

PERTH RE

Lot 1580 (#45) & Lot 1581 (#39) Bainbridge Ave, ALKIMOS

Childcare Centre

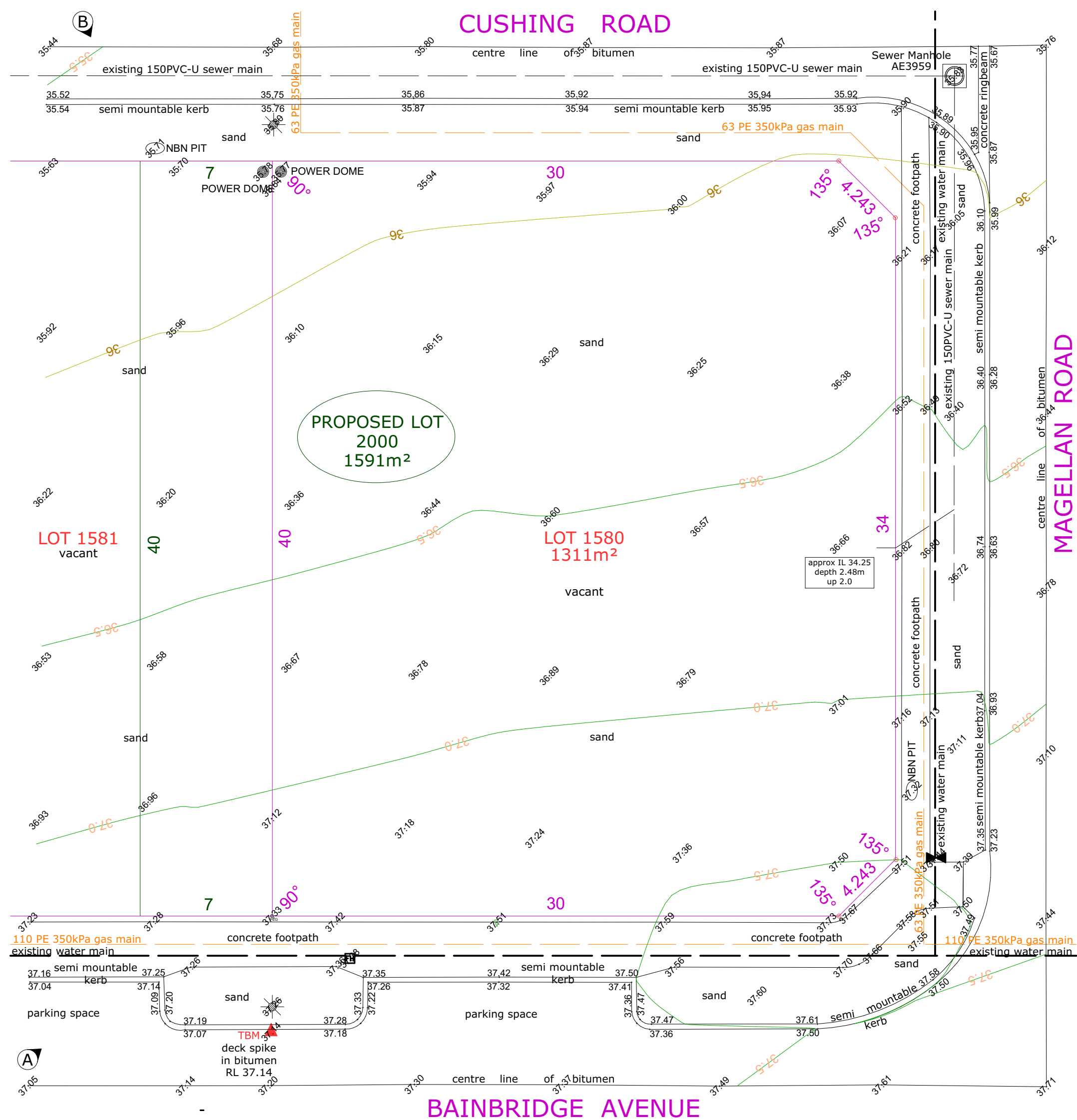
Drawing No:	Description	...
1	Cover Sheet	
2	Existing Site Survey & Site Plan	
3	Landscaping Plan	
4	Strata Lot Plan	
5	Ground Floor Plan	
6	Elevations	
7	3D	



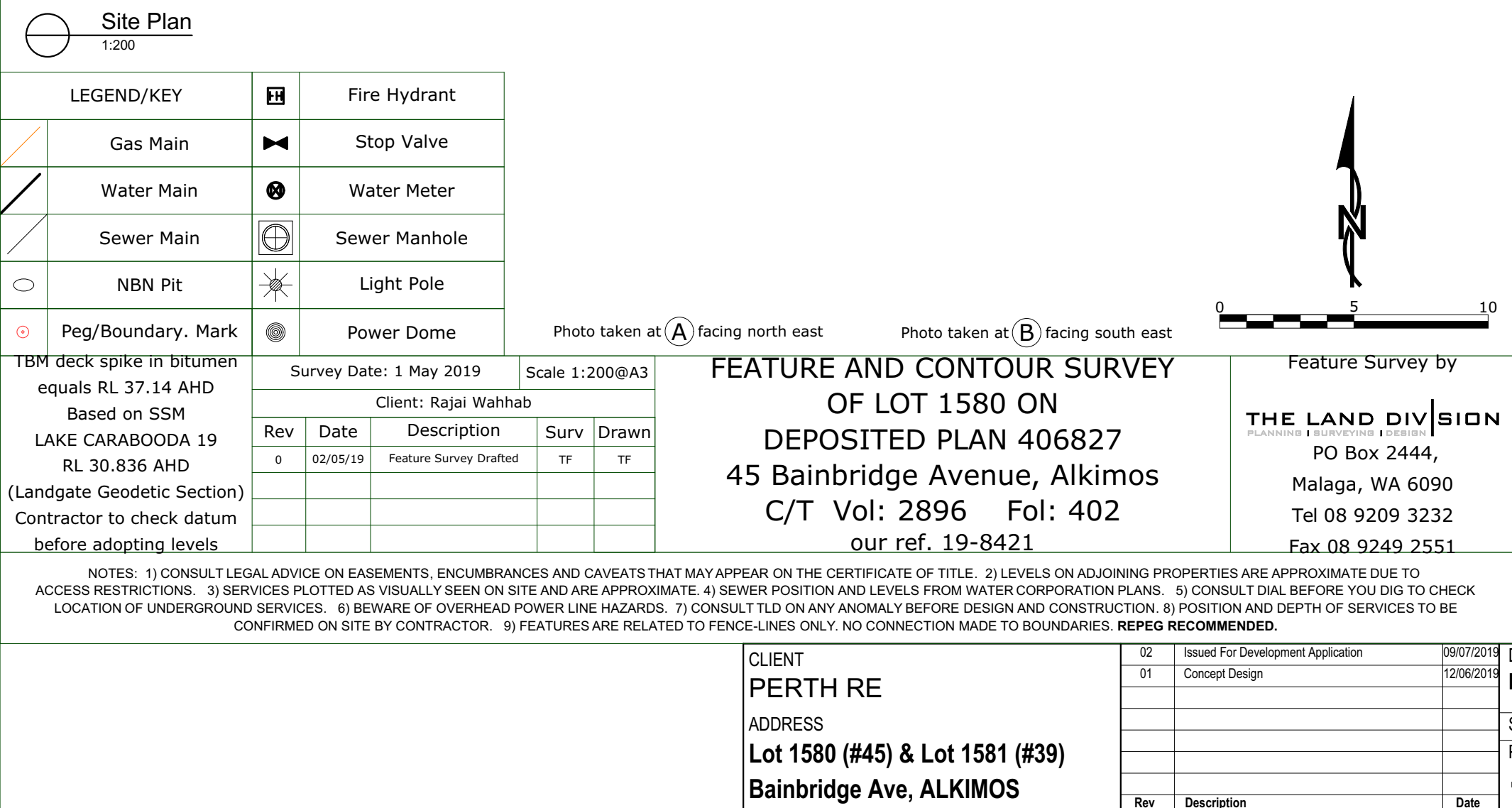
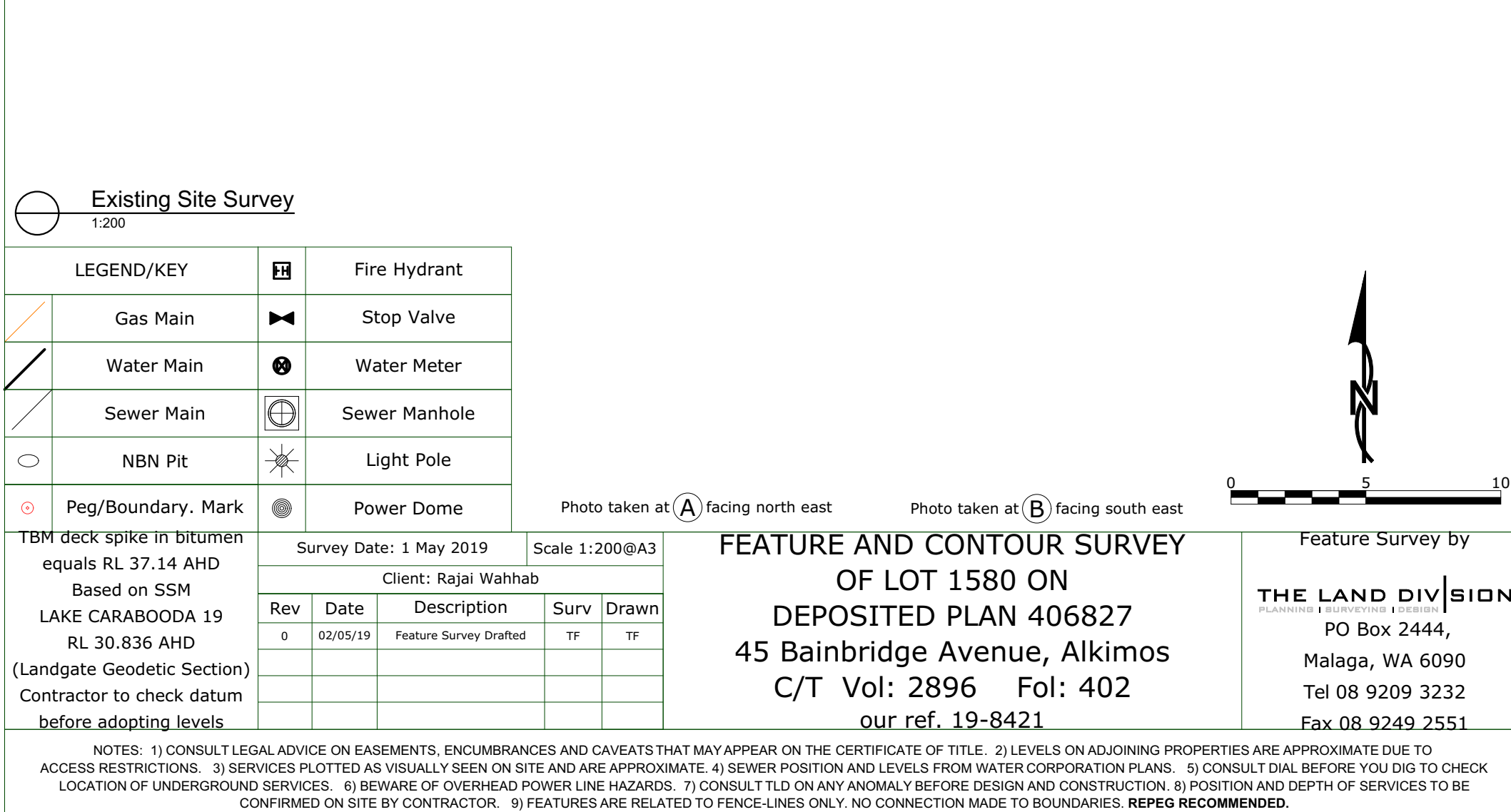
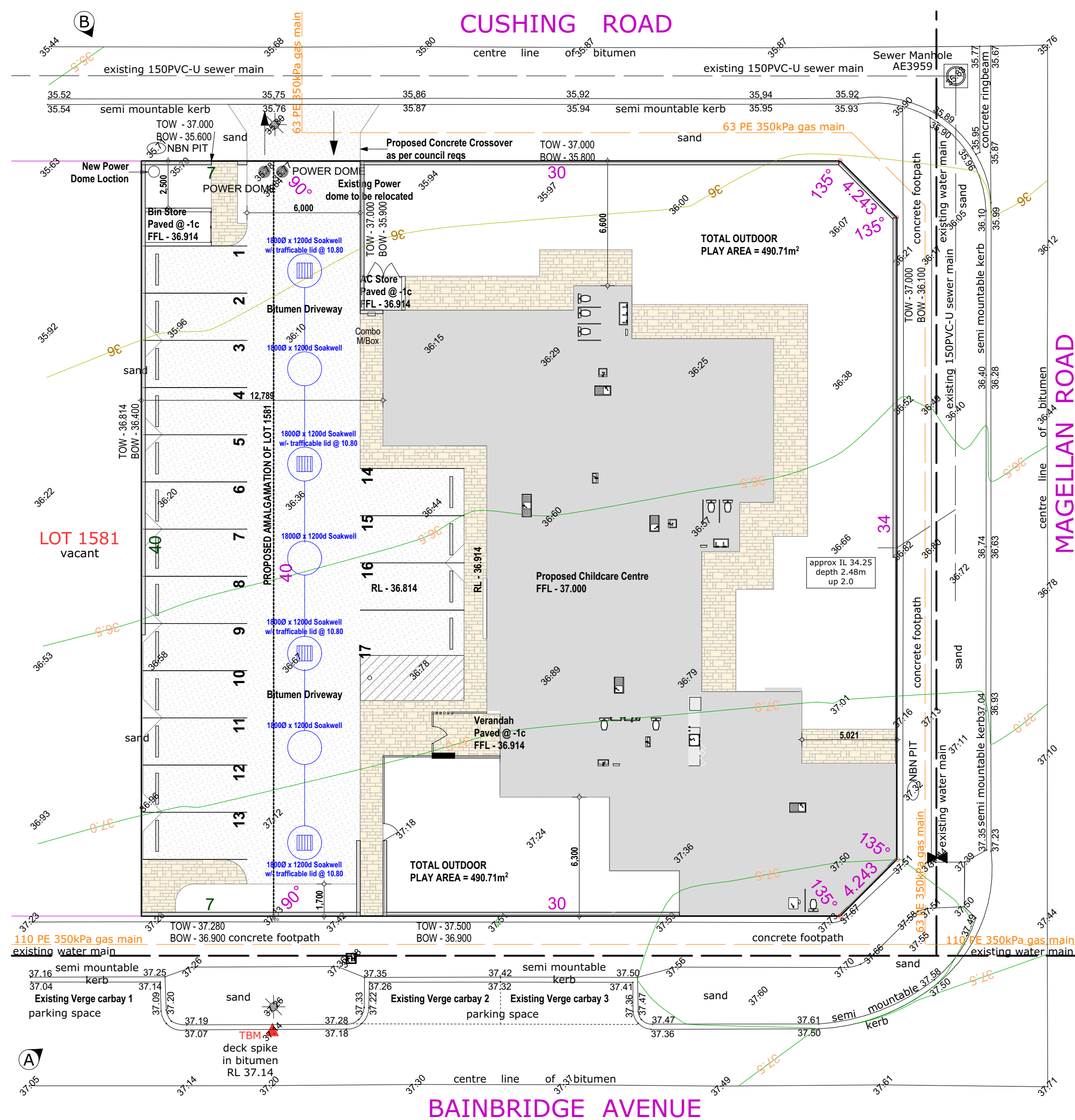
Ground Floor	
Proposed Childcare Centre	488.13
Vernadiah	8.87
Bin Store	7.40
AC Store	4.49
	508.89 m²

SITE CALCULATIONS:	
Zoning: R80	
Area of Site:	1.591m ²
Building Footprint:	488.13m ²
Site Coverage %:	30.68%
Allowable Coverage %:	70%

NOTE: No title viewed by The Land Division. A certificate of title check for easements and encumbrances is highly recommended as should they exist, they may affect design.



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**ISSUED FOR
DEVELOPMENT
APPLICATION**

**GERMANO
DESIGNS**

DESIGN • DRAFTING • DEVELOPMENT

Unit 3/1 Mulgill Road P 9248 8392 M 0611 596 388
Malaga WA 6090
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NOTE:
- LANDSCAPED AREA TO BE MULCHED (50mm)
TO COUNCILS REQUIREMENTS.
- IRRIGATION DRIP SPRINKLER RETICULATION TO
SERVICE LANDSCAPED AREA TO
BE CONNECTED TO AUTOMATIC CONTROL
SYSTEM BOX.
- PLANT TYPE MAY VARY DEPENDING AVAILABILITY/
MAY BE REPLACED WITH A
SIMILAR PLANT

LANDSCAPING PLANT LEGEND			
Symbol	Description	Size of Plant	Amount
	Cordyle Red Fountain Cabbage Tree	1m High 1m Wide 17cm Pot	13
	Raphiolepis Snow Maiden	75cm - 1m High 75cm - 1m Wide 14cm Pot	19
	Astelia Silver Spear	1.5m High 1m Wide 14cm Pot	26
	Moses in Cradle	40cm High 30 - 40cm Wide 14cm Pot	9
	Lagerstroemia indica "Crepe Myrtle"	Up to 7m high	7
	Turfed Area	N/A	402m ²
	Concrete	N/A	490m ²
	Mulched Area	N/A	31m ²
	Brick Paving	N/A	170m ²

Landscaping Calcs
Site Area = 1,591m²
Turfed Area + Mulched Area = 433m²
Total Landscaped Area % = 34.64%

 Landscaping Plan
1:100



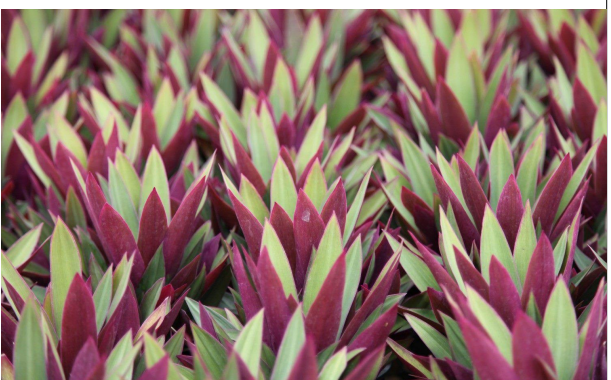
Cordyle Red Fountain Cabbage Tree



Raphiolepis Snow Maiden



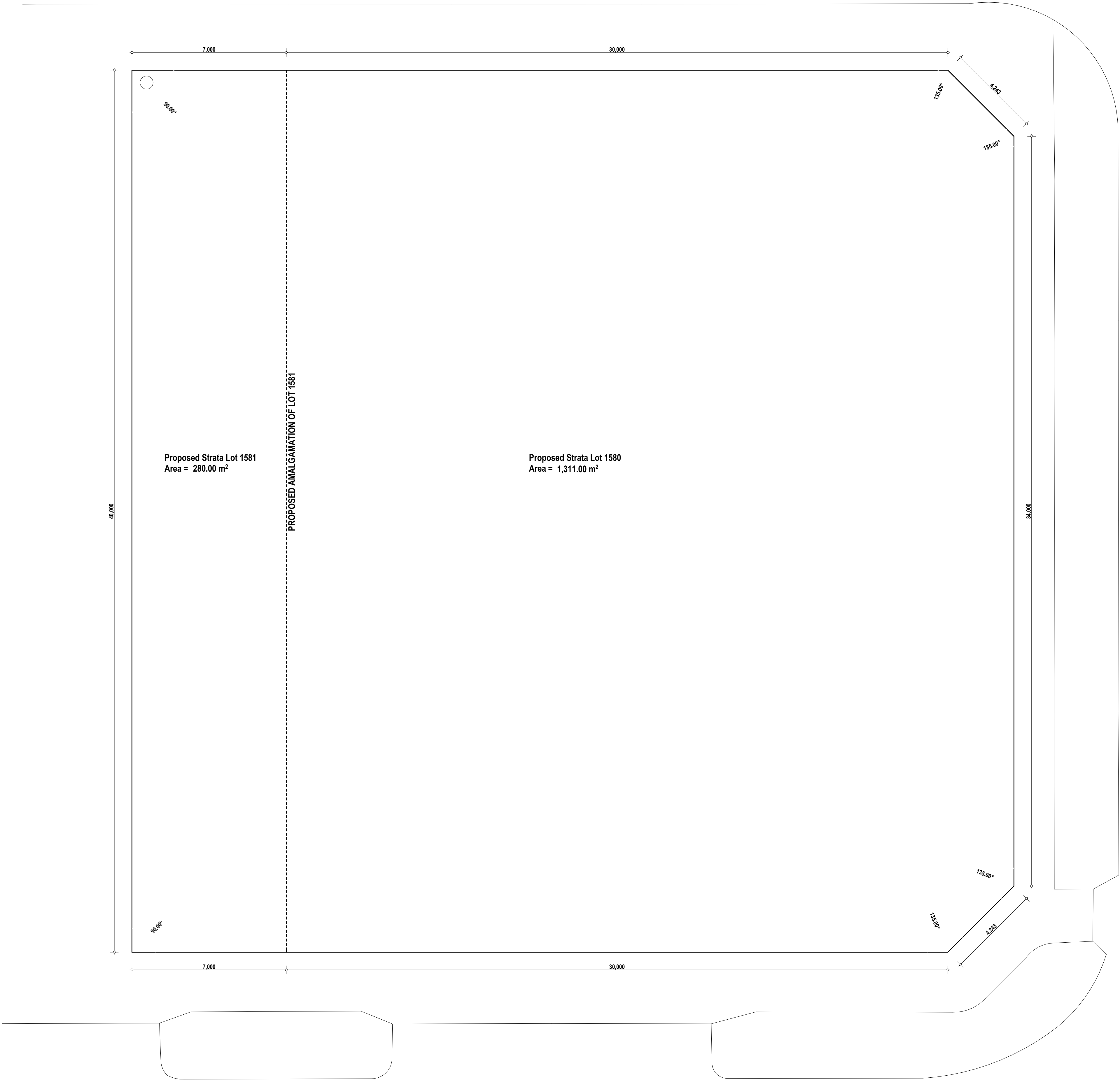
Astelia Silver Spear



Moses in Cradle



Crepe Myrtle



Strata Lot Plan
1:100

CLIENT PERTH RE ADDRESS Lot 1580 (#45) & Lot 1581 (#39) Bainbridge Ave, ALKIMOS	02	Issued For Development Application	09/07/2019	Drawing Title: Strata Lot Plan	Scale: as noted	Size: A1
	01	Concept Design	12/06/2019			
					Project No: 19038	Drawing No.: 4 of 07
	Rev	Description	Date			

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508.89 m ²	
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Zoning: R80	
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Site Coverage %:	30.68%
Allowable Coverage %:	70%

Child/Room Calculations			
ROOM	AGE	QUANTITY	SIZE
Activity 1	0-2 years	8	26.04m ²
Activity 2	0-2 years	8	28.19m ²
Activity 3	2-3 years	15	49.01m ²
Activity 4	3-5 years	20	65.19m ²
Activity 5	3-5 years	20	65.37m ²
Total Internal + Nutritional Area		= 233.80m ²	
3.25m ² per child		= 71 children	
Total External play AREA: - 498.12m ²			
<hr/>			
-			
Carpark Calculations			
Required		Provided	
9 Child C/Bays			
13 Staff C/Bays			
= 22 C/bays		= 17 C/Bays	
1 Disabled Carbay Provided			
3 Existing Verge Carbay			

Ground Floor Plan
1:100

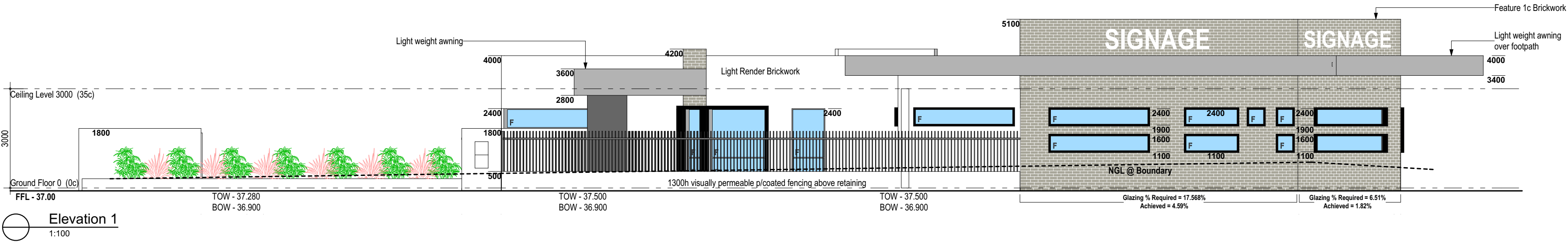
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ADDRESS
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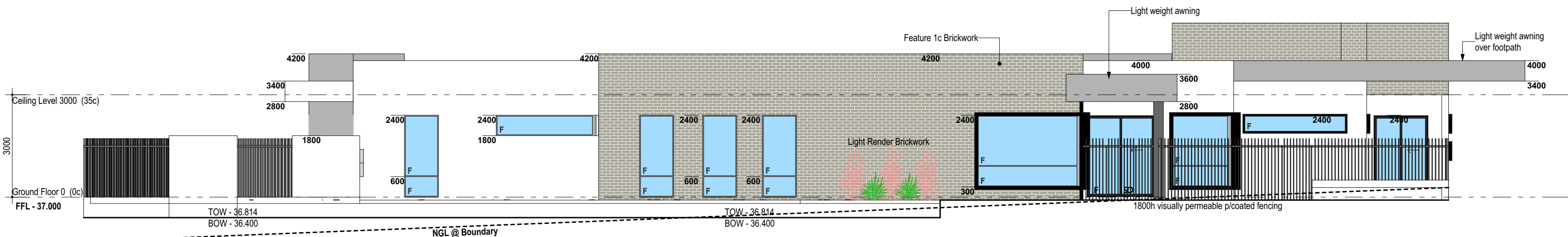
Drawing Title:
Ground Floor Plan
Scale: as noted
Size: A1
Project No.: 19038
Drawing No.: 5 of 07

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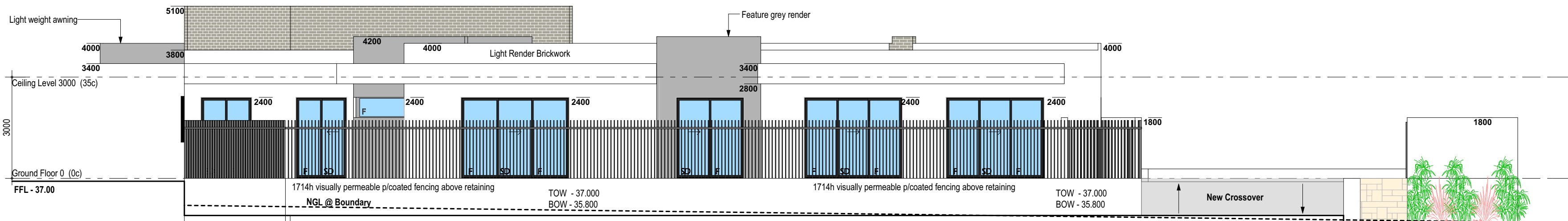
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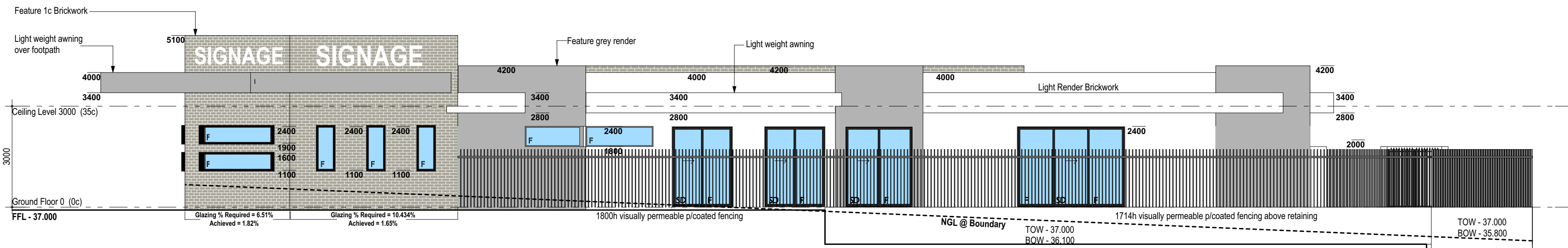
Elevation 1
1:100



Elevation 2
1:100



Elevation 3
1:100



Elevation 4
1:100

Colours and Material Schedule

External	Selection	Image
Render 1	C/Bond Shale Grey	
Render 2	C/Bond Surfmist	
Facebrick	Midland Brick - Copper Pearl	
Feature Posts	Dulux Domino	
Fencing	C/Bond Shale Grey	
Awnings	C/Bond Shale Grey	
Window Frames	Black	
Glazing	Clear or Obscure	
Signage	Colour and material TBC	
Paving	Midland Brick Promenade Granite 40 Graphite	
Concrete	Standard Concrete Driveway	

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Drawing Title:
Elevations

Scale: as noted Size: A1

Project No:
19038

Drawing No.:
6 of 07

