



37 Portofino Crescent Pelican Point, WA

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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 FUELED GAS HEATER. DO NOT CONNECT PIPE TO GAS MAINS.

BRICK LAYER NOTE
 10MM MESH TERMITE TREATMENT REQUIRED

FACE BRICKWORK WHERE POSSIBLE

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

PLASTER NOTE
 PROVIDE CASING HEADS 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 FIBREGLASS OPENINGS WHERE APPLICABLE.

ROOF CARPENTER NOTE
 KEEP CEILING AND ROOF TIMBERS CLEAR FOR THE INSTALLATION OF ANY RANGEROOD AND TILE FIRE FLIES OR HEATLIGHT COMBO FANS. FIT AND CABLE.

FIXING CARPENTER NOTE
 45mm WIDE SHELF & RAIL 180mm HIGH TO BED 1, 2, 3, 4

TOWEL RAILS TO BE FIXED 900mm ABOVE F.F.L. LINEN

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, 2800mm A.F.L.

PROVIDE SUPPORT BRACKETS TO WIR & LINEN AS REQUIRED.

50W BROW RECESS TO WLL TOP SHELF TO REMAIN @ 100w

ROOF FRAME NOTE
 PLANS DETAILED FOR "TRADITIONAL" ROOF FRAME CONSTRUCTION CONFORMING TO S.A.S. 1894.
 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 WHILEST CONFORMING TO S.A.S. 1894.

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 RMPs IS APPROX. & COVERED BY ROOF STRUCTURE & AT PLUMBERS DISCRETION

CLIENT TO NOTE ANY CHANGES EFFECTING THE ENERGY COMPLIANCE. WILL REQUIRE A RECESS. MANY INCR. ADDITIONAL COSTS.

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

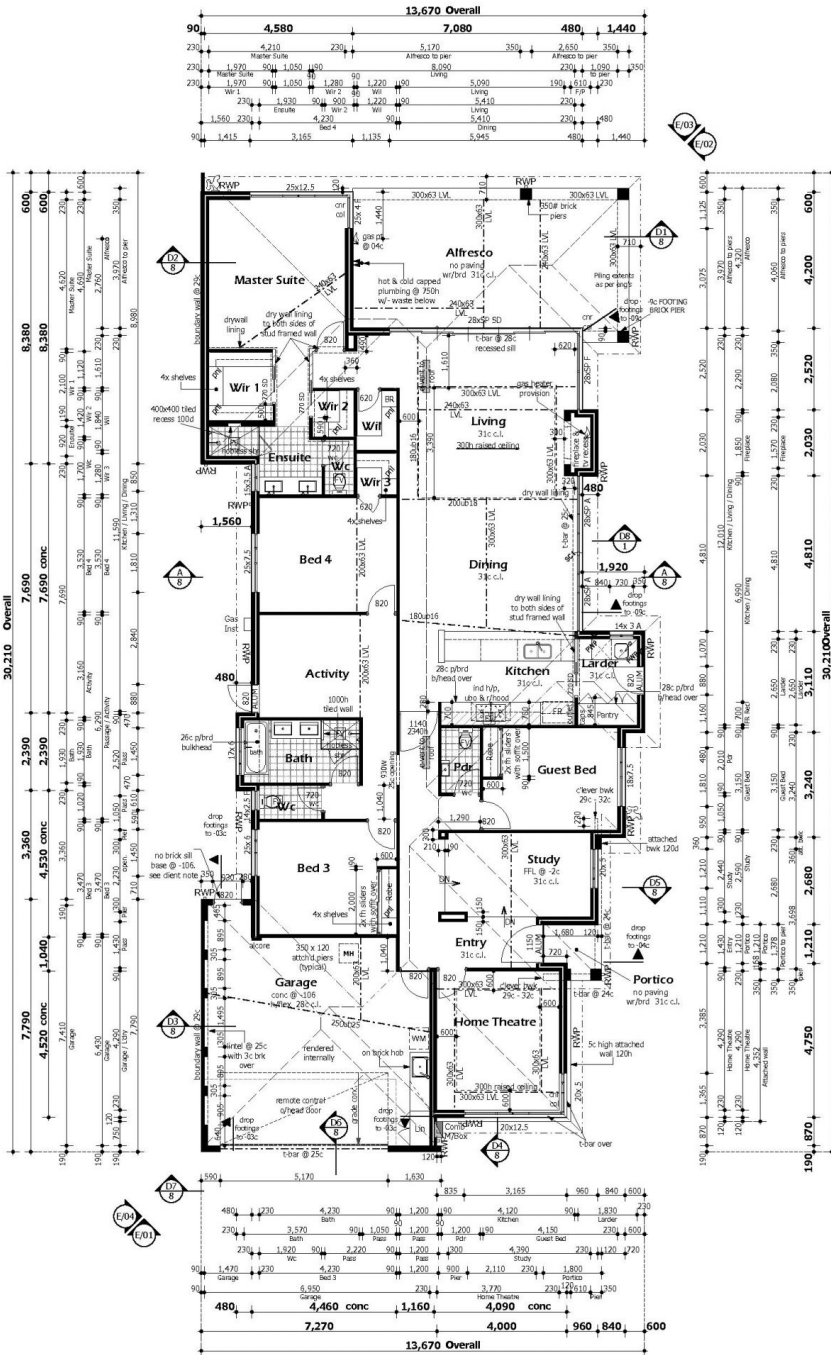
PLUMBER NOTE
 PROVIDE COLD PLUMBING TO THE FRIDGE RECESS. SPUDS TO BE IN OUPBOARD OUTLET WITHIN THE RECESS.

WIND CLASS ▶ N2

Rendered Brickwork to Entire House

2c CEILINGS THRU OUT.U.O.N.

COASTAL REQUIREMENTS



Ground Floor Plan
 1:100



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

J.C. Philp & C.E. Peterson

SIGNATURES:	AMENDMENTS:
CLIENT: _____ DATE: _____	Corrected 22/04/14 TDB
FOR: _____ DATE: _____	PCV 20/05/14 TDB
BUILDER: _____ DATE: _____	VO #01602 20/07/14 TDB
	Eng's Report 3/07/14 TDB
	VO #02 06/08/14 TDB

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 DWG No: 3 of 9
 JOB No: 3882

Exclusive Design



Area Calc	
Portico	2.74
Alfresco	37.44
Garage	47.06
Ground Floor	254.14
	(\$7,800m)

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Pelican Point, WA

