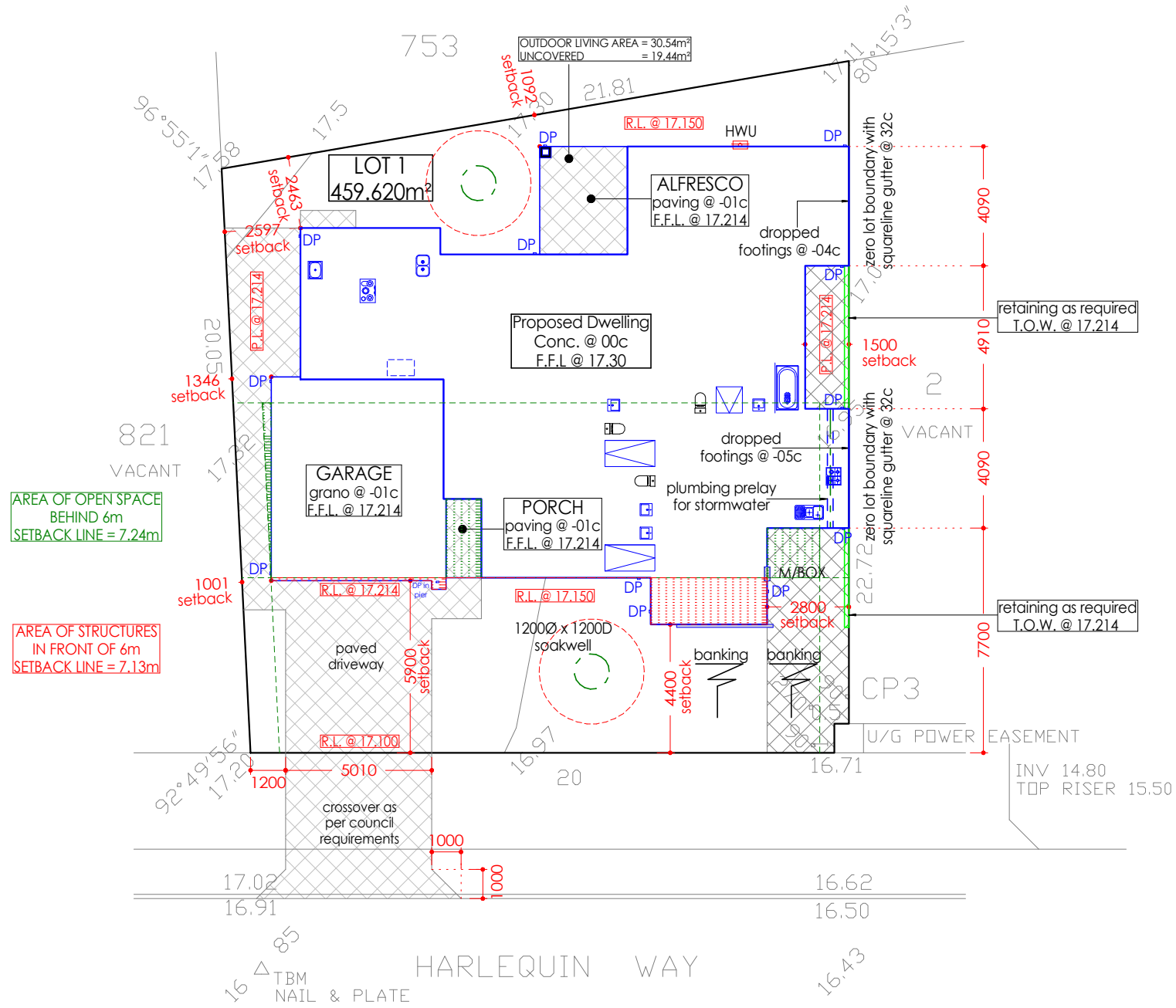


OPEN SPACE CALCULATOR	
SITE AREA:	459.619m <sup>2</sup>
ALLOWED OPEN SPACE:	229.810m <sup>2</sup> (50%)
SITE COVER PROPOSED:	238.657m <sup>2</sup> (51.9%)
<b>OPEN SPACE PROPOSED: 222.467m<sup>2</sup> (48.4%)</b>	

**NOTE:**  
RELUX VALVE REQUIRED DUE TO HOBLESS SHOWERS. LOCATION TO THE DISCRETION OF THE PLUMBER



**NGUYEN**

LOT 1 HARLEQUIN WAY  
YANCHEP  
CITY OF WANNEROO

JOB NUMBER		DRAWING NAME		KTR CREATIONS IMAGINE   CREATE   CONSTRUCT	BUILDING DESIGN AND DRAFTING www.ktrcreations.com.au design@ktrcreations.com.au 9381 2106	CONSTRUCTION NOTE All drawings to be reviewed and checked by the Builder, Client, Sub-Contractors or the like before commencement of any works. <b>No</b> responsibility will be accepted by KTR Creations if no correspondence was coordinated prior or during construction.
1860		PROPOSED SITE PLAN				
DATE MARCH 2019		REVISION DESCRIPTION	DATE			
SHEET 02 of 04		A3	PLANNING DRAWINGS	MARCH '19		
SCALE 1:200		REVISION				

**2c FACE BRICKWORK  
BASED ON 290 x 90 x 162mm**

**RENDERED AS PER ELEVATIONS**

- USE ONE THIRD BONDING METHOD WITH STD CUTS WHERE APPLICABLE AND SQUINTS TO 45° EXT CORNERS

- 1st COURSE OF BWK ABOVE FOOTING & SLAB TO BE 76mm CORED BRICK

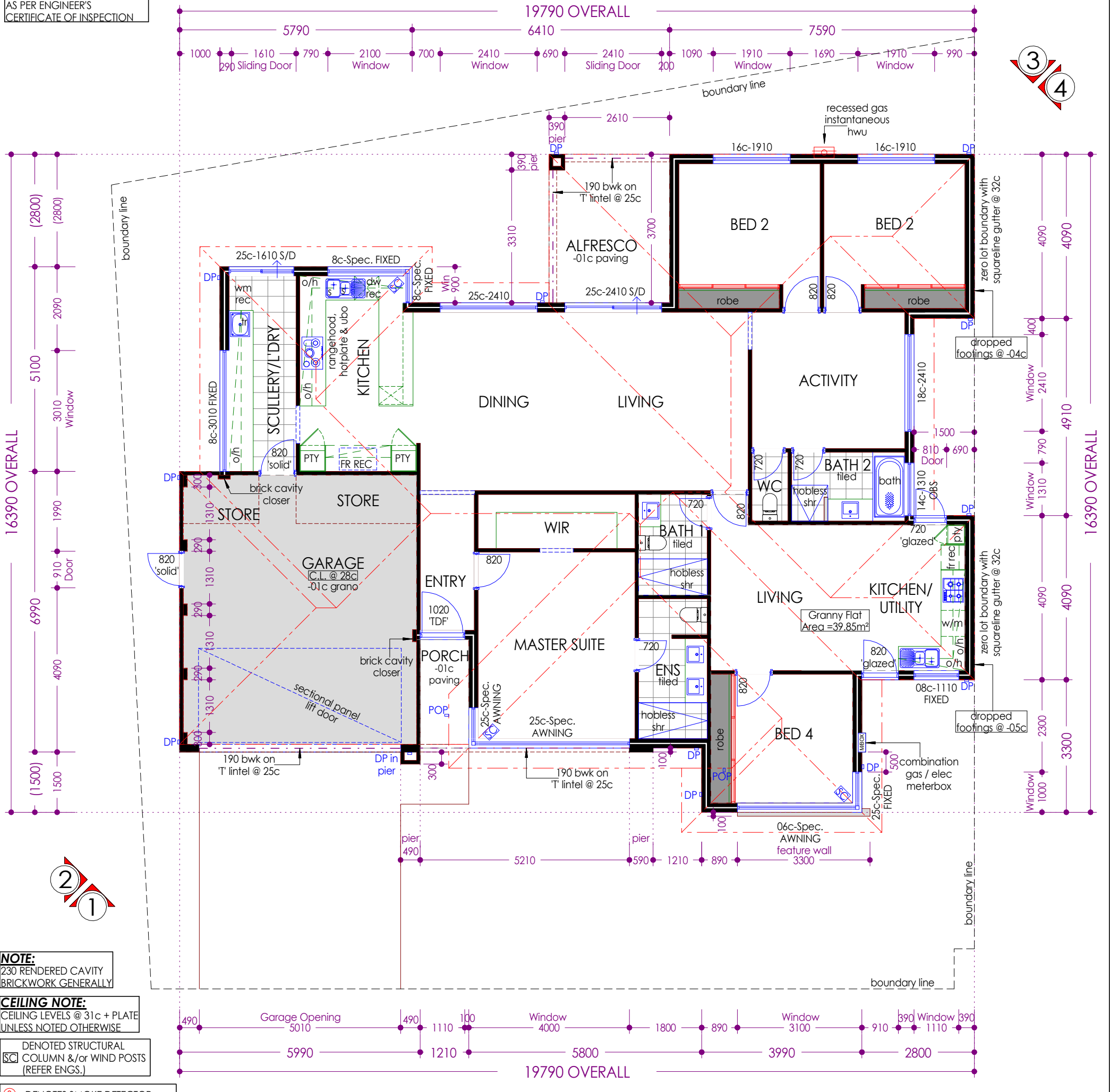
**COLORBOND ROOF  
25°38' PITCH**

COASTAL ZONE APPLIES WIND CLASSIFICATION AS PER ENGINEER'S CERTIFICATE OF INSPECTION

AREAS	
GROUND FLOOR	198.204m <sup>2</sup>
GARAGE	40.453m <sup>2</sup>
PORCH	4.414m <sup>2</sup>
ALFRESCO	11.100m <sup>2</sup>
<b>TOTAL AREA</b>	<b>252.666m<sup>2</sup></b>
OPEN SPACE CALCULATOR	
LOT AREA	459.619m <sup>2</sup>
OPEN SPACE REQUIRED	229.810m <sup>2</sup> (50%)
PROPOSED SITE COVER	238.657m <sup>2</sup> (51.9%)
OPEN SPACE PROVIDED	<b>222.467m<sup>2</sup> (48.4%)</b>



Insulation to suit Energy Efficiency Requirements



**NOTE:**  
230 RENDERED CAVITY BRICKWORK GENERALLY

**CEILING NOTE:**  
CEILING LEVELS @ 31c + PLATE UNLESS NOTED OTHERWISE

DENOTED STRUCTURAL COLUMN &/or WIND POSTS (REFER ENGS.)

Ⓢ DENOTES SMOKE DETECTOR

**NOTE:**  
LOCATION OF DOWNPIPES AND FLOOR WASTES ARE INDICATIVE ONLY & MAY BE CHANGED ON SITE TO PLUMBERS DISCRETION



**NGUYEN**

LOT 1 HARLEQUIN WAY  
YANCHEP  
CITY OF WANNEROO

JOB NUMBER <b>1860</b>	DRAWING NAME <b>GROUND FLOOR PLAN</b>		KTR CREATIONS IMAGINE   CREATE   CONSTRUCT BUILDING DESIGN AND DRAFTING www.ktrcreations.com.au design@ktrcreations.com.au 9381 2106 2/5 Supreme Loop Gnangara WA 6077	<b>CONSTRUCTION NOTE:</b> All drawings to be reviewed and checked by the Builder, Client, Sub-Contractors or the like before commencement of any works. No responsibility will be accepted by KTR Creations if no correspondence was coordinated prior or during construction.
DATE FEBRUARY 2019	REVISION DESCRIPTION PLANNING DRAWINGS	DATE MARCH '19		
SHEET 03 of 04	A3			<b>COPYRIGHT:</b> This plan shall remain the sole property of KTR Creations and must not be given, or resold and must not be reproduced or copied without the permission in writing by KTR Creations
SCALE 1:100	REVISION -			

**2c FACE BRICKWORK  
BASED ON 290 x 90 x 162mm**

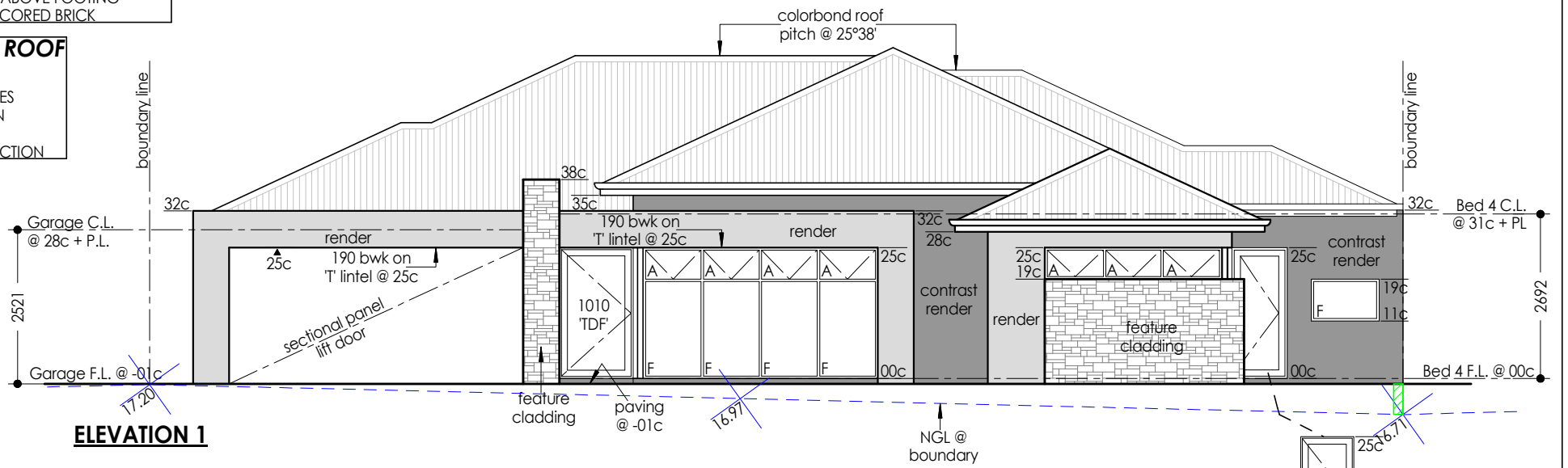
**RENDERED AS PER ELEVATIONS**

- USE ONE THIRD BONDING METHOD  
WITH STD CUTS WHERE APPLICABLE  
AND SQUINTS TO 45° EXT CORNERS

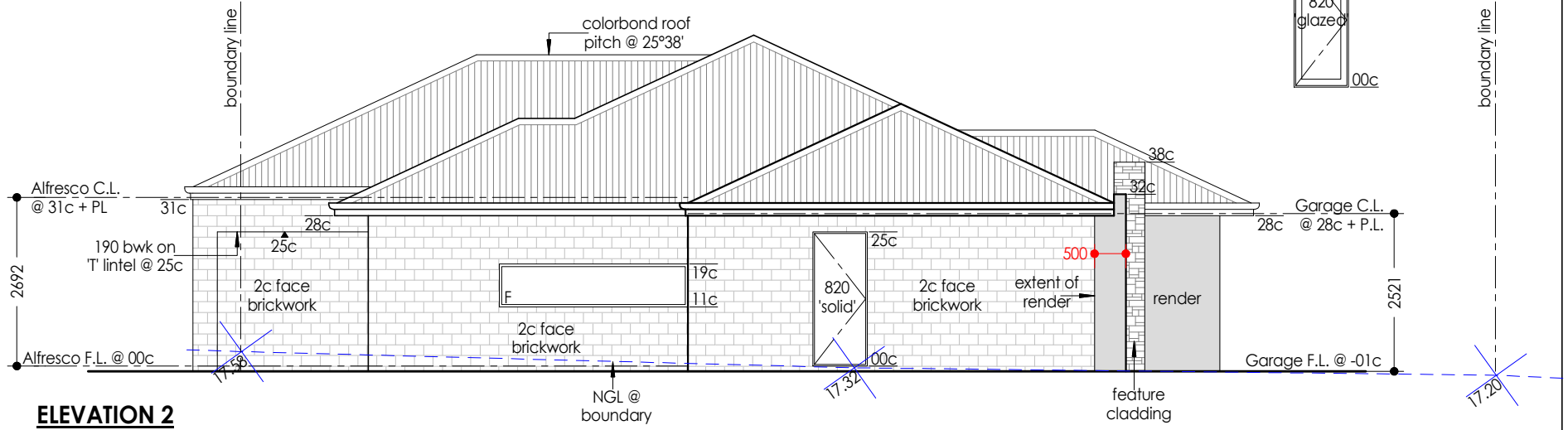
- 1st COURSE OF BWK ABOVE FOOTING  
& SLAB TO BE 76mm CORED BRICK

**COLORBOND ROOF  
25°38' PITCH**

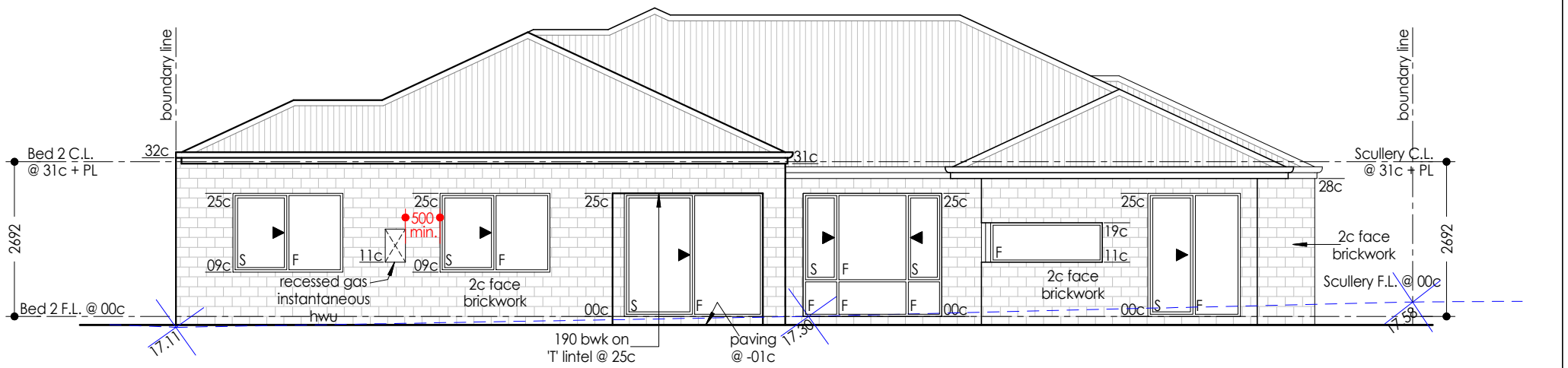
COASTAL ZONE APPLIES  
WIND CLASSIFICATION  
AS PER ENGINEER'S  
CERTIFICATE OF INSPECTION



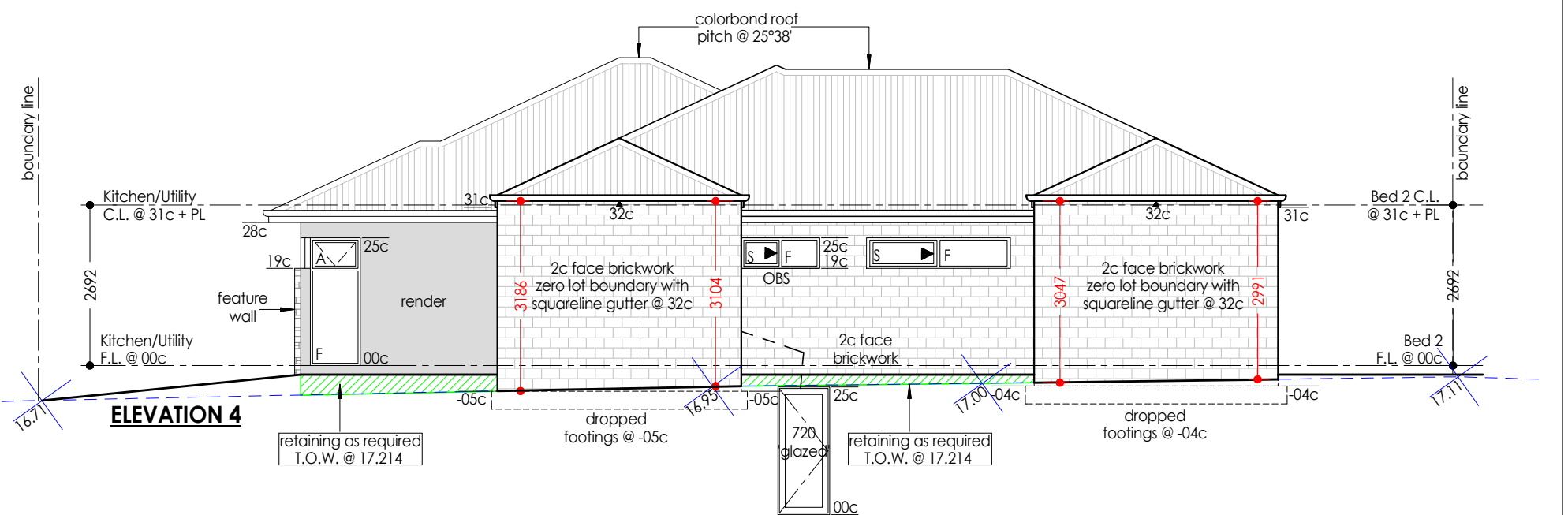
**ELEVATION 1**



**ELEVATION 2**



**ELEVATION 3**



**ELEVATION 4**



**NGUYEN**

LOT 1 HARLEQUIN WAY  
YANCHEP  
CITY OF WANNEROO

JOB NUMBER <b>1860</b>		DRAWING NAME <b>ELEVATIONS</b>		KTR CREATIONS IMAGINE   CREATE   CONSTRUCT	
DATE FEBRUARY 2019	REVISION DESCRIPTION PLANNING DRAWINGS	DATE MARCH '19	BUILDING DESIGN AND DRAFTING www.ktrcreations.com.au design@ktrcreations.com.au 9381 2106		
SHEET 04 of 04	A3	2/5 Supreme Loop Gnangara WA 6077			
SCALE 1:100	REVISION -	<p><b>CONSTRUCTION NOTE:</b> All drawings to be reviewed and checked by the Builder, Client, Sub-Contractors or the like before commencement of any works. <u>No</u> responsibility will be accepted by KTR Creations if no correspondence was coordinated prior or during construction.</p> <p><b>COPYRIGHT:</b> This plan shall remain the sole property of KTR Creations and must not be given, or resold and must not be reproduced or copied without the permission in writing by KTR Creations</p>			