



SMH
9.18

HATTON LANE

TBM 10.00 ASSUMED

flat kerb

9.00

PEG NUMBERED

PEG NUMBERED

PRE-LAID WATER

TITLE DETAILS

LOT NO: 1176 C/T VOL: 2597
D.PLAN: 45468 FOL: 883

LEGEND

T.B.M.	STREET LAMP	HYDRANT
POWER DOME	WATER METER	STOP VALVE
PHONE	DRAINAGE MANHOLE	SEWERAGE MANHOLE
communication pit	TREE	SEWERAGE MANHOLE 2
SIDE ENTRY PIT	POWER POLE	WATER TAP
GAS VALVE	FENCE END	GRATED DRAIN

SURVEYOR SITE INSPECTION REPORT

ELECTRICITY:	UNDERGROUND	GAS:	YES
PHONE:	YES	WATER:	YES (see plan)
SEWERAGE:	YES, ABOUT 0.6m DEEP (TOP OF RISER)		
ROAD:	HOTMEX		
KERB:	SEM MOUNTABLE / FLAT (good condition)		
VEGETATION:	LIGHT GRASS & WEEDS		
SOIL:	SAND		
VIEWS:	NIL		
REFEG:	SEE PLAN		

SEWER JUNCTION
IN 2.5 UP 1.5
RL 9.63 (TOP OF RISER)
INVERT LEVEL 8.13

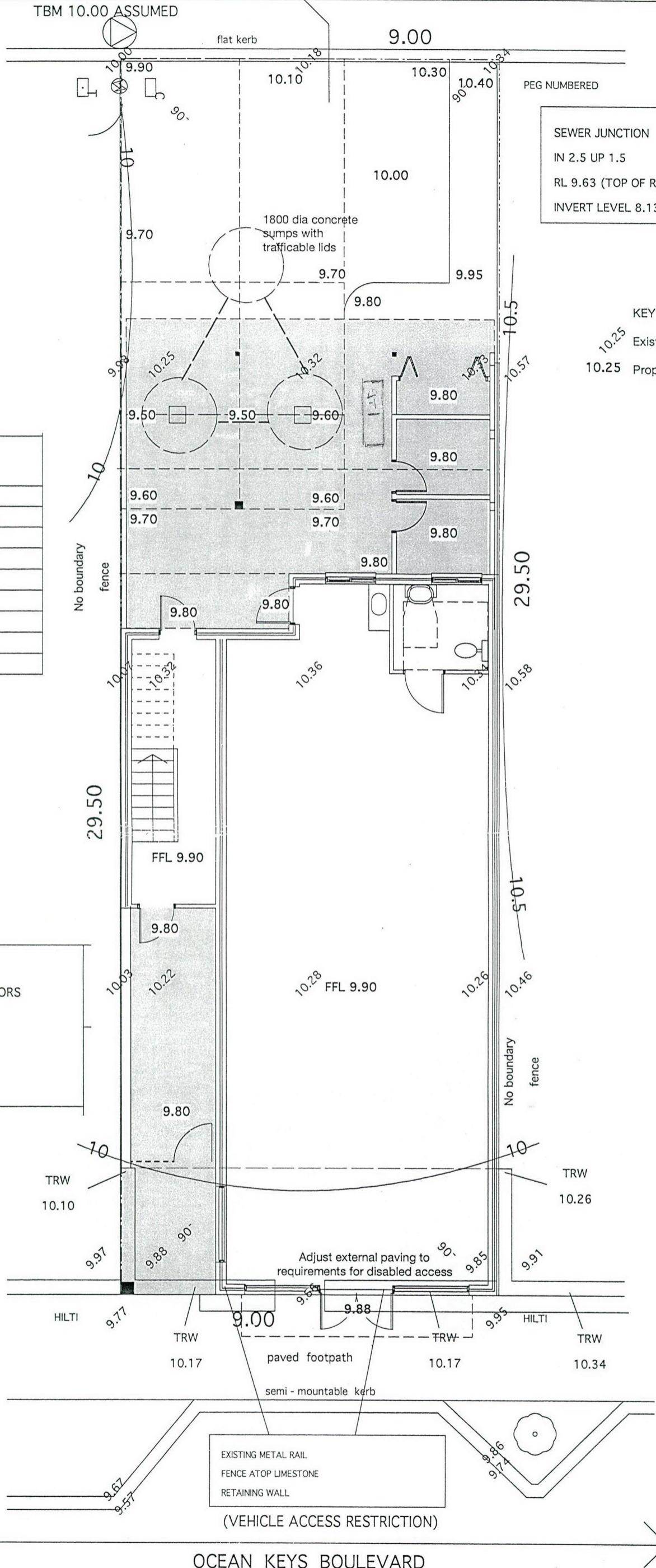
KEY
10.25 Existing Levels
10.25 Proposed Levels

1177
VACANT

1175
VACANT

R. G. LESTER & ASSOCIATES
LICENSED LAND & ENGINEERING SURVEYORS

NORTH BEACH SHOPPING CENTRE
SHOP 7 / 1 NORTH BEACH ROAD
NORTH BEACH, WA 6020
PH: 9448 8044, 9448 5009 FX: 9243 0211

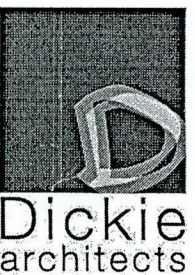


OCEAN KEYS BOULEVARD

PROPOSED MIXED USE DEVELOPMENT ON LOT 1176 OCEAN KEYS BOULEVARD, SOMERLY FOR IMAD NAHIM

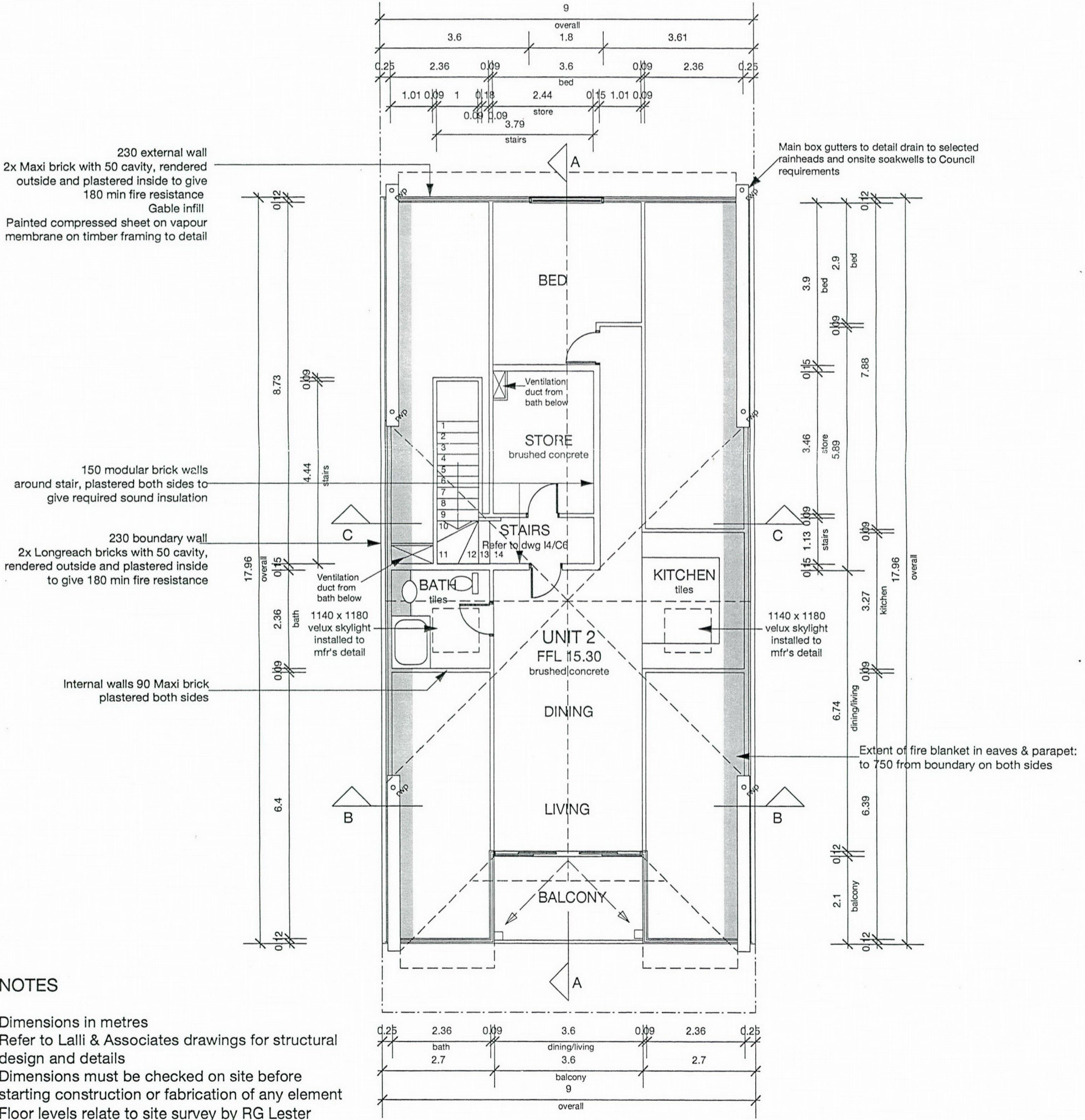
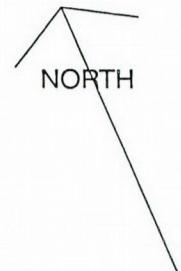
SITE PLAN 1: 100 July 2007 I4/C0

23 Alfreton Way Duncraig
Western Australia 6023
T+F 9448 4806
E dicarch@inet.net.au



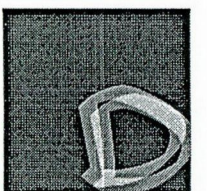
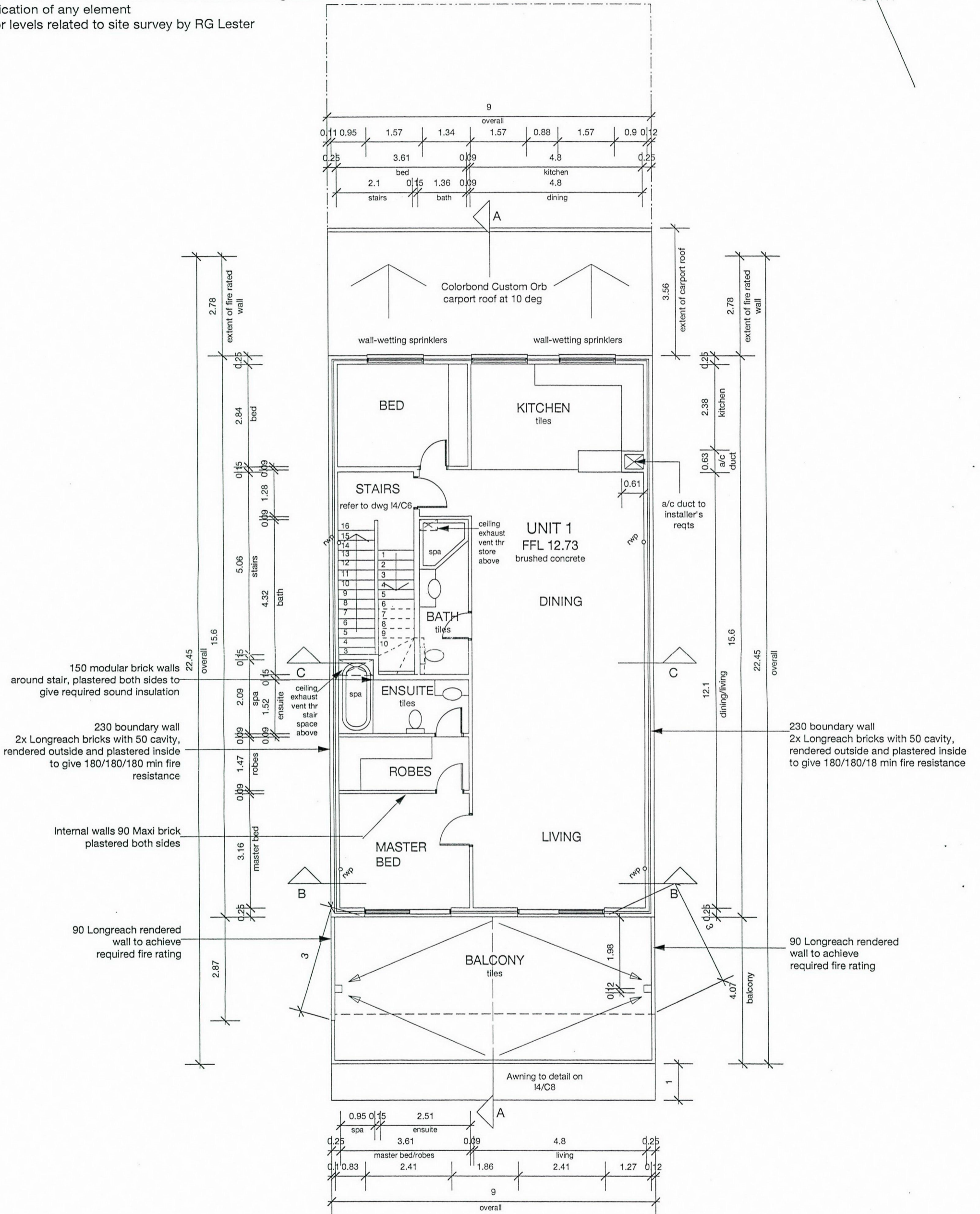
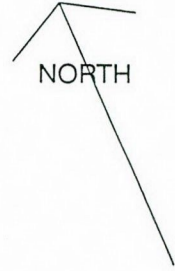
BRIEF SPECIFICATION

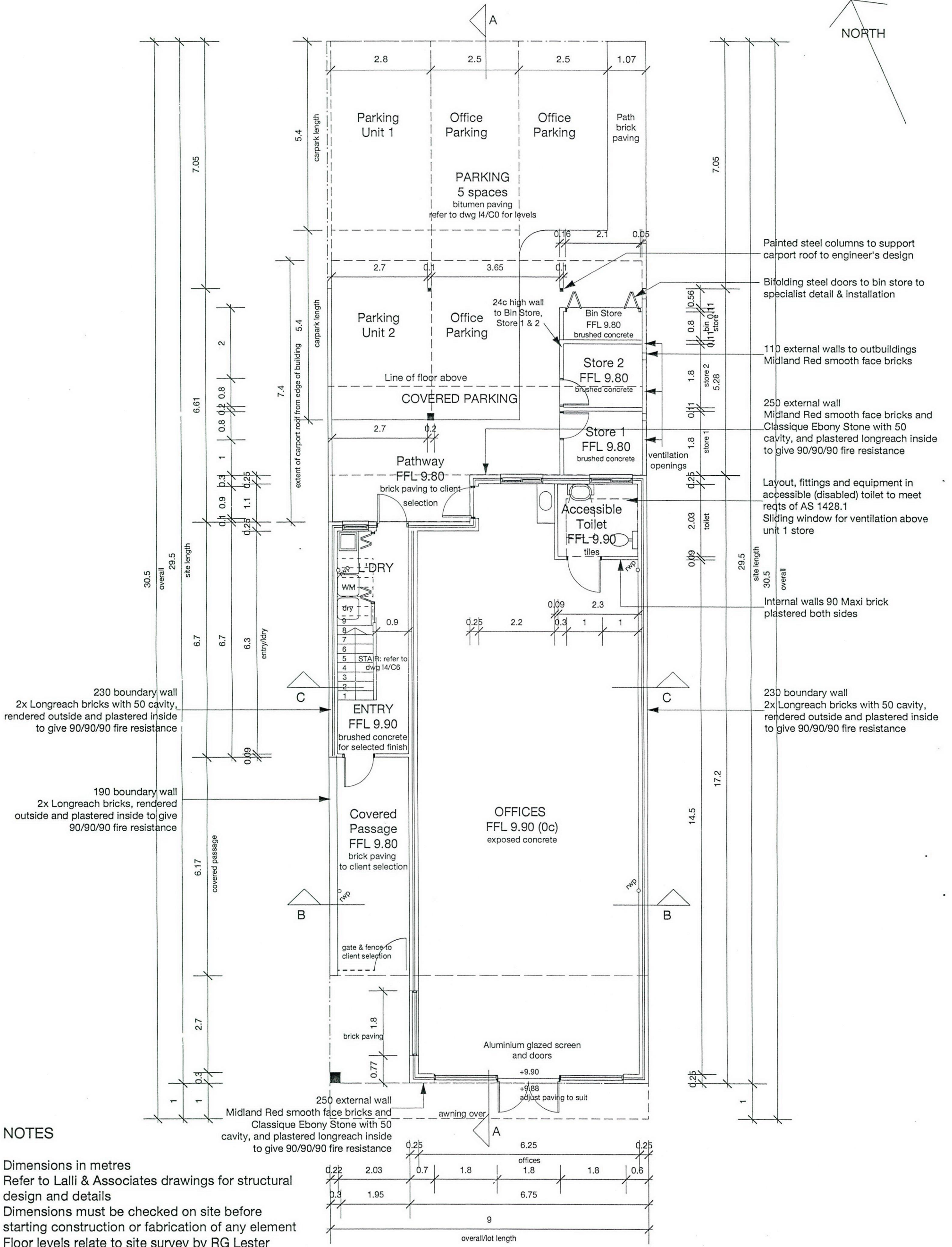
WALLS: Face brick and rendered cavity masonry on concrete footings and reinforced concrete slabs to engineer's design and detail
 Ground floor outer leaf: Midland Red smooth with piers in Classique Ebony Stone
 Upper floors outer leaf: Maxibrick rendered and painted Solver Wiluna 0706/129
 ROOF: Monier Horizon Wild Rice concrete tiles at 36 degree pitch on timber structure to Codes reqts with R3 insulation in ceiling space
 Gable infill on front and back facades: Compressed sheet on timber framing painted Solver Terracotta Tone 0797/125
 CARPORT & STREET CANOPY ROOF: Colorbond Custom Orb Shale Grey on steel structure painted to match Colorbond Ironstone where visible
 CEILINGS: internally, plasterboard with selected cornices
 Externally, Hardiflex
 WINDOWS: White powdercoat aluminium fixed, sliding and awning
 DOORS: Glass sliding external doors and internal flush and solid doors to Codes and client requirements
 BALUSTRADES: Stainless steel to client selection and to meet BCA requirements
 DRAINAGE: Gutters, fascias and rainwater downpipes in Colorbond Ironstone. Connect to soakwells sized to Council requirements
 SEWERAGE: Connect to existing sewer



NOTES

Dimensions in metres
 Refer to Lalli & Associates drawings for structural design and details
 Dimensions must be checked on site before starting construction or
 fabrication of any element
 Floor levels related to site survey by RG Lester

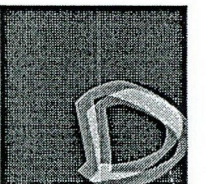




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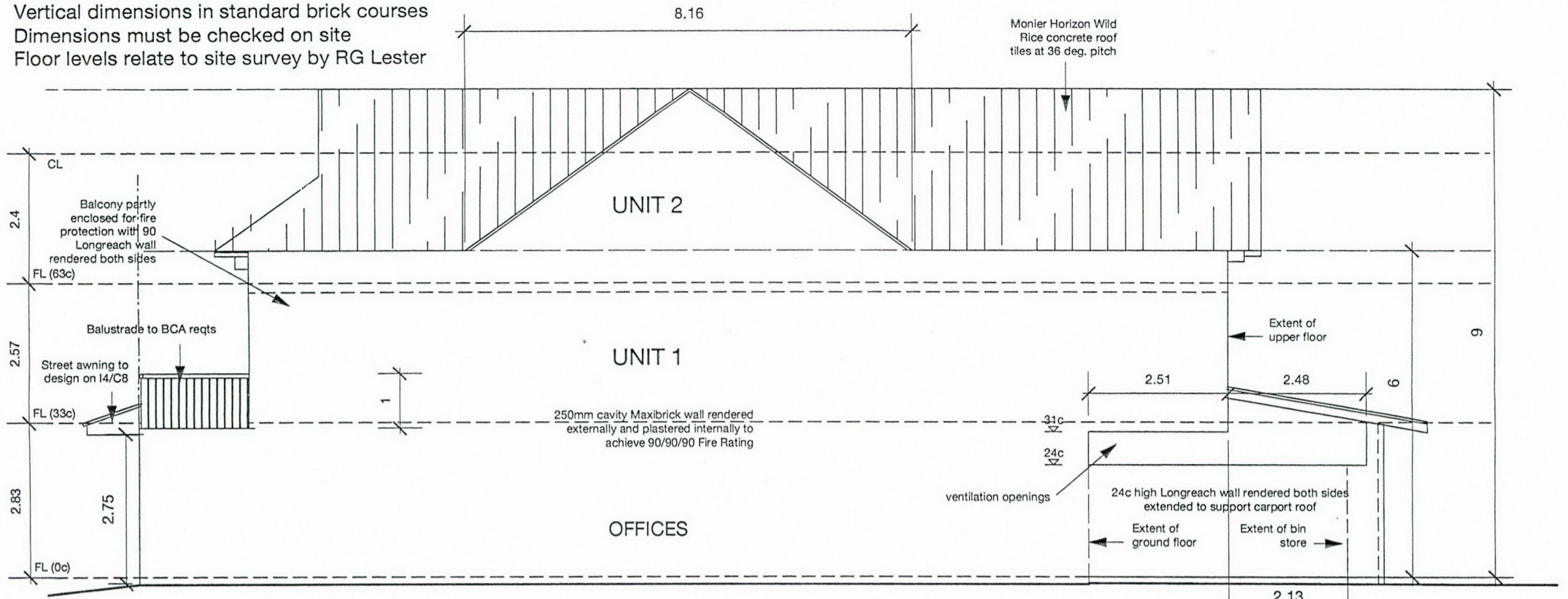
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OCEAN KEYS BOULEVARD
Street Parking 1 space

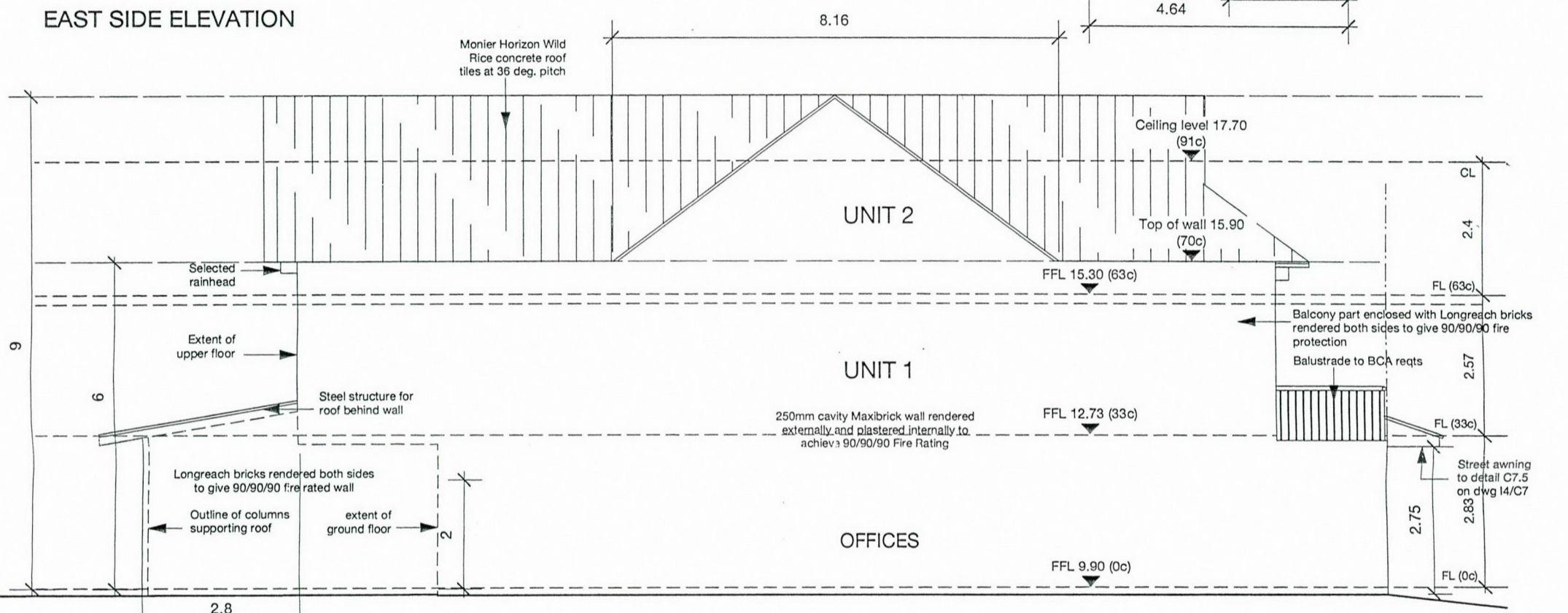


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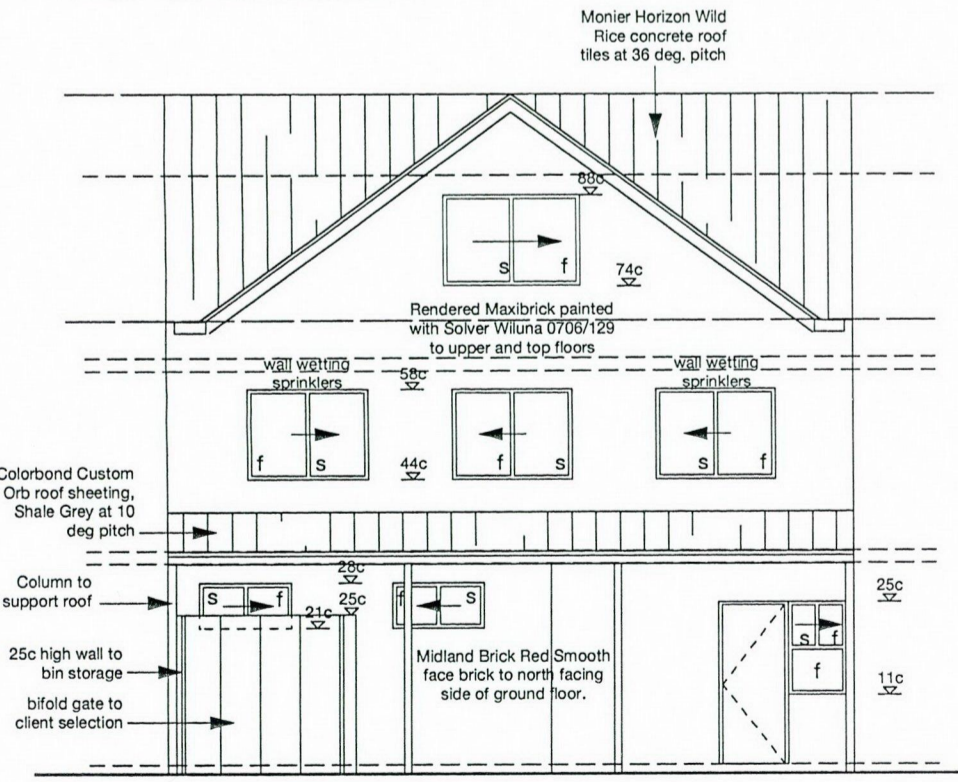
Dimensions in metres
 Vertical dimensions in standard brick courses
 Dimensions must be checked on site
 Floor levels relate to site survey by RG Lester



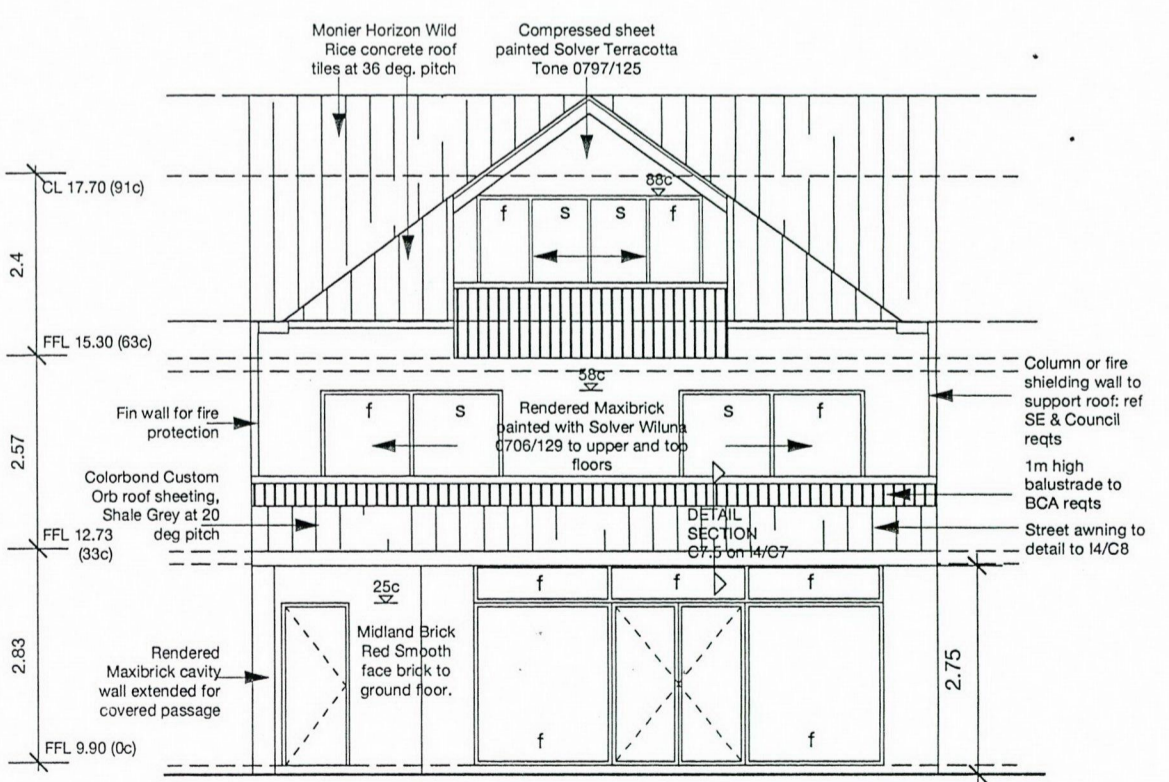
EAST SIDE ELEVATION



WEST SIDE ELEVATION



REAR ELEVATION (NORTH)

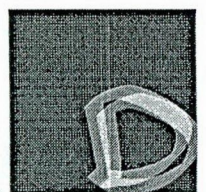


FRONT ELEVATION (SOUTH)

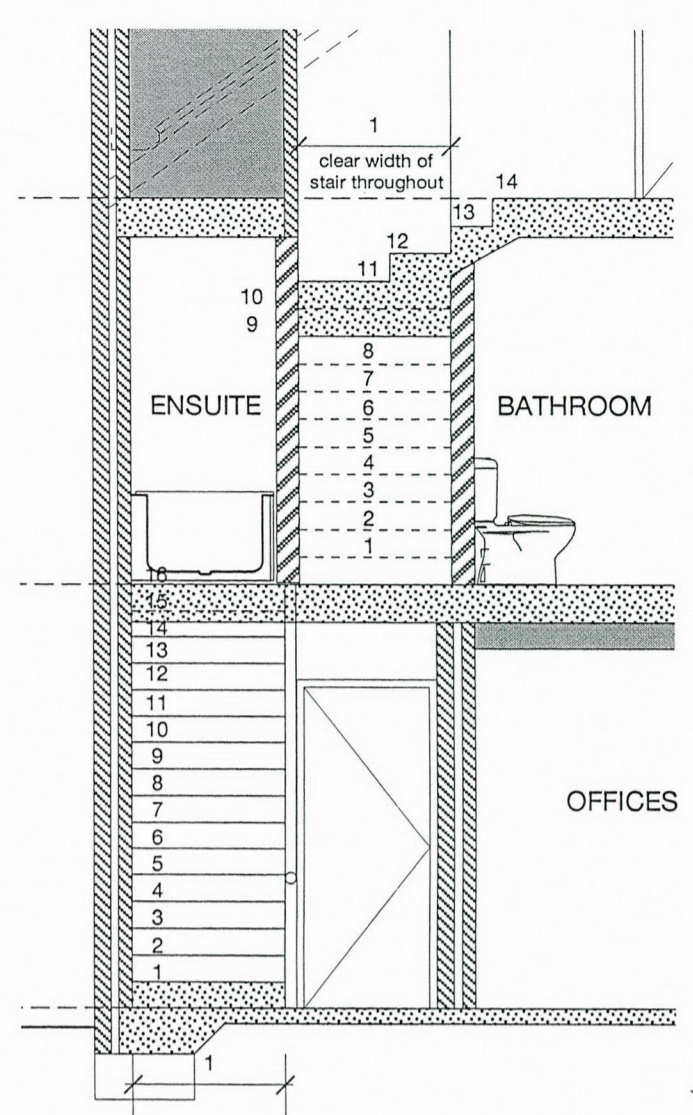
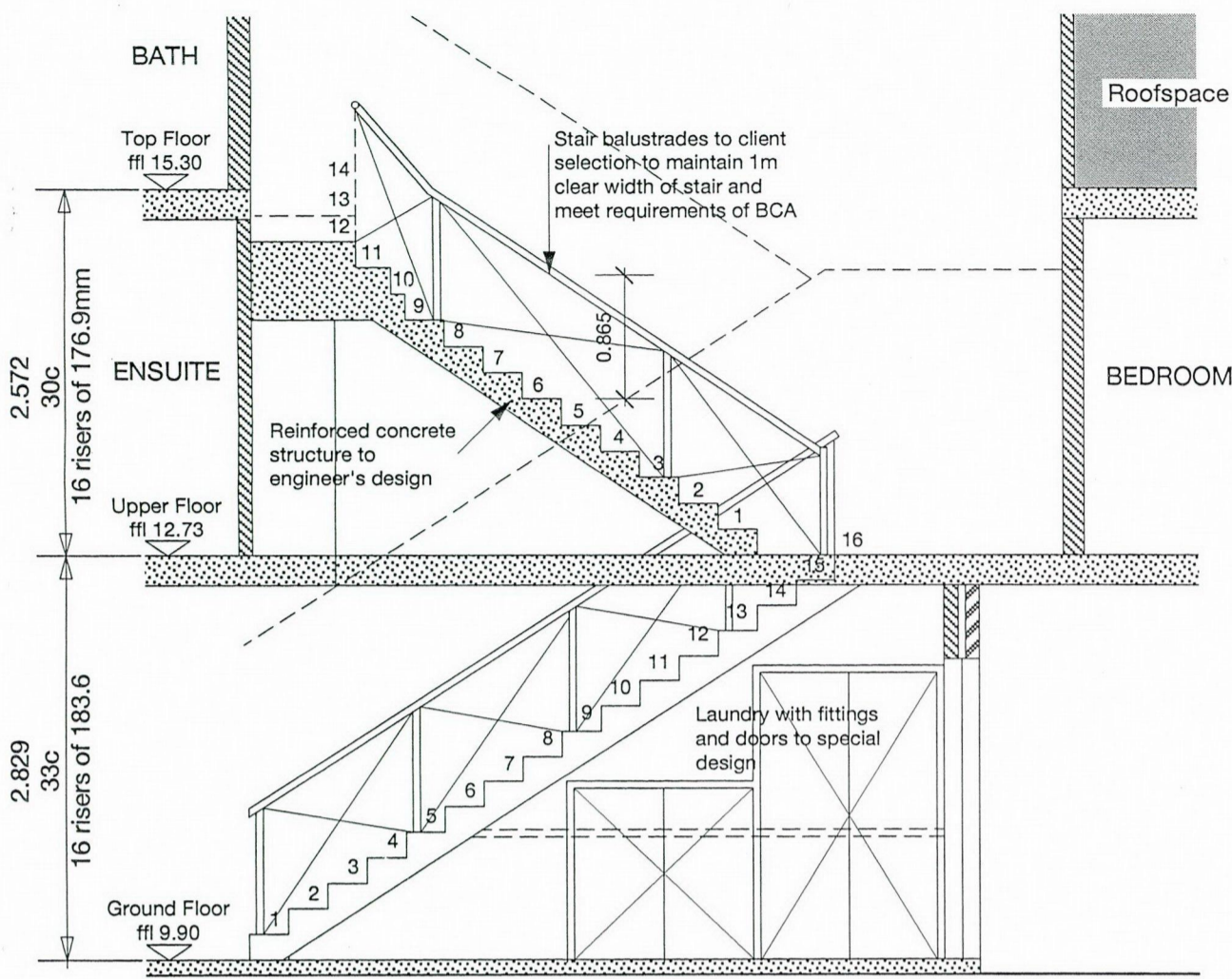
PROPOSED MIXED USE DEVELOPMENT ON LOT 1176 OCEAN KEYS BOULEVARD, SOMERLY FOR IMAD NAHIM

ELEVATIONS 1: 100 July 2007 I4/C4

23 Alfreton Way Duncraig
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Dickie
 architects

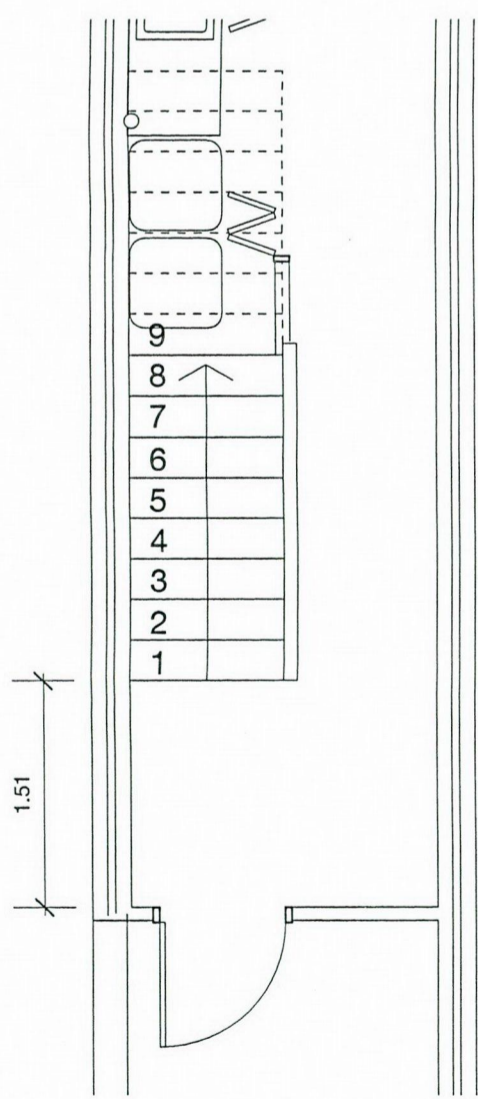


LONG SECTION

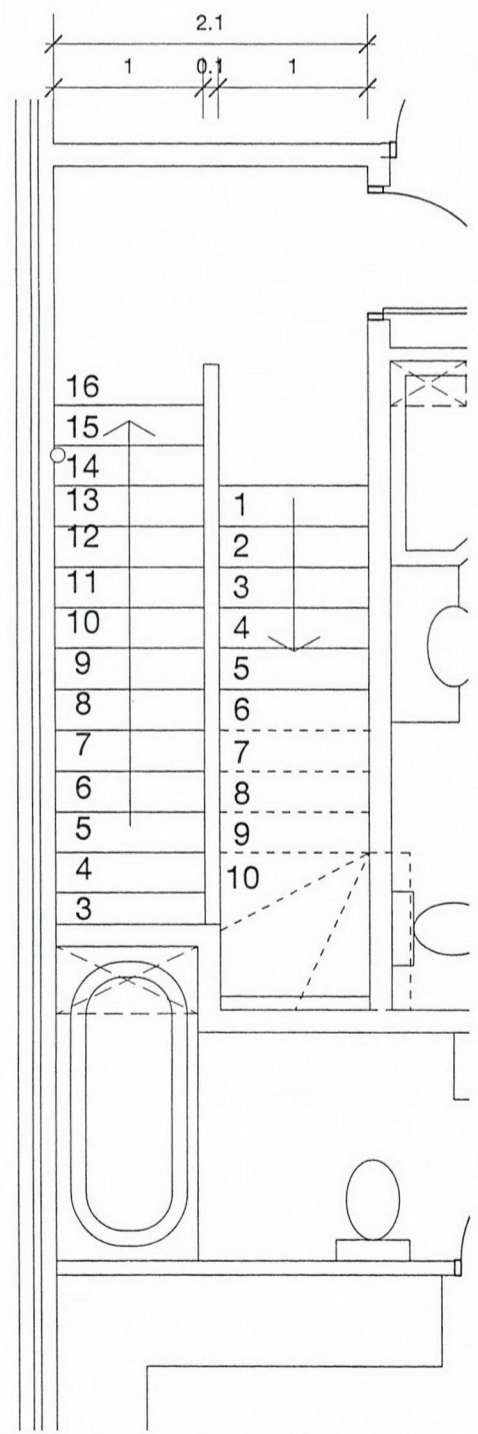
CROSS SECTION

NOTE ON FINISHES

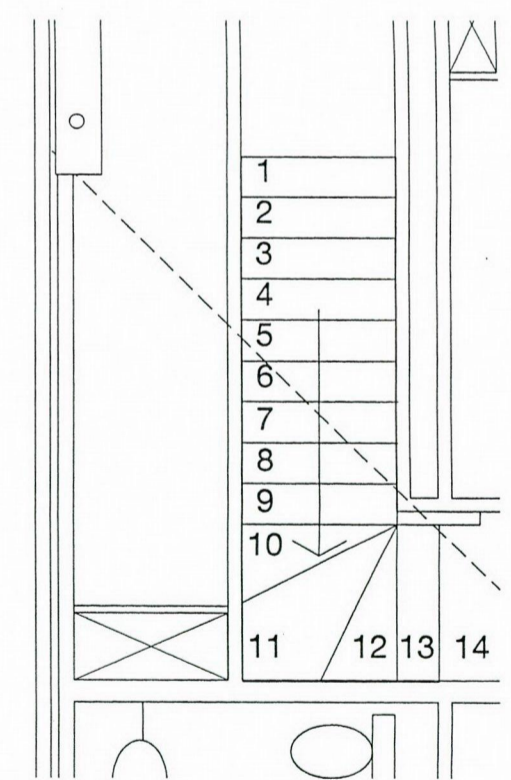
Stair finishes and balustrade design to client selection
 Finish concrete clean off form suitable to take timber flooring



GROUND FLOOR PLAN



UPPER FLOOR PLAN



TOP FLOOR PLAN

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 Dimensions in metres
 Vertical dimensions in standard brick courses
 Refer to drawing I4/C7 for construction details indicated
 Refer to Lalli & Associates drawings for structural design and details
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 Floor levels related to site survey by RG Lester

