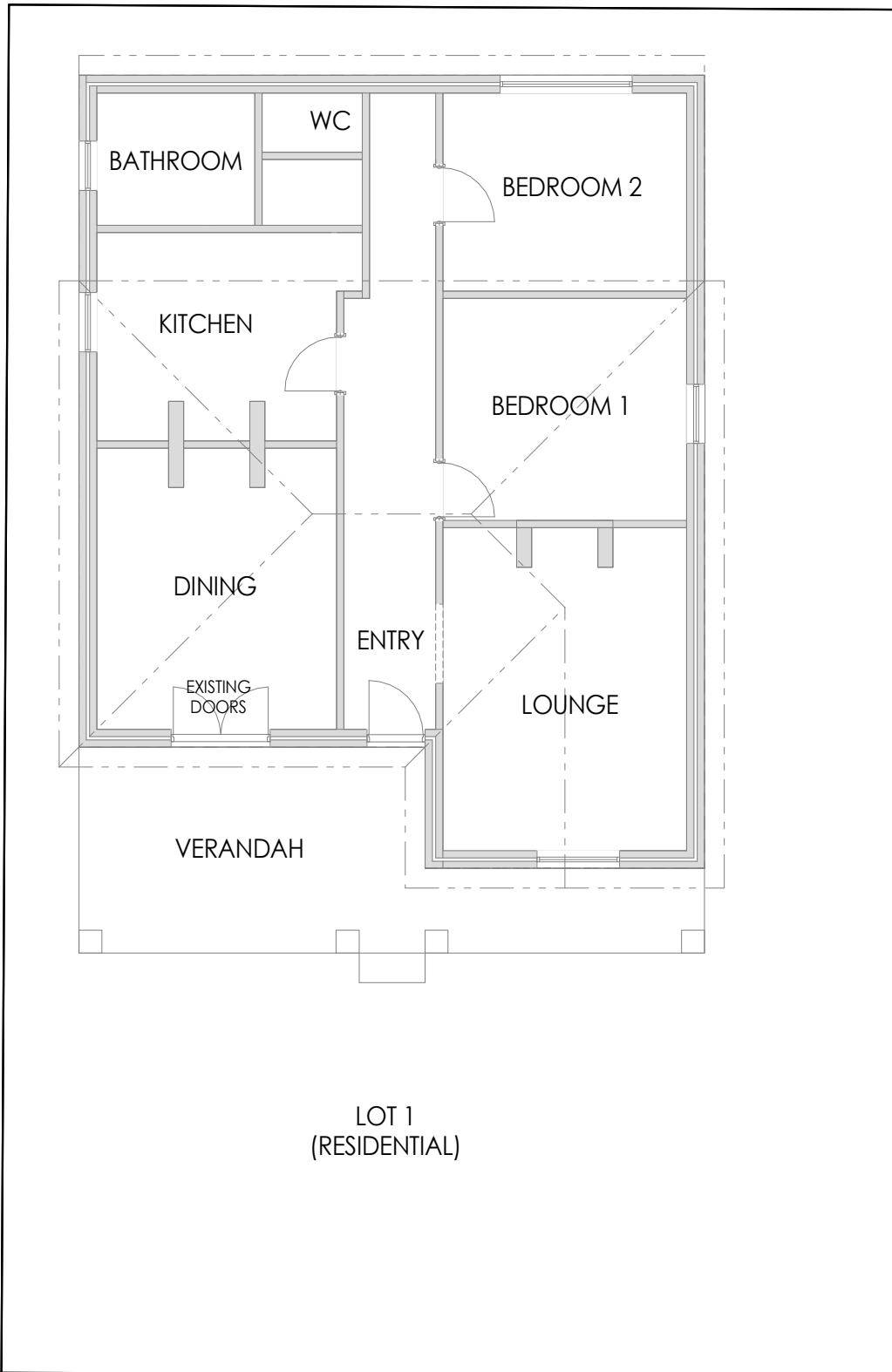


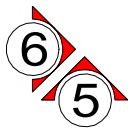


CITY OF VINCENT  
RECEIVED  
01 DEC 2017

LOT 2  
(RESIDENTIAL)



LOT 1  
(RESIDENTIAL)

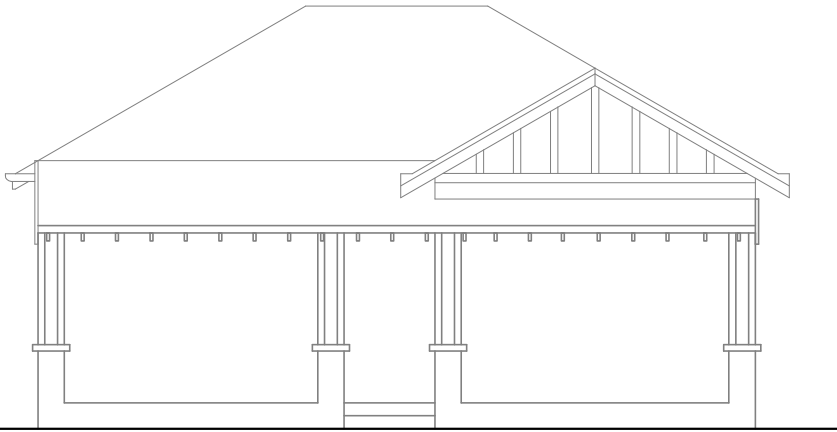


**KTR**  
creations  
IMAGINE ■ CREATE ■ CONSTRUCT  
Ph - 9381 2106  
www.ktrcreations.com.au

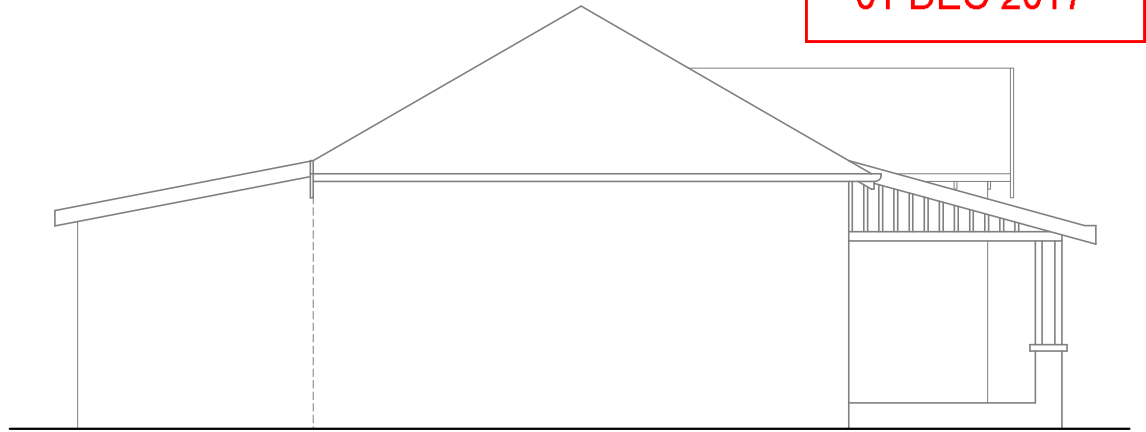
**MACRI**

LOT 31 #7 CHELMSFORD ROAD  
**MT LAWLEY**  
CITY OF VINCENT

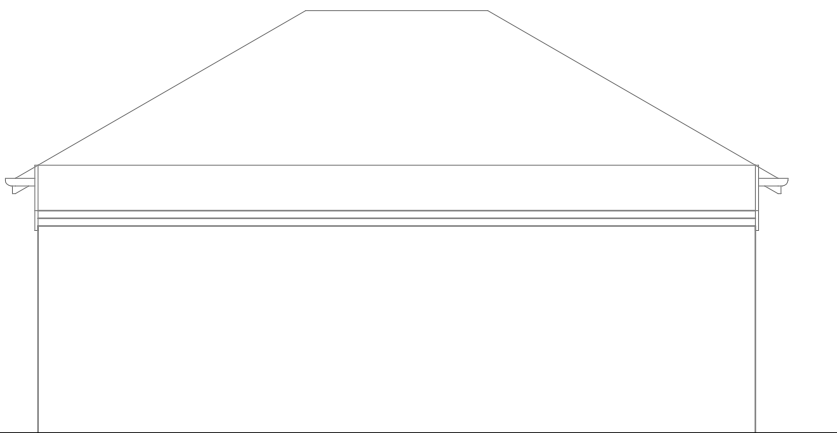
JOB NUMBER 1645		DRAWING NAME EXISTING FLOOR PLAN		Please check plans carefully. All dimensions to take preference over scaling.  COPYRIGHT This plan shall remain the sole property of KTR Creations and must not be given, lent, resold or otherwise disposed or copied without the permission in writing
DATE NOVEMBER 2017		Revision Description	Date	
SHEET 05 of 06		Council Changes - Rev A	12/04/17	
SCALE 1:100		Council Changes - Rev B	10/08/17	
REVISION B			29/11/17	



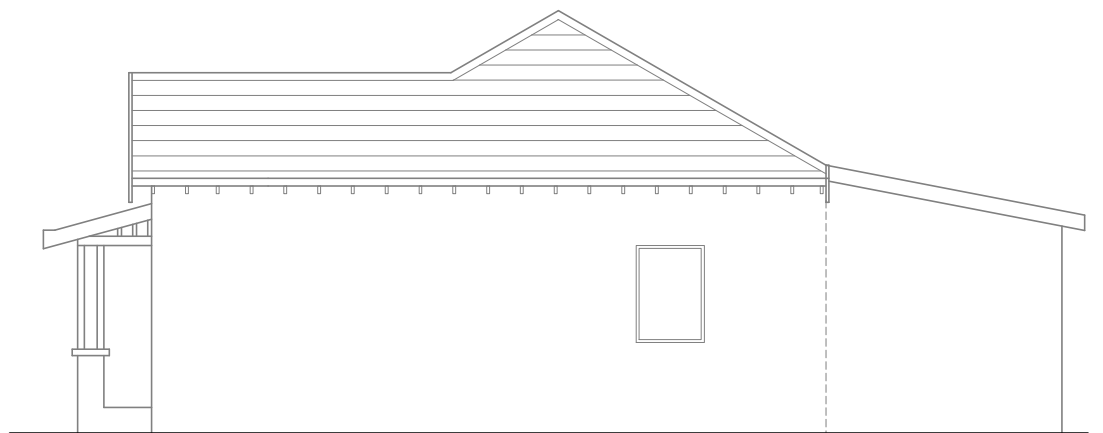
**EXISTING  
ELEVATION 5**



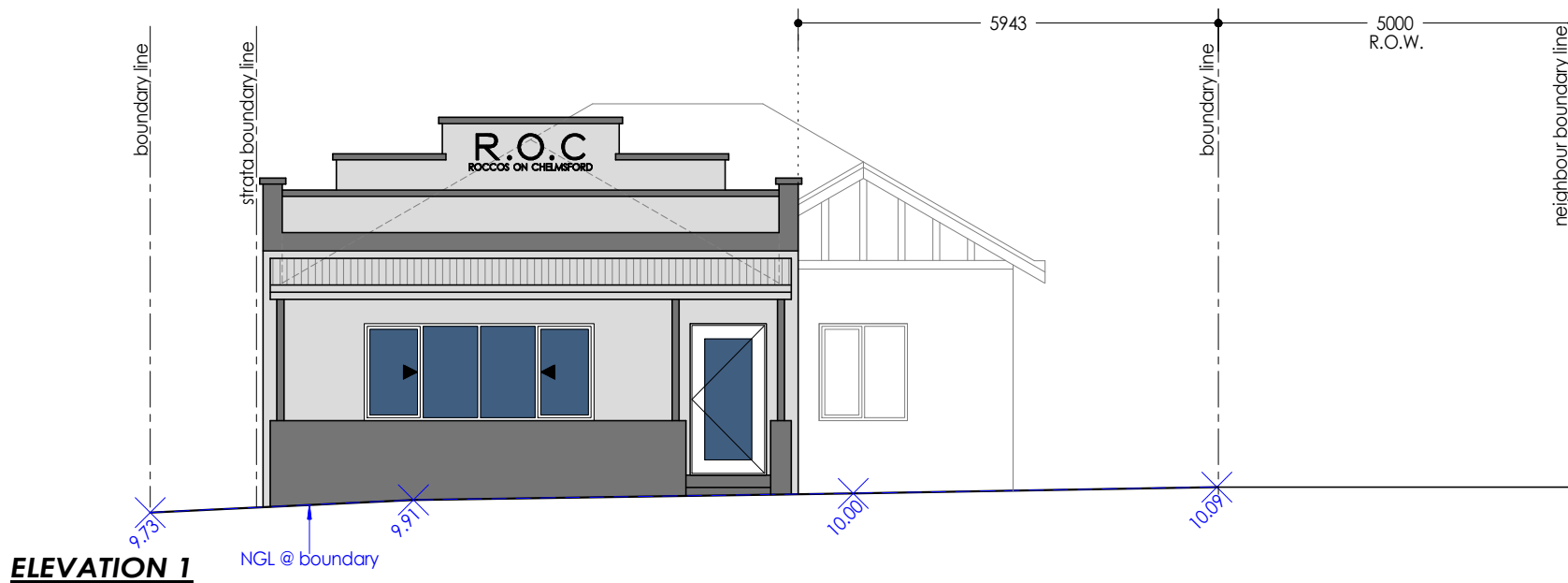
**EXISTING  
ELEVATION 6**



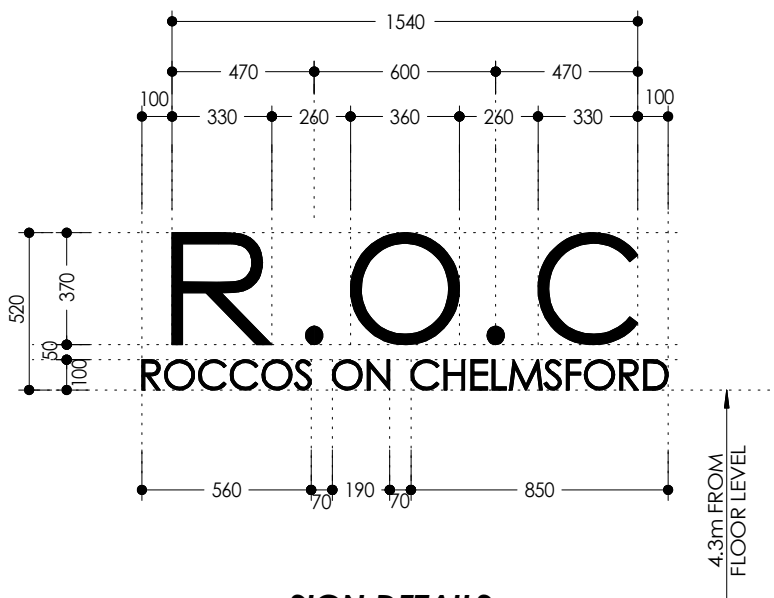
**EXISTING  
ELEVATION 7**



**EXISTING  
ELEVATION 8**



**SIGN ELEVATION**



**SIGN DETAILS  
SCALE 1:25**

TOTAL AREA: 0.82m<sup>2</sup>  
PERCENT OF FACADE: 2.1%



**MACRI**

LOT 31 #7 CHELMSFORD ROAD  
**MT LAWLEY**  
CITY OF VINCENT

JOB NUMBER <b>1645</b>		DRAWING NAME <b>EXISTING ELEVATIONS &amp; SIGNAGE</b>	
DATE NOVEMBER 2017	Revision Description Planning Drawings	Date 12/04/17	
SHEET 06 of 06	<b>A3</b>	Council Changes - Rev A 10/08/17	
SCALE 1:100	REVISION B	Council Changes - Rev B 29/11/17	

Please check plans carefully. All dimensions to take preference over scaling.

**COPYRIGHT**  
This plan shall remain the sole property of KTR Creations and must not be given, lent, resold or otherwise disposed or copied without the permission in writing.

# SC DRAFTING

ABN: 48 365 708 393

## FEATURE SURVEY

**DRAWN:** S.C     **SURVEYOR:** G.K.

**EMAIL:** shaun.currey@gmail.com

### JOB DETAILS

**JOB #** 0058S

**CUSTOMER** -

**LOT** 31

**STREET** (#7) Chelmsford Road

**SUBURB** Mt. Lawley

**LOCAL AUTH.** Town Of Vincent

**PLAN** 2861(2)

**VOL./FOLIO** 1127/116

**LOCATION** SWAN

**MAP REF** 343 - 27/52

**DATE** 9/9/13

**MISCLOSE** 0.000m

**AREA** 470m<sup>2</sup>

**COASTAL** NO

### SERVICES

**ELEC.** O/HEAD / U/GROUND

**WATER** YES

**SEWER** YES

**GAS** YES (CHECK ALINTA)

**PHONE** YES

**F'PATH** CONCRETE

**ROAD** BITUMEN

**KERB** MT.

**DRAINAGE** GOOD

**SOIL** SAND

Charles (Bush) Parker  
Licensed Surveyor

A.B.N 81906881373

P.O. BOX 22 NORTH BEACH W.A. 6020

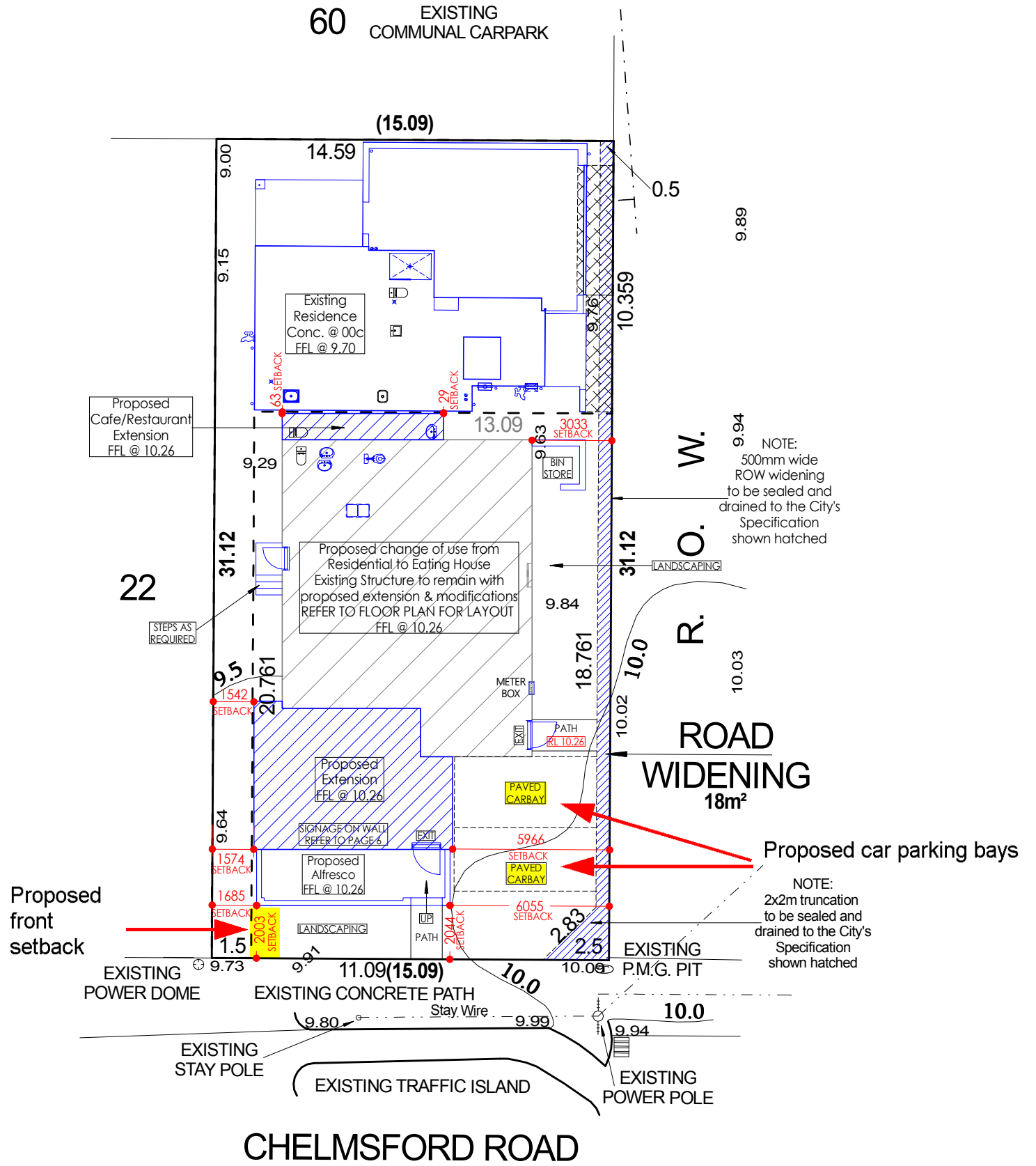
PHONE/FAX (08) 9447 4427  
MOBILE 0418 887 478



CITY OF VINCENT  
RECEIVED  
01 DEC 2017

**NOTE: THIS IS A PROPOSED SKETCH ONLY, AND SHOULD NOT BE USED FOR FINAL DIMENSIONS AND AREAS FOR SELLING PURPOSES OR FOR DESIGNING A NEW HOUSE(S) TO FIT THE PROPOSED LOTS.**

**NOTE:** PROPOSED LOT NUMBERS, ANGLES, DIMENSIONS, AND AREAS ARE ALL SUBJECT TO SURVEY AND TITLES OFFICE EXAMINATION



PROPOSED BUILT-STRATA SUBDIVISION  
OF LOT 31 (#7) CHELMSFORD ROAD, MT LAWLEY.

TOWN OF VINCENT

PLAN 2861(2) VOL. 1127 FOL. 116

DATE 24/09/2013 SCALE 1:200 @A3

CLIENT: Mr. Rocco Macri

J/N: 0058P

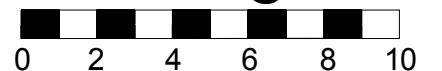
Charles (Bush) Parker  
Licensed Surveyor

A.B.N 81906881373

P.O. BOX 22 NORTH BEACH W.A. 6020

PHONE/FAX (08) 9447 4427  
MOBILE 0418 887 478

SCALE 1:200@A3



MACRI

LOT 31 (#7) CHELMSFORD ROAD

MT LAWLEY

CITY OF VINCENT

JOB NUMBER		DRAWING NAME	
1645		SITE PLAN	
DATE	NOVEMBER 2017	revision description	date
SHEET	02 of 06	Planning Drawings	12/04/17
SCALE	1:200	Council Changes - Rev A	10/08/17
REVISION	B	Council Changes - Rev B	29/11/17

Please check plans, specification and addenda carefully. All dimensions to take preference over scaling.

**COPYRIGHT**  
This plan shall remain the sole property of KTR Creations and must not be given, lent, resold or otherwise disposed or copied without the permission in writing.

**NOTE:**  
LOCATION OF FLOOR WASTES  
TO WET AREA'S TO BE DETERMINED  
ON SITE TO PLUMBERS DISCRETION

**EXISTING FACE BRICK AND  
RENDERED BRICKWORK**  
REFER TO ELEVATIONS FOR LOCALITY

**EXISTING TILED ROOF TO REMAIN  
NEW TILED ROOF TO NEW BUILDING  
PITCH TO MATCH EXISTING  
(APPROX 30°)**  
NON - COASTAL ZONE APPLIES  
WIND CLASSIFICATION  
AS PER ENGINEER'S  
CERTIFICATE OF INSPECTION

**NOTE:**  
ALL EXISTING DOOR SIZES ARE TO  
BE CHECKED/REMOVED/REPLACED  
TO CONFIRM COMPLIANCE WITH  
AUSTRALIAN STANDARDS

**NOTE:**  
ROOM SIZES AND FEATURES  
TO BE CONFIRMED PRIOR TO  
CONSTRUCTION DRAWING  
COMMENCEMENT

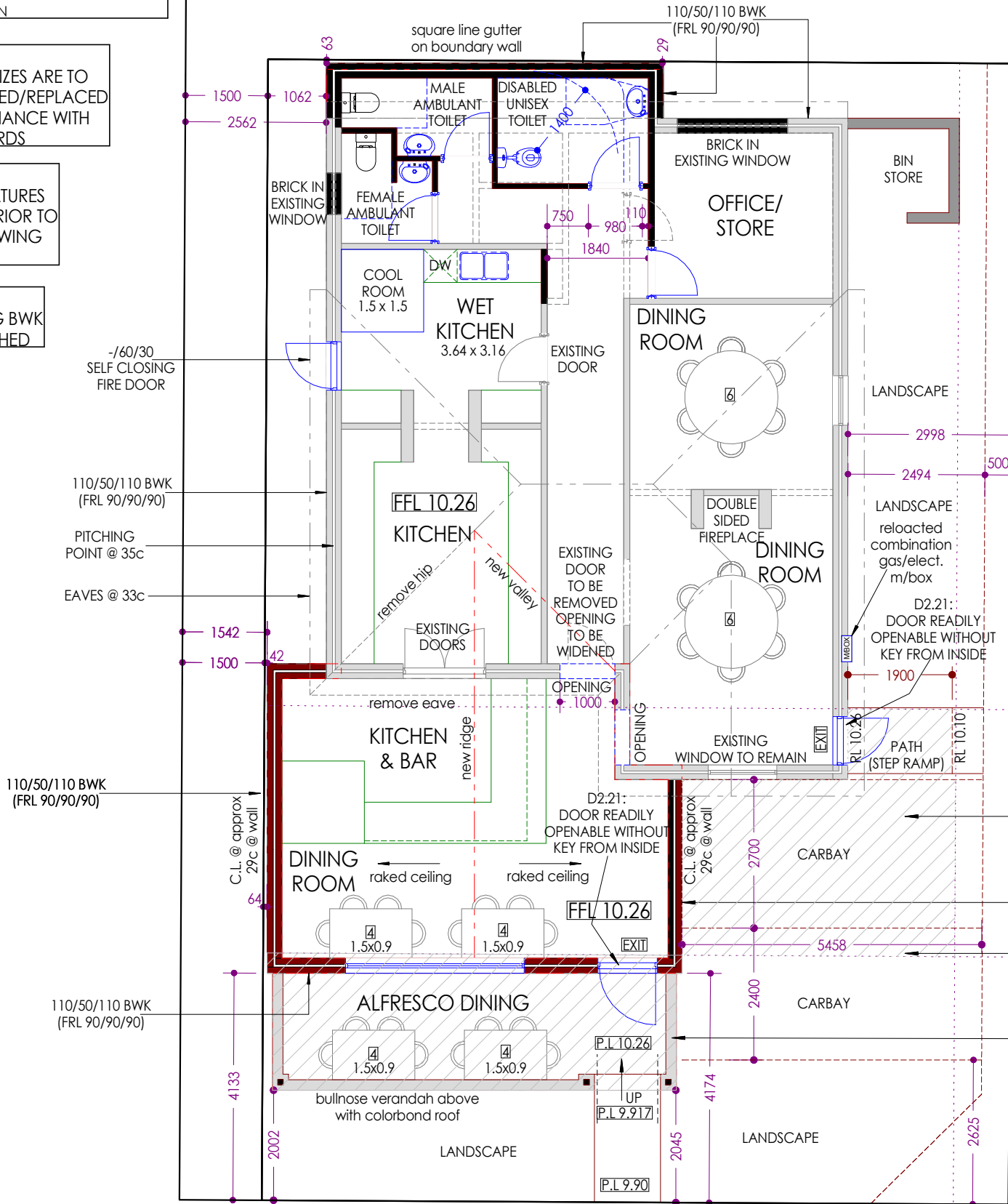
**NOTE:**  
REMOVE ALL EXISTING BWK  
& ROOF SHOWN DASHED

**CITY OF VINCENT  
RECEIVED  
01 DEC 2017**

<b>AREAS:</b>	
EXISTING BUILDING	104.600m <sup>2</sup>
KITCHEN/DINING	38.515m <sup>2</sup>
ALFRESCO	15.656m <sup>2</sup>
EXTENSION (WCs)	6.130m <sup>2</sup>
<b>TOTAL AREA</b>	<b>164.900m<sup>2</sup></b>
SITE AREA	282.150m <sup>2</sup>
SITE COVER	149.244m <sup>2</sup> (53%)
OPEN SPACE	132.906m <sup>2</sup> (47%)



**NOTE:**  
- WEATHERDRAFT SEALS TO  
ALL EXTERNAL DOORS

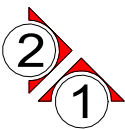


COMPENSATING HATCHED AREA  
BEHIND 4.5m SETBACK  
18.50m<sup>2</sup>  
MAIN BUILDING IS LOCATED BEHIND  
STREET SETBACK

90/50/90 BWK  
(FRL 60/60/60)

2x ONSITE  
CARBAYS ADDED

HATCH INDICATES AREA  
IN FRONT OF 4.5m  
18.27m<sup>2</sup>  
OCCUPIES 49% OF FRONTAGE HOWEVER IS  
FULLY OPEN ON 3 SIDES, OPEN TO  
NORTHERN NATURAL SUN, SETBACK  
THE MINIMUM DISTANCE OF 2m FROM  
STREET, # PATRONS REDUCED TO 8 AND  
HAS MOVED OVER TO THE LEFT HAND SIDE  
OF THE PROPERTY TO REDUCE NOISE TO THE  
NEIGHBOURING PROPERTIES



**NOTE:**  
LAYOUT INDICATES A CAPACITY OF  
28 PATRONS

DENOTED STRUCTURAL  
SC COLUMN &/or WIND POSTS  
(REFER ENGS.)

**CEILING NOTE:**  
CEILING LEVELS @ 35c + PL  
UNLESS NOTED OTHERWISE

DINING	RAKED/EXPOSED
ALFRESCO	EXPOSED

Ⓢ DENOTES SMOKE DETECTOR

**NOTE:**  
LOCATION OF DOWNPIPES ARE  
INDICATIVE ONLY & MAY BE CHANGED  
ON SITE TO PLUMBERS DISCRETION

**PARKING REQUIREMENTS:**  
1 SPACE PER 5 PERSONS  
**PLUS ADJUSTMENT FACTORS:**  
2) WITHIN 400m OF BUS ROUTE (0.8)  
3A) WITHIN 200m OF OFF STREET CAR  
PARK WITH > 50 BAYS (0.8)

**THEREFORE 0.640 SPACES PER 5 PATRONS**

28 PATRONS / 5 PATRONS = 5.6  
**5.6 x 0.64 = 3.584 CARBAYS REQUIRED**

**2x ON-SITE CAR BAY PROVIDED  
THEREFORE OF 1.584 CARBAYS**



**MACRI**

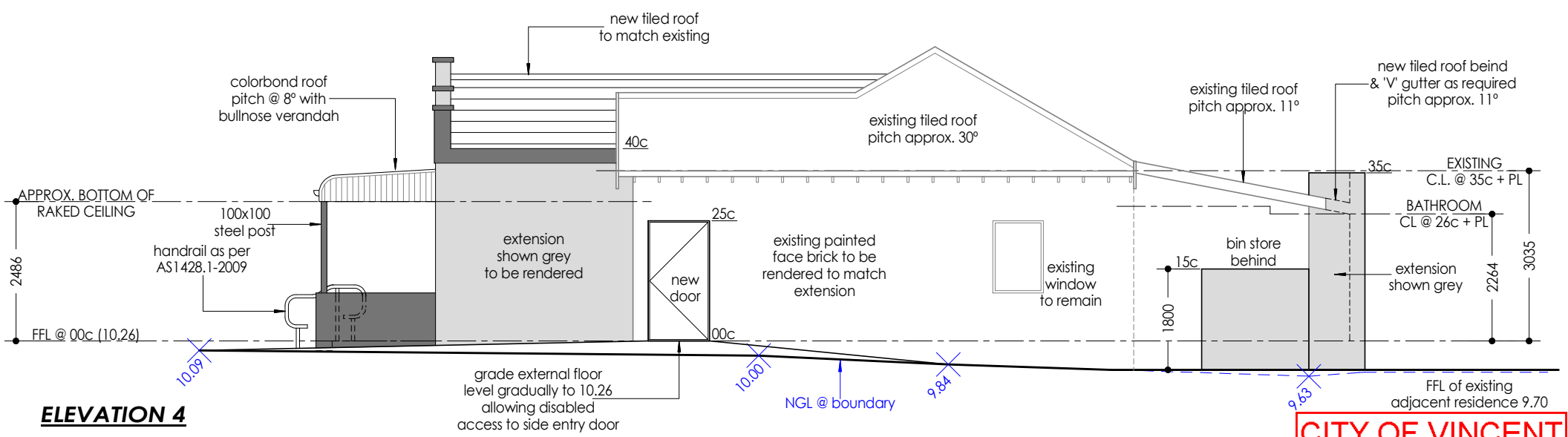
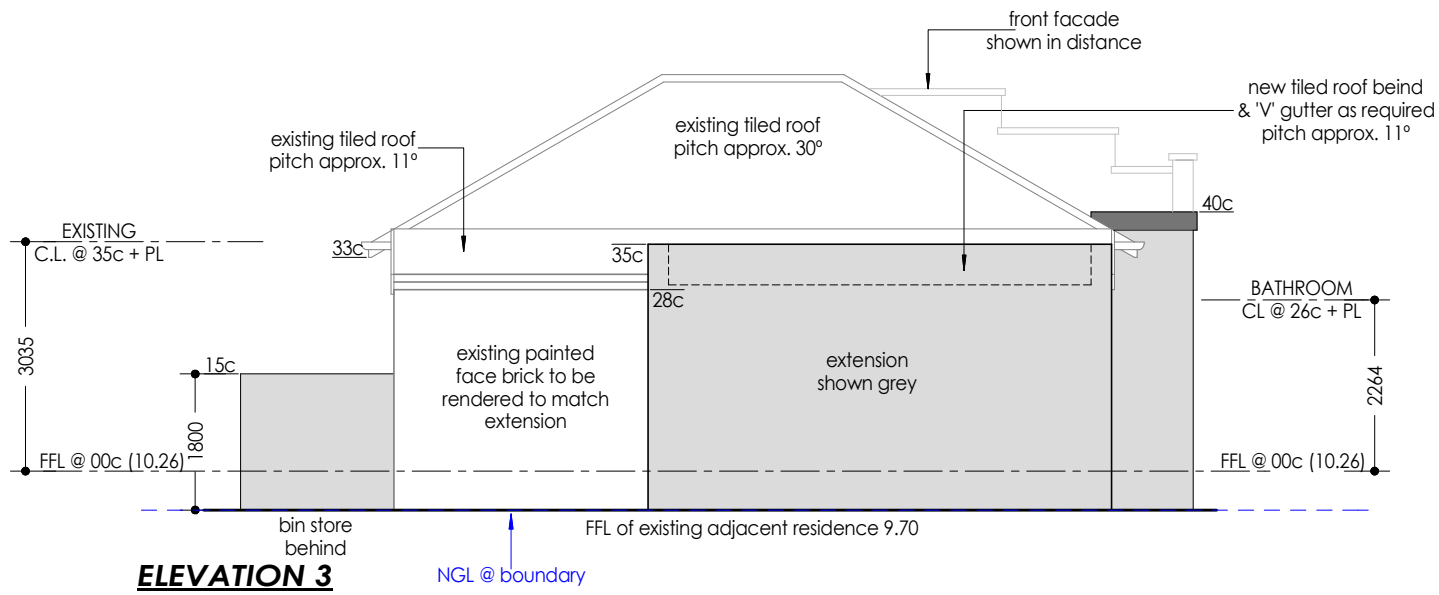
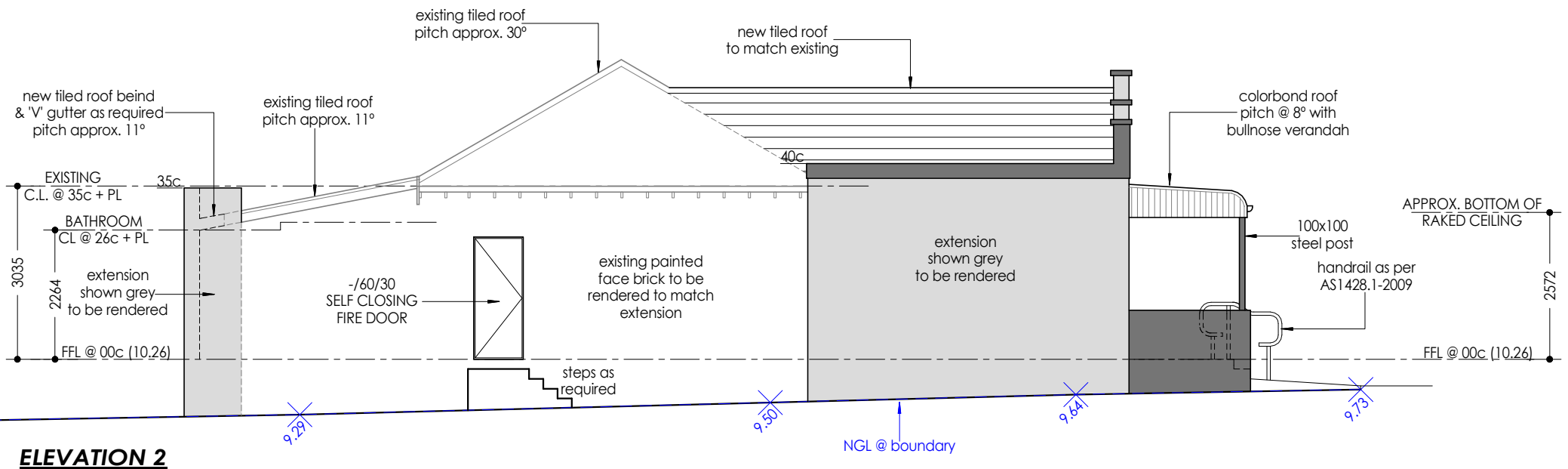
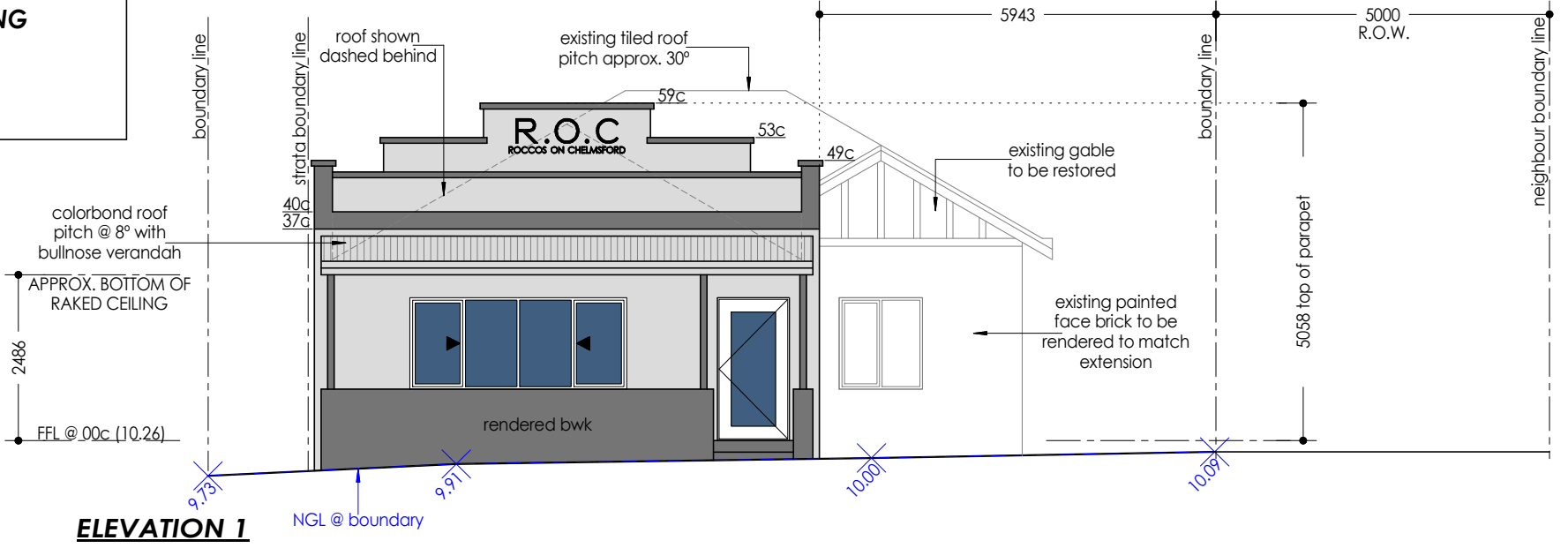
LOT 31 #7 CHELMSFORD ROAD  
MT LAWLEY  
CITY OF VINCENT

JOB NUMBER 1645		DRAWING NAME PROPOSED FLOOR PLAN	
DATE NOVEMBER 2017	Revision Description Planning Drawings	Date 12/04/17	
SHEET 03 of 06	A3	Council Changes - Rev A 10/08/17	
SCALE 1:100	REVISION B	Council Changes - Rev B 29/11/17	

Please check plans carefully.  
All dimensions to take preference  
over scaling.

**COPYRIGHT**  
This plan shall remain the sole  
property of KTR Creations and must  
not be given, lent, resold or otherwise  
disposed or copied without the  
permission in writing

**EXISTING TILED ROOF TO REMAIN  
NEW TILED ROOF TO NEW BUILDING  
PITCH TO MATCH EXISTING  
(APPROX 30°)**  
NON - COASTAL ZONE APPLIES  
WIND CLASSIFICATION  
AS PER ENGINEER'S  
CERTIFICATE OF INSPECTION



**CITY OF VINCENT  
RECEIVED  
01 DEC 2017**



**MACRI**  
LOT 31 #7 CHELMSFORD ROAD  
MT LAWLEY  
CITY OF VINCENT

JOB NUMBER 1645		DRAWING NAME ELEVATIONS	
DATE NOVEMBER 2017	Revision Description Planning Drawings	Date 12/04/17	
SHEET 04 of 06	A3	Council Changes - Rev A 10/08/17	
SCALE 1:100	REVISION B	Council Changes - Rev B 29/11/17	

Please check plans carefully. All dimensions to take preference over scaling.

**COPYRIGHT**  
This plan shall remain the sole property of KTR Creations and must not be given, lent, resold or otherwise disposed or copied without the permission in writing