN AS IS THEREFORE NEW SOAKWELLS ARE NOT REQUIRED ALL REPLACED DOWNPIPES TO RUN INTO EXISTING SOAKWELLS



GROUND FLOOR PLAN
 SCALE 1:100

J.W. ELISCHER.
28 KINGS WAY, NEDLANDS
TEL. 86 6377

ESPLANADE FLATS.
ROCKINGHAM.

BLOCK PLAN, GROUND & 1ST FLOOR PLANS

SCALE: 1/8" TO 1'0"

DRAWN BY:
CHECKED BY:
DATE: FEB. 1964.

DRAWING NO.
A1.

LEGEND
EXISTING LEVELS SHOWN THUS 1-75
NEW LEVELS SHOWN THUS 100

CITY OF ROCKINGHAM
The Licence is issued in compliance with all relevant Acts, Regulations and Bylaws. The building is to be used entirely for the purpose of residential accommodation and cannot be used for any other purpose unless the approval of Council has been obtained.
Building to be used for: **CARPORTS**
(x 20) Class: **10A**
Licence No: **1-2010-3374-1** **Revs**
Principal Building Supervisor

Applicant's Signature
Date: _____

Approved by: *[Signature]*
19/3/64

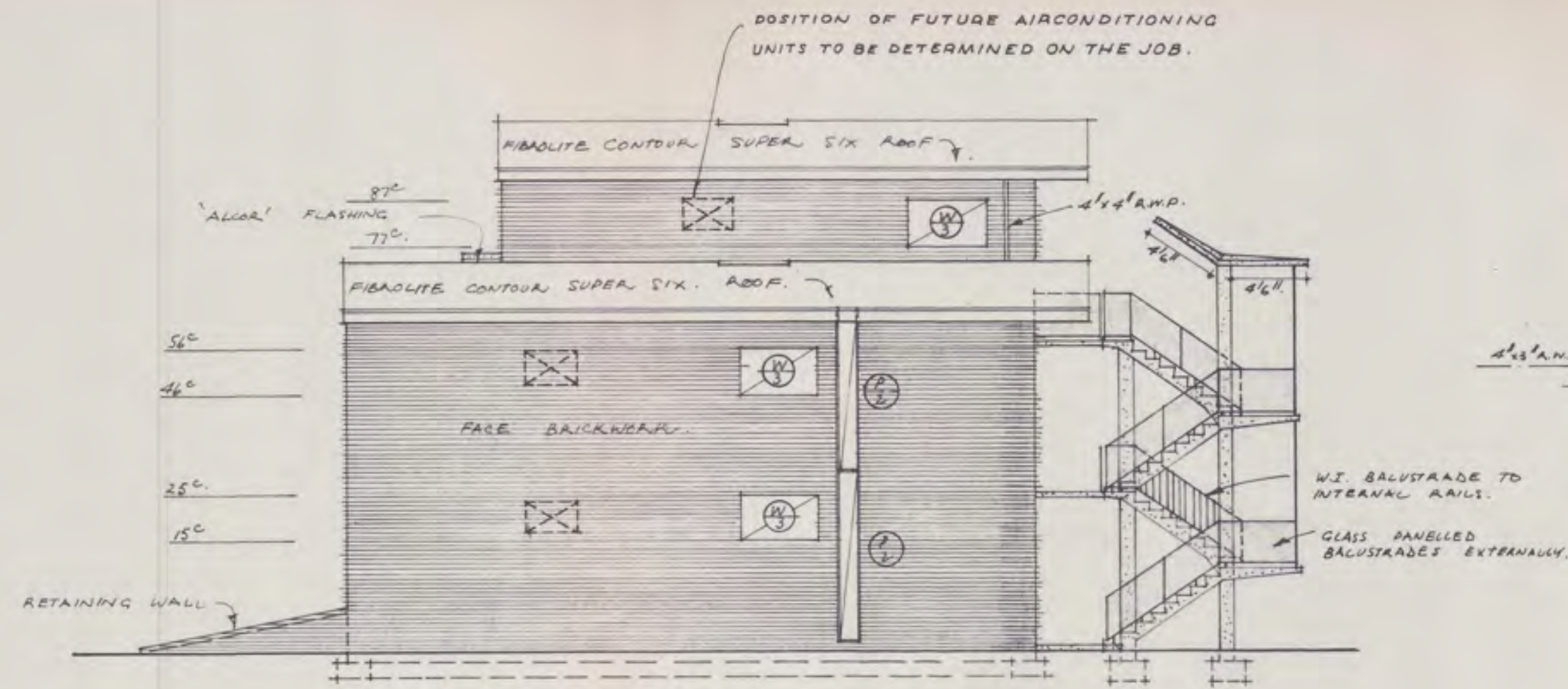


CITY OF ROCKINGHAM
BUILDING REGULATIONS 1963 AND
AMENDMENTS. SHALL TAKE PRECEDENCE
OVER ALL BUILDING SPECIFICATIONS

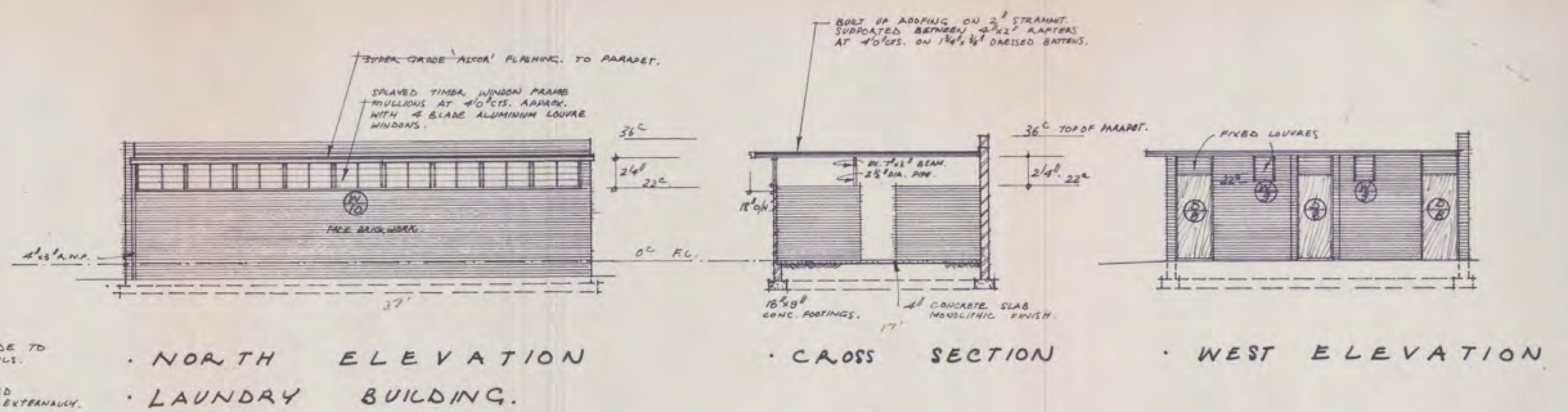
CITY OF ROCKINGHAM
Condition of Approval

- ALL MATERIALS, BRACKETS AND FIXINGS SHALL BE SUITABLE FOR A SEVERE CORROSION ENVIRONMENT
- ALL JOINTS TO BE SEALED

- EXISTING 20 CARPORTS * "ASBESTOS" TO BE REMOVED PERMANENTLY FROM SITE BY INDEPENDENT CONTRACTOR & FACTORY DIRECT GARAGES, WORKSHOPS & PATIOS 6 BEARDSLEY ST PORT KENNEDY 6172 PH 9524 5933 FX 9524 5966
- 20 x NEW CARPORTS FREESTANDING 5300mm (1) x 3000mm (2) x 2400mm (4) IN BLOCKS OF 2, 3, 4 & 5. AS PER PLAN.



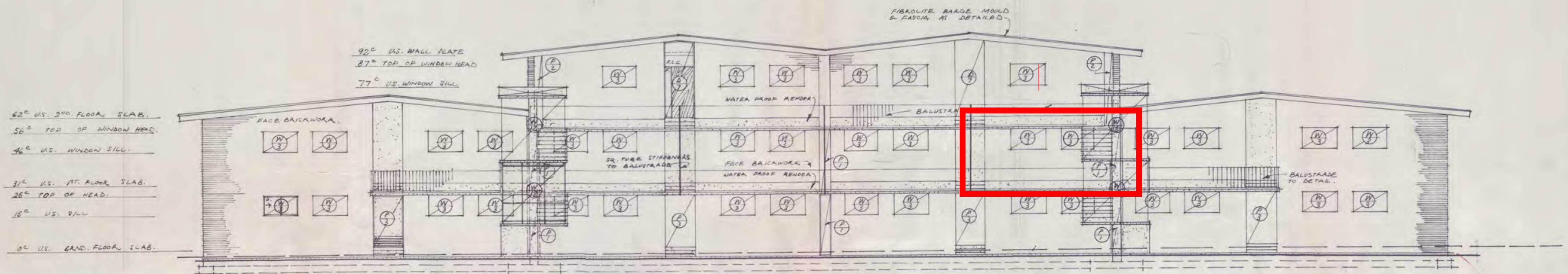
• WEST ELEVATION



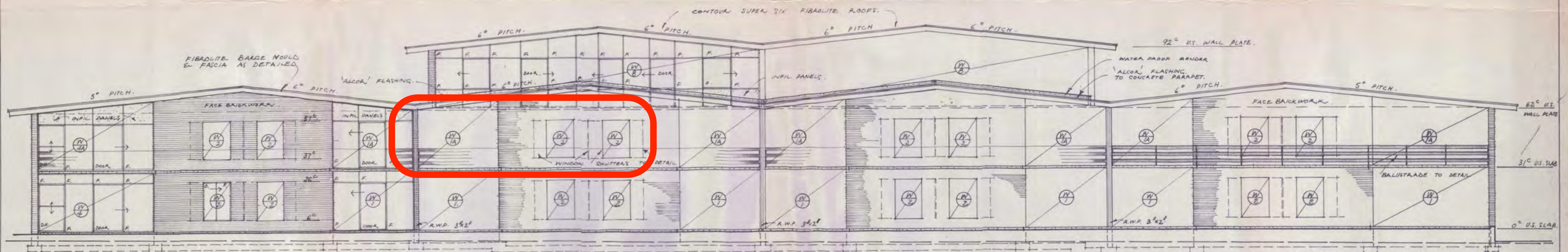
• NORTH ELEVATION
• LAUNDRY BUILDING.

• CROSS SECTION

• WEST ELEVATION



• SOUTH ELEVATION



• NORTH ELEVATION

• ESPLANADE FLATS.	J.W. ELISCHER.
• ROCKINGHAM.	28 KINGS WAY, NEDLANDS. TEL 066377.
• ELEVATIONS.	SCALE: 1/8" to 1/16"
	DRAWN: _____
	CHECKED: _____
	DATE: FEB. '64.
	DRWG No. A3.



