

Proposed Double Storey Residence

DESIGN DEVELOPMENT

for

Robert Trajkovski

at

Lot 402 (#26B) Morgan Way, Girrawheen

- A00 - COVER SHEET & GENERAL NOTES
- A01 - EXISTING SURVEY PLAN - 1:200
- A02 - PROPOSED SITE PLAN - 1:200
- A03 - SUBDIVISION PLAN - 1:200
- A04 - TURNING CIRCLE DIAGRAM - 1:200
- A05 - GROUND FLOOR PLAN - 1:100
- A06 - FIRST FLOOR PLAN - 1:100
- A07 - ELEVATIONS 01 & 02- 1:100
- A08 - ELEVATIONS 03 & 04- 1:100
- A09 - SECTION AA - 1:50
- A10 - SECTION BB & X - 1:50 & 1:100

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FEATURE SURVEY

CLIENTS DETAILS:

Robert Trajkowski

LEVEL DATUM: Morgan 28 F - v1.0

AHD (Approx.)

STREET NAME:
Morgan Way

LOT #.:
402

HOUSE #.:
26

SUBURB:
Girrawheen

LOCAL AUTHORITY:
City of Wanneroo

LOT AREA:
693m²

R CODE:
R20/40

SURVEY DATE:
28/02/2019

SCALE AT A3 SIZE:
1:200

LEGEND

WATER METER

SEWER AC

GD GARAGE DOOR

HW HOT WATER UNIT

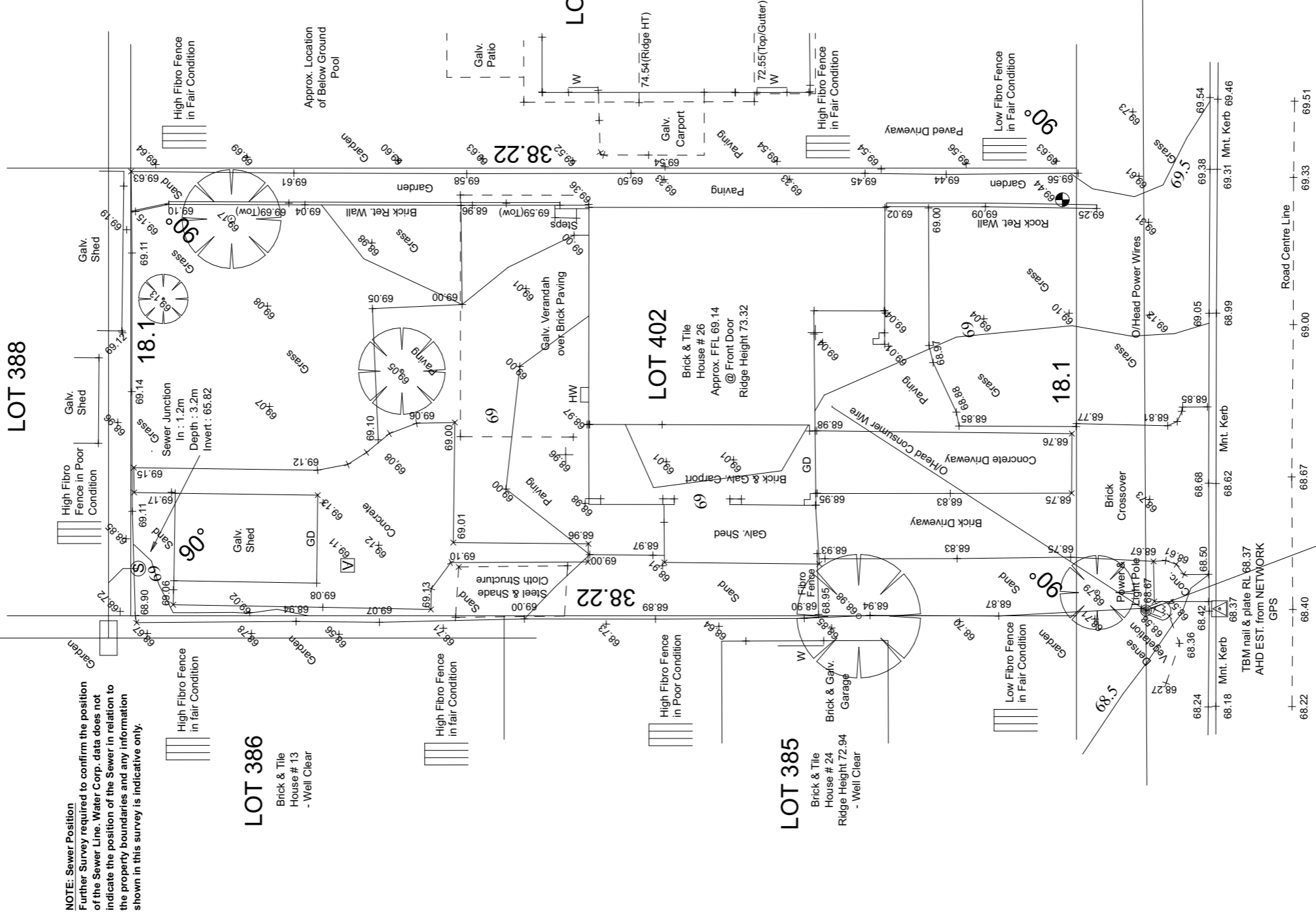
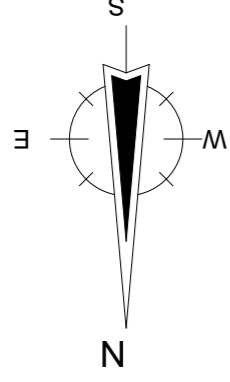
VALVE

TELSTRA PIT

TREE (TO SCALE)

W WINDOW

TEMP. BENCHMARK



NOTE: Sewer Position
Further Survey required to confirm the position of the Sewer Line. Water Corp. data does not indicate the position of the Sewer in relation to the property boundaries and any information shown in this survey is indicative only.

High Fibro Fence in fair Condition

LOT 386

Brick & Tile House # 13 - Well Clear

LOT 385

Brick & Tile House # 24 Ridge Height 72.94 - Well Clear

LOT 402

Brick & Tile House # 26 Approx. FFL 69.14 @ Front Door @ Ridge Height 73.32

LOT 401

Brick & Tile House # 28

MORGAN WAY



Vision surveys
CONSULTING

T: (08) 6144 0000 F: (08) 6144 0099
59 SCARBOROUGH BEACH RD,
SCARBOROUGH WA 6019
E-mail: info@visionsc.com.au
www.visionsurveys.com.au

PLAN / DIAG / SP	P 10412	OVERHEAD	CONNECTION	YES
ELECTRICITY		SEWERAGE		YES
WATER		DRAINAGE		GOOD
GAS		VEG. / SOIL		AS DESCRIBED

SCALE 1:200 @ A3



IMPORTANT NOTES:

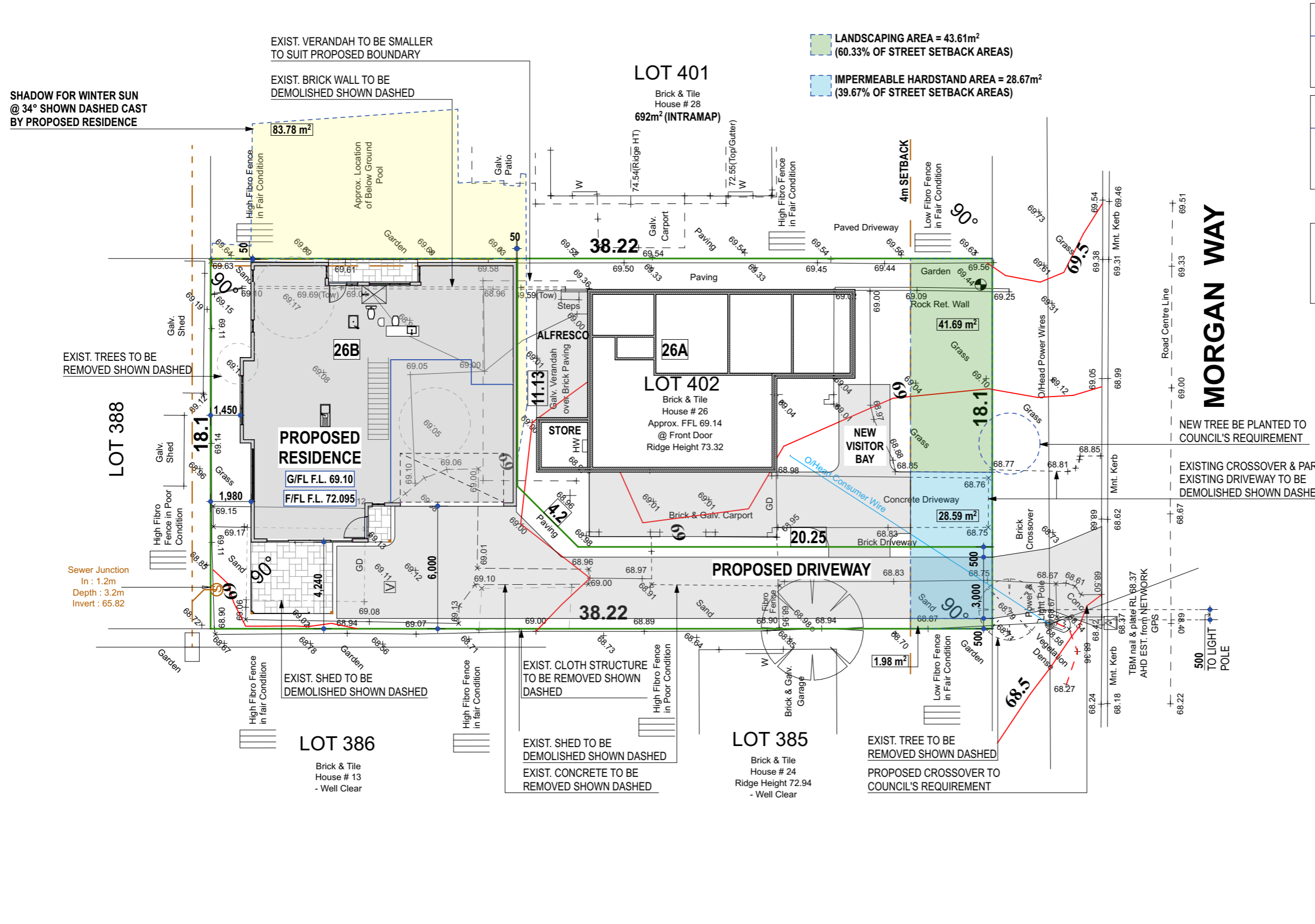
THE BOUNDARY CANNOT BE VERIFIED DUE TO LACK OF SURVEY MARKS/ PEGS. ALL BUILDING DIMENSIONS & FEATURES ARE APPROXIMATE ONLY. BOUNDARY POSITIONS HAVE BEEN TAKEN FROM BUILDINGS, FENCING, RETAINING WALLS AND OTHER TYPICAL FEATURES LOCATED ON THE BOUNDARY WHICH MAY OR MAY NOT BE ON THE CORRECT ALIGNMENT AND ARE TO BE VERIFIED WHEN REPEGGED.

BEFORE ANY WORK IS STARTED ON SITE OR PLANS ARE PRODUCED BY DESIGNERS/ ARCHITECTS, THE BOUNDARIES MUST BE REPEGGED AND EXACT OFFSETS MEASURED TO EXISTING STRUCTURES AND FENCING. VISION SURVEYS ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES TO THE PARCEL OR HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

THIS PLAN IS INTENDED FOR THE DEPT OF PLANNING & INFRASTRUCTURE ONLY.

SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK WITH APPROPRIATE AUTHORITY BEFORE ADOPTION OF POSITION.

CHECK TITLE FOR EASEMENTS / COVENANTS ETC.



SITE AREAS :

TOTAL LOT AREA	368.79m ²	
BUILDING AREA (SITE COVER)	182.44m ²	49.47%
OPEN SPACE	186.35m ²	50.53%

SHADOWS AREAS :

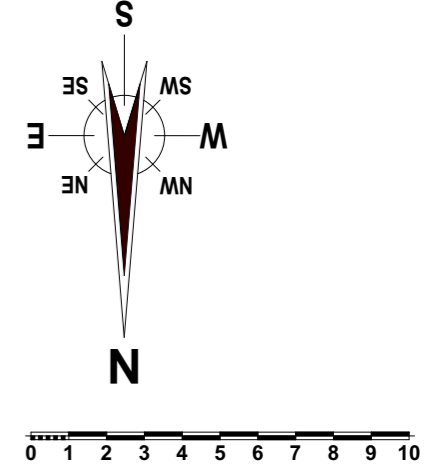
NEIGHBOURS LOT AREA (APPROX.)	692.00m ²
SHADOW CAST (BY PROPOSED RESIDENCE)	83.78m ²
TOTAL SHADED AREA (OF NEIGHBOURING BLOCK)	12.11%

SKETCH/R-CODE NOTES :

LOCAL GOVERNMENT AUTHORITY	City of Wanneroo
ZONING/DENSITY	R20/R40
SITE AREA	368.79m ²
LOCAL PLANNING SCHEMES	Local Planning Policy 4.20
SUB-DIVISION GUIDELINES	N/A

26(A) AREAS

STORE	5.85m ²
PARKING AREAS	40.73m ²
OUTDOOR LIVING AREAS	15.50m ²
BUILDING AREAS	
GROUND FLOOR AREAS	
---	---
GARAGE & STORE	41.24
GROUND LIVING	121.13
	162.37 m²
FIRST FLOOR AREAS	
FIRST LIVING	76.48
	76.48 m²
TOTAL LIVING AREAS	197.61 m²
TOTAL BUILDING AREAS	238.85 m²



PROPOSED SITE PLAN
Scale 1:200

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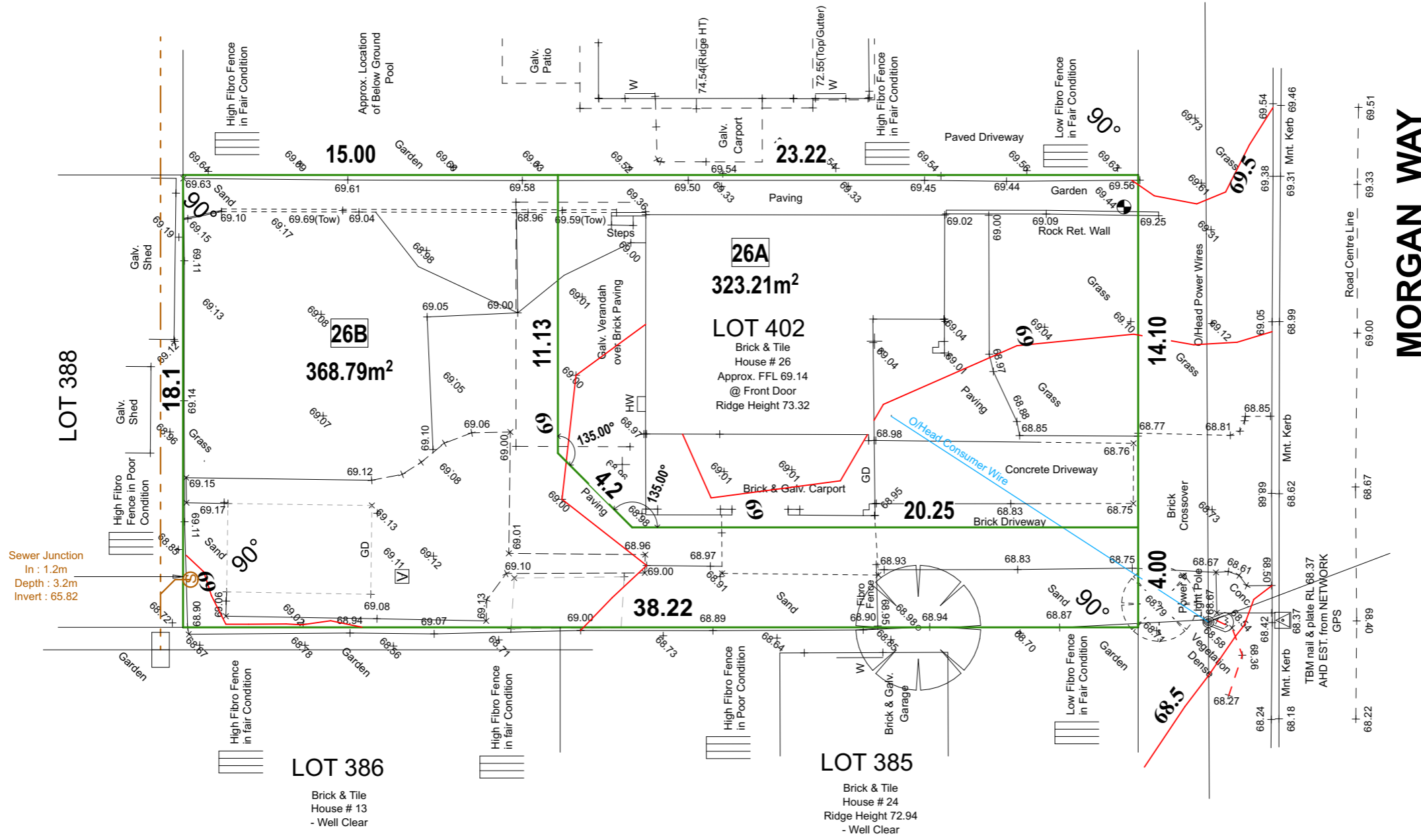
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Girrawheen #Contact City
Client:
Robert Trajkovski

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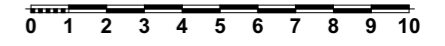
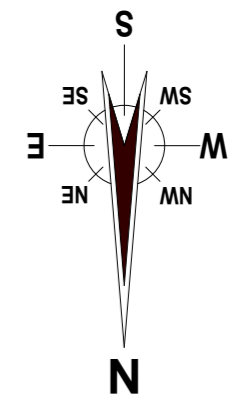
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LOT 401

Brick & Tile House # 28



MORGAN WAY



SUBDIVISION PLAN

Scale 1:200



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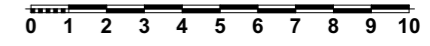
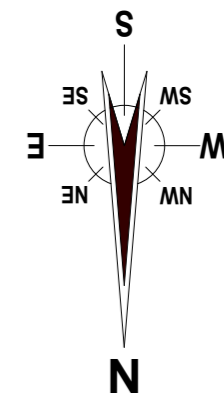
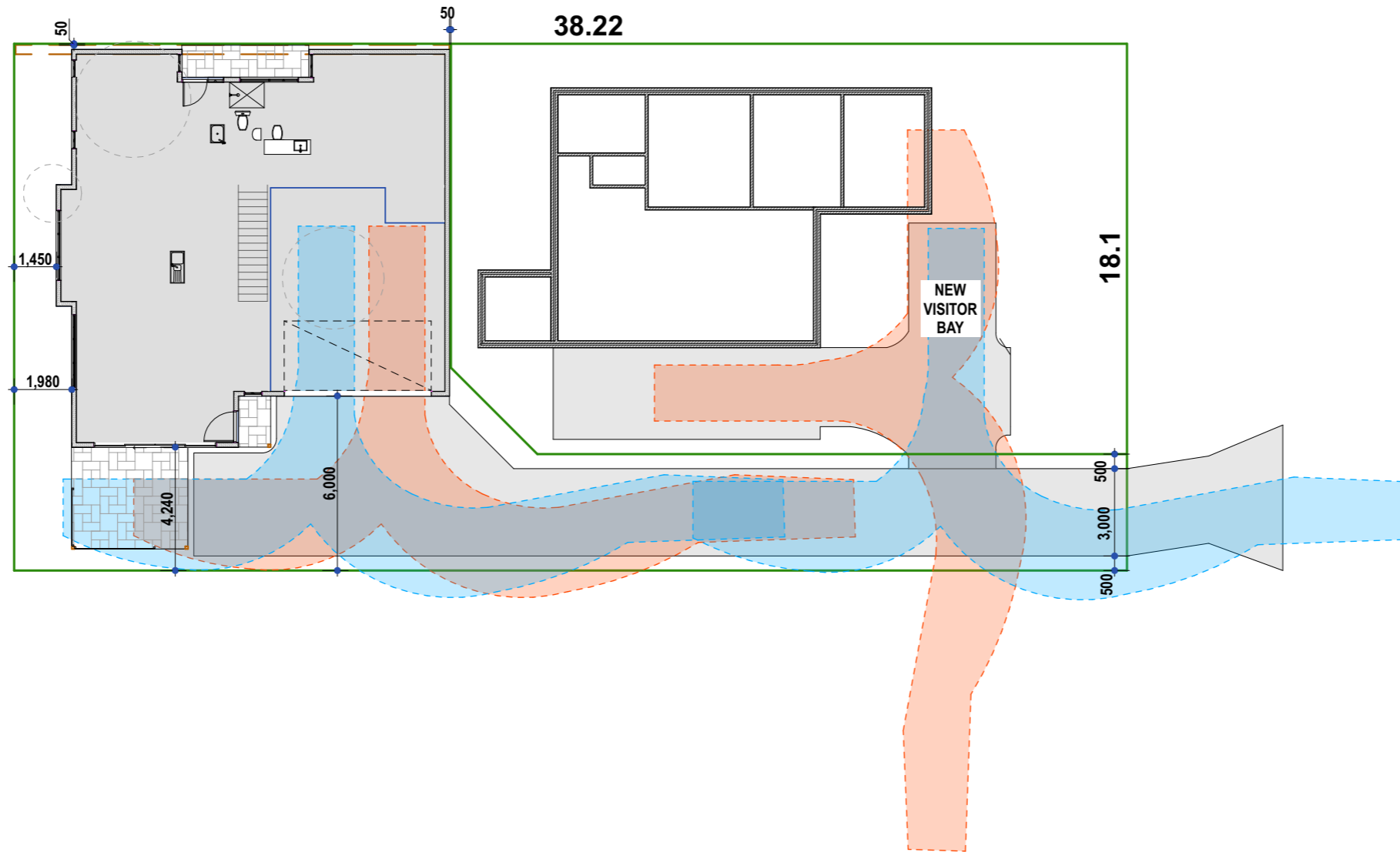
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TURNING CIRCLE DIAGRAM
Scale 1:200



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NOTES

- 9 CLADDING & LINING**
- RK 10MM PLASTERBOARD CEILING
FIX TO UNDERSIDE OF RAFTERS,
FLUSHED AND PAINT FINISHED

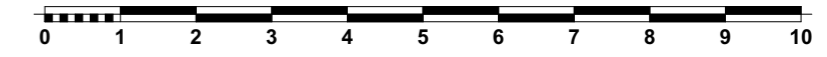
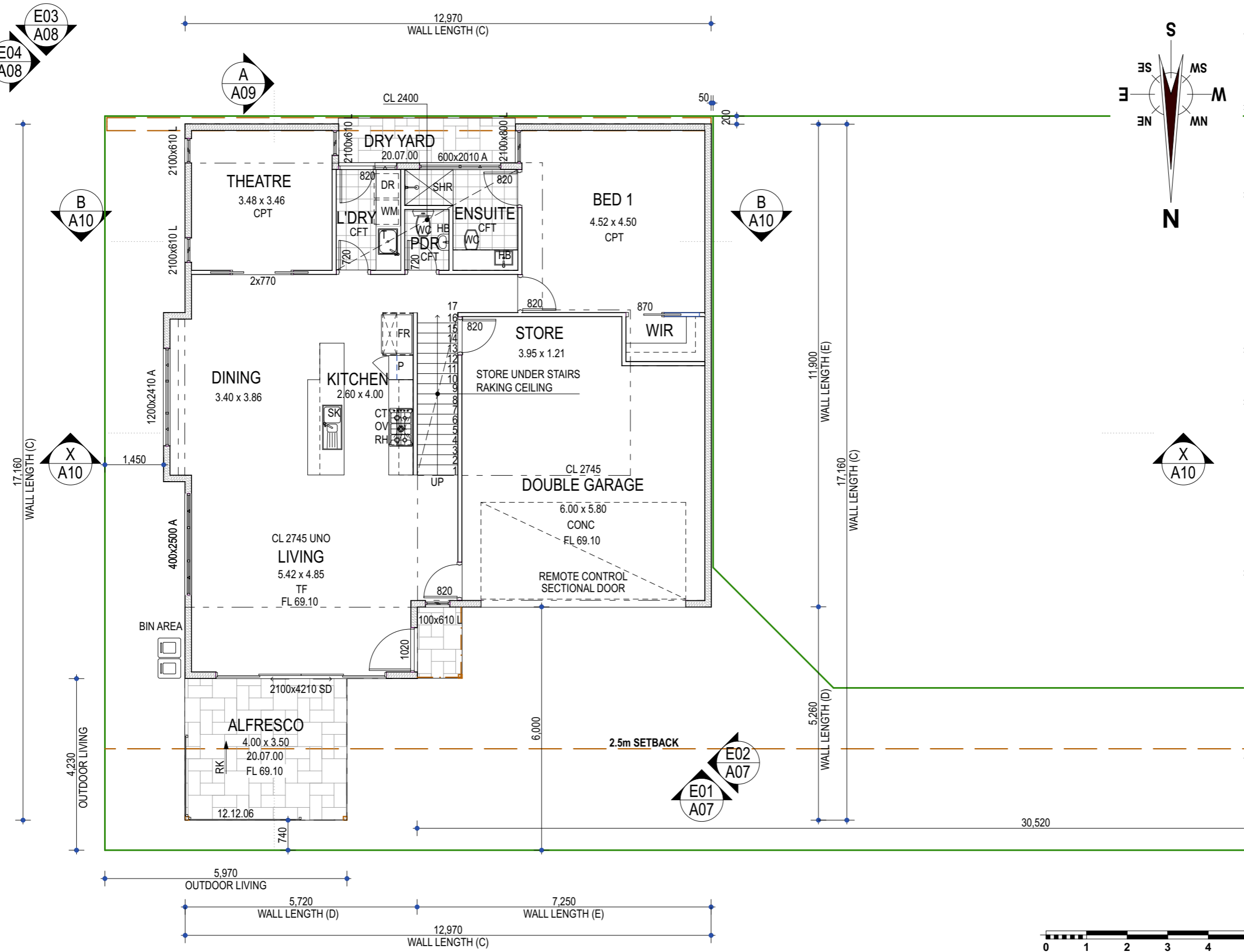
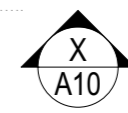
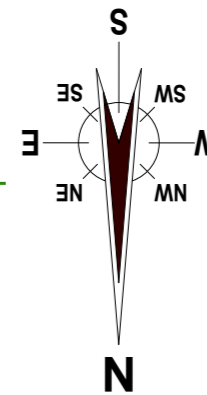
- 12 JOINERY & FIXTURES**
- 12.12.06 COMPOSITE PRIVACY SCREEN
1650HEIGHT AS SELECTED BY CLIENT,
DESIGNED AND INSTALLED TO
MANUFACTURER'S INSTRUCTION

- 16 PLUMBING & DRAINAGE**
- HB HAND BASIN
- SHR SHOWER
- SK SINK
SINGLE BOWL/DOUBLE BOWL/SINGLE
DRAINER
- T TROUGH
- WC WATER CLOSET

- 20 PAVING**
- 20.07.00 UNIT PAVING

- 22 FINISHES**
- CFT CERAMIC FLOOR TILES
AS SELECTED BY CLIENT
- CONC CONCRETE FLOAT FINISH
OR EQUIVELANT NON-SLIP FINISHED
SURFACE
- CPT CARPET FLOORING
AS SELECTED BY CLIENTS
- TF TIMBER FLOORING
AS SELECTED BY CLIENTS

- 23 LEGEND**
- CT COOKTOP
GAS/ELECTRIC/INDUCTION
- DR DRYER SPACE
- FR FRIDGE SPACE
- OV OVEN AS SELECTED
- P PANTRY
- RH RANGE HOOD
CANOPY/UNDERMOUNT/SLIDE-OUT
- WM WASHING MACHINE SPACE



GROUND FLOOR PLAN
Scale 1:100

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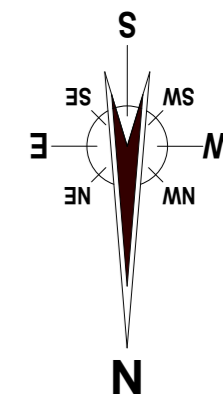
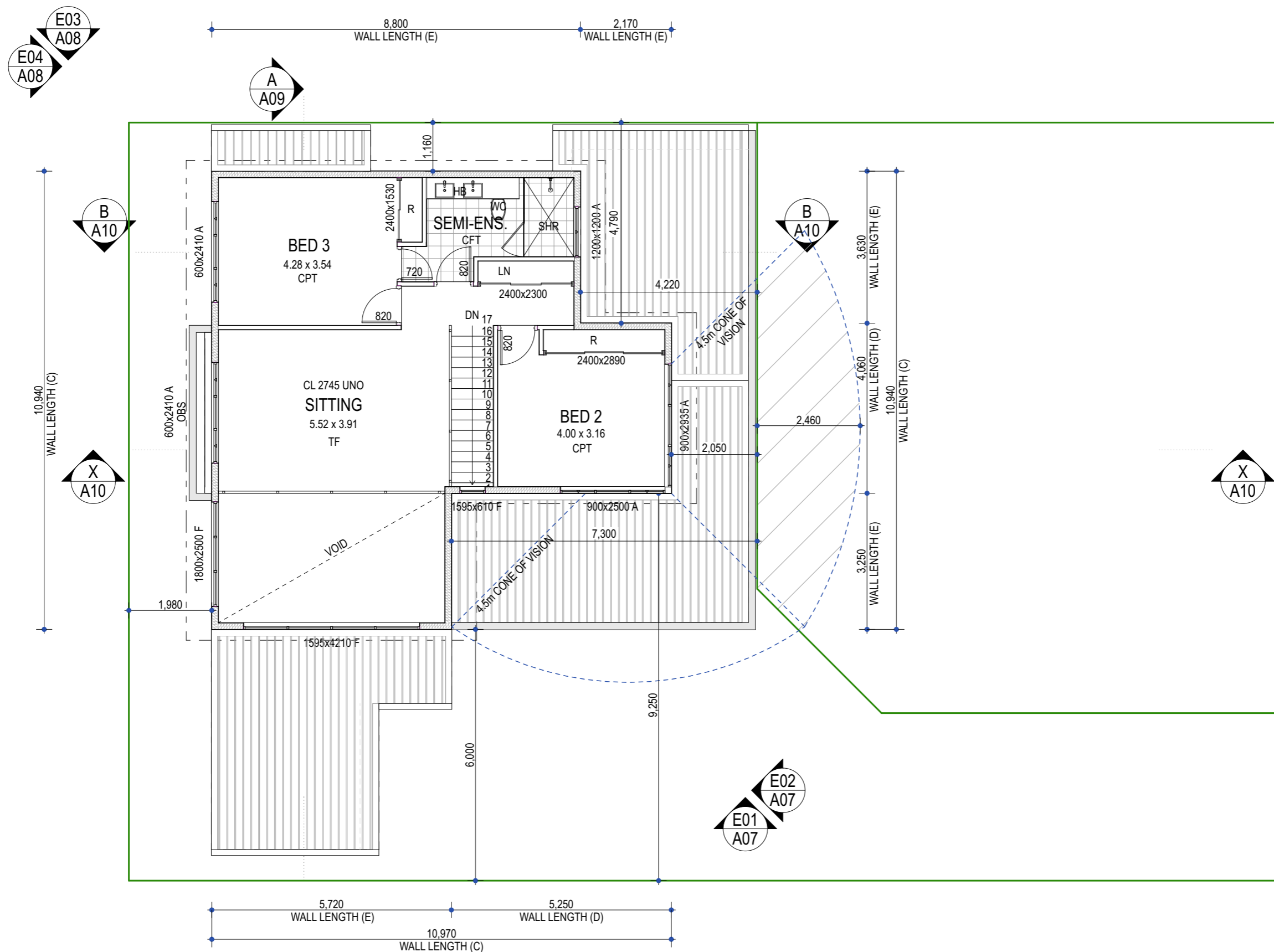


NOTES

- 16 PLUMBING & DRAINAGE**
 HB HAND BASIN
 SHR SHOWER
 WC WATER CLOSET

- 22 FINISHES**
 CFT CERAMIC FLOOR TILES AS SELECTED BY CLIENT
 CPT CARPET FLOORING AS SELECTED BY CLIENTS
 TF TIMBER FLOORING AS SELECTED BY CLIENTS

- 23 LEGEND**
 LN LINEN CUPBOARD
 R ROBE



FIRST FLOOR PLAN
 Scale 1:100



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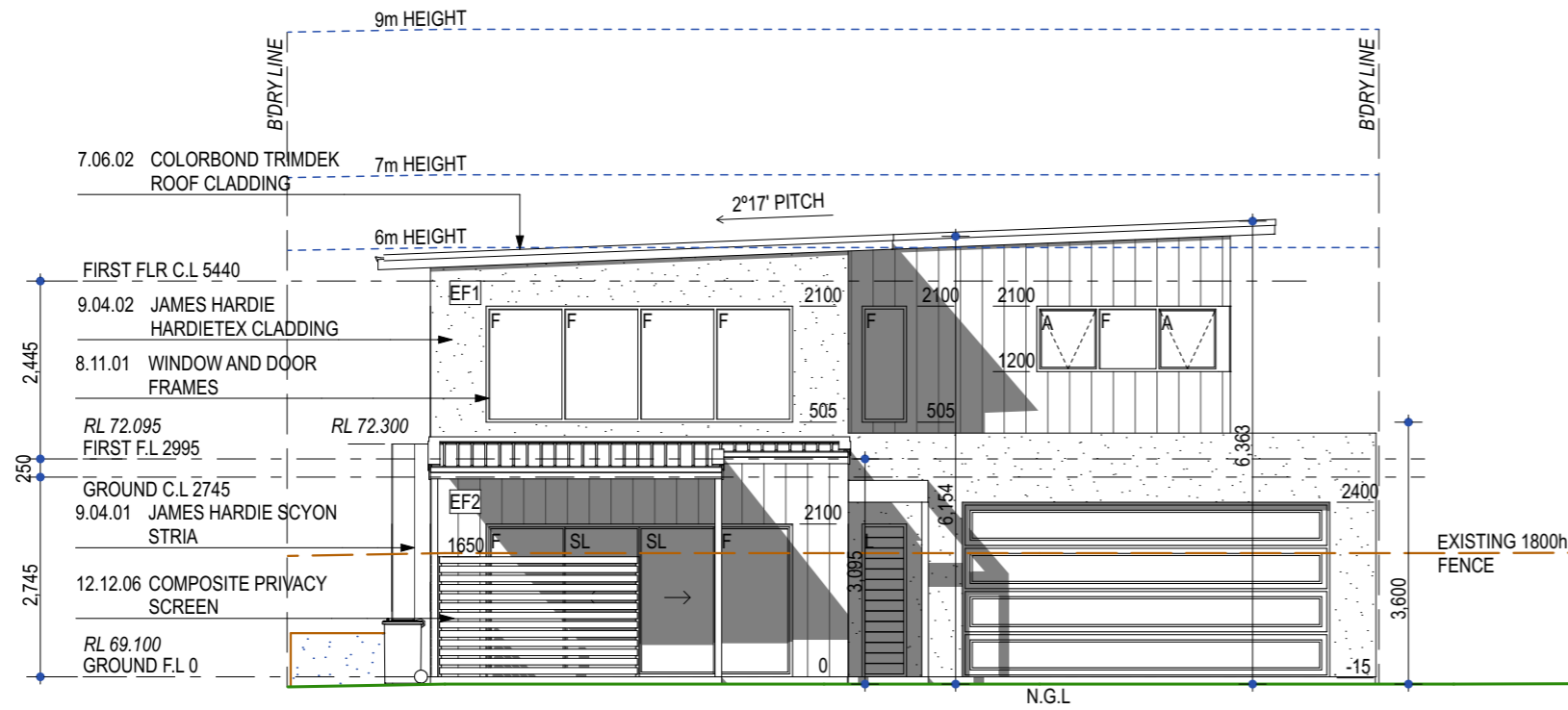
- 7 ROOFING**
- 7.06.02 COLORBOND TRIMDEK ROOF CLADDING ON 70X45 TIMBER BATTENS @ MAX. 450 CTS. INSTALLED TO MANUFACTURERS INSTRUCTIONS, PROVIDE PROPRIETARY CAPPINGS AND FLASHINGS AS REQUIRED.

- 8 DOORS & WINDOWS**
- 8.11.01 WINDOW AND DOOR FRAMES TO BE ALUMINIUM WITH POWDERCOAT FINISH AS SELECTED
- A AWNING
- F FIXED GLASS
- L LOUVERS
- SL SLIDING PANEL

- 9 CLADDING & LINING**
- 9.04.01 JAMES HARDIE SCYON STRIA WIDE PROFILE - VERTICAL INSTALLATION AS PER MANUFACTURERS INSTRUCTIONS
- 9.04.02 JAMES HARDIE HARDIETEX CLADDING INSTALLED AND RENDERED AS PER MANUFACTURERS INSTRUCTIONS, PAINT FINISHED

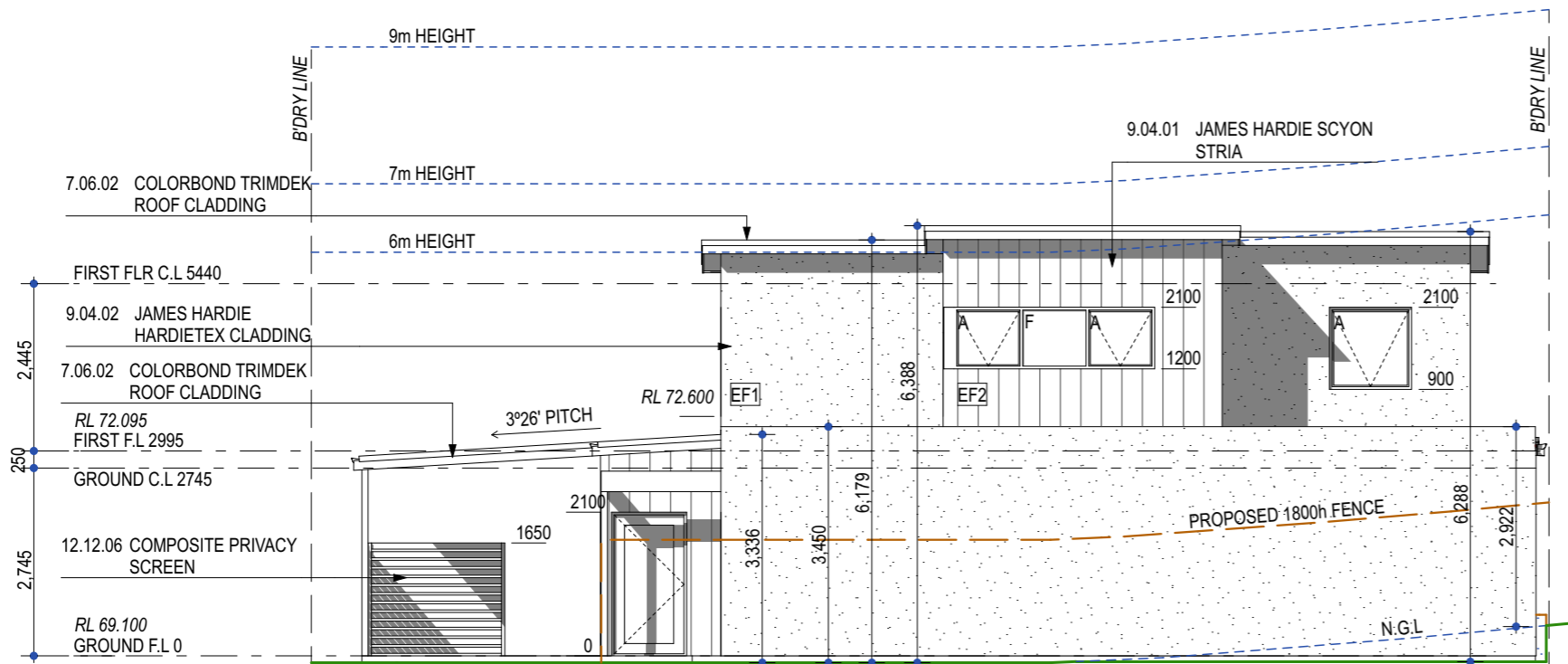
- 12 JOINERY & FIXTURES**
- 12.12.06 COMPOSITE PRIVACY SCREEN 1650HEIGHT AS SELECTED BY CLIENT, DESIGNED AND INSTALLED TO MANUFACTURER'S INSTRUCTION

- 22 FINISHES**
- EF1 EXTERNAL FINISH 1 - DULUX ENDLESS DUSK
- EF2 EXTERNAL FINISH 2 - DULUX GREY PAIL



E01

ELEVATION 01 - NORTH
Scale 1:100



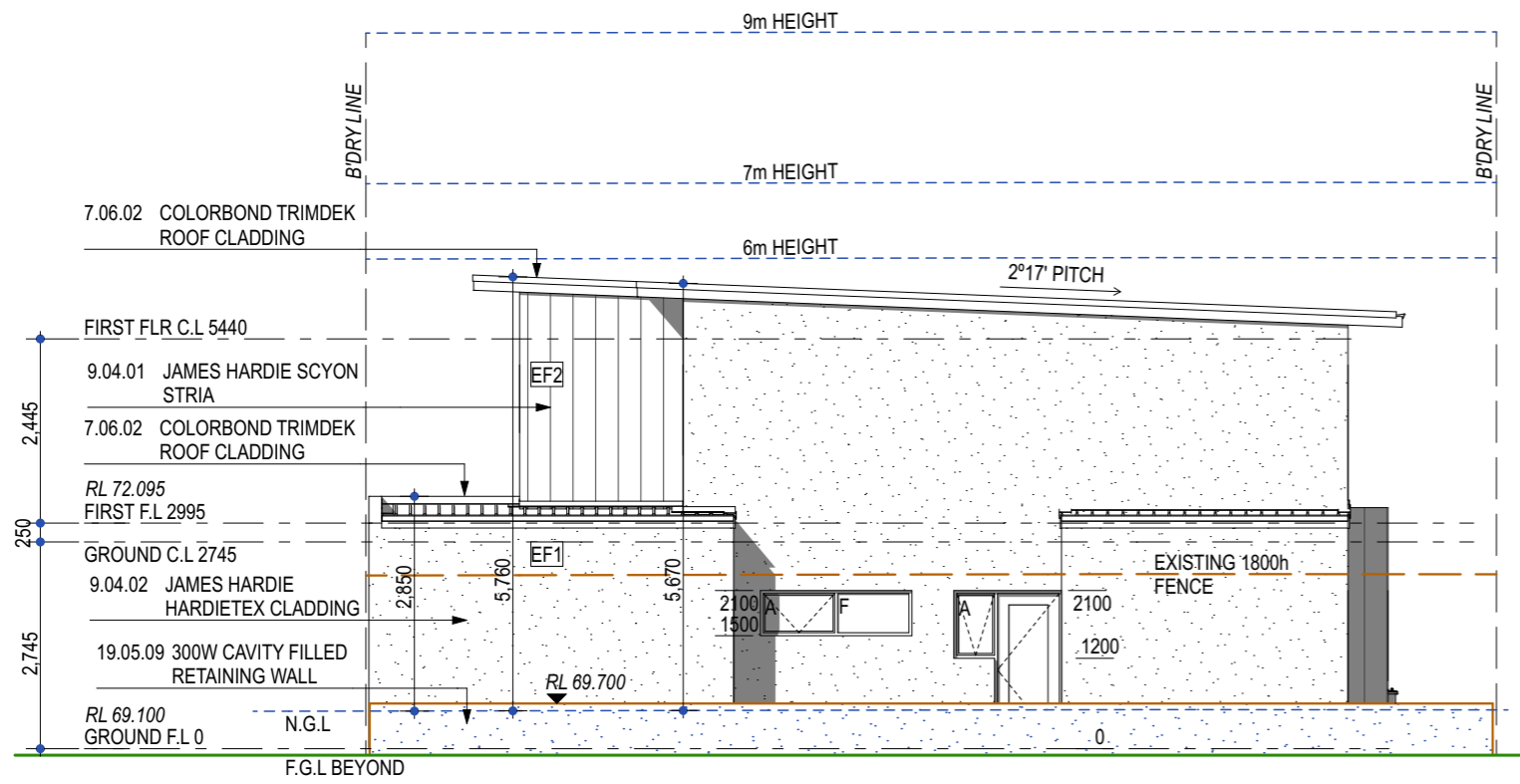
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ELEVATION 02 - WEST
Scale 1:100



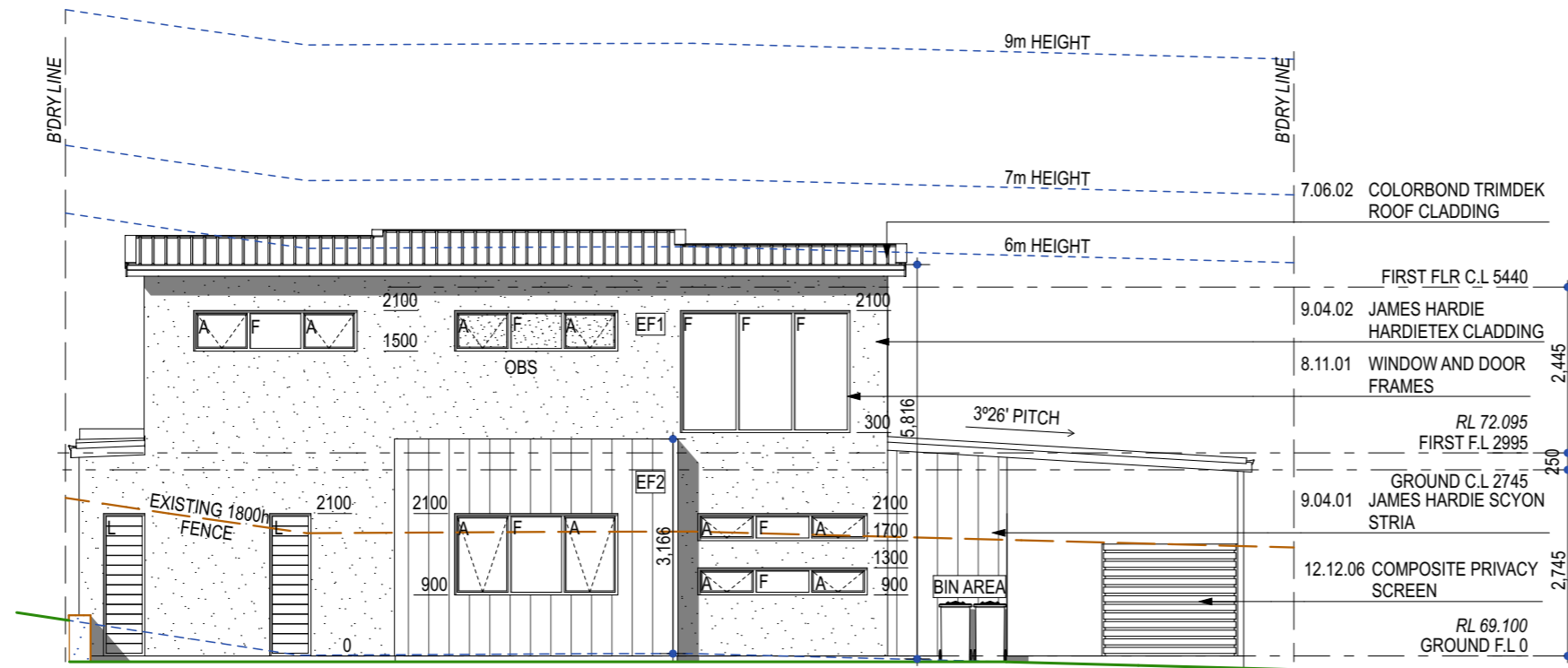
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E03

ELEVATION 03 - SOUTH
Scale 1:100



E04

ELEVATION 04 - EAST
Scale 1:100

NOTES

- 7 ROOFING**
- 7.06.02 COLORBOND TRIMDEK ROOF CLADDING ON 70X45 TIMBER BATTENS @ MAX. 450 CTS. INSTALLED TO MANUFACTURERS INSTRUCTIONS, PROVIDE PROPRIETARY CAPPINGS AND FLASHINGS AS REQUIRED.

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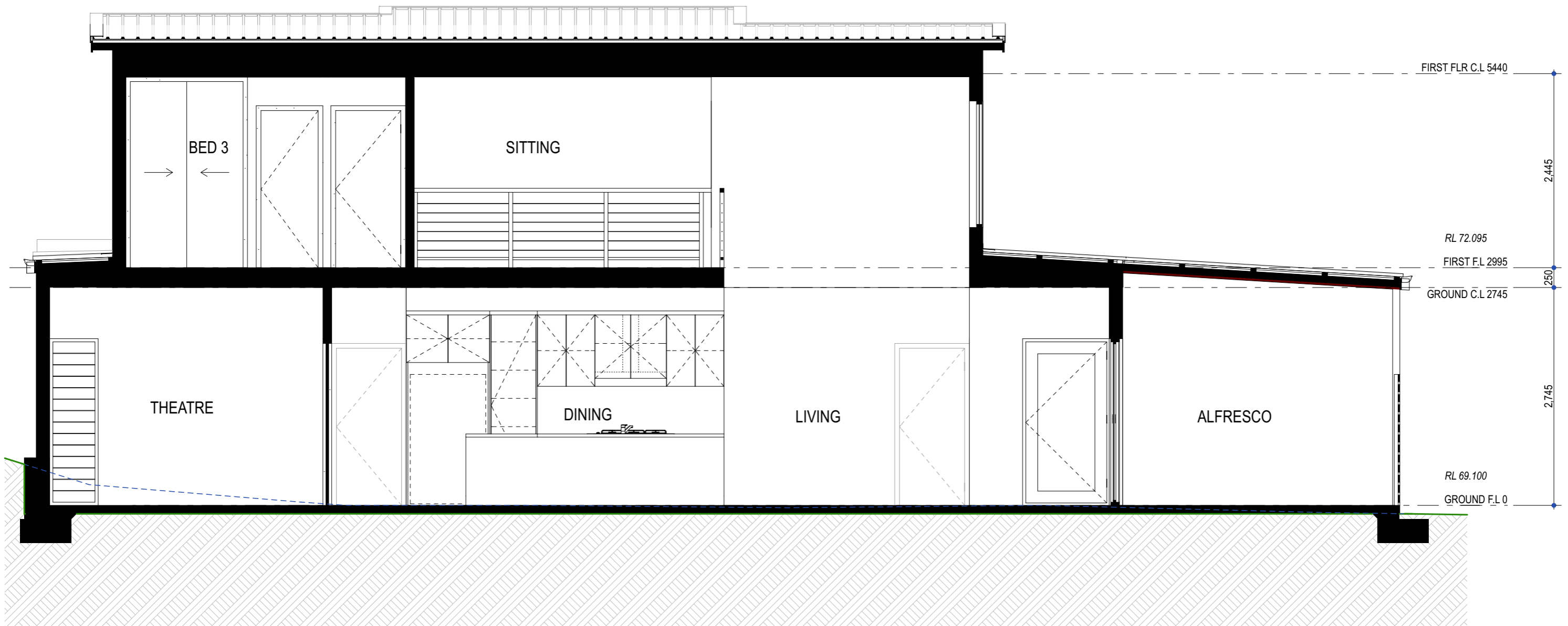
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- 19 FENCES AND RETAINING WALLS**
- 19.05.09 300W CAVITY FILLED RETAINING WALL RENDERED AND PAINT FINISHED, REFER ENGINEERS DETAILS

- 22 FINISHES**
- EF1 EXTERNAL FINISH 1 - DULUX ENDLESS DUSK
- EF2 EXTERNAL FINISH 2 - DULUX GREY PAIL

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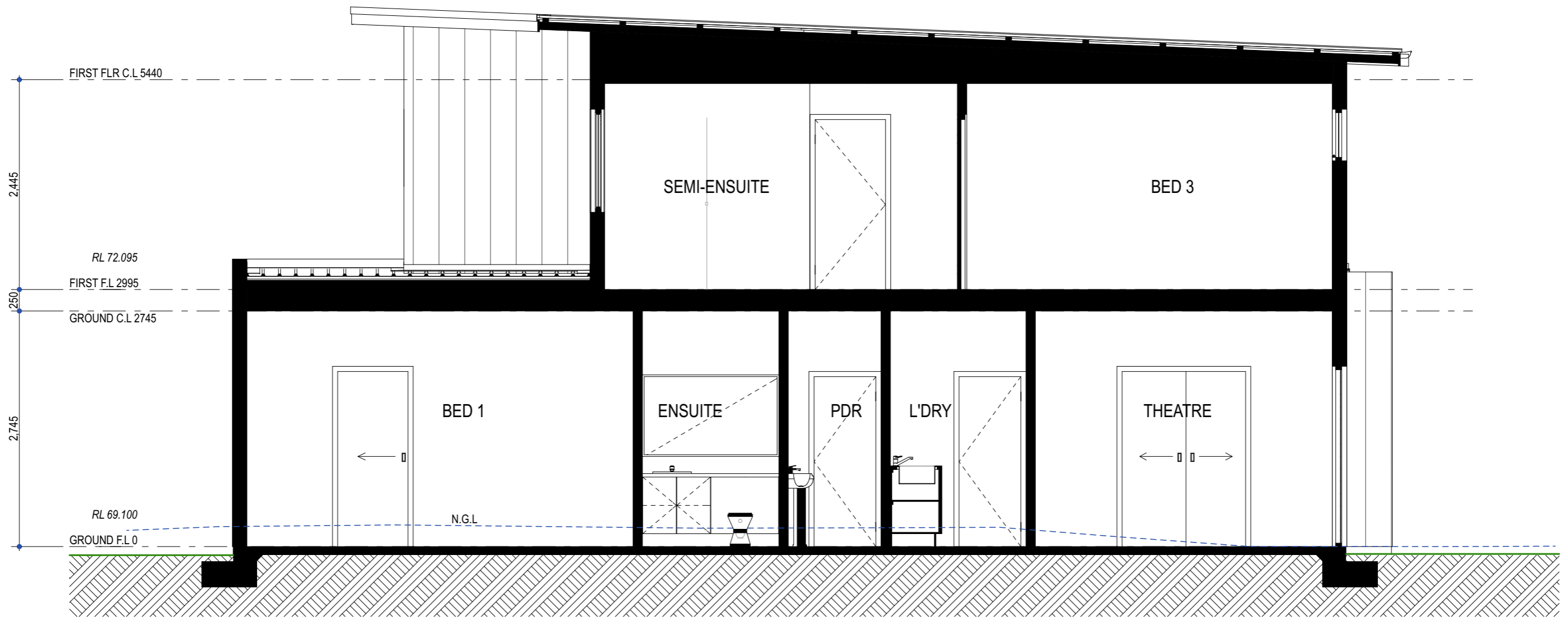
A-A

SECTION A-A
Scale 1:50



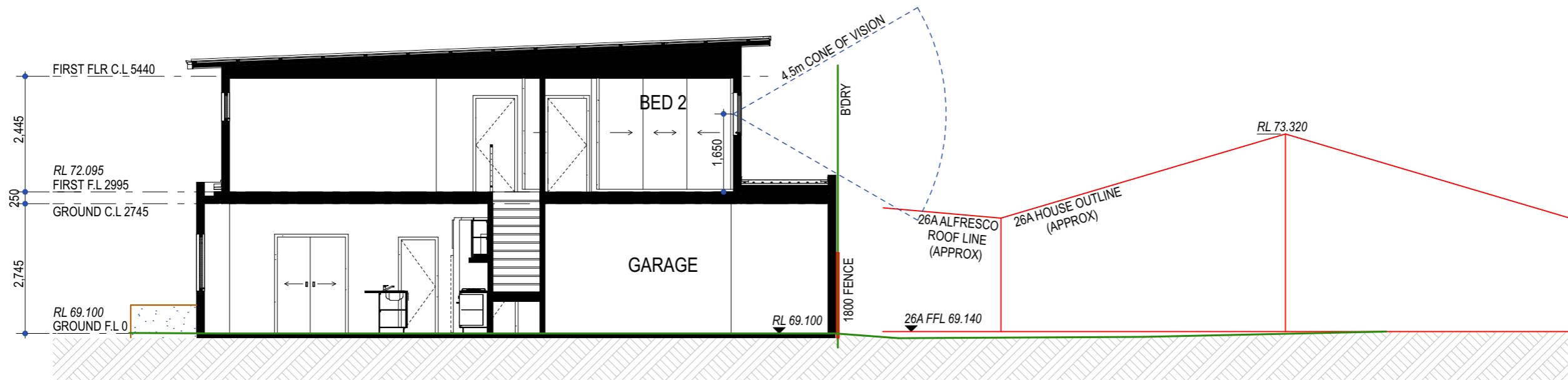
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B-B

SECTION B-B
Scale 1:50



X

SECTION X
Scale 1:100



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