

NOTES - GENERAL
 DO NOT SCALE FROM DRAWINGS.
 VERIFY ALL DIMENSIONS ON SITE
 BEFORE COMMENCING ANY WORKS. ALL
 DRAWINGS ARE TO BE READ IN
 CONJUNCTION WITH MECHANICAL,
 STRUCTURAL.

PROPERTY DETAILS

R-CODE: R40
 LG ZONING: RESIDENTIAL
 MRS ZONING: URBAN
 LOT NUMBER: 4
 PROPERTY ADDRESS: 101 ALMA ROAD, NORTH PERTH
 DIAGRAM/PLAN: DIAGRAM 1976
 LOC.AUTH: CITY OF VINCENT
 LEGAL AREA: 180m²

PROPERTY AREA CALCULATION

LEGAL AREA 180 m²
 PROPOSED DWELLING - GF: 79 m²
 PROPOSED DWELLING - FFL: 85 m²
 PROPOSED DWELLING- SFL: 46 m²
 TOTAL BUILDING AREA: 210 m²
 GREEN OPEN SPACE: 7.6 m²
 PRIVATE OPEN SPACE: 20.2 m²
 SITE COVERAGE AREA: 116.7 m²
 % OPEN SPACE: 42.5 %

**CITY OF VINCENT
 RECEIVED
 27 Mar 2018**

PLANNING SUBMISSION

DATE	No.	REVISION	CHECK



Perth, Australia.
 T 0433 009 055
 kevin.cheung@bimspace.com.au

PROJECT NAME

JOYCE RESIDENCE

101 Alma Road, North Perth

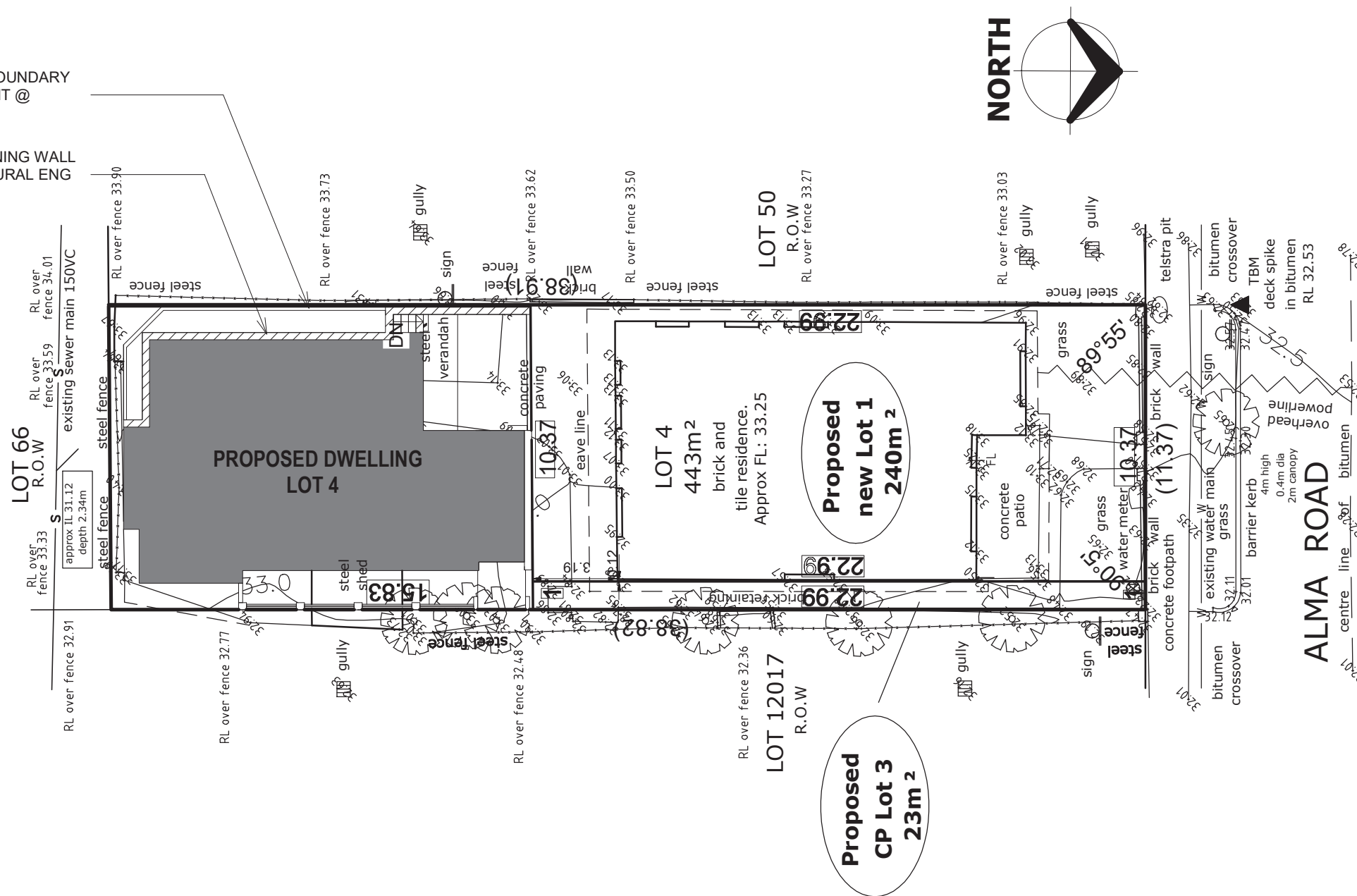
TITLE

SITE PLAN

Project no	xx	DWG	REV
Date	7/02/2018		
Drawn by	KC		
Checked by	KC	A01	1
Scale	1 : 200		

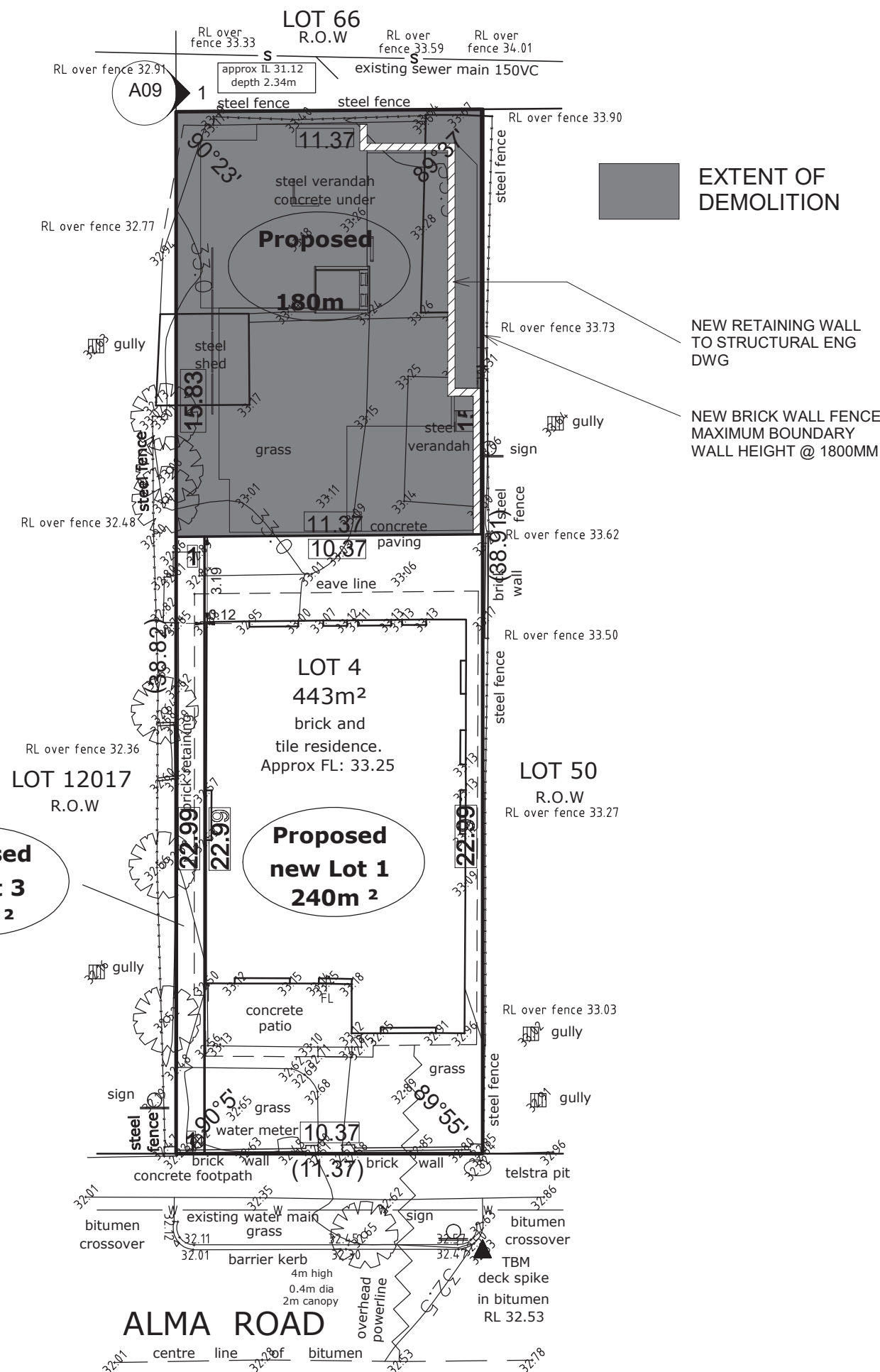
MAXIMUM BOUNDARY
 WALL HEIGHT @
 1800MM

NEW RETAINING WALL
 TO STRUCTURAL ENG
 DWG

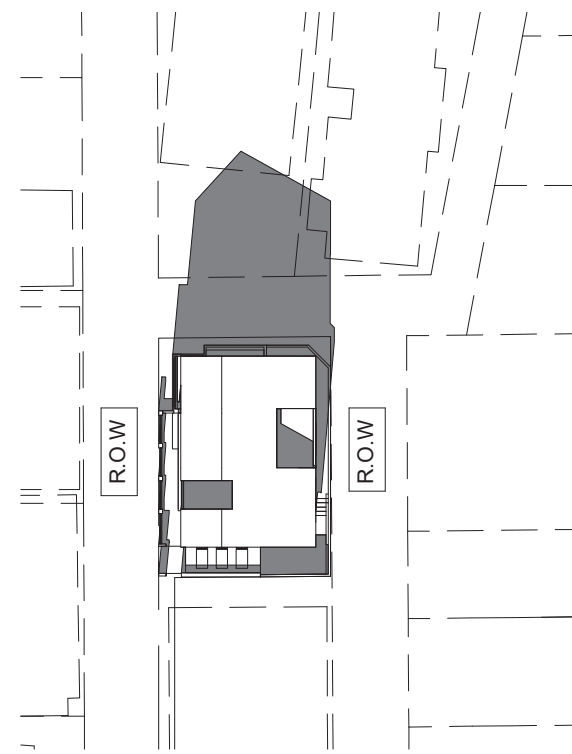


1 SITE PLAN
 1 : 200

NOTES - GENERAL
 DO NOT SCALE FROM DRAWINGS.
 VERIFY ALL DIMENSIONS ON SITE
 BEFORE COMMENCING ANY WORKS. ALL
 DRAWINGS ARE TO BE READ IN
 CONJUNCTION WITH MECHANICAL,
 STRUCTURAL.



1 DEMOLITION PLAN
 1 : 200



2 OVERSHADOWING DIAGRAM
 1 : 500

OVERSHADOW CALCULATION

LOT ADDRESS	130 Raglan Rd, North Perth
SITE AREA	457.644m ²
COVERAGE AREA	11.576m ²
COVERAGE AREA %	2.53 %

LOT ADDRESS	132 Raglan Rd, North Perth
SITE AREA	452.42m ²
COVERAGE AREA	49.109m ²
COVERAGE AREA %	10.85 %

**CITY OF VINCENT
 RECEIVED
 27 Mar 2018**

PLANNING SUBMISSION

DATE	No.	REVISION	CHECK



Perth, Australia.
 T 0433 009 055
 kevin.cheung@bimspace.com.au

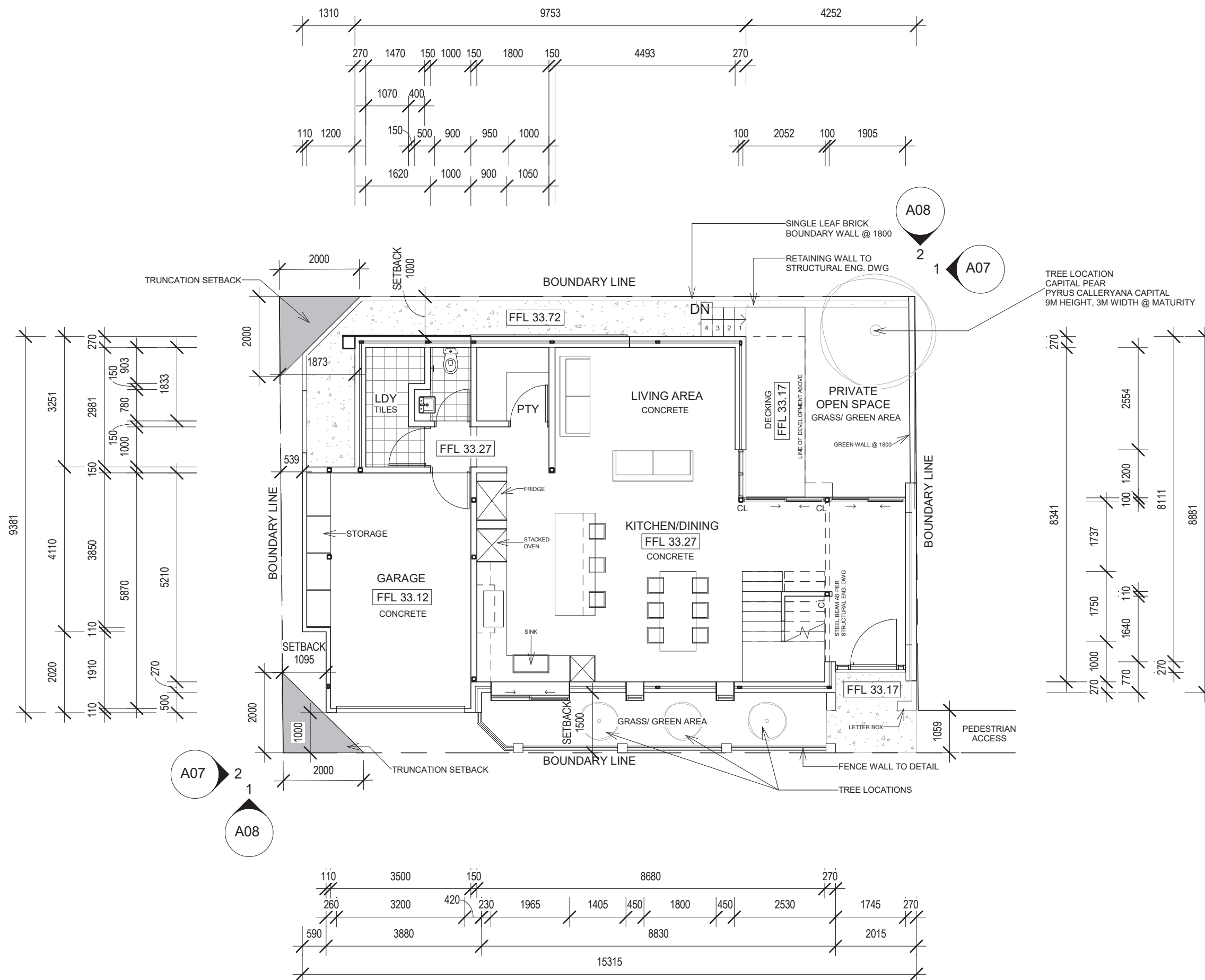
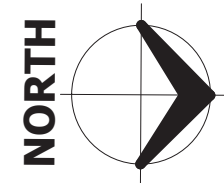
PROJECT NAME

JOYCE RESIDENCE
 101 Alma Road, North Perth

TITLE
**DEMOLITION PLAN/
 OVERSHADOWING DIAGRAM**

Project no	xx	DWG	REV
Date	7/02/2018	A02	
Drawn by	Author		
Checked by	Checker		
Scale	As indicated		

NOTES - GENERAL
 DO NOT SCALE FROM DRAWINGS.
 VERIFY ALL DIMENSIONS ON SITE
 BEFORE COMMENCING ANY WORKS. ALL
 DRAWINGS ARE TO BE READ IN
 CONJUNCTION WITH MECHANICAL,
 STRUCTURAL.



PLANNING SUBMISSION			
DATE	No.	REVISION	CHECK
02/2018	1.	ISSUED FOR DA	K.C



Perth, Australia.
 T 0433 009 055
 kevin.cheung@bimspace.com.au

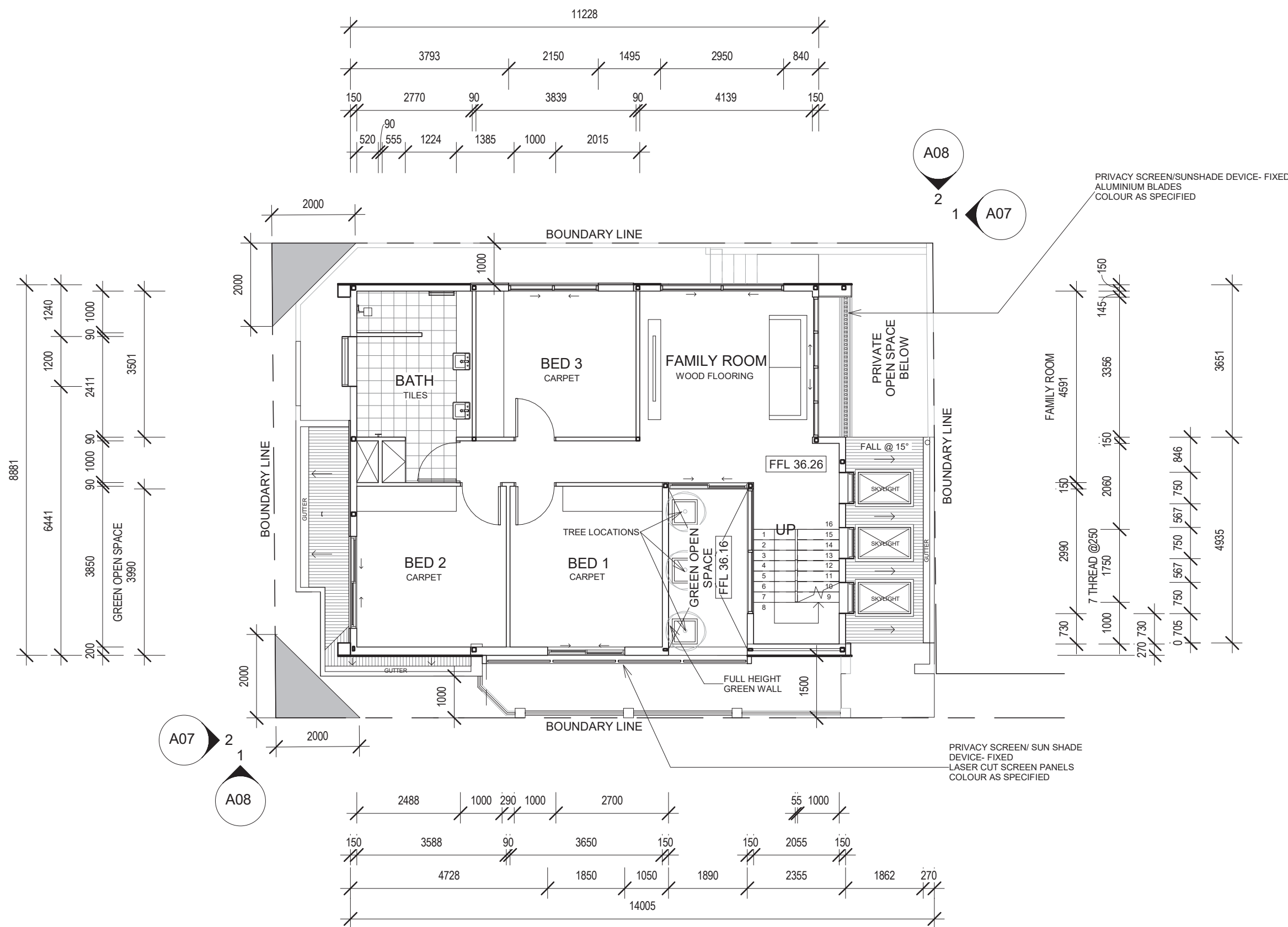
PROJECT NAME
JOYCE RESIDENCE
 101 Alma Road, North Perth

TITLE
GROUND FLOOR PLAN

Project no	xx	DWG	REV
Date	7/02/2018	A03	1
Drawn by	Author		
Checked by	Checker		
Scale	1 : 100		

1 GROUND FLOOR
 1 : 100

NOTES - GENERAL
 DO NOT SCALE FROM DRAWINGS.
 VERIFY ALL DIMENSIONS ON SITE
 BEFORE COMMENCING ANY WORKS. ALL
 DRAWINGS ARE TO BE READ IN
 CONJUNCTION WITH MECHANICAL,
 STRUCTURAL.



CITY OF VINCENT
 RECEIVED
 27 Mar 2018

PLANNING SUBMISSION

DATE	No.	REVISION	CHECK
02/2018	1.	ISSUED FOR DA	K.C



Perth, Australia.
 T 0433 009 055
 kevin.cheung@bimspace.com.au

PROJECT NAME

JOYCE RESIDENCE

101 Alma Road, North Perth

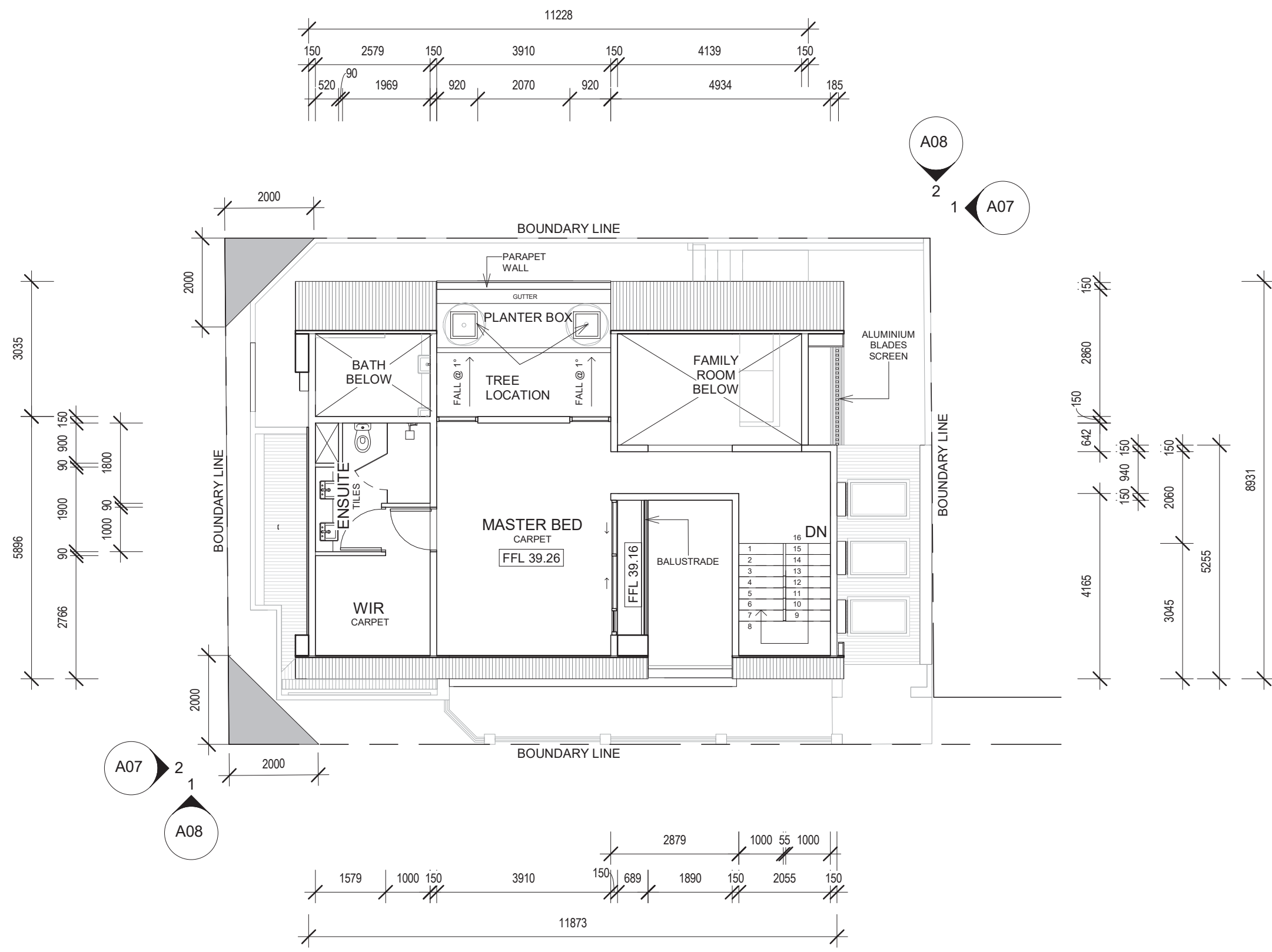
TITLE

FIRST FLOOR PLAN

Project no	xx	DWG	REV
Date	7/02/2018		
Drawn by	Author		
Checked by	Checker	A04	1
Scale	1 : 100		

1 FIRST FLOOR
 1 : 100

NOTES - GENERAL
 DO NOT SCALE FROM DRAWINGS.
 VERIFY ALL DIMENSIONS ON SITE
 BEFORE COMMENCING ANY WORKS. ALL
 DRAWINGS ARE TO BE READ IN
 CONJUNCTION WITH MECHANICAL,
 STRUCTURAL.



1 SECOND FLOOR
 1 : 100

**CITY OF VINCENT
 RECEIVED
 27 Mar 2018**

PLANNING SUBMISSION

DATE	No.	REVISION	CHECK
02/2018	1.	ISSUED FOR DA	K.C



BIMSPACE

Perth, Australia.
 T 0433 009 055
 kevin.cheung@bimspace.com.au

PROJECT NAME

JOYCE RESIDENCE

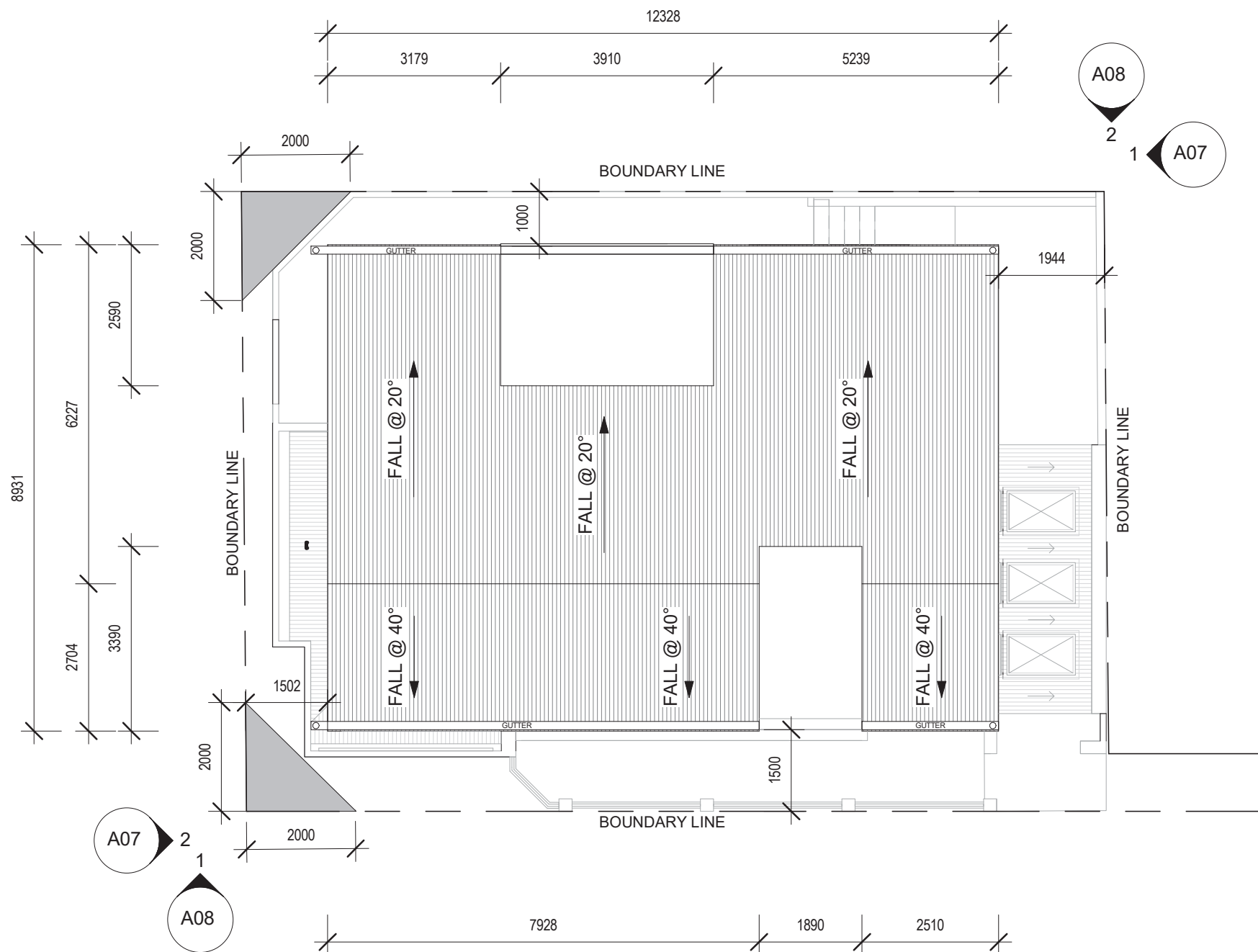
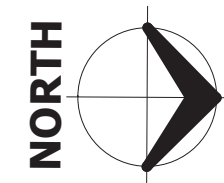
101 Alma Road, North Perth

TITLE

SECOND FLOOR PLAN

Project no	xx	DWG	REV
Date	7/02/2018		
Drawn by	Author		
Checked by	Checker	A05	1
Scale	1 : 100		

NOTES - GENERAL
 DO NOT SCALE FROM DRAWINGS.
 VERIFY ALL DIMENSIONS ON SITE
 BEFORE COMMENCING ANY WORKS. ALL
 DRAWINGS ARE TO BE READ IN
 CONJUNCTION WITH MECHANICAL,
 STRUCTURAL.



1 ROOF LEVEL
 1 : 100

**CITY OF VINCENT
 RECEIVED
 27 Mar 2018**

PLANNING SUBMISSION

DATE	No.	REVISION	CHECK
02/2018	1.	ISSUED FOR DA	K.C



Perth, Australia.
 T 0433 009 055
 kevin.cheung@bimspace.com.au

PROJECT NAME

JOYCE RESIDENCE

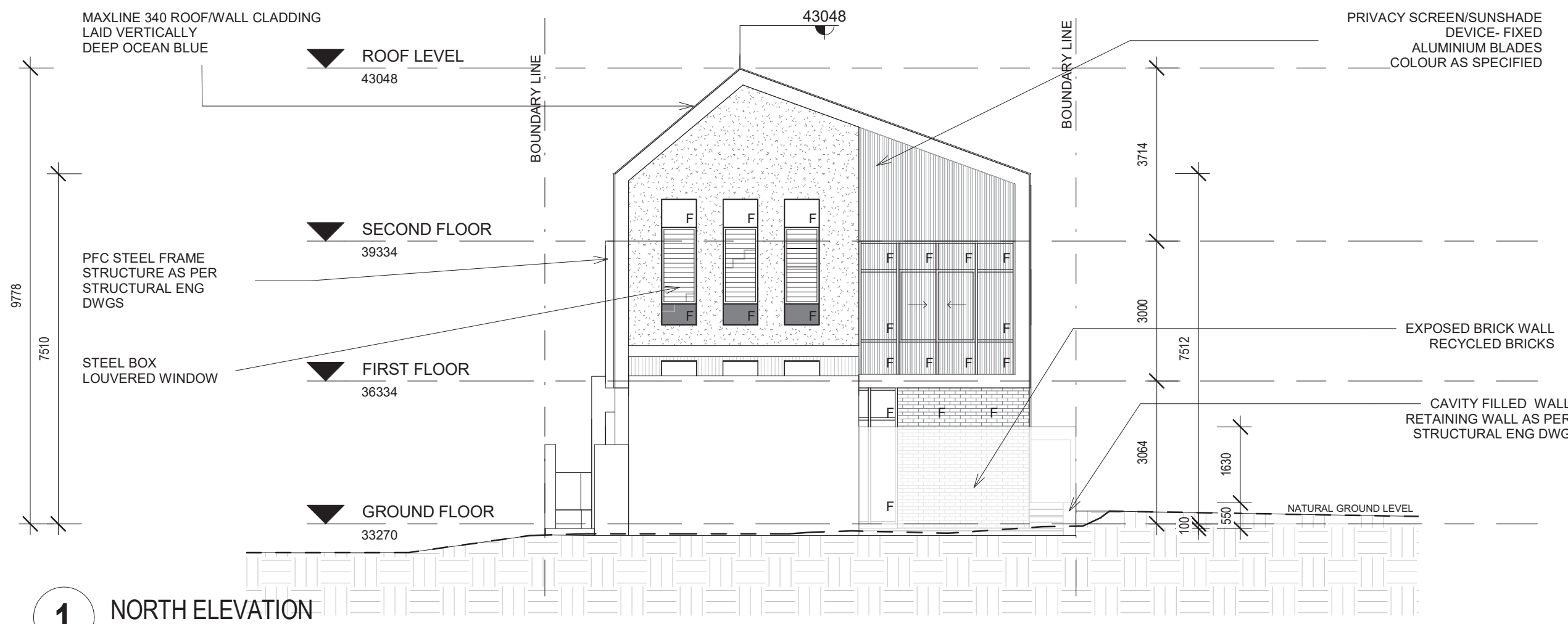
101 Alma Road, North Perth

TITLE

ROOF PLAN

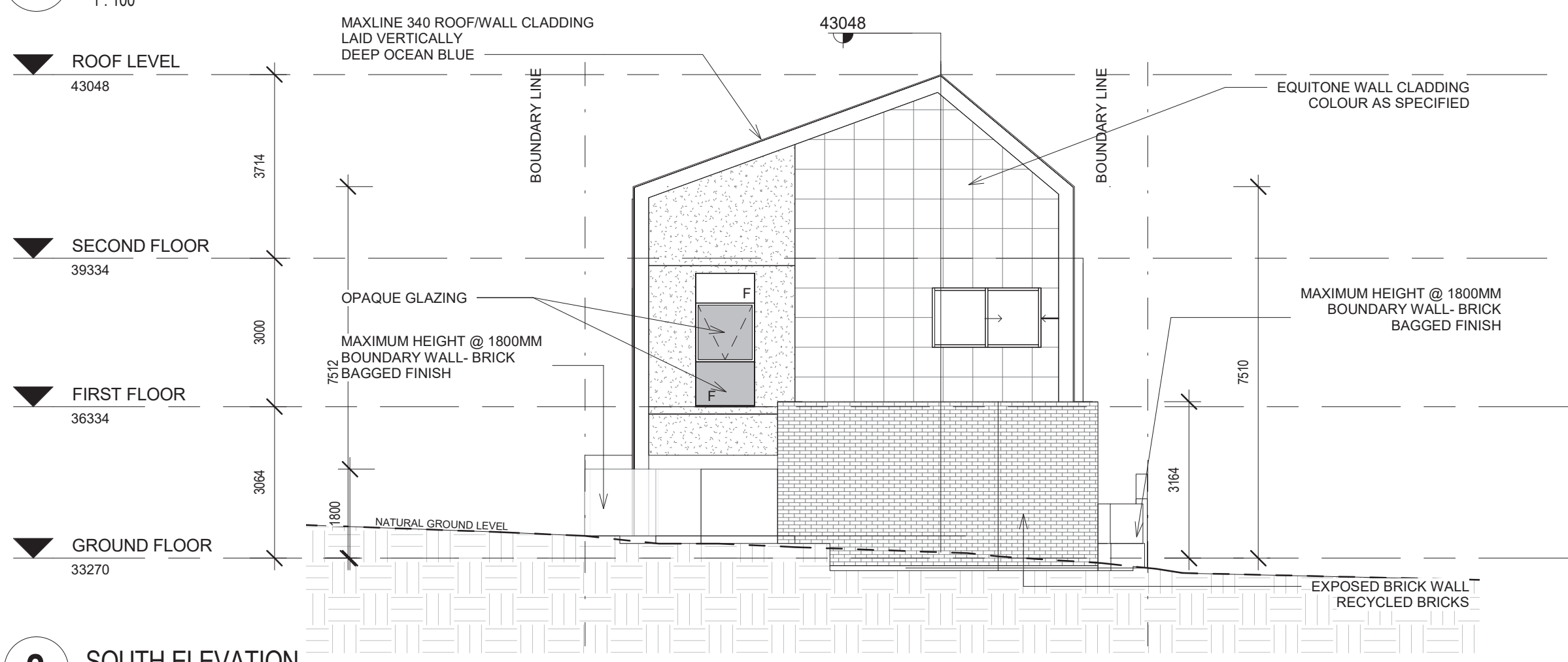
Project no	xx	DWG	REV
Date	7/02/2018		
Drawn by	Author		
Checked by	Checker	A06	
Scale	1 : 100		

NOTES - GENERAL
 DO NOT SCALE FROM DRAWINGS.
 VERIFY ALL DIMENSIONS ON SITE
 BEFORE COMMENCING ANY WORKS. ALL
 DRAWINGS ARE TO BE READ IN
 CONJUNCTION WITH MECHANICAL,
 STRUCTURAL.



1 NORTH ELEVATION
 1 : 100

**CITY OF VINCENT
 RECEIVED
 27 Mar 2018**



2 SOUTH ELEVATION
 1 : 100

PLANNING SUBMISSION

DATE	No.	REVISION	CHECK
02/2018	1.	ISSUED FOR DA	K.C

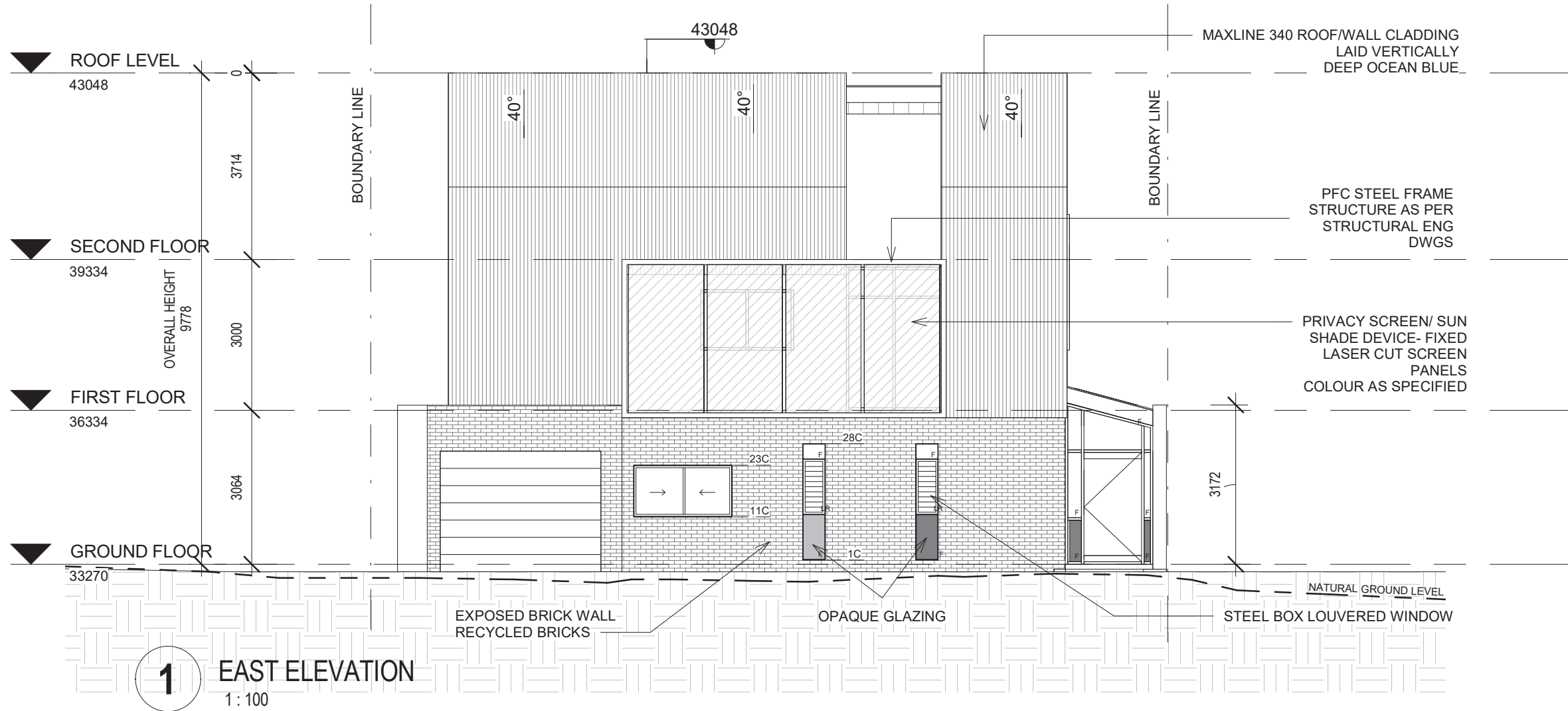


Perth, Australia.
 T 0433 009 055
 kevin.cheung@bimspace.com.au

PROJECT NAME
JOYCE RESIDENCE
 101 Alma Road, North Perth

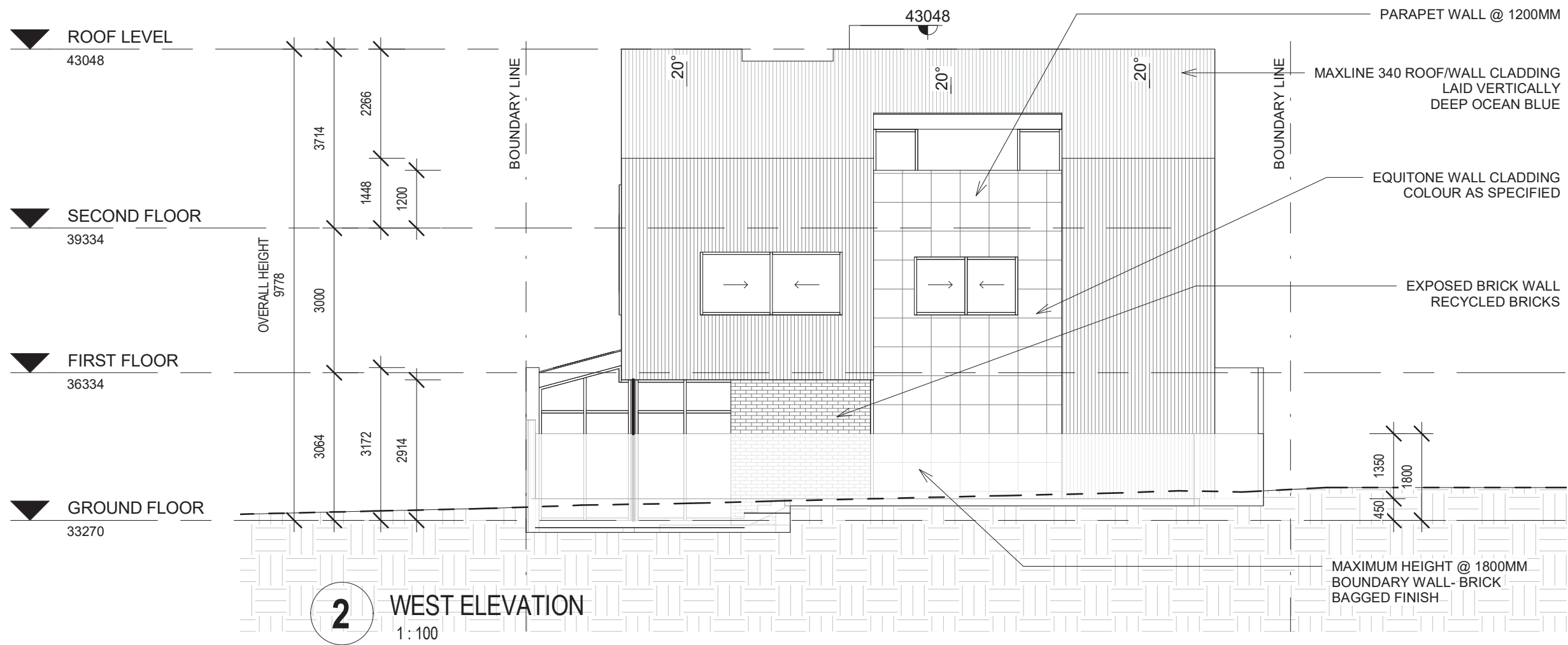
TITLE
ELEVATIONS

Project no	xx	DWG	REV
Date	7/02/2018	Author	
Drawn by			
Checked by			
Scale	1 : 100	A07	



1 EAST ELEVATION
1:100

NOTES - GENERAL
DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH MECHANICAL, STRUCTURAL.



2 WEST ELEVATION
1:100

**CITY OF VINCENT
RECEIVED
27 Mar 2018**

PLANNING SUBMISSION			
DATE	No.	REVISION	CHECK
02/2018	1.	ISSUED FOR DA	K.C



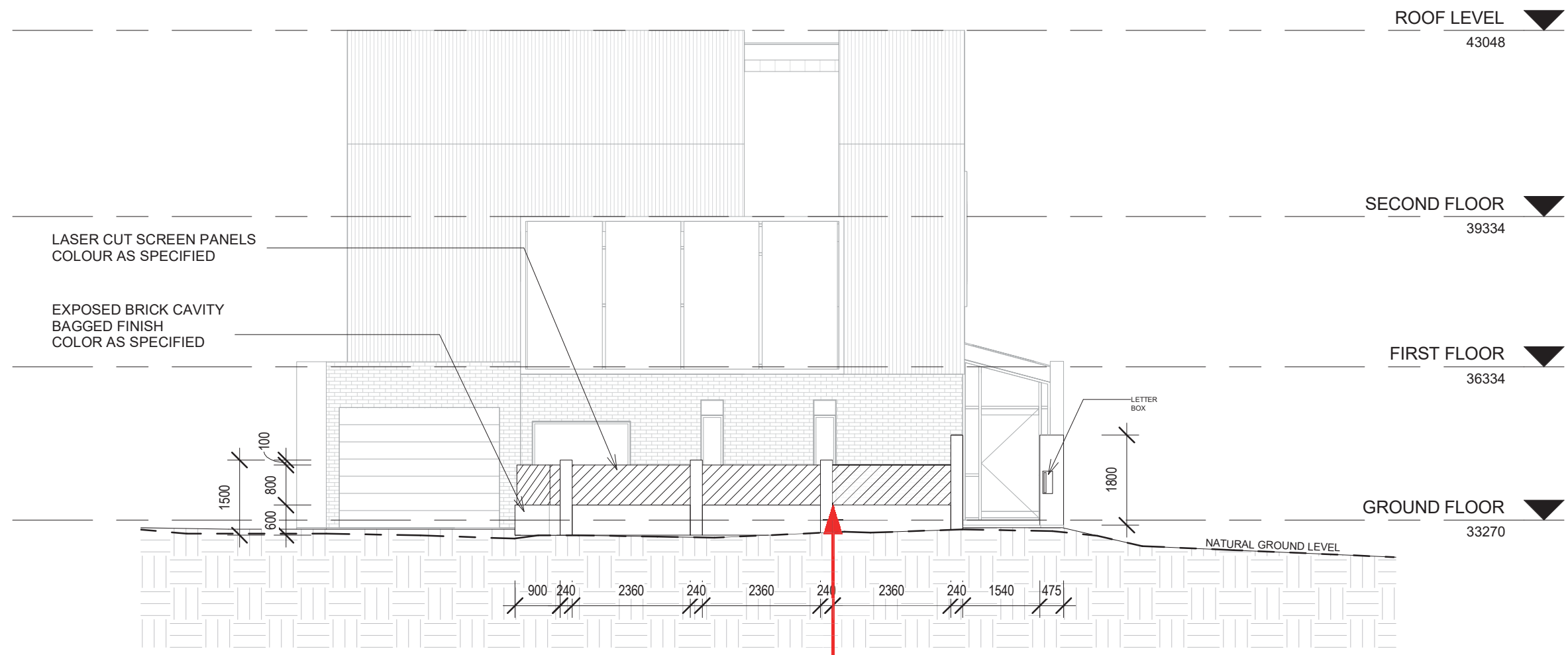
Perth, Australia.
T 0433 009 055
kevin.cheung@bimspace.com.au

PROJECT NAME
JOYCE RESIDENCE
101 Alma Road, North Perth

TITLE
ELEVATIONS

Project no	xx	DWG	REV
Date	7/02/2018		
Drawn by	Author		
Checked by	Checker	A08	
Scale	1:100		

NOTES - GENERAL
 DO NOT SCALE FROM DRAWINGS.
 VERIFY ALL DIMENSIONS ON SITE
 BEFORE COMMENCING ANY WORKS. ALL
 DRAWINGS ARE TO BE READ IN
 CONJUNCTION WITH MECHANICAL,
 STRUCTURAL.



1 BOUNDARY WALL
 1 : 100

Fence to be 50 per cent visually permeable.
 Refer to Condition 7

**CITY OF VINCENT
 RECEIVED
 27 Mar 2018**

PLANNING SUBMISSION

DATE	No.	REVISION	CHECK
02/2018	1.	ISSUED FOR DA	K.C



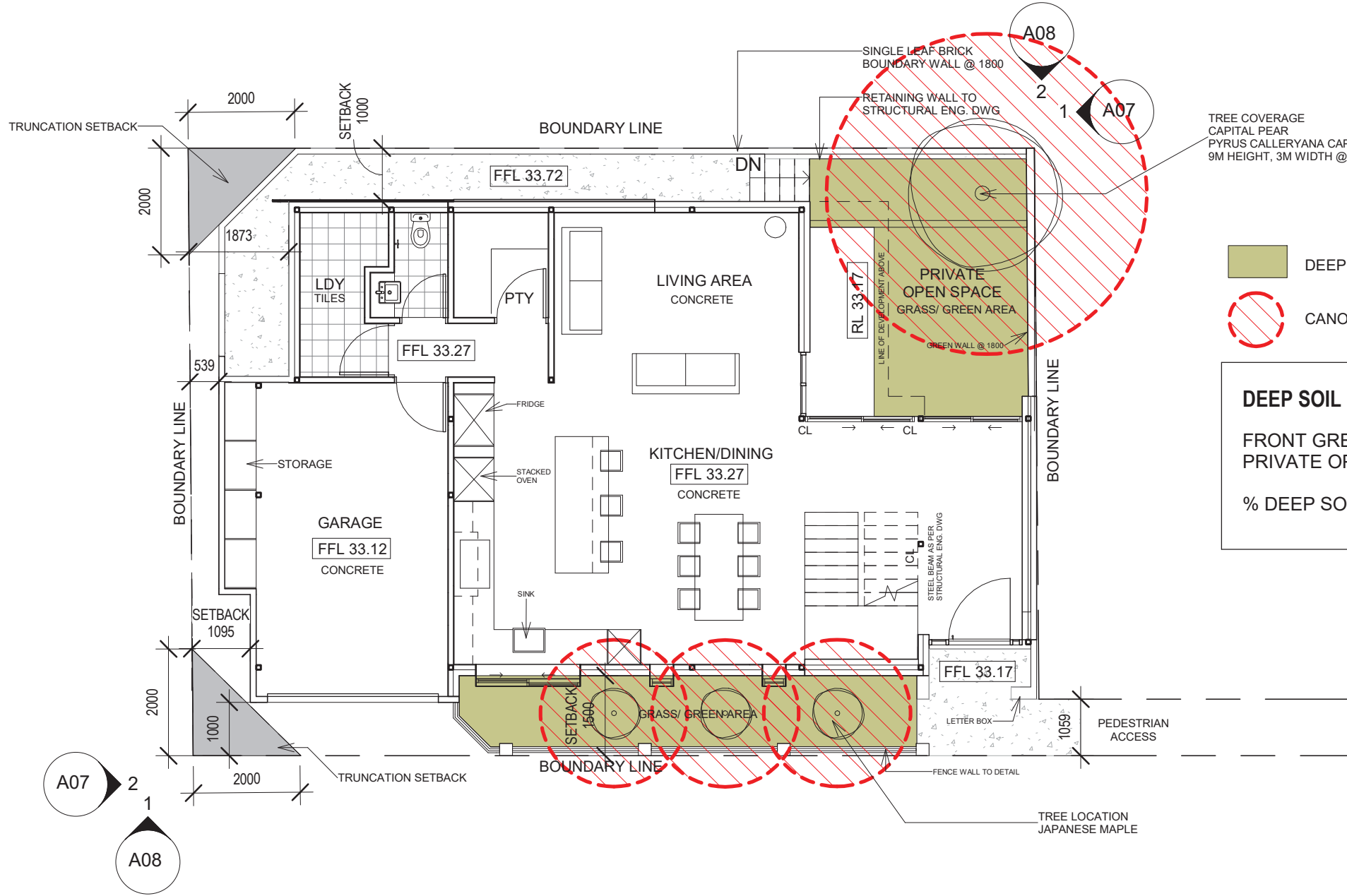
Perth, Australia.
 T 0433 009 055
 kevin.cheung@bimspace.com.au

PROJECT NAME
JOYCE RESIDENCE
 101 Alma Road, North Perth

TITLE
BOUNDARY WALL

Project no	xx	DWG	REV
Date	7/02/2018		
Drawn by	Author		
Checked by	Checker	A09	
Scale	1 : 100		

NOTES - GENERAL
 DO NOT SCALE FROM DRAWINGS.
 VERIFY ALL DIMENSIONS ON SITE
 BEFORE COMMENCING ANY WORKS. ALL
 DRAWINGS ARE TO BE READ IN
 CONJUNCTION WITH MECHANICAL,
 STRUCTURAL.



TREE COVERAGE
 CAPITAL PEAR
 PYRUS CALLERYANA CAPITAL
 9M HEIGHT, 3M WIDTH @ MATURITY

- DEEP SOIL
- CANOPY COVERAGE

DEEP SOIL CALCULATIONS			
FRONT GREEN AREA:	11.188	m ²	
PRIVATE OPEN SPACE:	19.605	m ²	
% DEEP SOIL:	14.75	%	

**CITY OF VINCENT
 RECEIVED
 27 Apr 2018**

PLANNING SUBMISSION

DATE	No.	REVISION	CHECK
02/2018	1.	ISSUED FOR DA	K.C



Perth, Australia.
 T 0433 009 055
 kevin.cheung@bimspace.com.au

PROJECT NAME

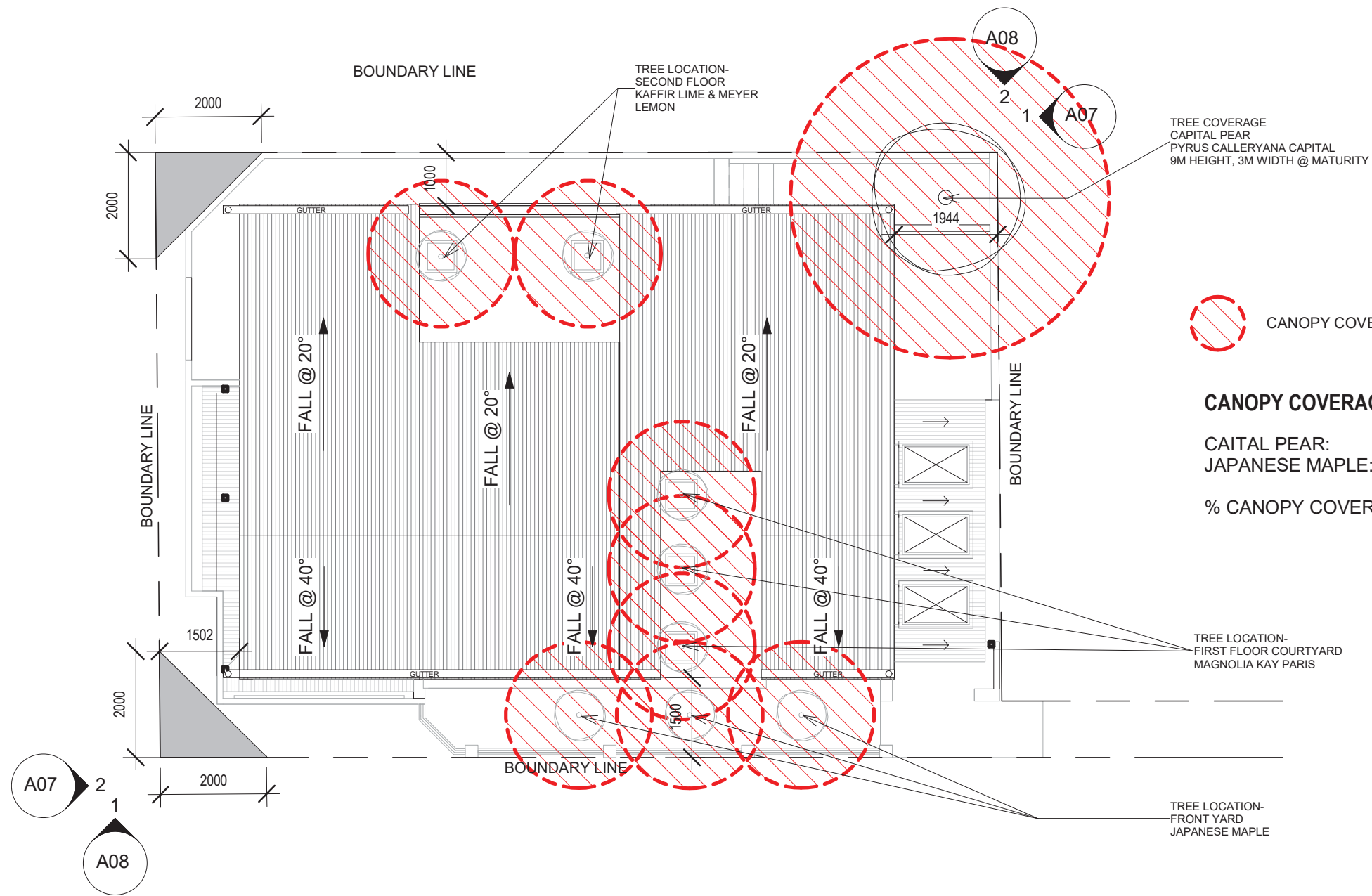
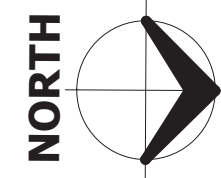
JOYCE RESIDENCE
 101 Alma Road, North Perth

TITLE
LANDSCAPING

Project no	xx	DWG	REV
Date	7/02/2018		
Drawn by	KC	A11	
Checked by	KC		
Scale	1 : 100		

1 GROUND FLOOR- LANDSCAPING LAYOUT
 1 : 100

NOTES - GENERAL
 DO NOT SCALE FROM DRAWINGS.
 VERIFY ALL DIMENSIONS ON SITE
 BEFORE COMMENCING ANY WORKS. ALL
 DRAWINGS ARE TO BE READ IN
 CONJUNCTION WITH MECHANICAL,
 STRUCTURAL.



CANOPY COVERAGE CALCULATIONS

CAPITAL PEAR:	28.277	m ²
JAPANESE MAPLE:	38.840	m ²
% CANOPY COVERAGE:	37.29	%

**CITY OF VINCENT
 RECEIVED
 27 Apr 2018**

PLANNING SUBMISSION

DATE	No.	REVISION	CHECK
02/2018	1.	ISSUED FOR DA	K.C



Perth, Australia.
 T 0433 009 055
 kevin.cheung@bimspace.com.au

PROJECT NAME

JOYCE RESIDENCE

101 Alma Road, North Perth

TITLE

LANDSCAPING

Project no	xx	DWG	REV
Date	7/02/2018		
Drawn by	KC	A12	
Checked by	KC		
Scale	1 : 100		

1 ROOF LEVEL- LANDSCAPING LAYOUT
 1 : 100