

NOTE:

- TOP OF FOOTINGS FOR PIERPOSTS TO VERANDAH AND BALCONY ARE TO BE 170mm BELOW FINISHED PAVING LEVEL.
- PROVIDE HOOP IRON HOLDING DOWN STRAPS TO AS 4655.
- STEEL FRAME CONSTRUCTION, TOP AND BOTTOM FLOORS, AND ROOF FRAME.
- FLYSCREENS & KEYSLOCKS TO ALL ALUMINIUM WINDOWS AND SLIDING DOORS.
- INSULATION AS PER BCA REQUIREMENTS TO SUIT CLIMATIC ZONE 1
- 2600H CEILINGS TO LOWER FLOOR UNLESS NOTED OTHERWISE. 2600H CEILINGS TO UPPER FLOOR UNLESS NOTED OTHERWISE.
- STEEL FRAME FLOOR TO UPPER LEVEL TO ENG'S DETAILS.
- BALCONY AND VERANDAH STEEL FRAMED TO CONFORM WITH AUSTRALIAN STANDARDS AND THE BUILDING CODE OF AUSTRALIA. BUILDER TO ENSURE STRUCTURAL INTEGRITY.
- WINDOWS TO COMPLY WITH CYCLONIC REQUIREMENTS.

WIND CLASSIFICATION AS PER A.S. 4055:
 - WIND REGION D
 - TERRAIN CATEGORY 2
 COASTAL CONDITIONS APPLICABLE

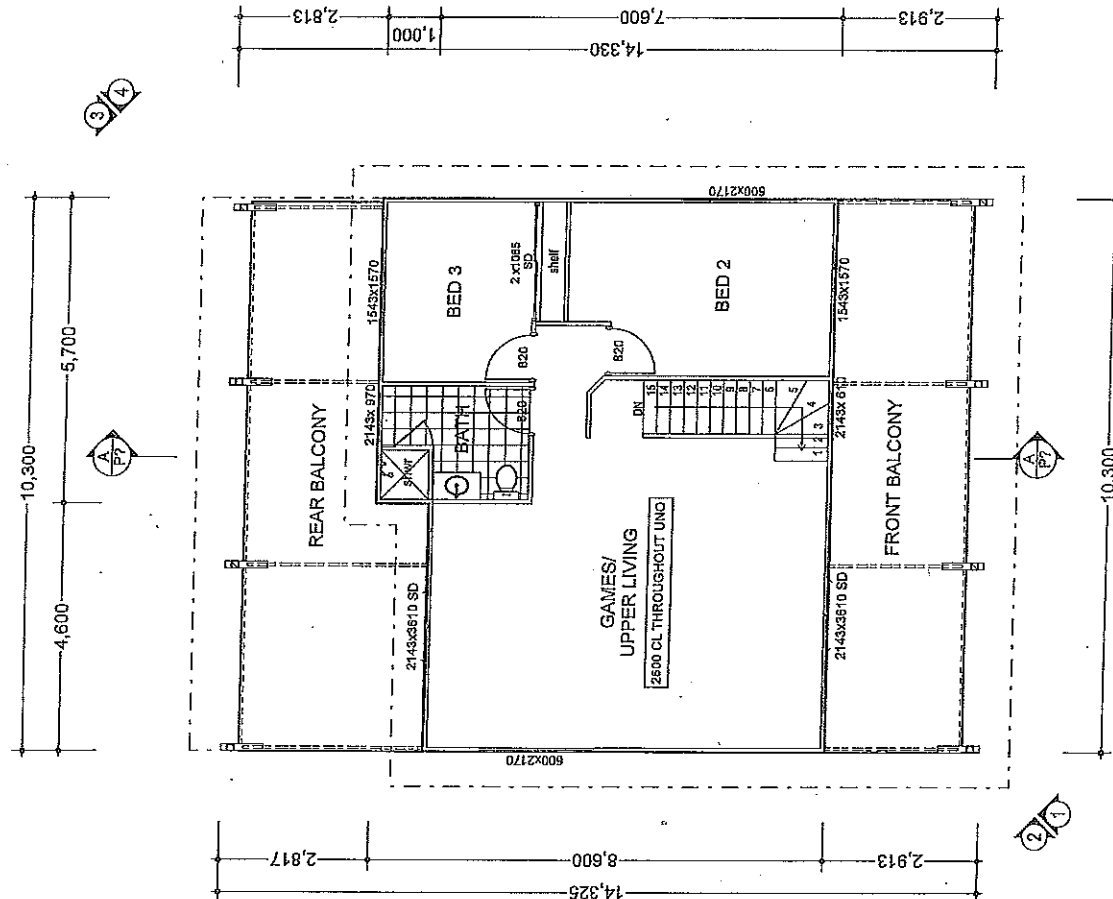
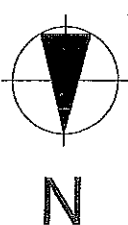
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PROPOSED "TEASDALE" RESIDENCE
 LOT 464 OSPREY WAY
 EXMOUTH MARINA
 LOCAL AUTHORITY: SHIRE OF EXMOUTH

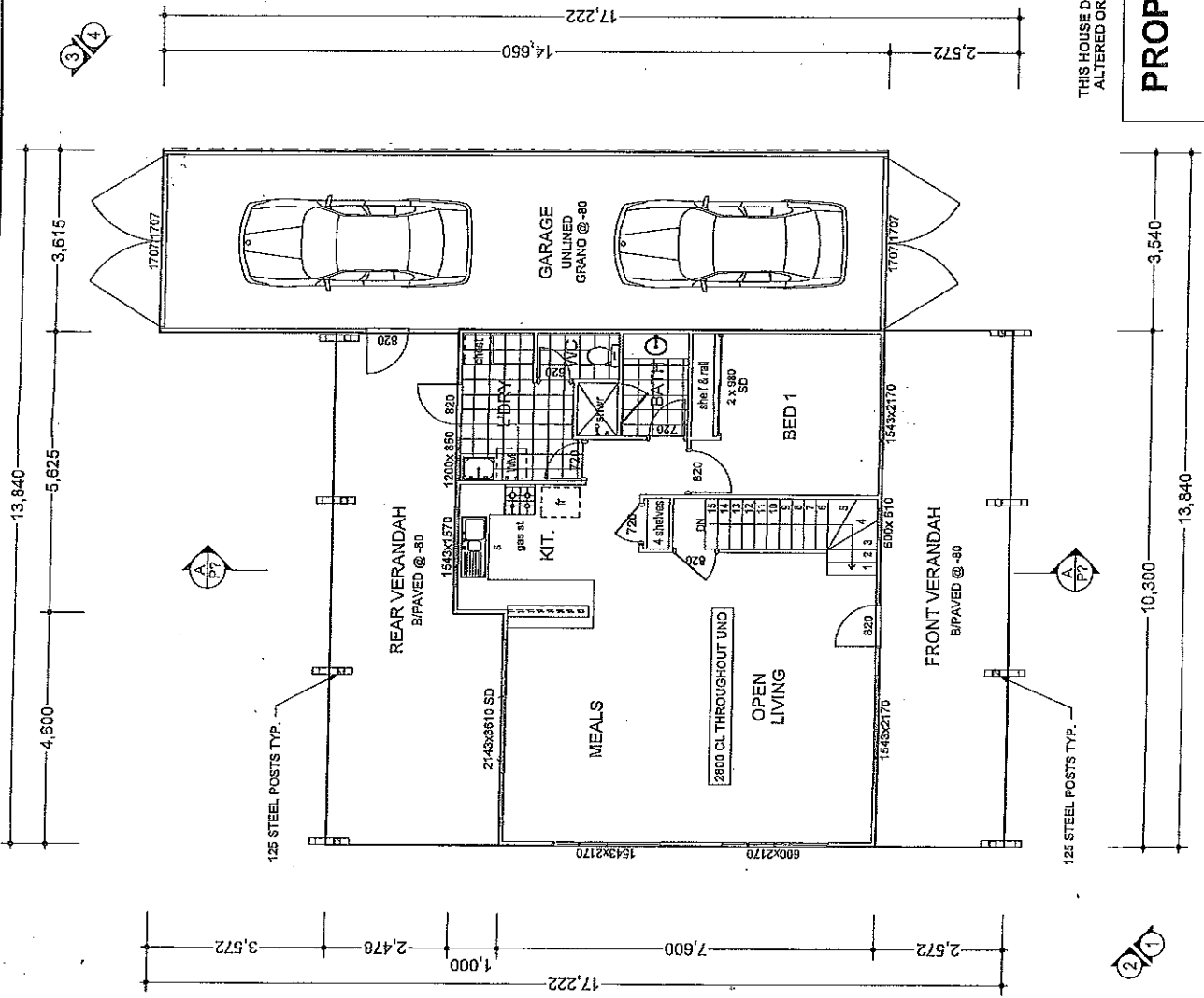
DESIGNED: C. MACRI 29.07.09
 DRAWN: C. MACRI 29.07.09
 SCALE: AS SHOWN
 SHEET NUMBER: SHEET 3 OF 7

T: 08 9420 9111 F: 08 9420 9112 E: info@macri.com.au



FIRST FLOOR PLAN
 1:100 1:100

| AREAS | |
|-------------------|-----------------|
| GROUND FLOOR: | 83.88 |
| GARAGE: | 52.31 |
| FRONT VDAH: | 25.50 |
| REAR VDAH: | 29.94 |
| TOTAL LOWER FLOOR | 192.73m2 |
| UPPER FLOOR: | 55.88 |
| FRONT BALCONY: | 25.50 |
| REAR BALCONY: | 29.94 |
| TOTAL UPPER FLOOR | 140.42m2 |
| TOTAL | 333.15m2 |



- NOTE:**
- TOP OF FOOTINGS FOR PIER/POSTS TO VERANDAH AND BALCONY ARE TO BE 170mm BELOW FINISHED PAVING LEVEL.
 - PROVIDE HOOP IRON HOLDING DOWN STRAPS TO AS 4055.
 - STEEL FRAME CONSTRUCTION, TOP AND BOTTOM FLOORS, AND ROOF FRAME.
 - FLYSCREENS & KEYLOCKS TO ALL ALUMINIUM WINDOWS AND SLIDING DOORS.
 - INSULATION AS PER BCA REQUIREMENTS TO SUIT CLIMATIC ZONE 1.
 - 2800H CEILINGS TO LOWER FLOOR UNLESS NOTED OTHERWISE. 2800H CEILINGS TO UPPER FLOOR UNLESS NOTED OTHERWISE.
 - STEEL FRAME FLOOR TO UPPER LEVEL TO ENG'S DETAILS.
 - BALCONY AND VERANDAH STEEL FRAMED TO CONFORM WITH AUSTRALIAN STANDARDS AND THE BUILDING CODE OF AUSTRALIA, BUILDER TO ENSURE STRUCTURAL INTEGRITY.
 - WINDOWS TO COMPLY WITH CYCLONIC REQUIREMENTS.

WIND CLASSIFICATION AS PER A.S. 4055:

- WIND REGION D
- TERRAIN CATEGORY 2

COASTAL CONDITIONS APPLICABLE

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PROPOSED "TEASDALE" RESIDENCE
LOT 464 OSPREY WAY
EXMOUTH MARINA

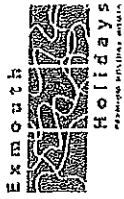
LOCAL AUTHORITY: SHIRE OF EXMOUTH

| | | | | | | | |
|-----------|-------------------|--------|-------------------|--------|----------|---------------|--------------|
| DESIGNED: | C. MACRI 29.07.09 | DRAWN: | C. MACRI 29.07.09 | SCALE: | AS SHOWN | SHEET NUMBER: | SHEET 2 OF 7 |
|-----------|-------------------|--------|-------------------|--------|----------|---------------|--------------|

Teasdale RH 12.4.11 - Last worked on by TO UPDATE THESE DETAILS GO TO Fileinfo@papa.com - 28.09.2009 - 11:13 PM

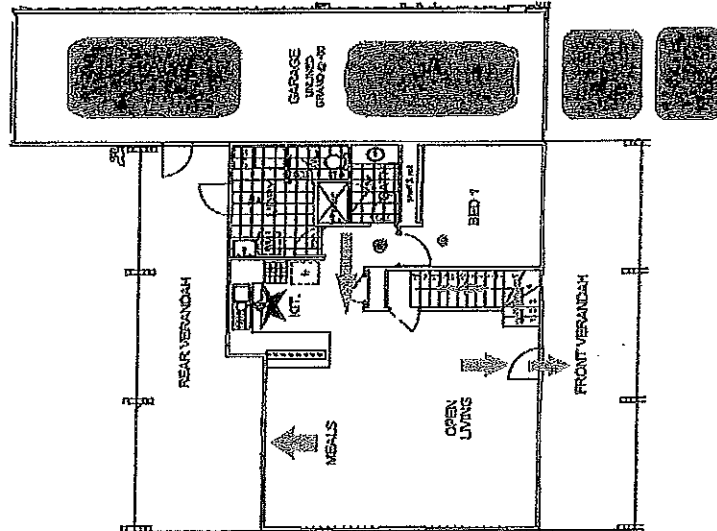
| | |
|--------------------------|----------------------------|
| AREAS | |
| GROUND FLOOR: | 83.98 |
| GARAGE: | 82.31 |
| FRONT VERANDAH: | 26.50 |
| REAR VERANDAH: | 29.94 |
| TOTAL LOWER FLOOR | 182.73m² |
| UPPER FLOOR: | 83.98 |
| FRONT BALCONY: | 26.50 |
| REAR BALCONY: | 29.94 |
| TOTAL UPPER FLOOR | 140.42m² |
| TOTAL | 323.15m² |

GROUND FLOOR PLAN
1:100 1:100

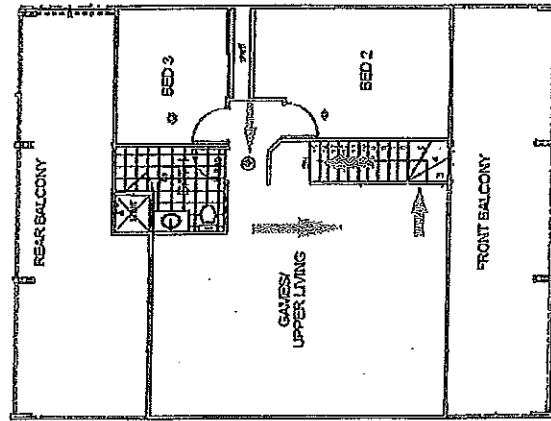


Lot 27 Osprey Way, Exmouth






Ground Floor



First Floor

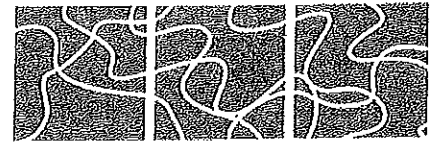


Key

- Smoke Alarm 
- Fire Escape Route 
- Car Parking 
- Muster Point 
- Fire Extinguishers 



Exmouth



Holidays

PREMIUM HOLIDAY HOMES

House Rules for Guests and Visitors

Welcome to 27 Osprey Way

24 Hour Contact Number: 9949 1144

Holiday rentals provide a unique tourism experience: consider this your home, treat it as your own, respect your neighbors and leave it as you find it. These house rules are provided to ensure that Guests and Visitors know and comply with the specific rules governing their permission to enter and occupy the property.

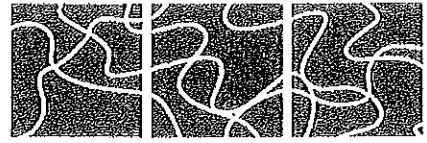
The general maintenance and upkeep of this property is inspected on three levels:

An inspection of the property is carried out by the Holiday Inspector prior to arrival and then again on departure. The cleaner not only cleans, but checks the property and advises of any maintenance or hazards. In addition we provide a Guest Comments Card in the property, so that the guest can advise us of any concerns regarding the furniture or any potential hazards of the property.

If the property requires any maintenance, the Property Manager will act upon it within 72 hours, unless it is an urgent matter, such as plumbing, electrical or health and safety issue (it is then acted upon, tradesmen allowing, within 24 hours).

1. Managing Agent - Ray White Exmouth is the managing agent, we are located at:
Address: 17 Ross Street Mall
Phone: 08 9949 1144 (will divert after hours)
Email: holidays@raywhiteexmouth.com
2. Number of Occupants - In accordance with the Health Act 1911 and Council policy, the maximum number of overnight occupants allowed within this dwelling at the same time shall be 8 persons
3. General requirements - House Rules are binding on Guests and Visitors and any issues must be promptly reported to the Manager, from time to time access may be required to carry out maintenance, we will inform you if this is to be the case during your stay.
4. Noise Levels - Policy 6.12 - Please remember and respect that you are in a residential area, therefore noise must be kept to a minimum between the hours of 10pm - 8am. Offensive noise and anti-social behavior will not be permitted and may result in eviction.
5. Visitors - Guests are responsible for Visitors
6. Gatherings or Functions - In reference to the Terms and conditions item 12. Parties and non-compliant functions or gatherings are not permitted
7. Vehicles and Parking - Policy 6.12 - The maximum number of vehicles & trailers that can be accommodated on this property shall be two (2) and two (2) respectively. The property does not include the Council road verge or adjoining/nearby vacant land, so therefore parking is not permitted on these areas.
8. Garbage and Recycling - Your collection day is Wednesday. Please put your bins on the verge, facing the road, on Tuesday evening as the rubbish truck may come quite early. Please do not put fish offal and scraps in the bin, designated bins are located at the boat ramps.
9. Security - Please ensure you secure the property when you leave even for an hour. Please refer to section 9 of the Terms and conditions
10. Deck and Balcony Areas - Please ensure you do not stand on the railings or jump / launch from them, this may cause injury to yourself and others
11. Smoking - Smoking is strictly not permitted inside the Property.
12. Pets - Pets are not permitted at this property.
13. BBQ - A barbeque has been provided for your convenience. No fires are to be lit outside
14. Damages and Breakages - An inventory for this property is available; you are not required to check all the items; please ensure you inform us of any items that are damaged or broken during your stay so they can be replaced before the next guest.
15. On Departure Arrangements - Thank you for choosing an Exmouth Holiday's rental for your holiday. Check-out is 10.00am, for further information please refer to "The Things You Need to Know" located in the compendium.
16. Emergency Contact - If you have any queries about the property please contact us on 99491144. A staff member is on call outside office hours to help with any maintenance issues or emergencies. Leave a short message and we will get back to you ASAP. Emergency Number 000, or Contact Police: 9947 8700, Hospital: 9949 3666, Fire: 9949 1664, S.E.S: 9949 1693
17. Compliance - Consequences of non-compliance are specified in Section 21 in the Terms and Conditions.
18. Fish Cleaning -For your comfort and the neighbouring properties, all fish offal & scraps must be disposed of at the designated fish cleaning stations located at the Marina, Bundegi or Tantabiddi boat ramps and cannot be placed in the bins at this property.

Exmouth



Holidays
PREMIUM HOLIDAY HOMES

THINGS YOU NEED TO KNOW

Welcome to 27 Osprey Way

24 Hour Contact Number: 9949 1144

Rubbish Bins - Please ensure bins are placed on the verge the night before collection. Collection day is Wednesday.

Air Conditioners - For the environment, please ensure you turn off all air conditioners when you leave the house.

Reticulation - This house has an automated watering system, please do not touch the system as doing so may incur a charge for repair.

Canals - Please refer to the Shire of Exmouth Canal Boat Mooring and Management Plan or contact the Shire on 9949 3000 if you have any queries. Please note that swimming in the canals is prohibited.

Fish Cleaning - Fish cleaning at the property is not permitted, please use the fish cleaning stations and offal bins located at the boat ramps.

On Departure - The property will be thoroughly checked and cleaned after your departure. Please ensure the following are completed prior to your departure to avoid any additional charges:

1. Barbeque is cleaned
2. Floors are swept or vacuumed
3. Leftover food is disposed of
4. All rubbish is placed in the bins
5. Bins are placed on the verge
6. Any broken items are reported
7. All dishes are cleaned, put away, and the dishwasher is empty
8. The house is secured, all windows closed, doors locked and air conditioners are off
9. Keys are returned to the location you found them

There is no need to strip the beds - the cleaner will attend to this.

Hot Water Service - Is an instantaneous gas system, if you run out of hot water you will need to switch the gas bottles over using the toggle under the flashing

Residual Current Devices - The box is located in the hall downstairs next to the laundry. Due to power fluctuations the safety trip switch may activate. Please let us know if you cannot get the power back on.

BBQ Gas Bottles - Should you run out of BBQ gas, refills are available at Exmouth Tackle and Camping Supplies (next to the News agency). Present your empty gas bottle, show your house key and provide the surname of the booking in order to receive a refill.

Cyclone Information - All cyclone season information is located in the Cyclone Smart brochure located in the property. Up to date information can be obtained by calling Cyclone Watch 1300 659 210 or www.bom.gov.au. If a yellow alert is issued for Exmouth you will be contacted by our team who will assist you with further information.

Please don't hesitate to contact us if there is anything we can do to make your stay more enjoyable. Thank you!

WE HOPE YOU ENJOY YOUR STAY