

SITE PLAN

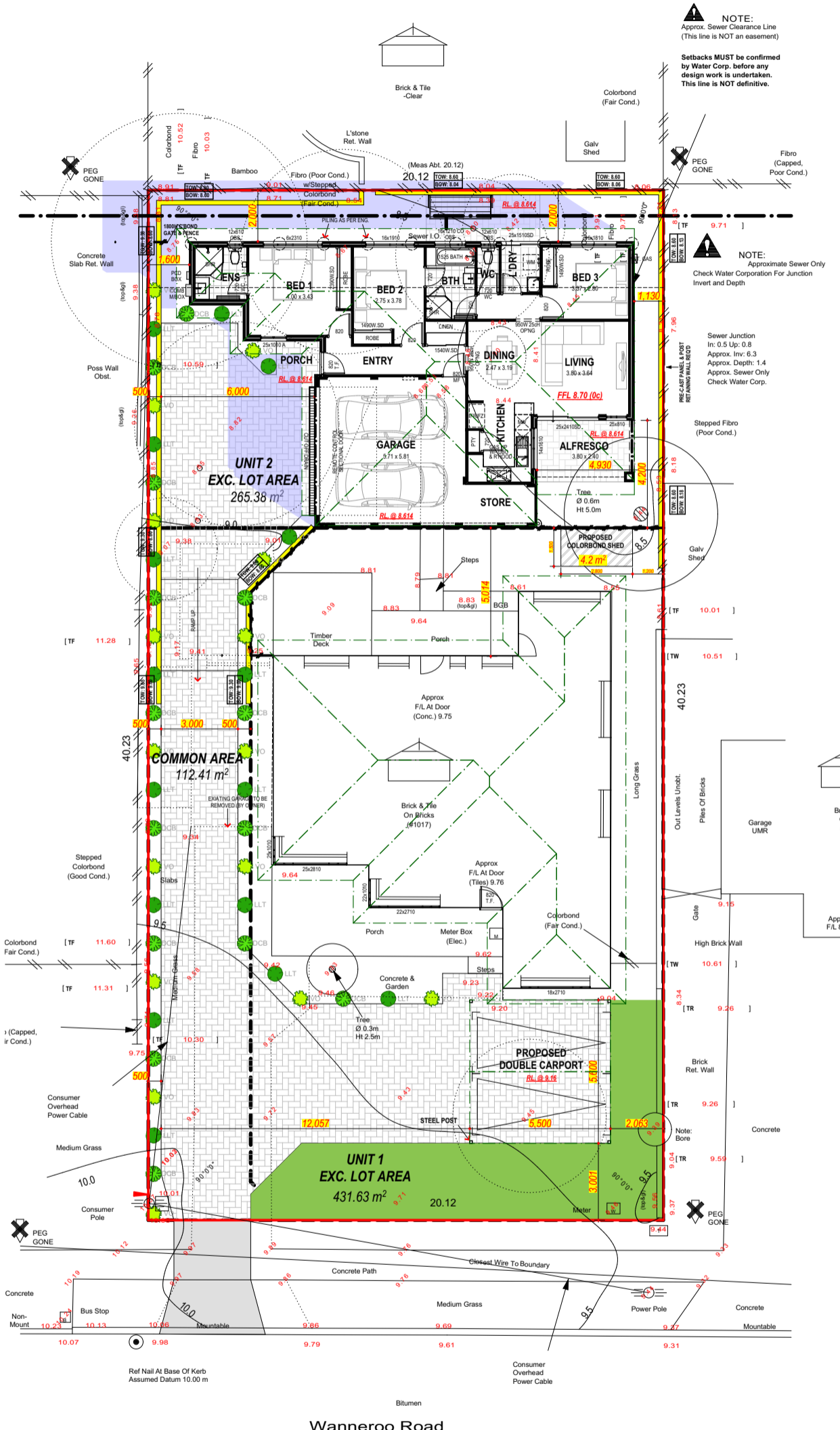


RETICULATION NOTE:
GARDENS TO BE IRRIGATED BY AUTOMATIC RETICULATION SYSTEM WITH DRIP LINES AND DRIPPERS. ALL RETICULATION TO COMPLY WITH WATER GUIDELINES

LANDSCAPING NOTE:
ALL SPECIFIED PLANTS SUBJECT TO AVAILABILITY. ALL NOMINATED SPACING, SIZES AND HEIGHTS ARE APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENT ON SITE

LANDSCAPING NOTE:
LOW PLANTING TO BE UTILISED TO MAINTAIN LINE OF SITE IN DRIVEWAYS & VISUAL TRUNCATIONS

SYMBOL	PLANT NAME	SIZE
VO	Viburnum Odoratissimum	5 Litre
LLT	Lomandra Lime Tuff	5 Litre
OTR	Dianella Tasmanian Red	5 Litre
DCB	Dianella Cassa Blue	5 Litre
DW	Dianella Wyeena	5 Litre
DM	Draceana Marginata	5 Litre
YSS	Yucca Silver Star	12 Litre
SOT	Syzgium Orange Twist	12 Litre
MTB	Magnolia Teddy Bear	30 Litre
SHG	Syzgium Hinterland Gold	30 Litre
PCG	Pyrus Calleryana Capital	30 Litre
PCS	Prunus Crimson Spire	30 Litre
UF	Ulmus Parvifolia (Chinese Elm can grow 10 to 15 tall, 15 to 18m wide)	90 Litre



PROPOSED RESIDENCE

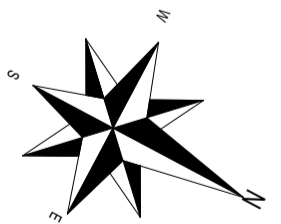
FLOOR PLAN	ROOF
A: 100.09 m ²	A: 167.69 m ²
P: 53.76 m	P: 59.16 m
GARAGE	
A: 34.83 m ²	
PORTRICO	
A: 0.92 m ²	
STORE	
A: 4.74 m ²	
ALFRESCO	
A: 9.16 m ²	
TOTAL AREA	
A: 149.7 m ²	

EXCLUSIVE LOT AREA	265.38 m ²
CPA	56.21 m ²
TOTAL SITE AREA	321.59 m ²
BUILDING AREA	139.62 m ²
OPEN SPACE	56.58 %

EXISTING RESIDENCE

TOTAL AREA	A: 146.72 m ²
EXCLUSIVE LOT AREA	431.63 m ²
CPA	56.21 m ²
TOTAL SITE AREA	487.84 m ²
BUILDING AREA	139.62 m ²
OPEN SPACE	71.38 %

ZONING	R20/40
TOTAL SITE AREA	809 m ²



SUN SHADOW AT NOON 21 JUNE

NOTE:
DRAWING SUBJECT TO LOCAL AUTHORITY APPROVAL

BUILDER: _____
CLIENT(S): _____
WITNESS: _____

PROPOSED RESIDENCE FOR:
SANDHU

ADDRESS:
LOT 112 (#1017) WANNEROO ROAD,
WANNEROO

DRAWN:	#Drawn	SCALE:	1:100	Issue Name	Drawn	Date	Issue Name	Drawn	Date
DESIGNED:	ALI	SHEET:	2 OF #LayNo(ref)						
CHECKED:	#Checked	SIZE:	A3						
DATE:	08/01/21	#Division							
MODEL:	#Model Type	JOB N°	161123						
		FEAS_DA SITE PLAN (A3 V)							



FLOOR PLAN

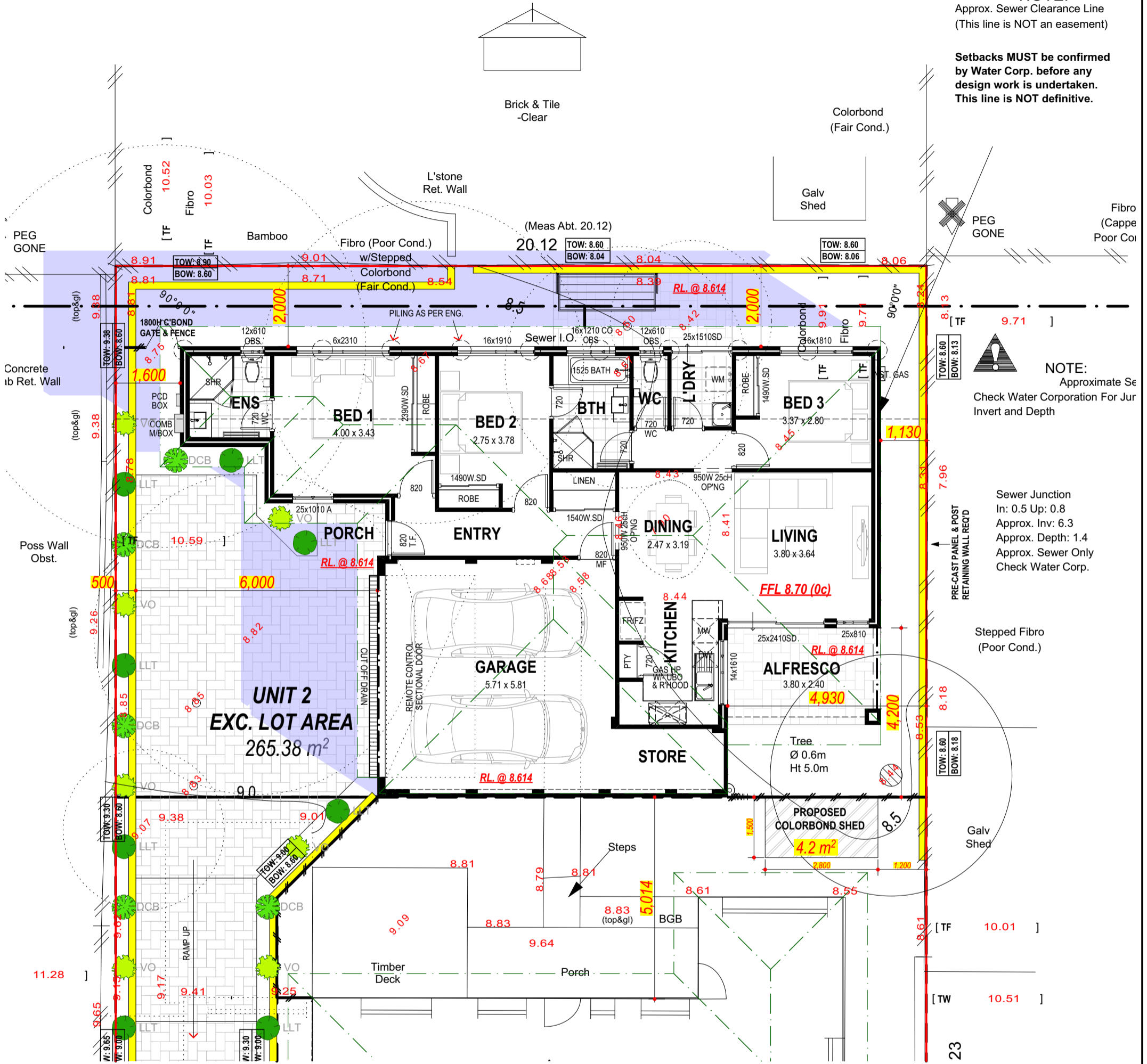


NOTE:
Approx. Sewer Clearance Line
(This line is NOT an easement)

Setbacks MUST be confirmed by Water Corp. before any design work is undertaken. This line is NOT definitive.

NOTE:
Approximate Sewer
Check Water Corporation For Jurisdiction Invert and Depth

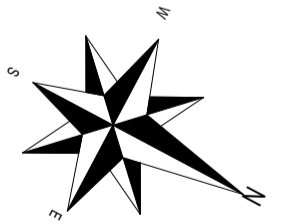
Sewer Junction
In: 0.5 Up: 0.8
Approx. Invert: 6.3
Approx. Depth: 1.4
Approx. Sewer Only
Check Water Corp.



PROPOSED RESIDENCE

FLOOR PLAN	ROOF
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A: 34.83 m ²	
PORTICO	
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STORE	
A: 4.74 m ²	
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A: 9.16 m ²	
TOTAL AREA	
A: 149.7 m ²	

EXCLUSIVE LOT AREA	265.38 m²
CPA	56.21 m²
TOTAL SITE AREA	321.59 m²
BUILDING AREA	139.62 m²
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BUILDER: _____
 CLIENT(S): _____
 WITNESS: _____

PROPOSED RESIDENCE FOR:
SANDHU

ADDRESS:
LOT 112 (#1017) WANNEROO ROAD,
WANNEROO

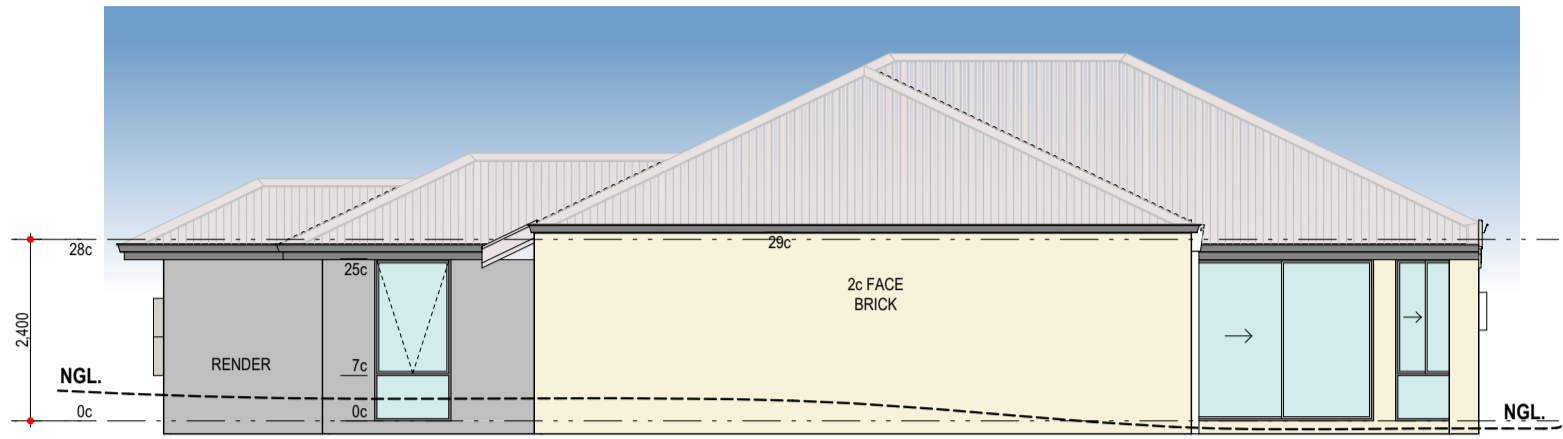
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DESIGNED:	ALI	SHEET:	3 OF #LayNo(ref)						
CHECKED:	#Checked	SIZE:	A3						
DATE:	08/01/21	#Division							
MODEL:	#Model Type	JOB N°	161123						

FEAS_DA FLOOR PLAN (A3 V)

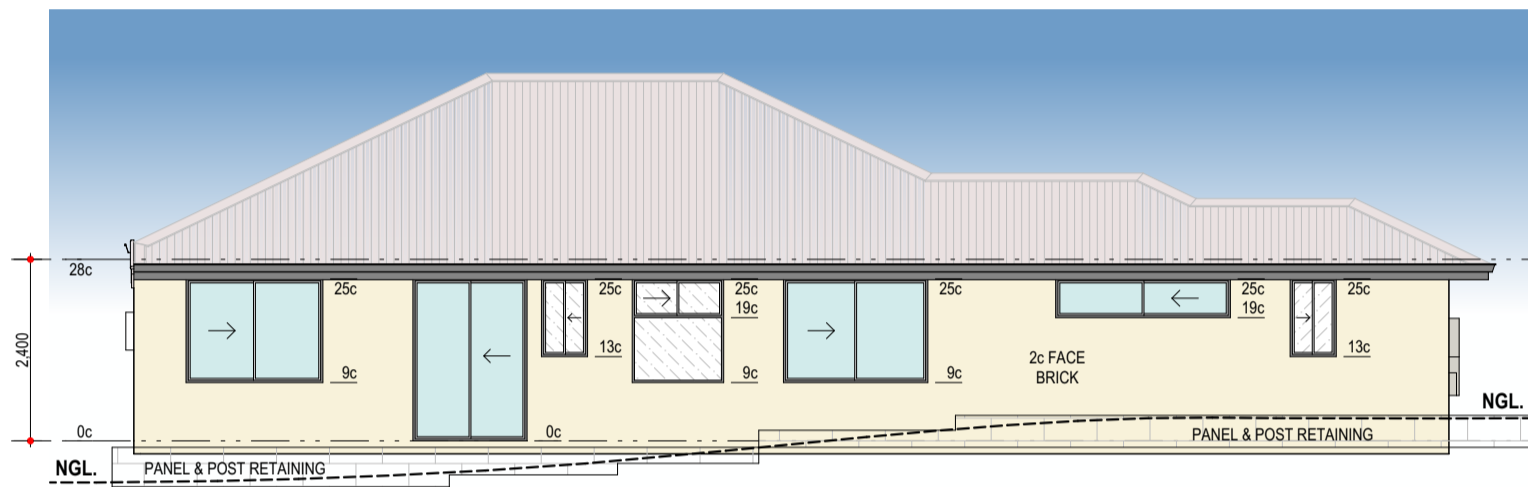


BUILD | RENOVATE | DEVELOP

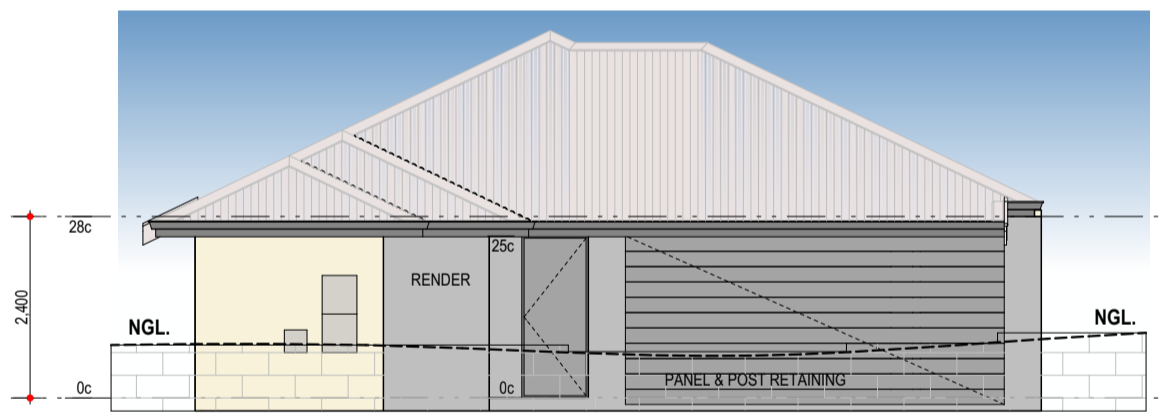
ELEVATIONS



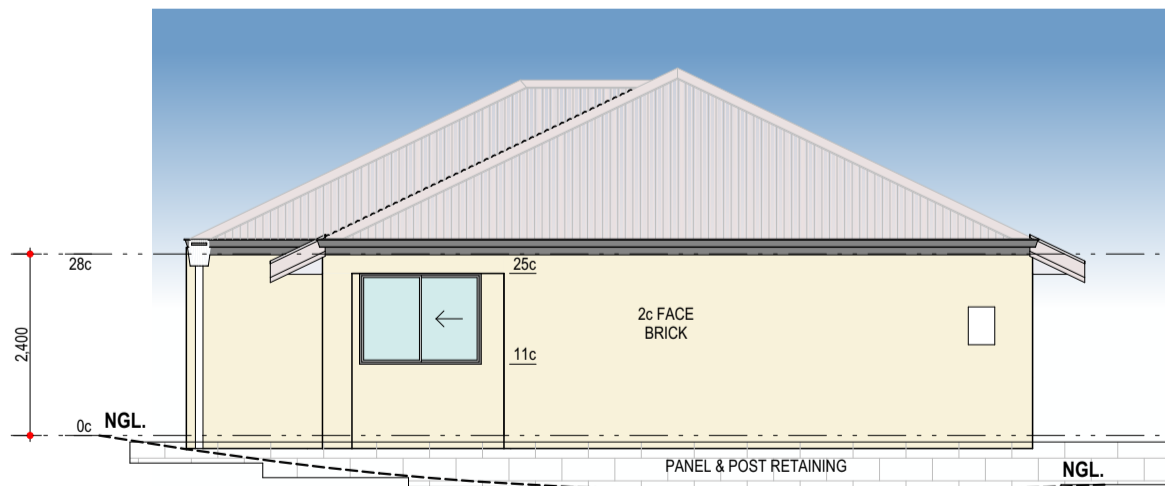
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

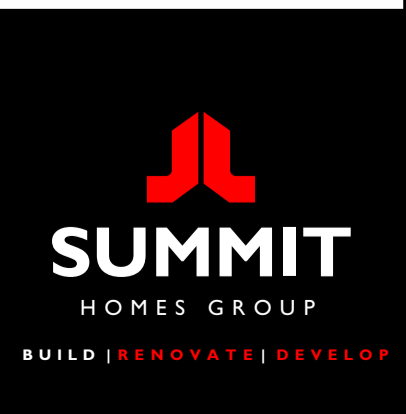
WITNESS: _____
 CLIENT(S): _____
 BUILDER: _____

COLOURS FOR ILLUSTRATIVE PURPOSES ONLY

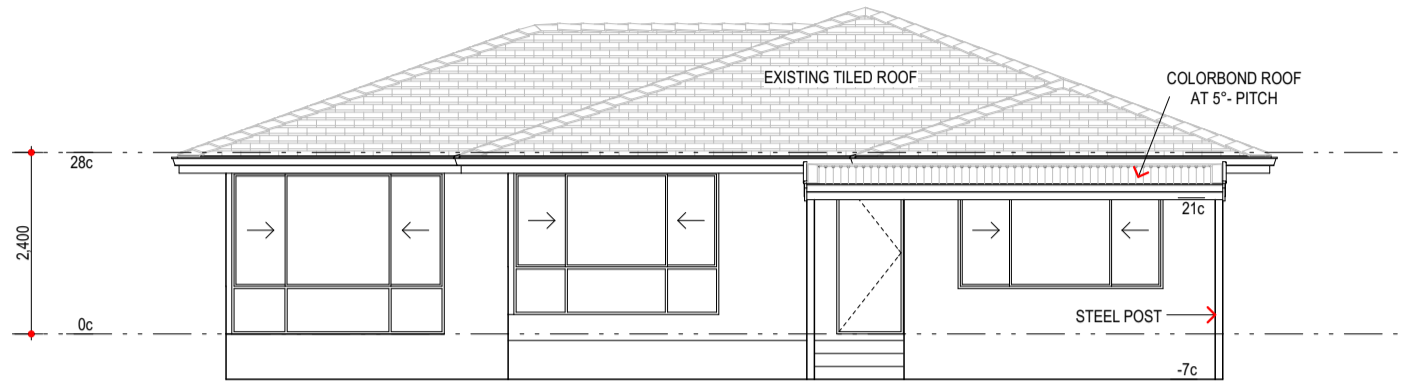
PROPOSED RESIDENCE FOR:
SANDHU

ADDRESS:
LOT 112 (#1017) WANNEROO ROAD,
WANNEROO

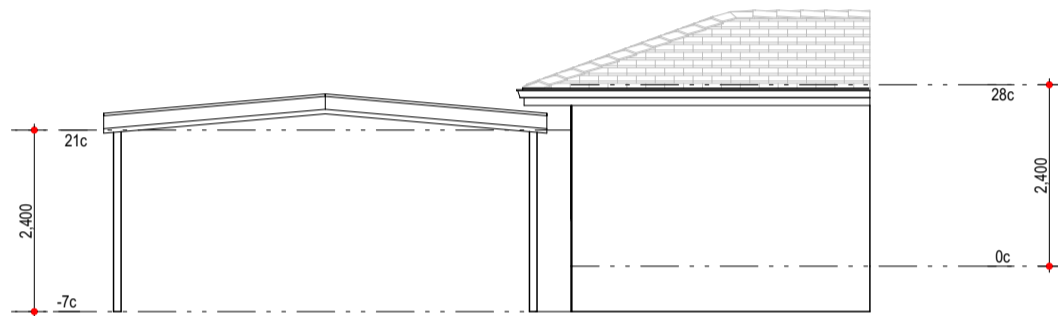
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DESIGNED:	ALI	SHEET:	4 OF #LayNo(ref)						
CHECKED:	#Checked	SIZE:	A3						
DATE:	08/01/21	#Division							
MODEL:	#Model Type	JOB N°	161123						
				FEAS_DA ELEVATIONS (A3 V) (1)					



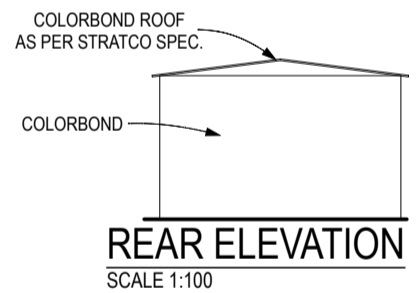
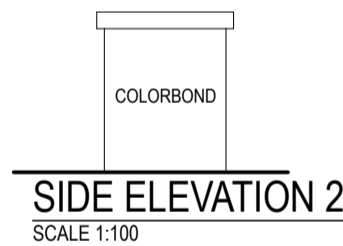
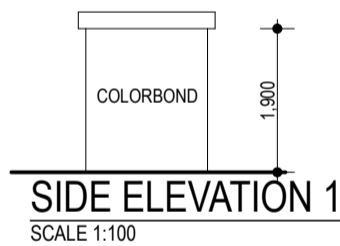
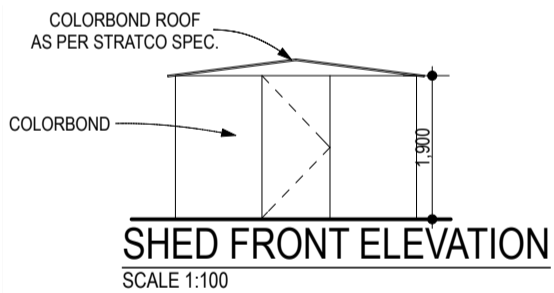
ELEVATIONS



FRONT ELEVATION (EXISTING HOUSE)



SIDE ELEVATION (EXISTING HOUSE)



BUILDER: _____
 CLIENT(S): _____
 WITNESS: _____

COLOURS FOR ILLUSTRATIVE PURPOSES ONLY

PROPOSED RESIDENCE FOR:
SANDHU

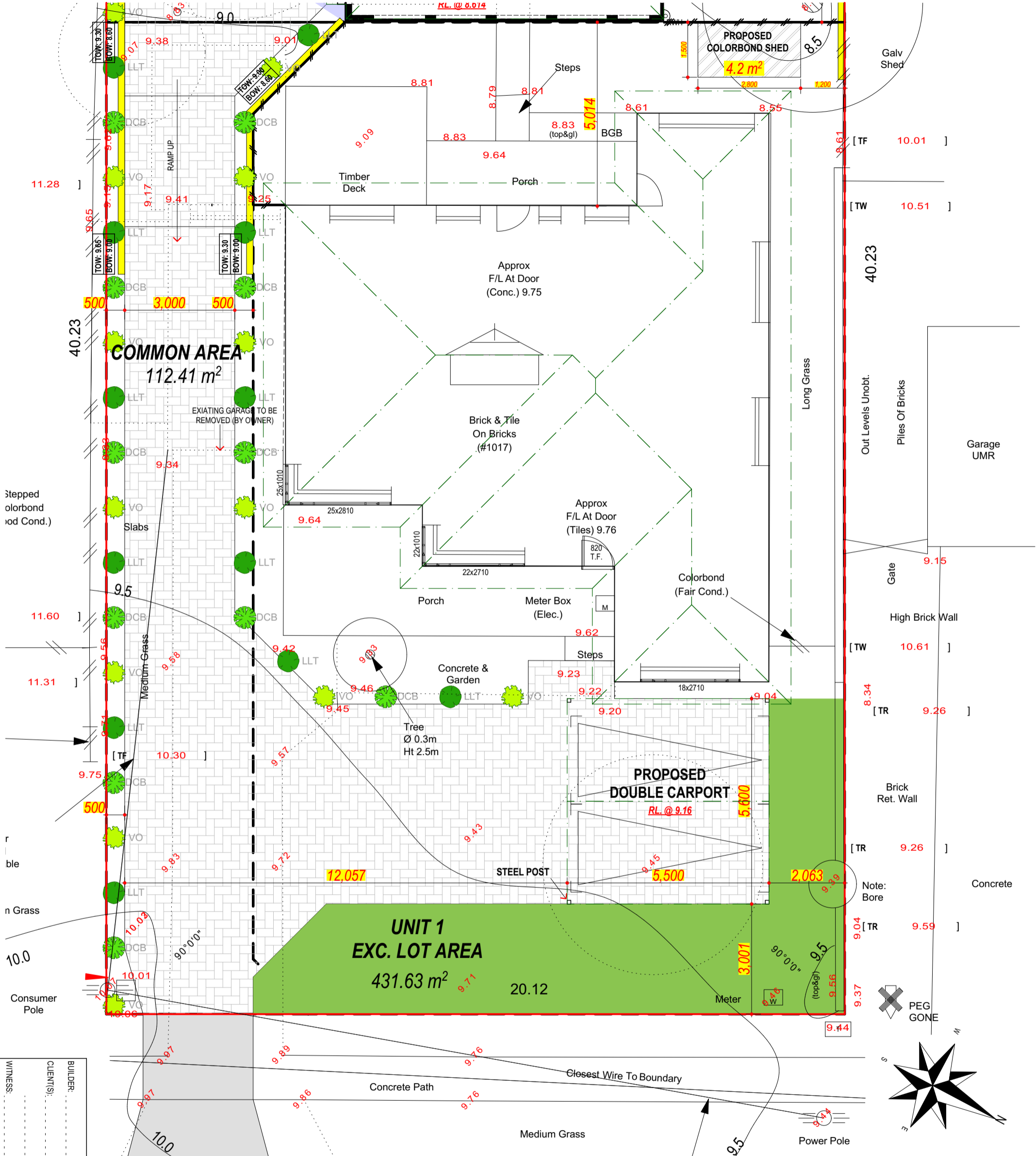
ADDRESS:
LOT 112 (#1017) WANNEROO ROAD,
WANNEROO

DRAWN: #Drawn SCALE: 1:100
 DESIGNED: ALI SHEET: 6 OF #LayNo(ref)
 CHECKED: #Checked SIZE: A3
 DATE: 08/01/21 #Division
 MODEL: JOB N°
 #Model Type 161123

Issue Name	Drawn	Date	Issue Name	Drawn	Date
EXISTING ELEVATIONS (A3 V) (2)					



FLOOR PLAN



EXISTING RESIDENCE
TOTAL AREA
 A: 146.72 m²

EXCLUSIVE LOT AREA 431.63 m²
CPA 56.21 m²
TOTAL SITE AREA 487.84 m²
BUILDING AREA 139.62 m²
OPEN SPACE 71.38 %

WITNESS:	
CLIENT(S):	
BUILDER:	

PROPOSED RESIDENCE FOR:
SANDHU

ADDRESS:
 LOT 112 (#1017) WANNEROO ROAD,
 WANNEROO

DRAWN:	#Drawn	SCALE:	1:100	Issue Name	Drawn	Date	Issue Name	Drawn	Date
DESIGNED:	ALI	SHEET:	5 OF #LayNo(ref)						
CHECKED:	#Checked	SIZE:	A3						
DATE:	08/01/21	#Division							
MODEL:	#Model Type	JOB N°	161123						

EXISTING FLOOR PLAN (A3 V) (1)

