

NOTE: EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES. RETAINING NOT INCLUDED IN CONTRACT - REMAINS OWNERS RESPONSIBILITY. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

DISCLAIMER:

Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

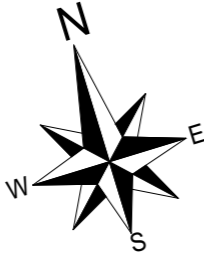
DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

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NOTE:
RESTRICTIVE COVENANT.
REFER TO SEC 136D T.L.A.
SEE DOCUMENT I87001

LOT MISCLOSE
0.001 m

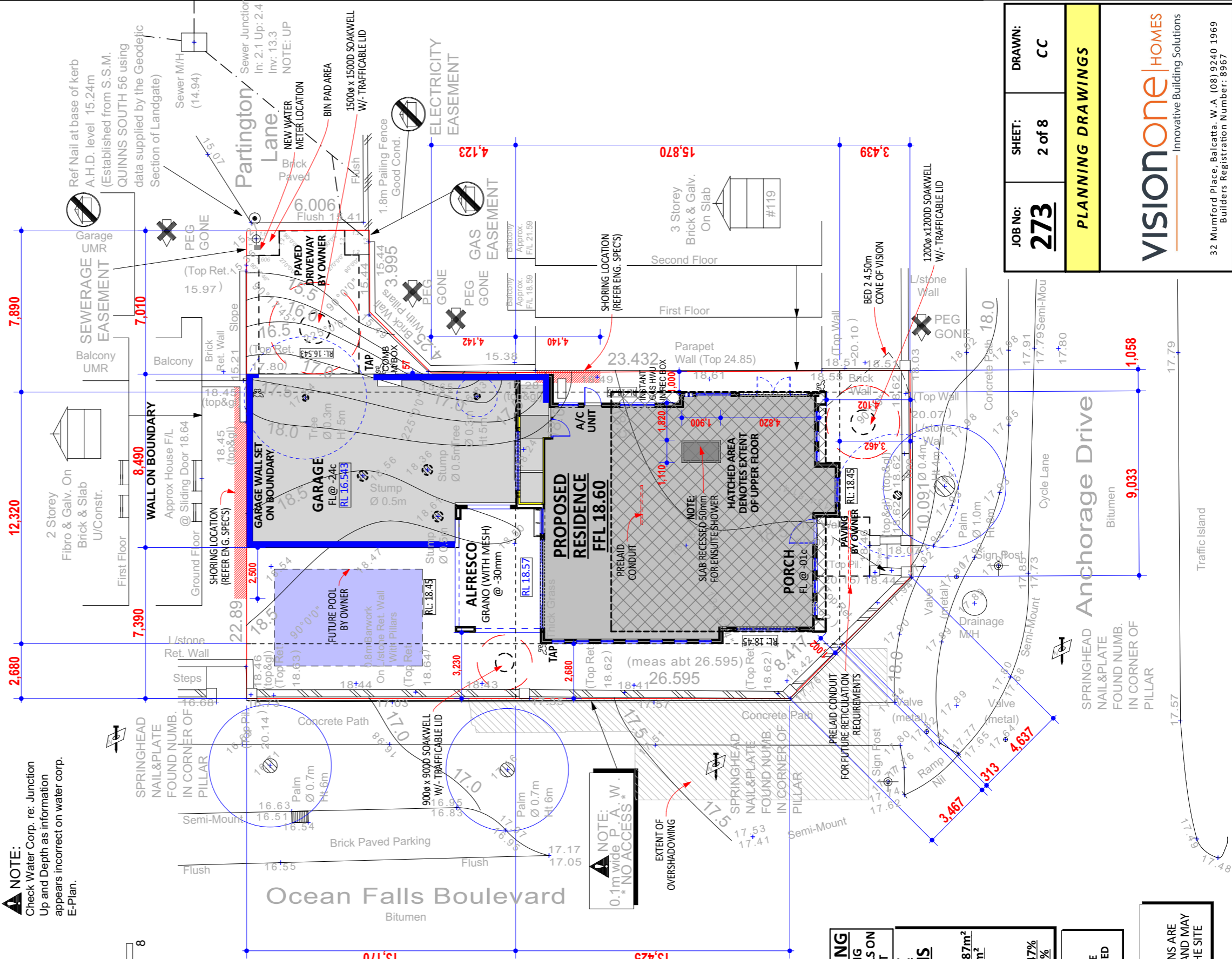
SOIL DESCRIPTION
Sand / L/Stone(Exp)
Thick Grass Cover



Scale 1:200
0 2 4 6 8

SEC Dome
Power Pole
Phone
Water Conn.
TP10.00 Top Pillar/Post
TP10.00 Top Wall
TR10.00 Top Retaining
TR10.00 Top Fence

NOTE:
Check Water Corp. re: Junction
Up and Depth as information
appears incorrect on water corp.
E-Plan.



OVERSHADOWING
PROPOSED DWELLING
OVERSHADOWING FALLS ON
SECONDARY STREET

OPEN SPACE
CALCULATIONS
R-ZONE: R30

BUILDING AREA: 287.87m²
SITE AREA: 548m²
287.18m² / 548m²

SITE COVERAGE = 52.47%
OPEN SPACE = 47.53%

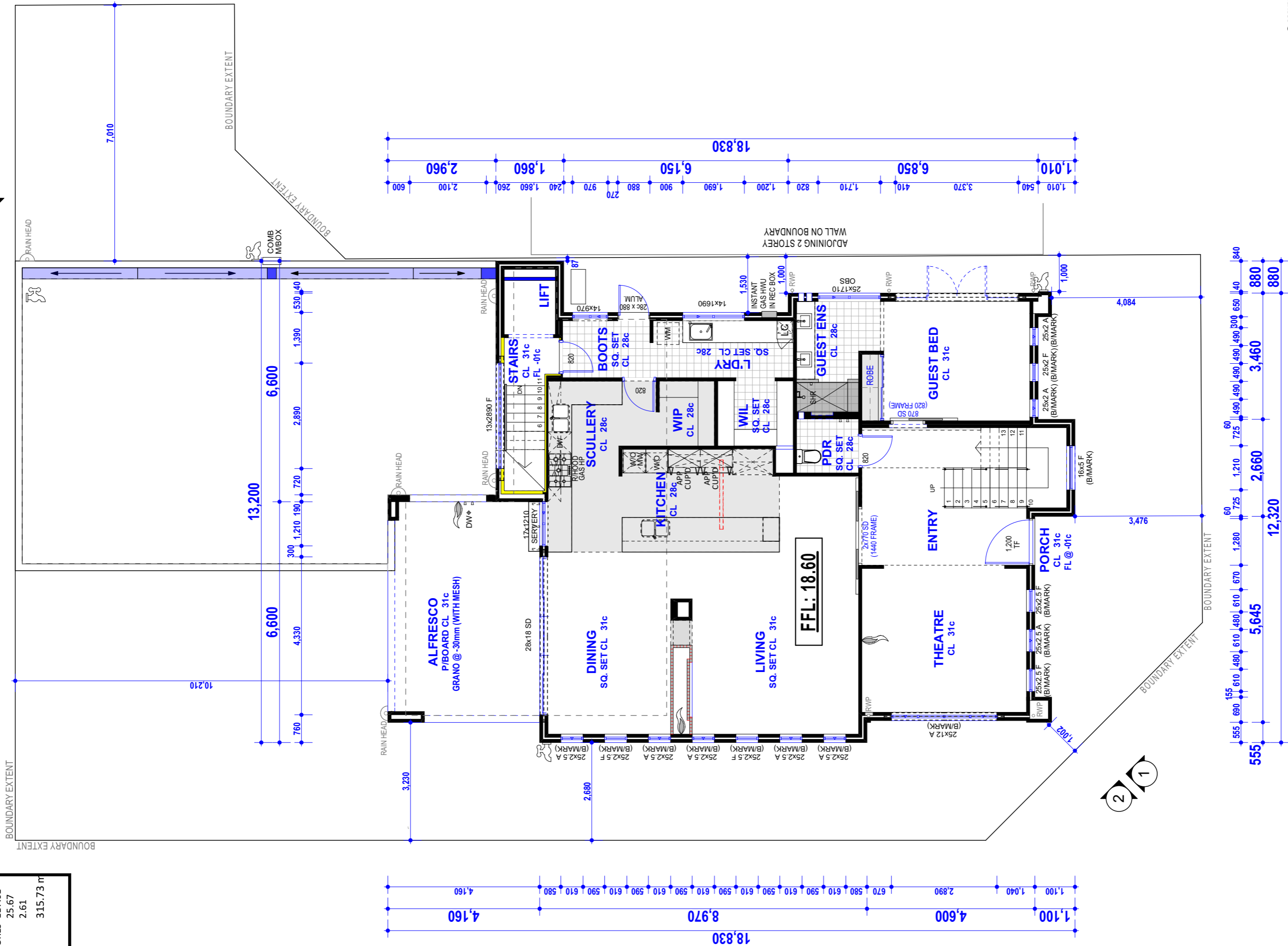
NOTE:
DENOTES TREE
TO BE REMOVED

NOTE:
SOAKWELL POSITIONS ARE
APPROXIMATE ONLY AND MAY
CHANGE TO SUIT THE SITE

JOB No: 273	SHEET: 2 of 8	DRAWN: CC
PLANNING DRAWINGS		
VISIONone HOMES Innovative Building Solutions		
32 Mumford Place, Balclatta, W.A. (08) 9240 1969 Builders Registration Number: 8967		

AREAS

GROUND	169.84
GARAGE/STORES	117.61
ALFRESCO	25.67
PORCH	2.61
TOTAL	315.73 m²

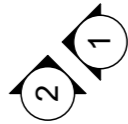
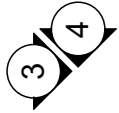
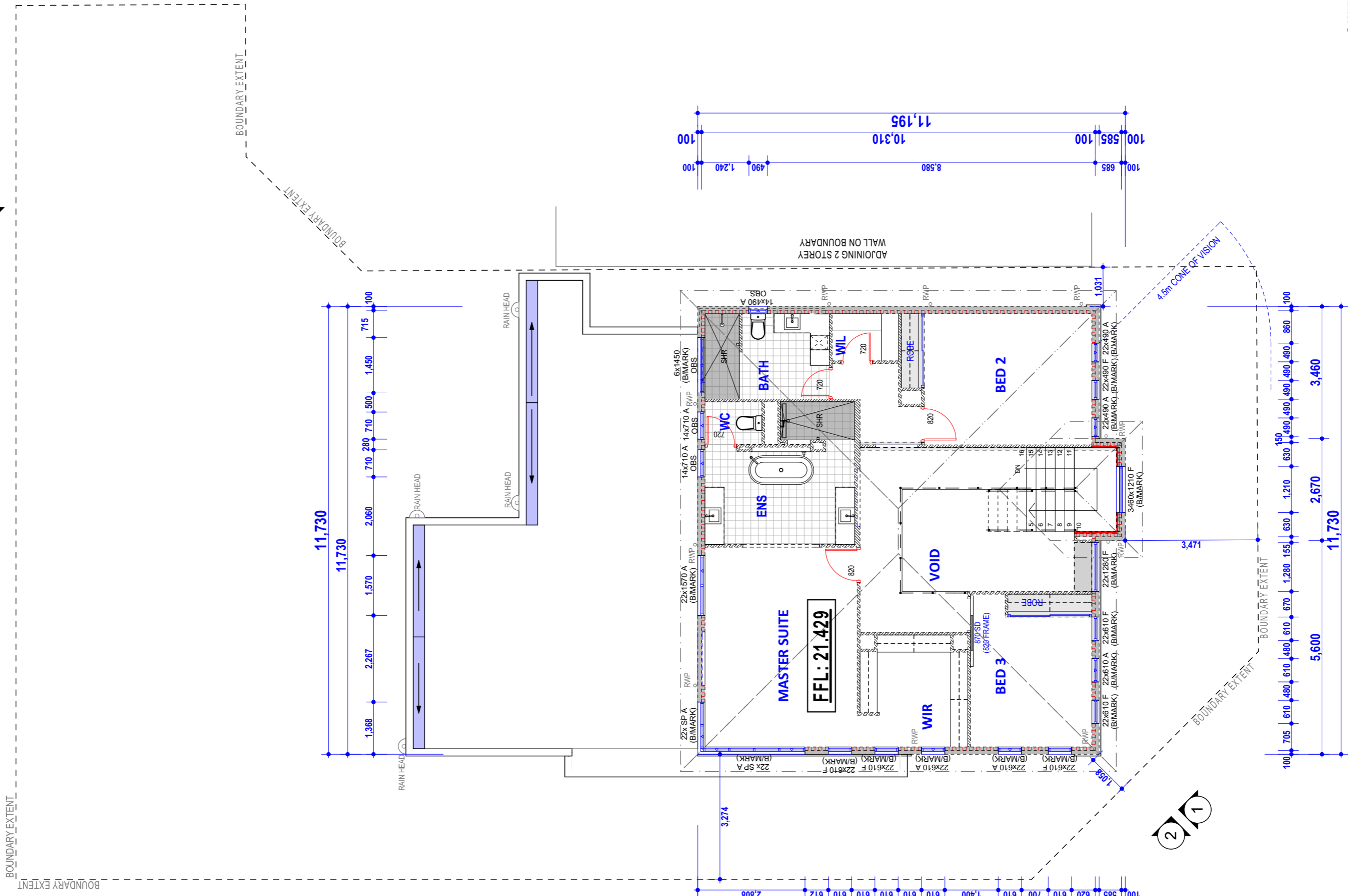


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SHEET: 4 OF 8	HOUSE TYPE: INDIVIDUAL	DRAWING: GROUND FLOOR PLAN	SCALE: 1:100	VISIONONE HOMES Innovative Building Solutions
JOB No: 273	PROJECT: MULLER AND EVANS RESIDENCE LOT 374 (No.117) ANCHORAGE DR MINDARIE	PLANNING DRAWINGS	DRAWN BY: CC	DATE: 5/08/2020
1. OWNER TO NOTE THAT ALL SIZES SHOWN ARE WITHOUT PLASTER (WHERE APPLICABLE) AND SHOULD BE ALLOWED FOR. 2. THE BUILDER RESERVES THE RIGHT TO ALTER DIMENSIONS ON SITE TO SUIT CONSTRUCTION, ENGINEERING, OR SITE CONDITIONS.				
32 Mumford Place, Balcatta, W.A. (08) 9240 1969 Builders Registration Number: 8967				

AREAS

UPPER 105.45
 VOID 9.91
 STAIRS 6.28
 121.64 m²



SHEET:
5 OF 8

HOUSE TYPE:

INDIVIDUAL

DRAWING: UPPER FLOOR PLAN

SCALE: 1:100

JOB No:
273

PROJECT:
**MULLER AND EVANS RESIDENCE
 LOT 374 (No.117) ANCHORAGE DR
 MINDARIE**

PLANNING DRAWINGS

1. OWNER TO NOTE THAT ALL SIZES SHOWN ARE WITHOUT PLASTER (WHERE APPLICABLE) AND SHOULD BE ALLOWED FOR.
 2. THE BUILDER RESERVES THE RIGHT TO ALTER DIMENSIONS ON SITE TO SUIT CONSTRUCTION, ENGINEERING, OR SITE CONDITIONS.

DRAWN BY:
CC

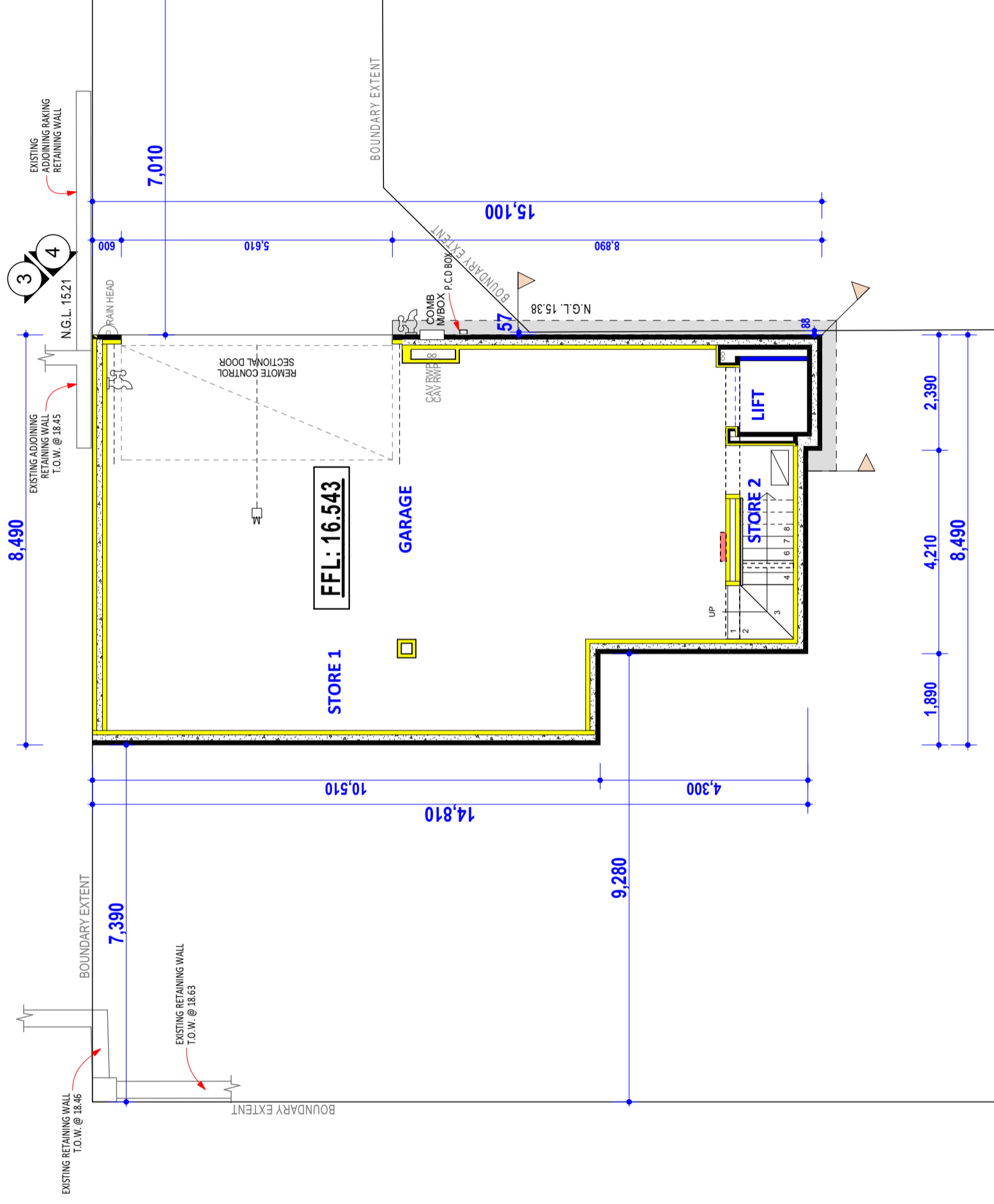
DATE:
5/08/2020

AREAS

GROUND	169.84
GARAGE/STORES	117.61
ALFRESCO	25.67
PORCH	2.61
TOTAL	315.73 m²

GARAGE STAIRS

250 GOING
179 RISER

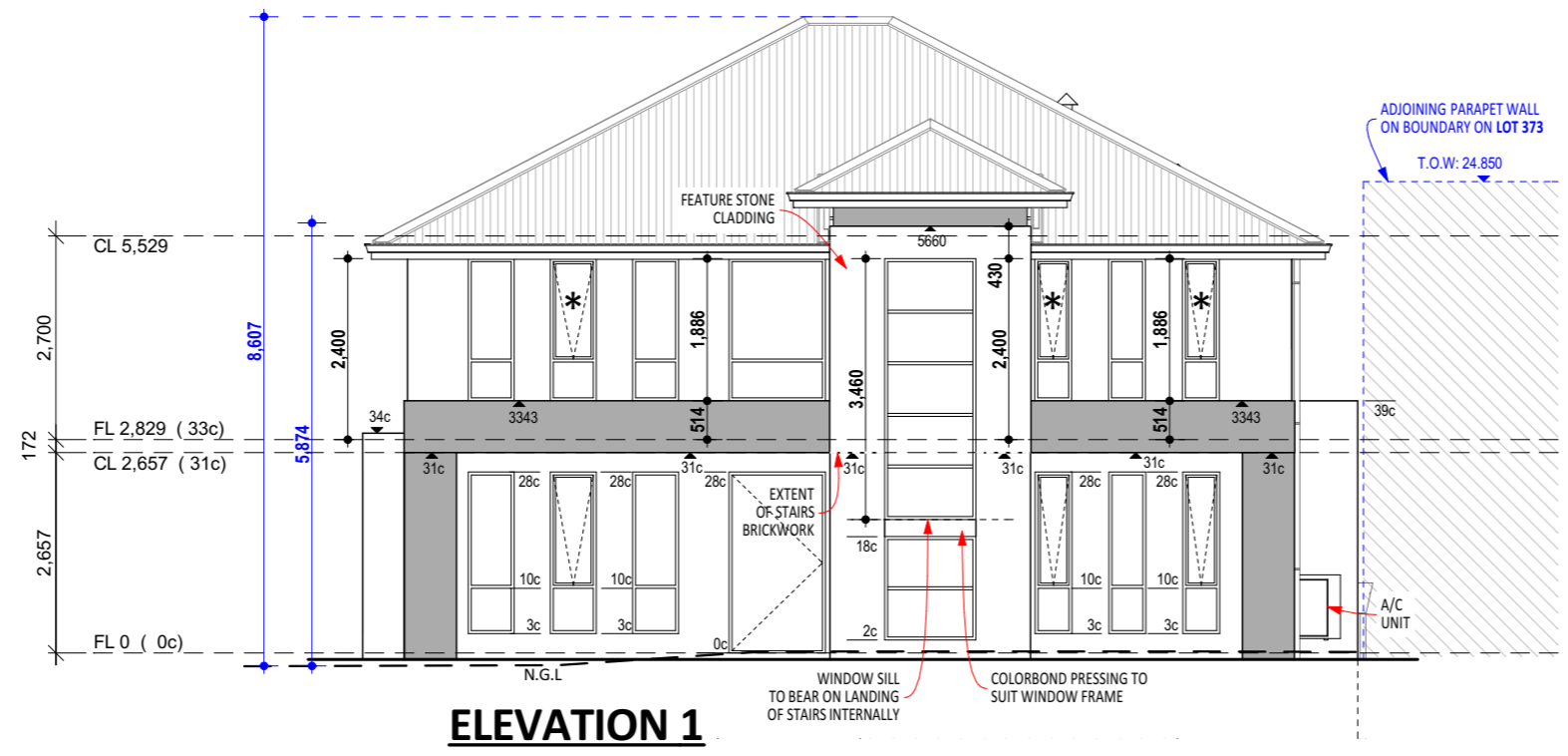


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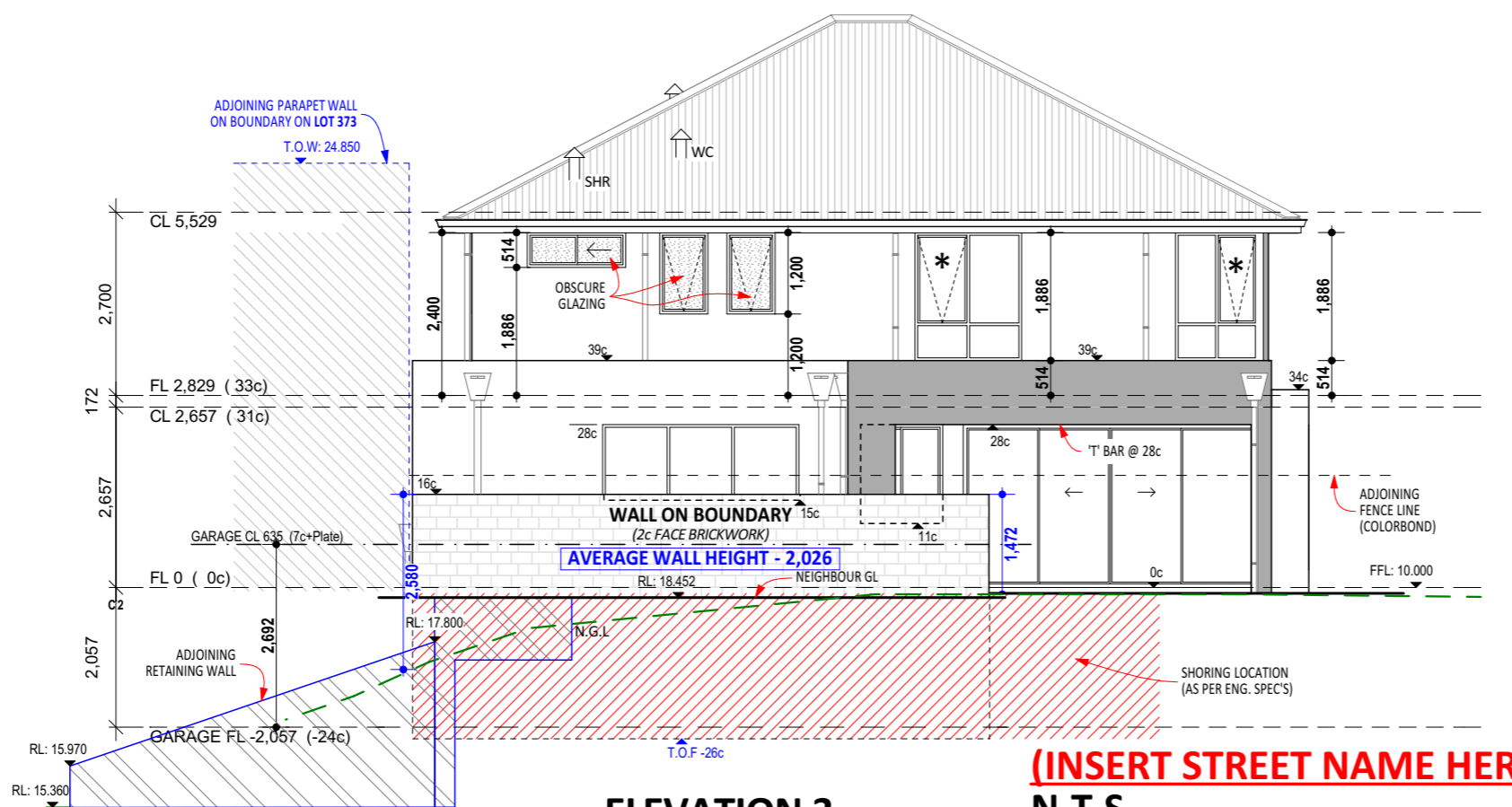
SCALE:	1:100
DRAWN BY:	CC
DATE:	5/08/2020

DRAWING:	GARAGE FLOOR PLAN
PLANNING DRAWINGS	
<p>1. OWNER TO NOTE THAT ALL SIZES SHOWN ARE WITHOUT PLASTER (WHERE APPLICABLE) AND SHOULD BE ALLOWED FOR. 2. THE BUILDER RESERVES THE RIGHT TO ALTER DIMENSIONS ON SITE TO SUIT CONSTRUCTION, ENGINEERING, OR SITE CONDITIONS.</p>	

HOUSE TYPE:	INDIVIDUAL
PROJECT:	MULLER AND EVANS RESIDENCE LOT 374 (No.117) ANCHORAGE DR MINDARIE
SHEET:	3 OF 8
JOB No:	273



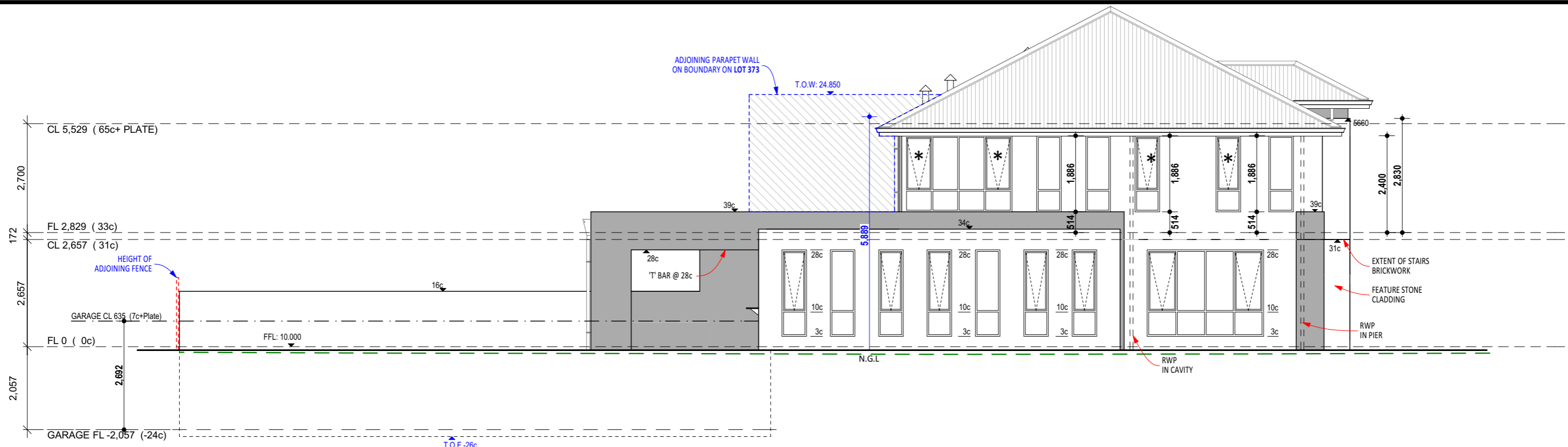
ELEVATION 1



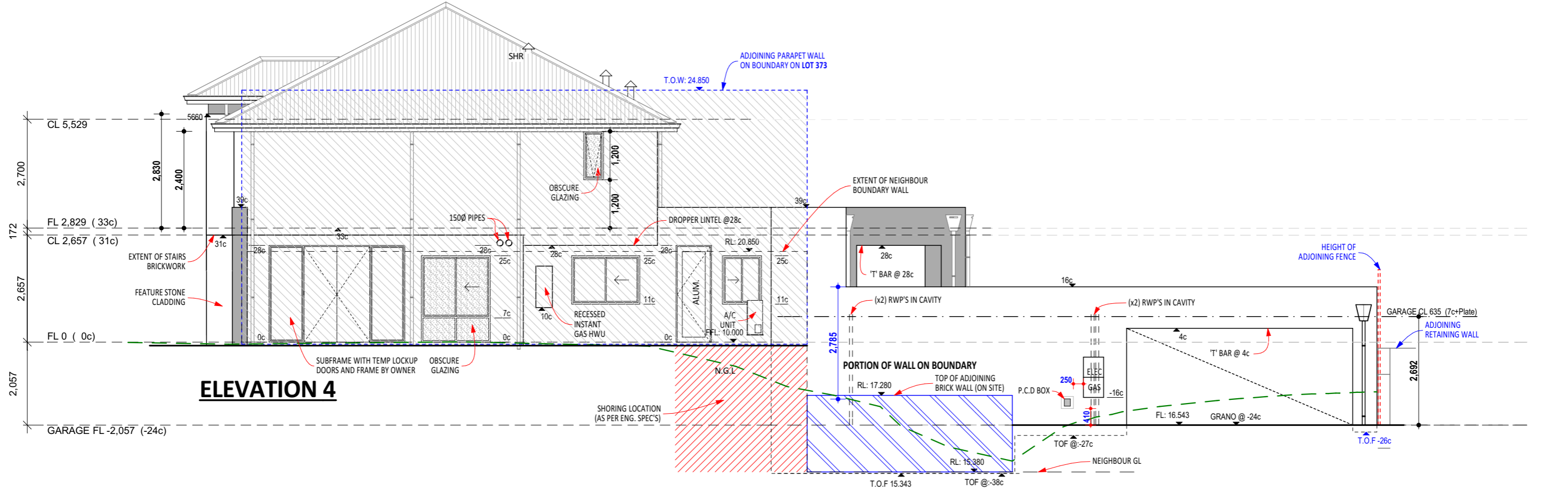
ELEVATION 3

(INSERT STREET NAME HERE) PERSPECTIVE N.T.S

SHEET: 6 OF 8 JOB No: 273	HOUSE TYPE: INDIVIDUAL	DRAWING: ELEVATIONS	SCALE: 1:100, 1:3.33	
	PROJECT: MULLER AND EVANS RESIDENCE LOT 374 (No.117) ANCHORAGE DR MINDARIE	PLANNING DRAWINGS	DRAWN BY: CC	
		1. OWNER TO NOTE THAT ALL SIZES SHOWN ARE WITHOUT PLASTER (WHERE APPLICABLE) AND SHOULD BE ALLOWED FOR. 2. THE BUILDER RESERVES THE RIGHT TO ALTER DIMENSIONS ON SITE TO SUIT CONSTRUCTION, ENGINEERING, OR SITE CONDITIONS.	DATE: 5/08/2020	



ELEVATION 2



ELEVATION 4

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SHEET: 7 OF 8	HOUSE TYPE:	INDIVIDUAL	DRAWING: ELEVATIONS	SCALE:	1:100
	PROJECT:	MULLER AND EVANS RESIDENCE LOT 374 (No.117) ANCHORAGE DR MINDARIE		PLANNING DRAWINGS	DRAWN BY:
JOB No: 273	<p>1. OWNER TO NOTE THAT ALL SIZES SHOWN ARE WITHOUT PLASTER (WHERE APPLICABLE) AND SHOULD BE ALLOWED FOR.</p> <p>2. THE BUILDER RESERVES THE RIGHT TO ALTER DIMENSIONS ON SITE TO SUIT CONSTRUCTION, ENGINEERING, OR SITE CONDITIONS.</p>			DATE:	5/08/2020
				<p>Innovative Building Solutions</p> <p>32 Mumford Place, Balcatta. W.A (08) 9240 1969 Builders Registration Number: 8967</p>	