SUMMIT REALTY
SOUTH WEST

37 Portofino Crescent Pelican Point, WA

4 3 2

Stunning home with canal views

This stunning 4-bedroom, 3-bathroom home sitting on the picturesque Pelican Point canals will not disappoint. Imagine waking up to the sounds of dolphins splashing about each day or drop a line and have fresh fish for dinner.

Modern, light and feature packed, this spacious home takes the advantage of the entertainer's alfresco area giving you the best of both indoor/outdoor living.

The kitchen is ideal for the budding chef with Messa Stone bench tops, double oven, induction cook top and the ultimate scullery all with sweeping views of the canals.

Price: Contact Agent

Council Rates: $3,443.27/year (approx)
Water Rates: $1,353.73/year (approx)

Lorraine Grassie

Adrian Triplett
0419 971 888

For more details please visit :
https://www.summitbunbury.com.au/4740433

SUPERVISOR NOTE

PLUMBER NOTE
PROVIDE PIPE & FITTINGS TO WALL AS SHOWN FOR OWNERS FUTURE FLUED GAS HEATER. (DO NOT CONNECT PIPE TO GAS MAINS).

BRICK LAYER NOTE
TERMI-MESH TERMITE TREATMENT REQUIRED

FACE BRICKWORK WHERE POSSIBLE.

MASONRY REINFORCEMENT TO ENTIRE HOUSE. REFER TO ENGINEERS FOR DETAILS.

PLASTERER NOTE
PROVIDE CASING BEADS TO ALL EXTERNAL CORNERS OF INTERNAL PLASTERED WALLS AND SLIDING DOOR REVEALS.

DRYWALL LINING AS INDICATED ON PLANS.

CEILING FIXER NOTE
PROVIDE CORNICE SOFFIT OVER F/H SLIDERS/ OPENINGS WHERE APPLICABLE.

ROOF CARPENTER NOTE
KEEP CEILING AND ROOF TIMBERS CLEAR FOR THE INSTALLATION OF ANY RANGEHOOD AND TILE FIRE FLUES OR HEAT/LIGHT COMBO FANS, IF APPLICABLE.

FIXING CARPENTER NOTE
450mm WIDE SHELF & RAIL 1800mm HIGH TO BED 1, 2, 3, 4

TOWEL RAILS TO BE FIXED 900mm ABOVE F.F.L. U.O.N.

4 SHELVES TO LINEN HTS AS PER PANTRY. HEIGHTS OF SHELVES 500mm,900mm,1300mm,1700mm A.F.L.

4 SHELVES TO WIR 1 1200w.
4 SHELVES TO WIR 2, BED 3 & 4 ROBES 500w. HEIGHTS OF SHELVES 500mm,1000mm,1400mm,1800mm A.F.L.

PROVIDE SUPPORT BRACKETS TO WIR & LINENS AS REQUIRED.

500w BROOM RECESS TO WIL. TOP SHELF TO REMAIN @ 1700h.

ROOF FRAME NOTE
PLANS DETAILED FOR "TRADITIONAL" ROOF FRAME CONSTRUCTION CONFORMING TO A.S. 1684.
DALE ALCOCK HOMES RESERVE THE RIGHT TO USE AN ENGINEERED TRUSS ROOF ALTERNATIVE.

ROOF BEAM LOCATION & SIZE SHOWN ARE INDICATIVE ONLY.
DALE ALCOCK HOMES RESERVE THE RIGHT TO AMEND BEAMS WITHOUT NOTICE WHILST CONFORMING TO A.S. 1684.

CLIENT NOTE
DIMENSIONS SHOWN ON PLAN ARE BRICK SIZES. PLEASE ALLOW FOR PLASTER & SET.

THIS ALLOWANCE SHOULD BE CONSIDERED WHEN CALCULATING CLEARANCES FOR FUTURE FITTINGS.

No. & PLACING OF RWP's IS APPROX. & GOVERNED BY ROOF STRUCTURE & AT PLUMBERS DISCRETION.

CLIENT TO NOTE ANY CHANGES EFFECTING THE ENERGY COMPLIANCE WILL REQUIRE A RECERT & MAY INCUR ADDITIONAL COSTS.

BUILDER ACCEPTS NO RESPONSIBILITY FOR DAMAGE TO REAR GARAGE DOOR DUE TO WEATHERING.

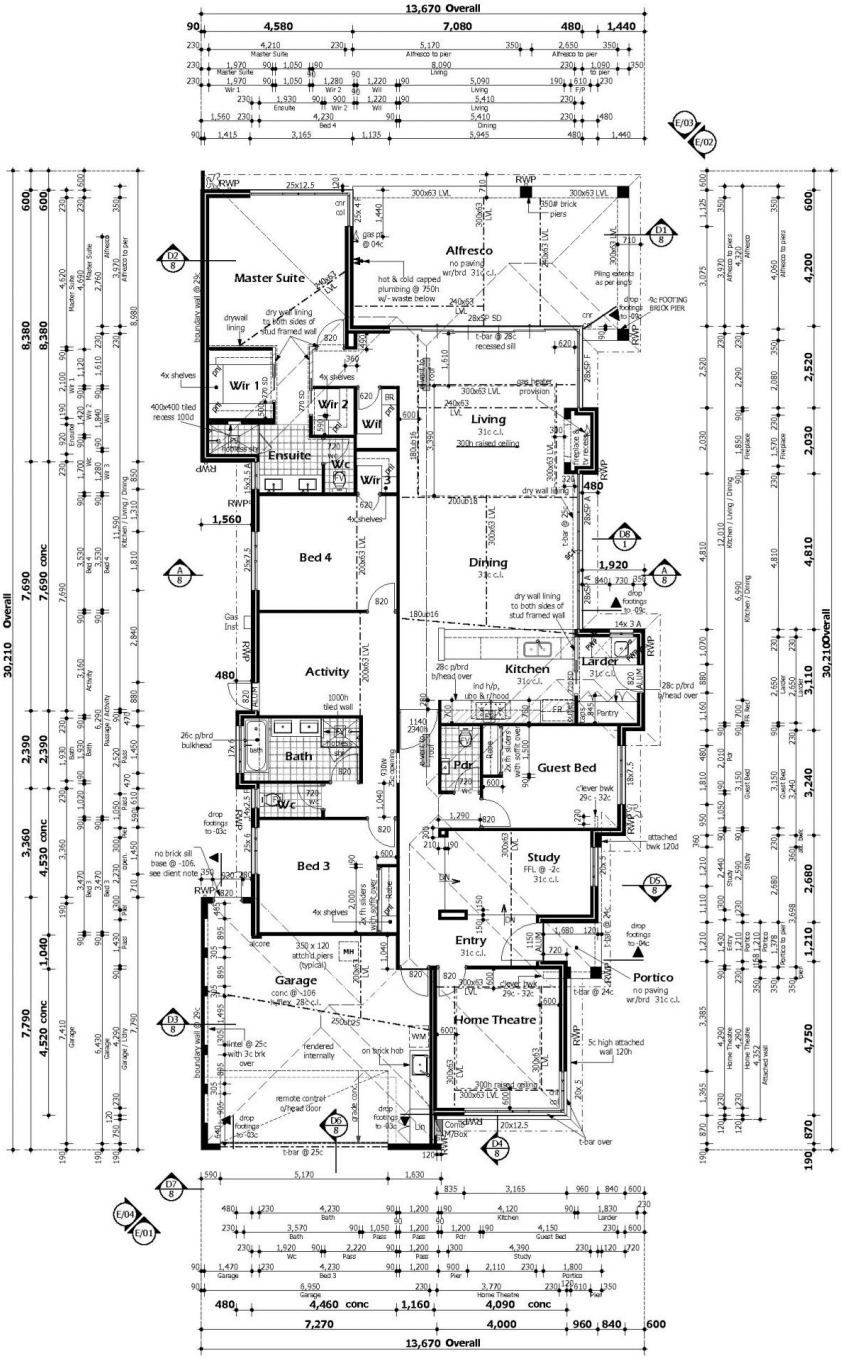
PLUMBER NOTE
PROVIDE COLD PLUMBING TO THE FRIDGE RECESS. SPUDS TO BE IN CUPBOARD OUTLET WITHIN THE RECESS

WIND CLASS ► N2

Rendered Brickwork to Entire House

28c CEILINGS THRU' OUT U.O.N.

COASTAL REQUIREMENTS



Ground Floor Plan
1:100

Exclusive Design
NORTH

DALE ALCOCK HOMES SOUTH WEST

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PROPOSED RESIDENCE TO BE ERECTED ON:
Lot 201 Portofino Crescent,
Pelican Point, Bunbury

FOR:
J.C. Philp & C.E. Peterson

SIGNATURES:
CLIENT: _____ DATE: _____
CLIENT: _____ DATE: _____
BUILDER: _____ DATE: _____

AMENDMENTS:

Contract	22/04/14	TDB
PCV	20/05/14	TDB
VO #01/02	28/07/14	TDB
Eng's Recert	31/07/14	TDB
VO #03	06/08/14	TDB

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JOB NO: 3882

Area Calc

Portico	2.74	
Alfresco	37.44	
Garage	47.06	
Ground Floor	254.14	(87.800m)

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