

THE TAYLOR & CHU RESIDENCE

LOT 03 #1A Grosse Road , Applecross

consultant, Gaynor Armstrong design, MichalK 301857 TAYLOR & CHU_4.2 PPA R12.5 13.10.2021 ©





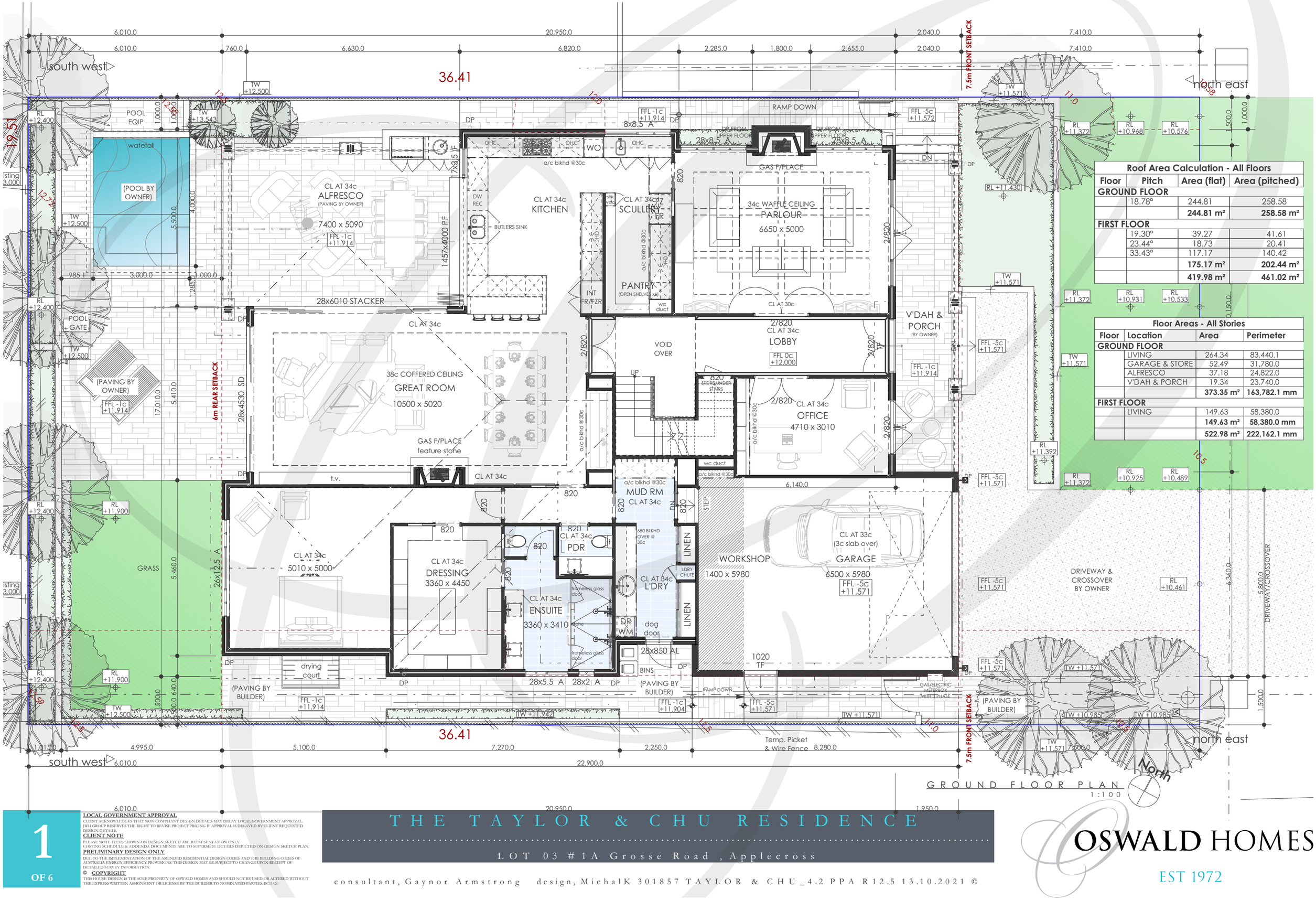




THE TAYLOR & CHU RESIDENCE

LOT 03 #1A Grosse Road , Applecross

consultant, Gaynor Armstrong design, MichalK 301857 TAYLOR & CHU_4.2 PPA R12.5 13.10.2021 ©



Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
GROUND FLOOR			
	18.78°	244.81	258.58
		244.81 m²	**258.58 m²**
FIRST FLOOR			
	19.30°	39.27	41.61
	23.44°	18.73	20.41
	33.43°	117.17	140.42
		175.17 m²	**202.44 m²**
		419.98 m²	**461.02 m²**

Floor Areas - All Stories			
Floor	Location	Area	Perimeter
GROUND FLOOR			
	LIVING	264.34	83,440.1
	GARAGE & STORE	52.49	31,780.0
	ALFRESCO	37.18	24,822.0
	V'DAH & PORCH	19.34	23,740.0
		373.35 m²	**163,782.1 mm**
FIRST FLOOR			
	LIVING	149.63	58,380.0
		149.63 m²	**58,380.0 mm**
		522.98 m²	**222,162.1 mm**

1

OF 6

LOCAL GOVERNMENT APPROVAL

CLIENT ACKNOWLEDGES THAT NON COMPLIANT DESIGN DETAILS MAY DELAY LOCAL GOVERNMENT APPROVAL. JWH GROUP RESERVES THE RIGHT TO REVISE PROJECT PRICING IF APPROVAL IS DELAYED BY CLIENT REQUESTED DESIGN DETAILS.

CLIENT NOTE

PLEASE NOTE ITEMS SHOWN ON DESIGN SKETCH ARE REPRESENTATION ONLY. COSTING SCHEDULE & ADDENDA DOCUMENTS ARE TO SUPERSEDE DETAILS DEPICTED ON DESIGN SKETCH PLAN.

PRELIMINARY DESIGN ONLY

DUE TO THE IMPLEMENTATION OF THE AMENDED RESIDENTIAL DESIGN CODES AND THE BUILDING CODES OF AUSTRALIA ENERGY EFFICIENCY PROVISIONS, THIS DESIGN MAY BE SUBJECT TO CHANGE UPON RECIEPT OF DETAILED SURVEY INFORMATION.

© COPYRIGHT

THIS HOUSE DESIGN IS THE SOLE PROPERTY OF OSWALD HOMES AND SHOULD NOT BE USED OR ALTERED WITHOUT THE EXPRESS WRITTEN ASSIGNMENT OR LICENSE BY THE BUILDER TO NOMINATED PARTIES. BC11420

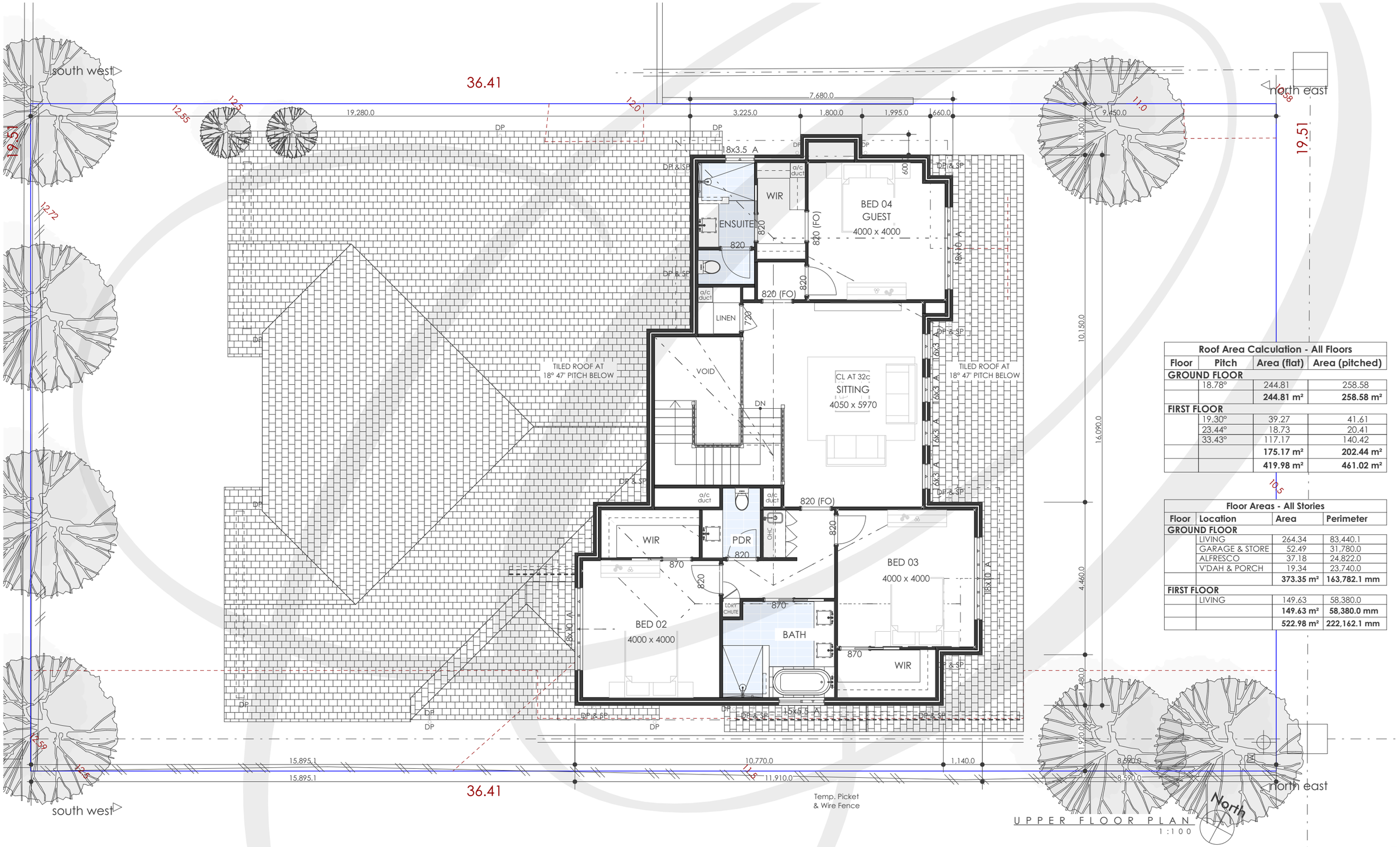
THE TAYLOR & CHU RESIDENCE

LOT 03 #1A Grosse Road , Applecross

consultant, Gaynor Armstrong design, MichalK 301857 TAYLOR & CHU_4.2 PPA R12.5 13.10.2021 ©

OSWALD HOMES

EST 1972



Roof Area Calculation - All Floors			
Floor	**Pitch**	**Area (flat)**	**Area (pitched)**
GROUND FLOOR			
	18.78°	244.81	258.58
		244.81 m²	**258.58 m²**
FIRST FLOOR			
	19.30°	39.27	41.61
	23.44°	18.73	20.41
	33.43°	117.17	140.42
		175.17 m²	**202.44 m²**
		419.98 m²	**461.02 m²**

Floor Areas - All Stories			
Floor	**Location**	**Area**	**Perimeter**
GROUND FLOOR			
	LIVING	264.34	83,440.1
	GARAGE & STORE	52.49	31,780.0
	ALFRESCO	37.18	24,822.0
	V'DAH & PORCH	19.34	23,740.0
		373.35 m²	**163,782.1 mm**
FIRST FLOOR			
	LIVING	149.63	58,380.0
		149.63 m²	**58,380.0 mm**
		522.98 m²	**222,162.1 mm**

LOCAL GOVERNMENT APPROVAL
CLIENT ACKNOWLEDGES THAT NON COMPLIANT DESIGN DETAILS MAY DELAY LOCAL GOVERNMENT APPROVAL. JWH GROUP RESERVES THE RIGHT TO REVISE PROJECT PRICING IF APPROVAL IS DELAYED BY CLIENT REQUESTED DESIGN DETAILS.

CLIENT NOTE
PLEASE NOTE ITEMS SHOWN ON DESIGN SKETCH ARE REPRESENTATION ONLY.
COSTING SCHEDULE & ADDENDA DOCUMENTS ARE TO SUPERSEDE DETAILS DEPICTED ON DESIGN SKETCH PLAN.

PRELIMINARY DESIGN ONLY
DUE TO THE IMPLEMENTATION OF THE AMENDED RESIDENTIAL DESIGN CODES AND THE BUILDING CODES OF AUSTRALIA ENERGY EFFICIENCY PROVISIONS, THIS DESIGN MAY BE SUBJECT TO CHANGE UPON RECEIPT OF DETAILED SURVEY INFORMATION.

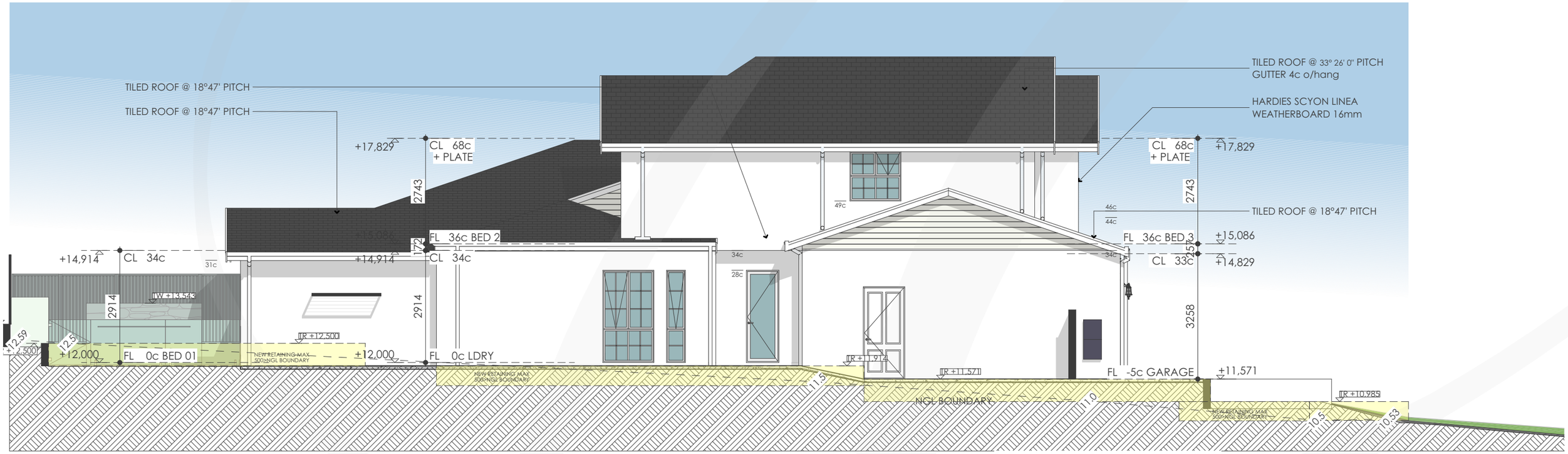
© **COPYRIGHT**
THIS HOUSE DESIGN IS THE SOLE PROPERTY OF OSWALD HOMES AND SHOULD NOT BE USED OR ALTERED WITHOUT THE EXPRESS WRITTEN ASSIGNMENT OR LICENSE BY THE BUILDER TO NOMINATED PARTIES. BC11420

THE TAYLOR & CHU RESIDENCE

LOT 03 #1A Grosse Road , Applecross

consultant, Gaynor Armstrong design, MichalK 301857 TAYLOR & CHU_4.2 PPA R12.5 13.10.2021 ©

OSWALD HOMES
EST 1972





LOCAL GOVERNMENT APPROVAL
CLIENT ACKNOWLEDGES THAT NON COMPLIANT DESIGN DETAILS MAY DELAY LOCAL GOVERNMENT APPROVAL. JWH GROUP RESERVES THE RIGHT TO REVISE PROJECT PRICING IF APPROVAL IS DELAYED BY CLIENT REQUESTED DESIGN DETAILS.
CLIENT NOTE
PLEASE NOTE ITEMS SHOWN ON DESIGN SKETCH ARE REPRESENTATION ONLY.
COSTING SCHEDULE & ADDENDA DOCUMENTS ARE TO SUPERSEDE DETAILS DEPICTED ON DESIGN SKETCH PLAN.
PRELIMINARY DESIGN ONLY
DUE TO THE IMPLEMENTATION OF THE AMENDED RESIDENTIAL DESIGN CODES AND THE BUILDING CODES OF AUSTRALIA ENERGY EFFICIENCY PROVISIONS, THIS DESIGN MAY BE SUBJECT TO CHANGE UPON RECIEPT OF DETAILED SURVEY INFORMATION.
© **COPYRIGHT**
THIS HOUSE DESIGN IS THE SOLE PROPERTY OF OSWALD HOMES AND SHOULD NOT BE USED OR ALTERED WITHOUT THE EXPRESS WRITTEN ASSIGNMENT OR LICENSE BY THE BUILDER TO NOMINATED PARTIES. BC11420

THE TAYLOR & CHU RESIDENCE

LOT 03 #1A Grosse Road , Applecross

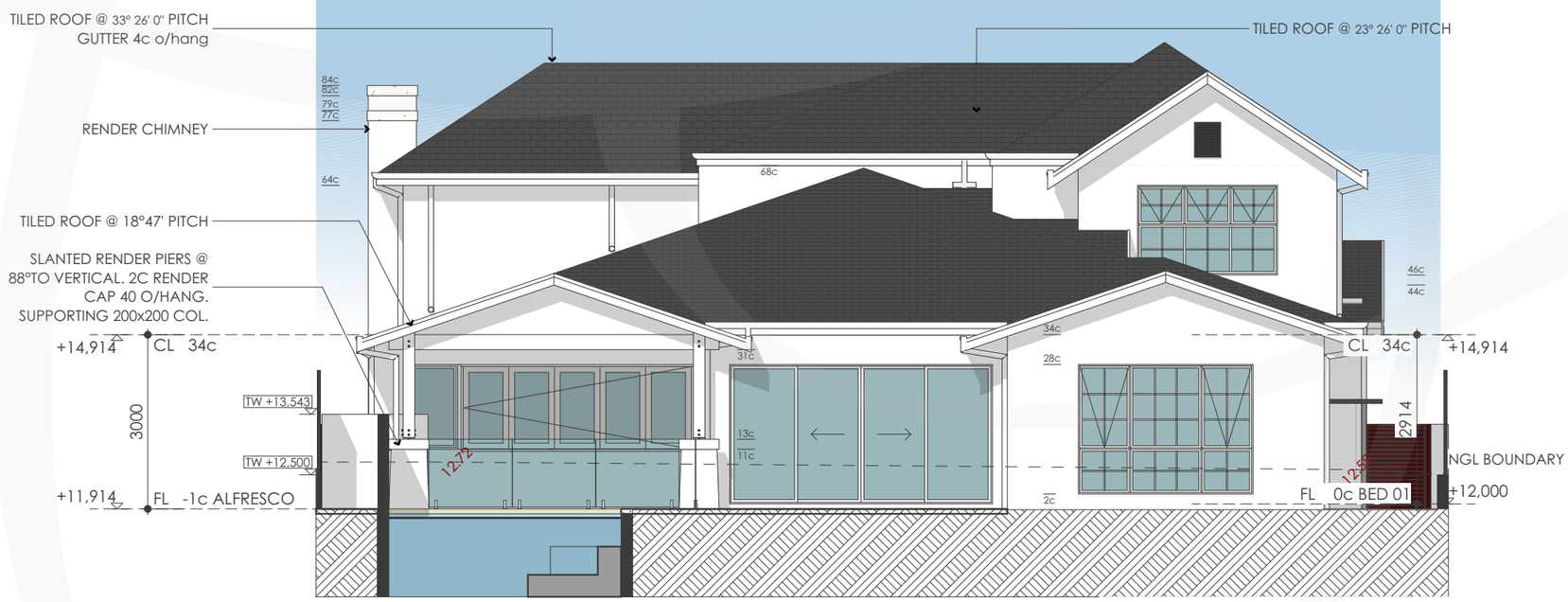
consultant, Gaynor Armstrong design, MichalK 301857 TAYLOR & CHU_4.2 PPA R12.5 13.10.2021 ©

OSWALD HOMES
EST 1972



NORTH-WEST ELEVATION

1:100



SOUTH-WEST ELEVATION

1:100

LOCAL GOVERNMENT APPROVAL

CLIENT ACKNOWLEDGES THAT NON COMPLIANT DESIGN DETAILS MAY DELAY LOCAL GOVERNMENT APPROVAL. JWH GROUP RESERVES THE RIGHT TO REVISE PROJECT PRICING IF APPROVAL IS DELAYED BY CLIENT REQUESTED DESIGN DETAILS.

CLIENT NOTE

PLEASE NOTE ITEMS SHOWN ON DESIGN SKETCH ARE REPRESENTATION ONLY.
COSTING SCHEDULE & ADDENDA DOCUMENTS ARE TO SUPERSEDE DETAILS DEPICTED ON DESIGN SKETCH PLAN.

PRELIMINARY DESIGN ONLY

DUE TO THE IMPLEMENTATION OF THE AMENDED RESIDENTIAL DESIGN CODES AND THE BUILDING CODES OF AUSTRALIA ENERGY EFFICIENCY PROVISIONS, THIS DESIGN MAY BE SUBJECT TO CHANGE UPON RECIEPT OF DETAILED SURVEY INFORMATION.

© **COPYRIGHT**
THIS HOUSE DESIGN IS THE SOLE PROPERTY OF OSWALD HOMES AND SHOULD NOT BE USED OR ALTERED WITHOUT THE EXPRESS WRITTEN ASSIGNMENT OR LICENSE BY THE BUILDER TO NOMINATED PARTIES. BC11420

THE TAYLOR & CHU RESIDENCE

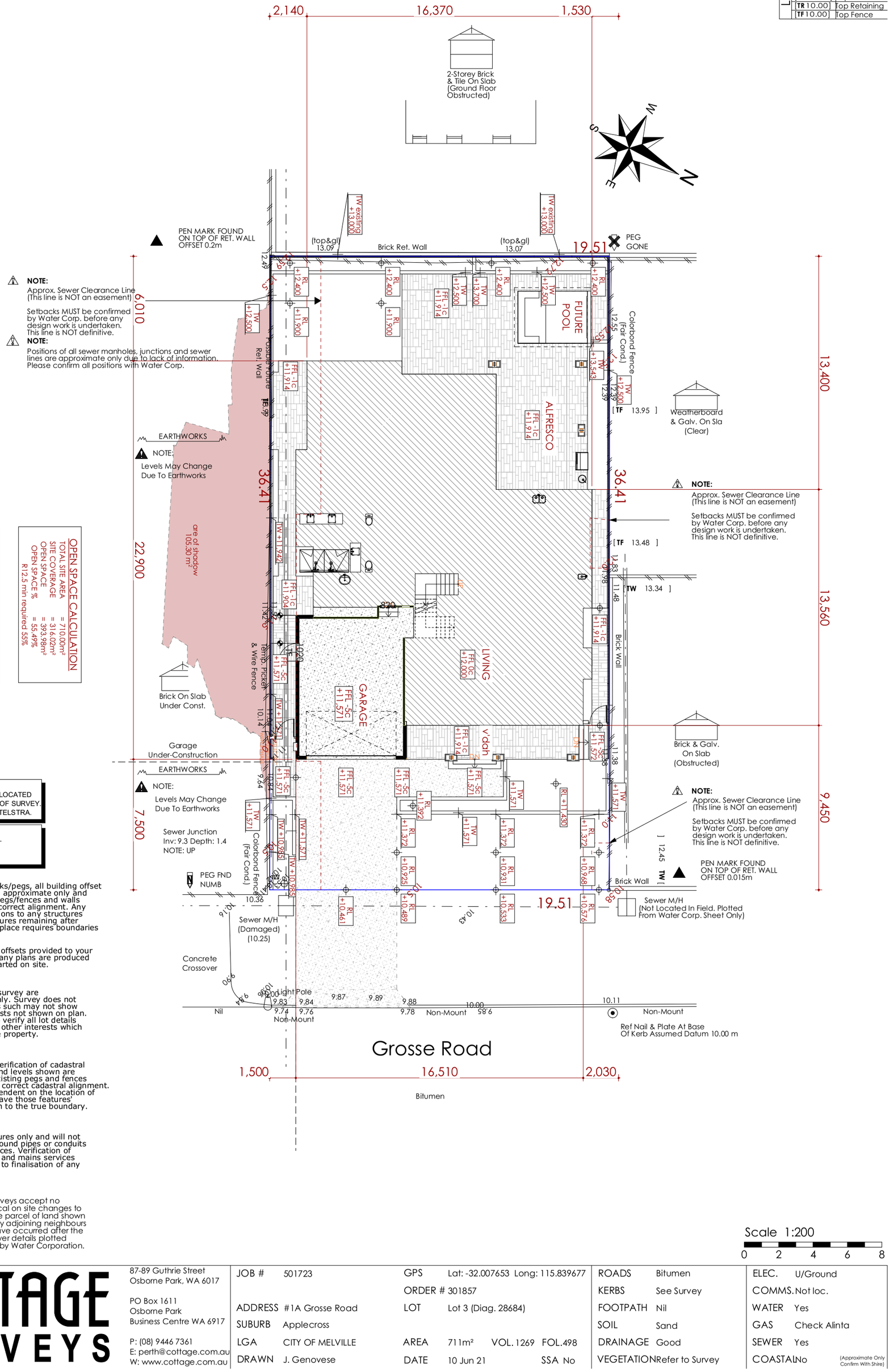
LOT 03 #1A Grosse Road , Applecross

consultant, Gaynor Armstrong design, MichalK 301857 TAYLOR & CHU_4.2 PPA R12.5 13.10.2021 ©

OSWALD HOMES
EST 1972

LEGEND

	Power Dome
	Power Pole
T C	Phone Pits
W	Water Conn.
TP 10.00	Top Pillar/Post
TW 10.00	Top Wall
TR 10.00	Top Retaining
TF 10.00	Top Fence



NOTE:
TELSTRA/COMMS. PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA.

LOT MISCLOSE
0.000 m

OVERSHADOWING CALCULATION
ADJOINING PROPERTY AREA = 1194.00m²
AREA OF OVERSHADOWING = 105.30m²
OVERSHADOWING % = 8.81%
R12.5 allowable overshadow =25% max

OPEN SPACE CALCULATION

TOTAL SITE AREA	= 710.00m²
SITE COVERAGE	= 316.02m²
OPEN SPACE	= 393.98m²
OPEN SPACE %	= 55.49%
R12.5 min required 55%	

⚠DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries

to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.

⚠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.

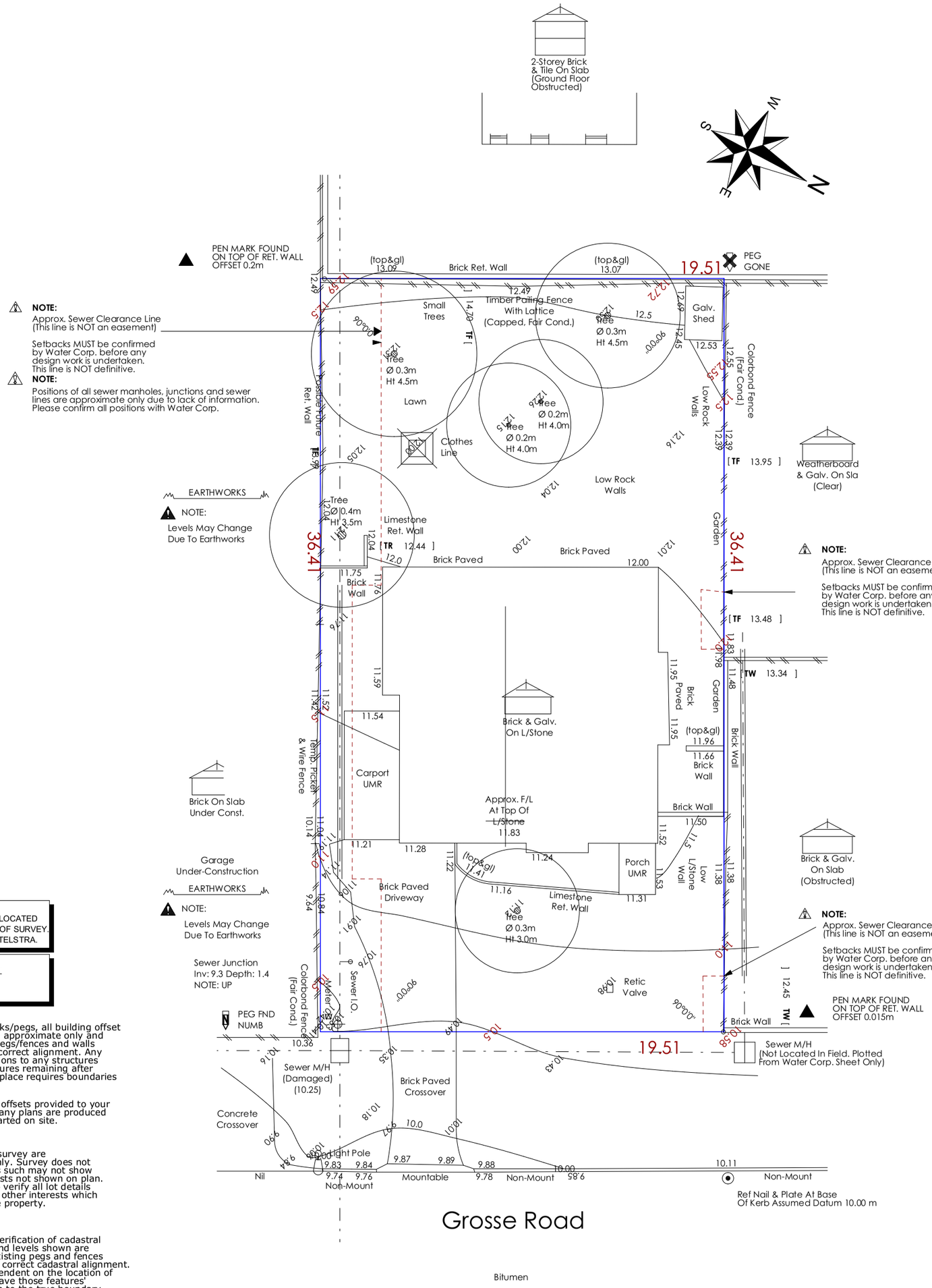
⚠DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from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

Scale 1:200
0 2 4 6 8

COTTAGE SURVEYS
87-89 Guthrie Street
Osborne Park, WA 6017
PO Box 1611
Osborne Park
Business Centre WA 6917
P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB #	501723	GPS	Lat: -32.007653 Long: 115.839677	ROADS	Bitumen	ELEC.	U/Ground
		ORDER #	301857	KERBS	See Survey	COMMS.	Not loc.
ADDRESS	#1A Grosse Road	LOT	Lot 3 (Diag. 28684)	FOOTPATH	Nil	WATER	Yes
SUBURB	Applecross			SOIL	Sand	GAS	Check Alinta
LGA	CITY OF MELVILLE	AREA	711m² VOL. 1269 FOL.498	DRAINAGE	Good	SEWER	Yes
DRAWN	J. Genovese	DATE	10 Jun 21 SSA No	VEGETATION	Refer to Survey	COASTAL	No (Approximate Only Confirm With Shire)

LEGEND	
⊕	Power Dome
⊕	Power Pole
T C	Phone Pits
W	Water Conn.
[TP 10.00]	Top Pillar/Post
[TW 10.00]	Top Wall
[TR 10.00]	Top Retaining
[TF 10.00]	Top Fence



NOTE:
TELSTRA/COMMS. PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA.

LOT MISCLOSE
0.000 m

⚠DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries

to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.

⚠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.

⚠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.

Scale 1:200
0 2 4 6 8

COTTAGE SURVEYS
87-89 Guthrie Street
Osborne Park, WA 6017
PO Box 1611
Osborne Park
Business Centre WA 6917
P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB #	501723	GPS	Lat: -32.007653 Long: 115.839677	ROADS	Bitumen	ELEC.	U/Ground
		ORDER #	301857	KERBS	See Survey	COMMS.	Not loc.
ADDRESS	#1A Grosse Road	LOT	Lot 3 (Diag. 28684)	FOOTPATH	Nil	WATER	Yes
SUBURB	Applecross			SOIL	Sand	GAS	Check Alinta
LGA	CITY OF MELVILLE	AREA	711m² VOL. 1269 FOL.498	DRAINAGE	Good	SEWER	Yes
DRAWN	J. Genovese	DATE	10 Jun 21 SSA No	VEGETATION	Refer to Survey	COASTAL	No (Approximate Only Confirm With Shire)