



4 D'arcole Turn Secret Harbour, WA



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## Gorgeous home in a fantastic location

Relax on the front decking while watching the kids play at the park. This spacious and well-presented family home has attractive street appeal and has been designed with a generous open floor plan and multiple living areas creating the perfect family environment. Boasting quality interior fixtures, including reverse cycle ducted air-conditioning, neutral tones throughout that is flooded with natural light.

A 5m x 4m approx. workshop is ideal for larger hobbies or storing the family outdoor toys.

A generously sized master suite is complimented with two separate walk in robes, a large ensuite complete with a double shower, dual vanities, and separate toilet. The minor bedrooms offer more than enough space for the kids and all offer built-in storage. The family be

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**CLIENT NOTE**

ALL DIMENSIONS STATED ON THIS DRAWING RELATE TO BRICKWORK SETOUT ONLY. NO ALLOWANCE IS MADE FOR ADDITIONS OF PLASTER OR WALL FINISH WHERE THESE APPLY. CARE SHOULD BE TAKEN TO INCLUDE SUCH ALLOWANCE IN CALCULATION OF CLEARANCE REQUIRED FOR FUTURE FITTINGS

**BRICKLAYER NOTE**

1. ROOF TO BE ANCHORED DOWN WITH 32mm x 0.8mm HOOP IRON STRAPS 15c MIN AT 1200CTS, ATTACHED BY LUGS TO ANGLES OVER WINDOWS & OPENINGS  
 2. INSTALL GAS VENT SLEEVE AS NOTED  
 3. 2 ROWS OF 6mm Ø GALV. RODS IN BWORK MARKED X-X  
 4. FULL LENGTH 10mm Ø HOLD DOWN ROD TO ALL ATTACHED PIERS  
 5. FULL LENGTH HOOP IRON STRAPS TO OPENINGS 2.4m WIDE AND GREATER

**FIXING CARPENTER NOTE**

1. 400mm WIDE SHELF & RAIL 900mm HIGH TO BUILT IN ROBES  
 2. 450mm WIDE SHELF & RAIL 900mm HIGH TO W.I.R.s  
 3. 4 x 450mm WIDE SHELVES TO W.I. LINEN  
 4. TOWEL RAIL HEIGHT TO BE AS NOTED ON PLAN  
 5. TOILET ROLL HOLDERS TO BE FIXED 800mm ABOVE FL UNLESS OTHERWISE NOTED  
 6. 4 x 450mm WIDE SHELVES TO PANTRY BOTTOM SHELF AT 900mm AFL

**GENERAL NOTE**

1. STEELWORK SHOWN ARE ESTIMATES. REFER TO SCHEDULER FOR CORRECT LOCATIONS AND REQUIREMENTS  
 2. NUMBER AND PLACING OF RWP's IS APPROX. AND GOVERNED BY ROOF STRUCTURE AND AT PLUMBERS DISCRETION  
**CONCRETOR NOTE:**  
 25mm SETDOWN REQUIRED TO SAND PAD ON WET AREAS  
 F.F.L IN WET AREA TO BE GRADED 25mm TO ASSOCIATED FLOOR WASTE

**CEILING FIXER NOTE**

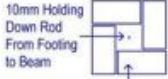
1. CEILINGS TO BUILT IN ROBES AND PANTRY TO BE 2100mm HIGH UNLESS OTHERWISE NOTED

**ROOF CARPENTER**

CUT REQUIRED FOR STANDARD MANHOLE SIZE: 550mm X 600mm  
 2. EAVES 480mm WIDE LINED AND BOXED UNLESS OTHERWISE NOTED

THIS PLAN IS TO BE READ IN CONJUNCTION WITH CELEBRATION HOMES STANDARD ADDENDA

**SUPERVISOR NOTE**



**ALFRESCO PIER DETAIL**  
SCALE 1:20

**N1 & N2 WIND:** SC1 = 100x50x3.0 RHS  
 • 8 PL BASEPLATE AND 2x M10 ANCHORS  
 • 2x10 BOLTS TO RAFTER OR TRIM TO RAFTER IF REQUIRED  
 • INSTALL ALFRCO TO COLUMN

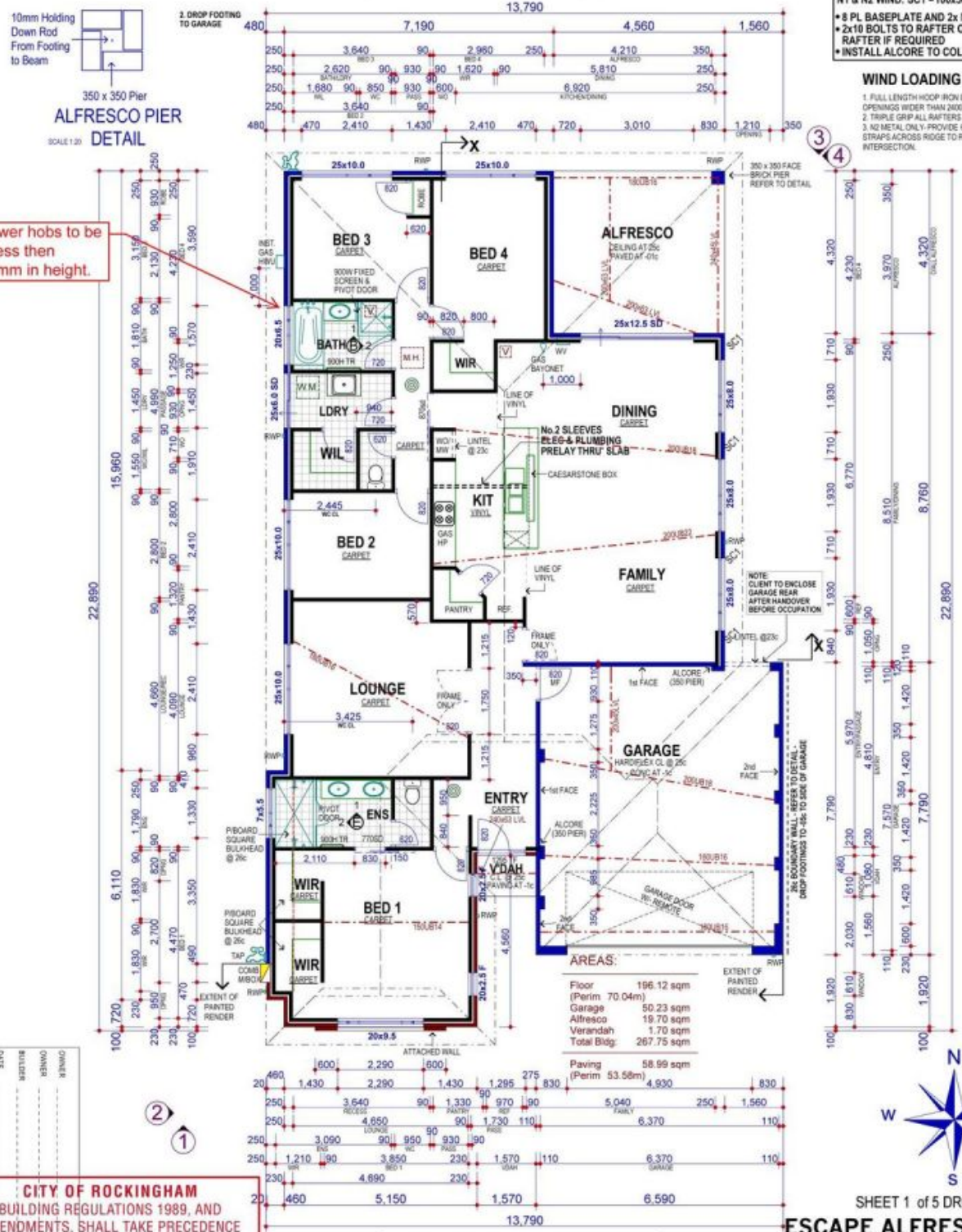
**WIND LOADING NOTE:**

1. FULL LENGTH HOOP IRON EACH SIDE OF OPENINGS WIDER THAN 3000MM  
 2. TRIPLE GRP ALL RAFTERS TO PITCHING BEAMS  
 3. N2 METAL ONLY PROVIDE 600MM HOOP IRON STRAPS ACROSS RIDGE TO RAFTERS AT ALL INTERSECTION

ALL EXTERNAL EXPOSED LINTELS TO BE GALVANISED

REFER TO ENGINEERS N2 WIND LOADING DETAILS

Shower hobs to be no less than 150mm in height.



**CITY OF ROCKINGHAM**  
 BUILDING REGULATIONS 1989, AND AMENDMENTS, SHALL TAKE PRECEDENCE OVER ALL BUILDING SPECIFICATIONS

**PRELIMINARY DRAWING**

**PLAN (NEW) STANDARD BRICK**

SHEET 1 of 5 DRGS



CLIENT: LOT 815 D'ARCOLE TURN  
 ADDRESS: SECRET HARBOUR

AMENDMENTS:  
 CONTRACT DRAWINGS, 28/01/09.ZZ

DRN: ZZ  
 DATE: JAN 09  
 SCALE: 1:100  
 9322 DAVIS.pln  
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