



## Proposed Mackin Brown Residence

At 36B Raymond Street, Mt Pleasant . City of Melville





**AREAS:**

GROUND FLOOR	
Ground Floor	198.61 m <sup>2</sup>
Garage	42.53 m <sup>2</sup>
Alfresco	33.75 m <sup>2</sup>
Porch	4.01 m <sup>2</sup>

FIRST FLOOR	
First Floor	172.73 m <sup>2</sup>
Balcony	27.23 m <sup>2</sup>
Roof Terrace	22.83 m <sup>2</sup>
Roof Terrace Balcony	23.75 m <sup>2</sup>

<b>GF TOTAL</b>	<b>278.55 m<sup>2</sup></b>
<b>FF TOTAL</b>	<b>199.96 m<sup>2</sup></b>
<b>RT TOTAL</b>	<b>46.58 m<sup>2</sup></b>
<b>COMB TOTAL</b>	<b>525.09 m<sup>2</sup></b>

GF Perimeter	81.90 m
FF Perimeter	72.12 m
RT Perimeter	19.48 m

**SITE ZONING-R20**

Area of Site	463m <sup>2</sup>
Shared C/P	0m <sup>2</sup>
Total Area of Site	463m <sup>2</sup>
Area of Building	241.61m <sup>2</sup>
<b>SITE COVERAGE</b>	<b>52%</b>
Allowed Coverage	50%



Planning Drawings

Date: 09/04/2021

SHEET No: 7 OF 7

Page Size: A2

Proposed Mackin Brown Residence

At 36B Raymond Street, Mt Pleasant

City of Melville

© Copyright - This design and drawings are copyright to Timeless Home Designs & K-TEX Homes, it shall not be copied or sold in any format without the written permission of Timeless Home Designs & K-TEX Homes.

Tim Veurink : Designer  
E // tim@timelesshomedesigns.com.au

M // 0433 098 783

www.timelesshomedesigns.com.au







**AREAS:**

GROUND FLOOR	
Ground Floor	198.61 m <sup>2</sup>
Garage	42.53 m <sup>2</sup>
Alfresco	33.75 m <sup>2</sup>
Porch	4.01 m <sup>2</sup>

FIRST FLOOR	
First Floor	172.73 m <sup>2</sup>
Balcony	27.23 m <sup>2</sup>
Roof Terrace	22.83 m <sup>2</sup>
Roof Terrace Balcony	23.75 m <sup>2</sup>

<b>GF TOTAL</b>	<b>278.55 m<sup>2</sup></b>
<b>FF TOTAL</b>	<b>199.96 m<sup>2</sup></b>
<b>RT TOTAL</b>	<b>46.58 m<sup>2</sup></b>
<b>COMB TOTAL</b>	<b>525.09 m<sup>2</sup></b>

GF Perimeter	81.90 m
FF Perimeter	72.12 m
RT Perimeter	19.48 m

**SITE ZONING-R20**

Area of Site	463m <sup>2</sup>
Shared C/P	0m <sup>2</sup>
Total Area of Site	463m <sup>2</sup>
Area of Building	241.61m <sup>2</sup>
<b>SITE COVERAGE</b>	<b>52%</b>
Allowed Coverage	50%



87-89 Guthrie Street, Osborne Park, Western Australia  
 Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998  
 Email: perth@cottage.com.au Website: www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
481130	29 Sep 20	1:200	J. Genovese

Builder : K-Tex Homes Pty Ltd  
 CLIENT :  
 LOT 61 #36b Raymond Street, Mt Pleasant  
 D.Plan415655

OLD AREA

LEGEND	
⊕	SEC 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

**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.

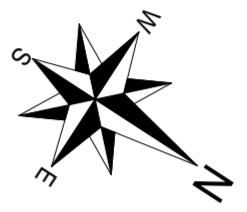
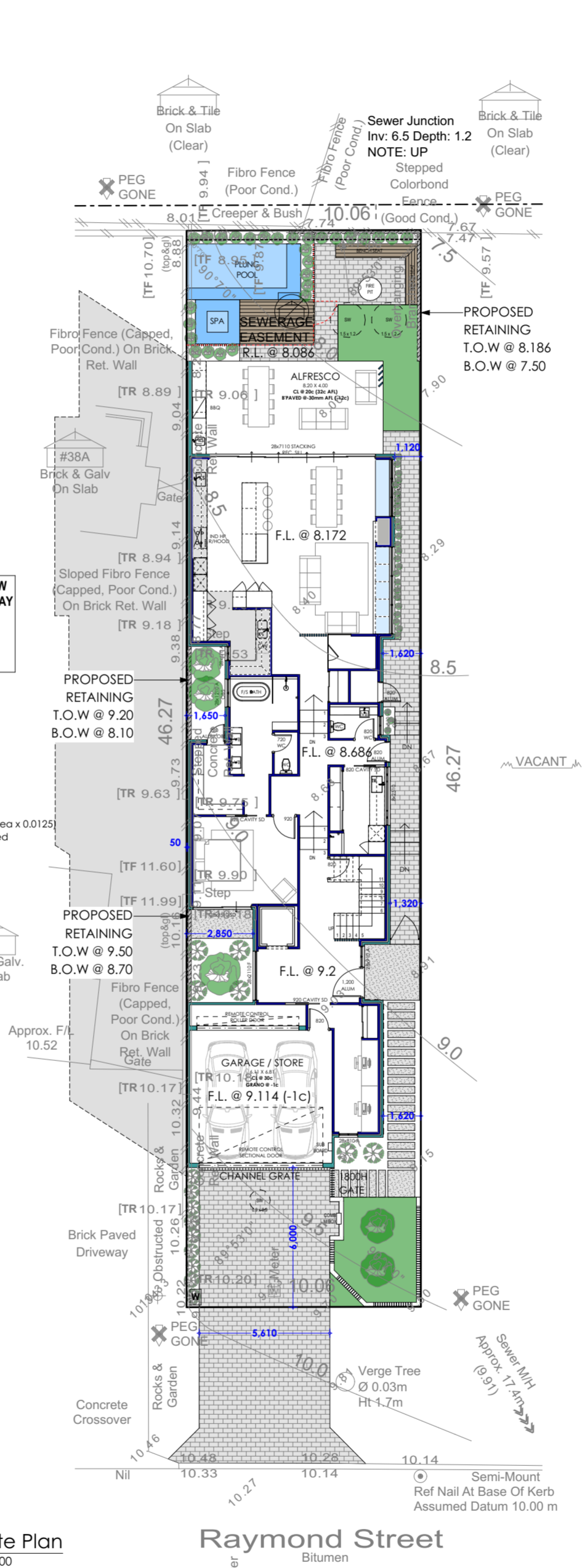
**DISCLAIMER:**  
 Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

**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.

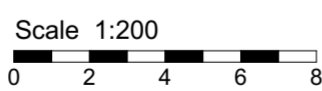
<b>LOT MISCLOSE</b>	0.000 m
<b>SOIL DESCRIPTION</b>	Sand High Grass Cover

**EXTENT OF BUILDING SHADOW CAST AS MEASURED AT MIDDAY ON WINTER SOLSTICE**  
 (AREA: 184m<sup>2</sup>)  
 ADJOINING SITE 1149m<sup>2</sup>  
 SHADOW CAST = 16%

No Soak Well Type	
0.6 m <sup>3</sup> 1	SW 900x900
4.2 m <sup>3</sup> 2	SW 1500x1200
4.8 m <sup>3</sup>	Total Capacity
80.4 m <sup>2</sup>	Roof Area GF
68.1 m <sup>2</sup>	Paved Area
158.0 m <sup>2</sup>	Roof Area UF
25.0 m <sup>2</sup>	Roof Area 3rd
331.4 m <sup>2</sup>	Total Area
4.1 m <sup>3</sup>	Capacity Required (Area x 0.0125)
0.7 m <sup>3</sup>	Extra Capacity Provided



Site Plan  
1:200



Planning Drawings

Date: 09/04/2021

SHEET No: 6 OF 7

Page Size: A2

Proposed Mackin Brown Residence

At 36B Raymond Street, Mt Pleasant

City of Melville

© Copyright - This design and drawings are copyright to Timeless Home Designs & K-TEX Homes, it shall not be copied or sold in any format without the written permission of Timeless Home Designs & K-TEX Homes.

Tim Veurink : Designer

E // tim@timelesshomedesigns.com.au

M // 0433 098 783

www.timelesshomedesigns.com.au





**AREAS:**

GROUND FLOOR	
Ground Floor	198.61 m <sup>2</sup>
Garage	42.53 m <sup>2</sup>
Alfresco	33.75 m <sup>2</sup>
Porch	4.01 m <sup>2</sup>

FIRST FLOOR	
First Floor	172.73 m <sup>2</sup>
Balcony	27.23 m <sup>2</sup>
Roof Terrace	22.83 m <sup>2</sup>
Roof Terrace Balcony	23.75 m <sup>2</sup>

GF TOTAL	278.55 m <sup>2</sup>	GF Perimeter	81.90 m
FF TOTAL	199.96 m <sup>2</sup>	FF Perimeter	72.12 m
RT TOTAL	46.58 m <sup>2</sup>	RT Perimeter	19.48 m
COMB TOTAL	525.09 m <sup>2</sup>		

**SITE ZONING-R20**

Area of Site	463m <sup>2</sup>
Shared C/P	0m <sup>2</sup>
Total Area of Site	463m <sup>2</sup>
Area of Building	241.61m <sup>2</sup>
SITE COVERAGE	52%
Allowed Coverage	50%

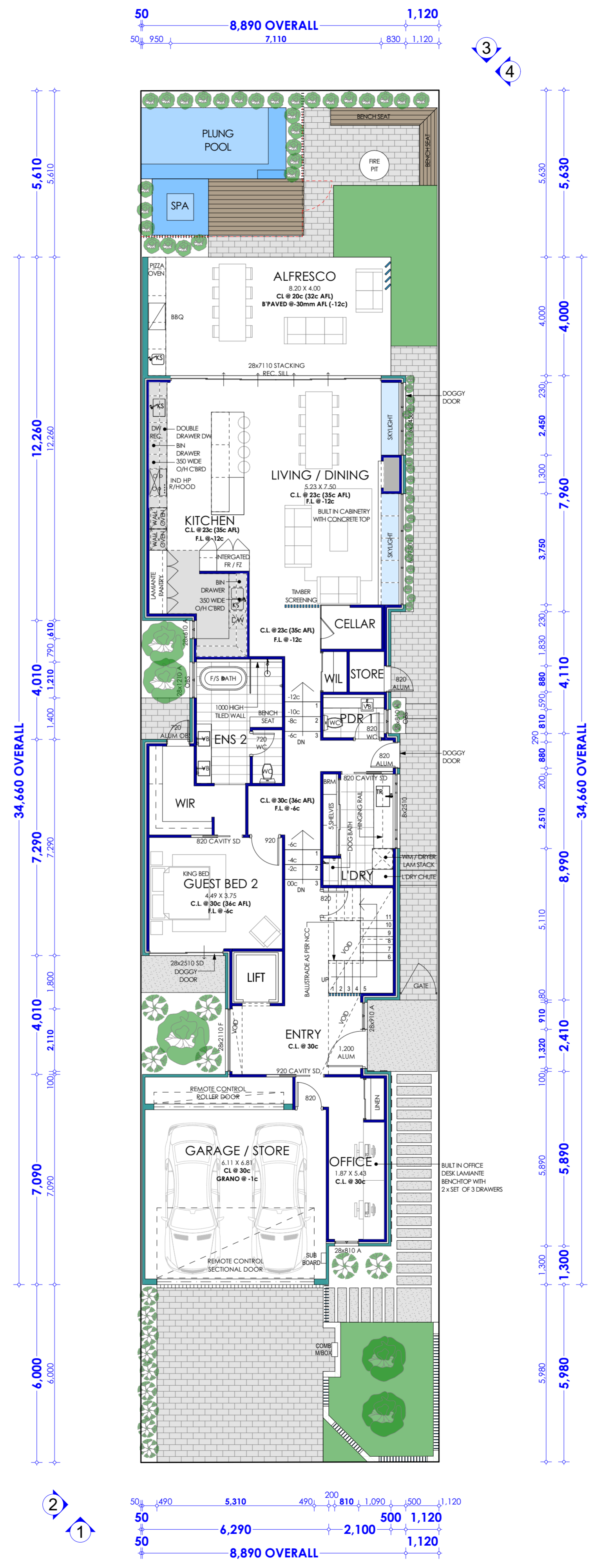
Planning Drawings  
Date: 09/04/2021  
SHEET No: 2 OF 7  
Page Size: A2

Proposed Mackin Brown Residence  
At 36B Raymond Street, Mt Pleasant  
City of Melville  
© Copyright - This design and drawings are copyright to Timeless Home Designs & K-TEX Homes, it shall not be copied or sold in any format without the written permission of Timeless Home Designs & K-TEX Homes.

Tim Veurink : Designer  
E // tim@timelesshomedesigns.com.au  
M // 0433 098 783  
www.timelesshomedesigns.com.au



Ground Floor Plan  
1:100



CARS, FURNITURE & LANDSCAPING IS FOR ILLUSTRATION PURPOSE ONLY.  
ALL ITEM SHOULD BE REFERRED BACK TO THE ADDENDA.





**AREAS:**

GROUND FLOOR	
Ground Floor	198.61 m <sup>2</sup>
Garage	42.53 m <sup>2</sup>
Alfresco	33.75 m <sup>2</sup>
Porch	4.01 m <sup>2</sup>

FIRST FLOOR	
First Floor	172.73 m <sup>2</sup>
Balcony	27.23 m <sup>2</sup>
Roof Terrace	22.83 m <sup>2</sup>
Roof Terrace Balcony	23.75 m <sup>2</sup>

<b>GF TOTAL</b>	<b>278.55 m<sup>2</sup></b>
<b>FF TOTAL</b>	<b>199.96 m<sup>2</sup></b>
<b>RT TOTAL</b>	<b>46.58 m<sup>2</sup></b>
<b>COMB TOTAL</b>	<b>525.09 m<sup>2</sup></b>

GF Perimeter	81.90 m
FF Perimeter	72.12 m
RT Perimeter	19.48 m

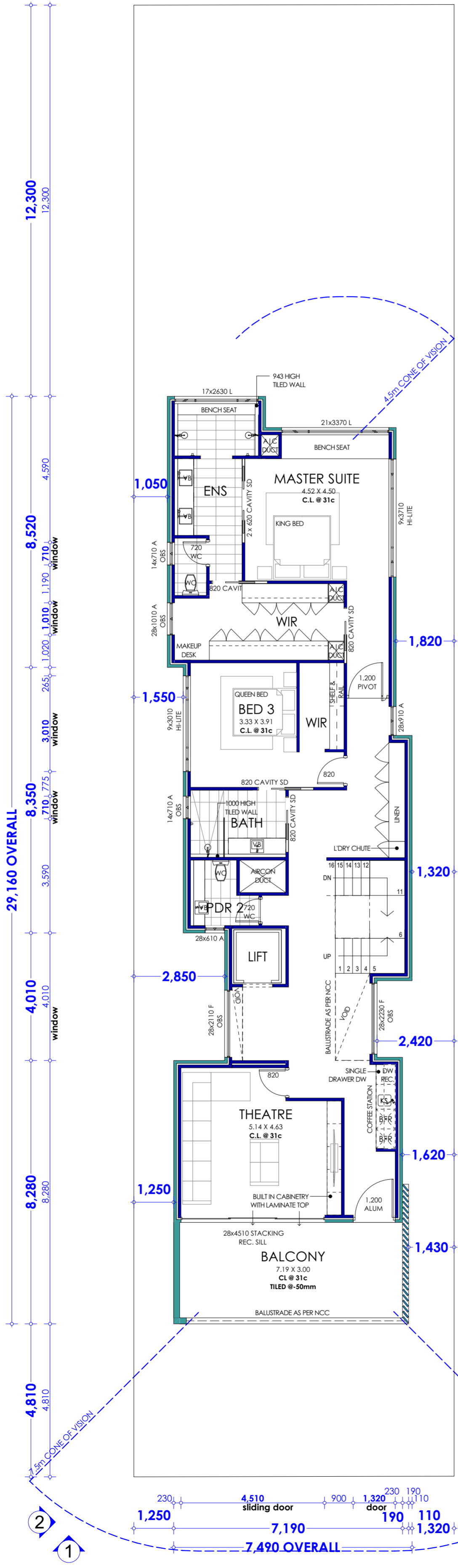
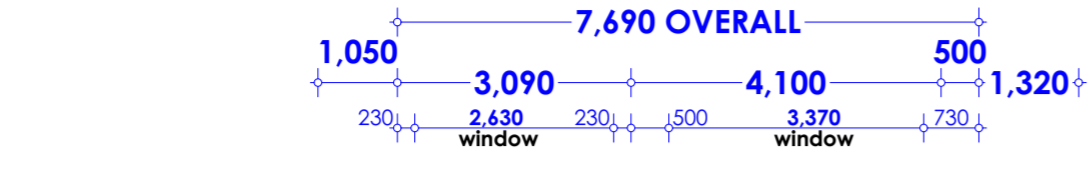
**SITE ZONING-R20**

Area of Site	463m <sup>2</sup>
Shared C/P	0m <sup>2</sup>
Total Area of Site	463m <sup>2</sup>
Area of Building	241.61m <sup>2</sup>
<b>SITE COVERAGE</b>	<b>52%</b>
Allowed Coverage	50%

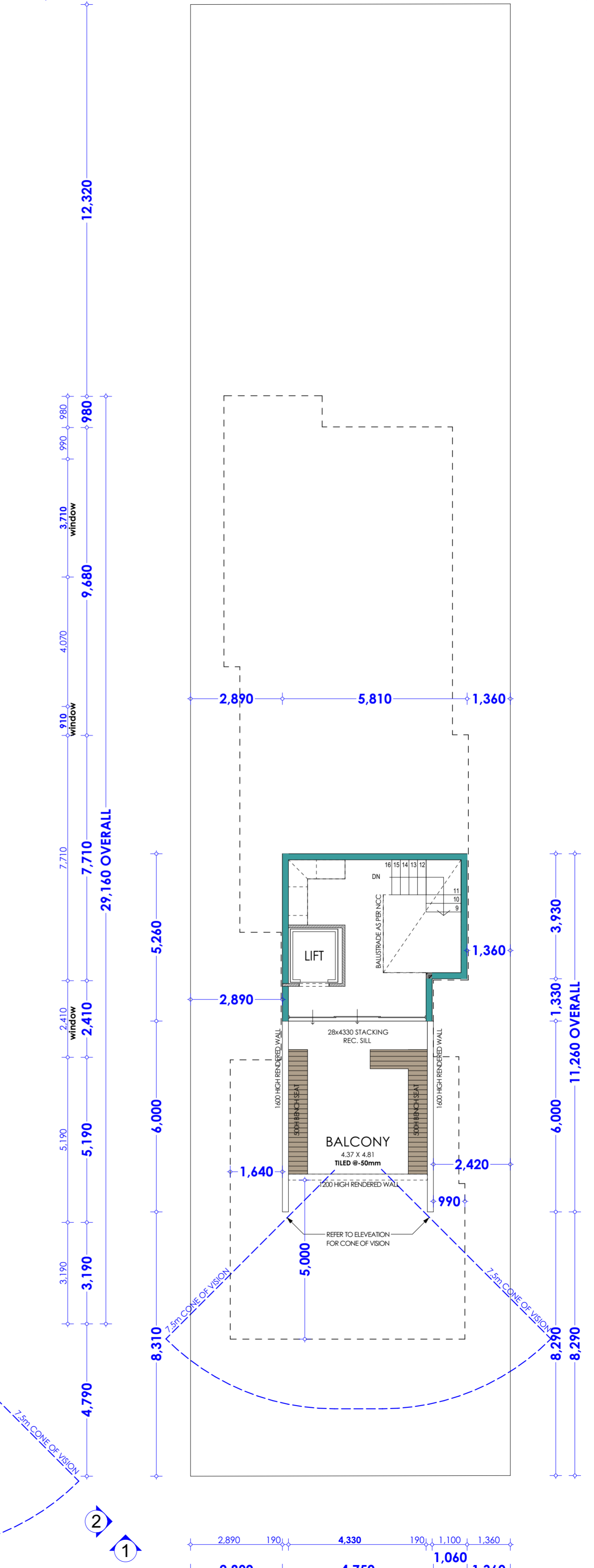
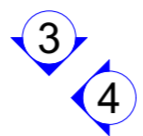
Planning Drawings  
Date: 09/04/2021  
SHEET No: 3 OF 7  
Page Size: A2

Proposed Mackin Brown Residence  
At 36B Raymond Street, Mt Pleasant  
City of Melville  
© Copyright - This design and drawings are copyright to Timeless Home Designs & K-TEX Homes, it shall not be copied or sold in any format without the written permission of Timeless Home Designs & K-TEX Homes.

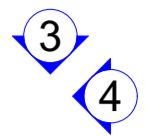
Tim Veurink : Designer  
E // tim@timelesshomedesigns.com.au  
M // 0433 098 783  
www.timelesshomedesigns.com.au



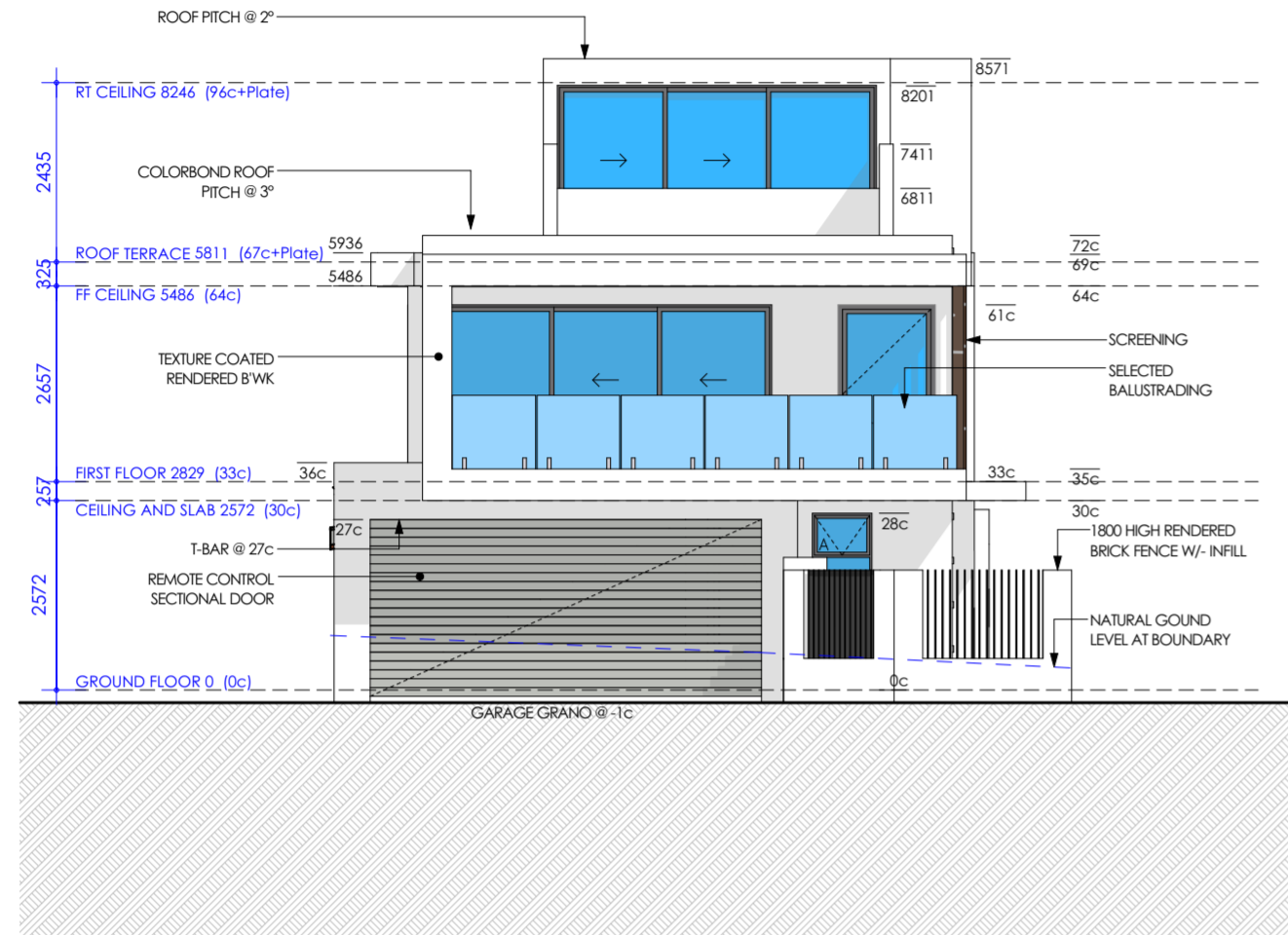
First Floor Plan  
1:100



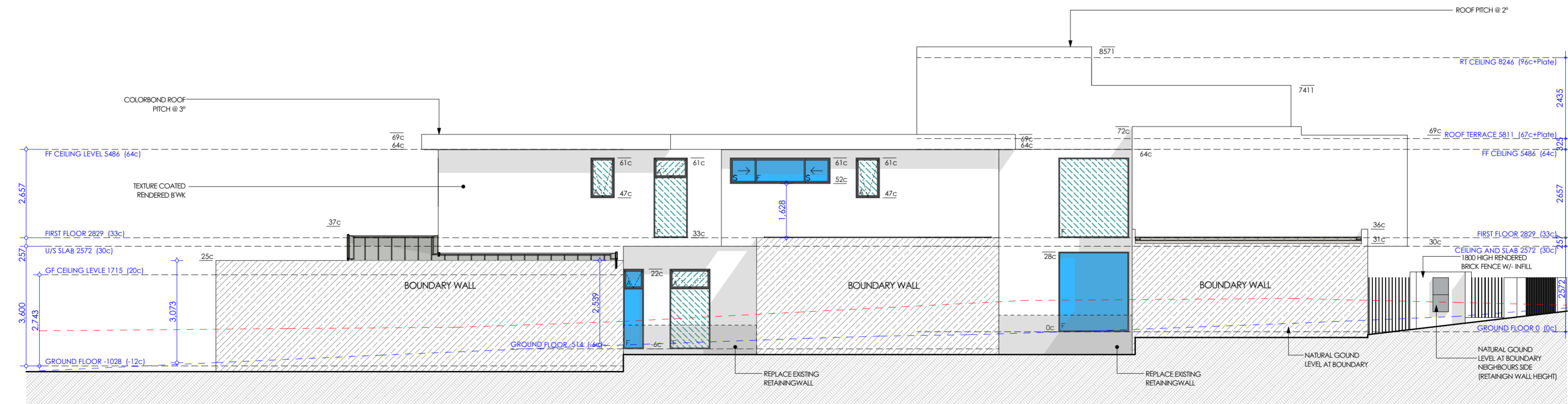
ROOF TERRACE  
1:100



CAR'S, FURNITURE & LANDSCAPING IS FOR ILLUSTRATION PURPOSE ONLY.  
ALL ITEM SHOULD BE REFERRED BACK TO THE ADDENDA.



FRONT ELEVATION  
1:100

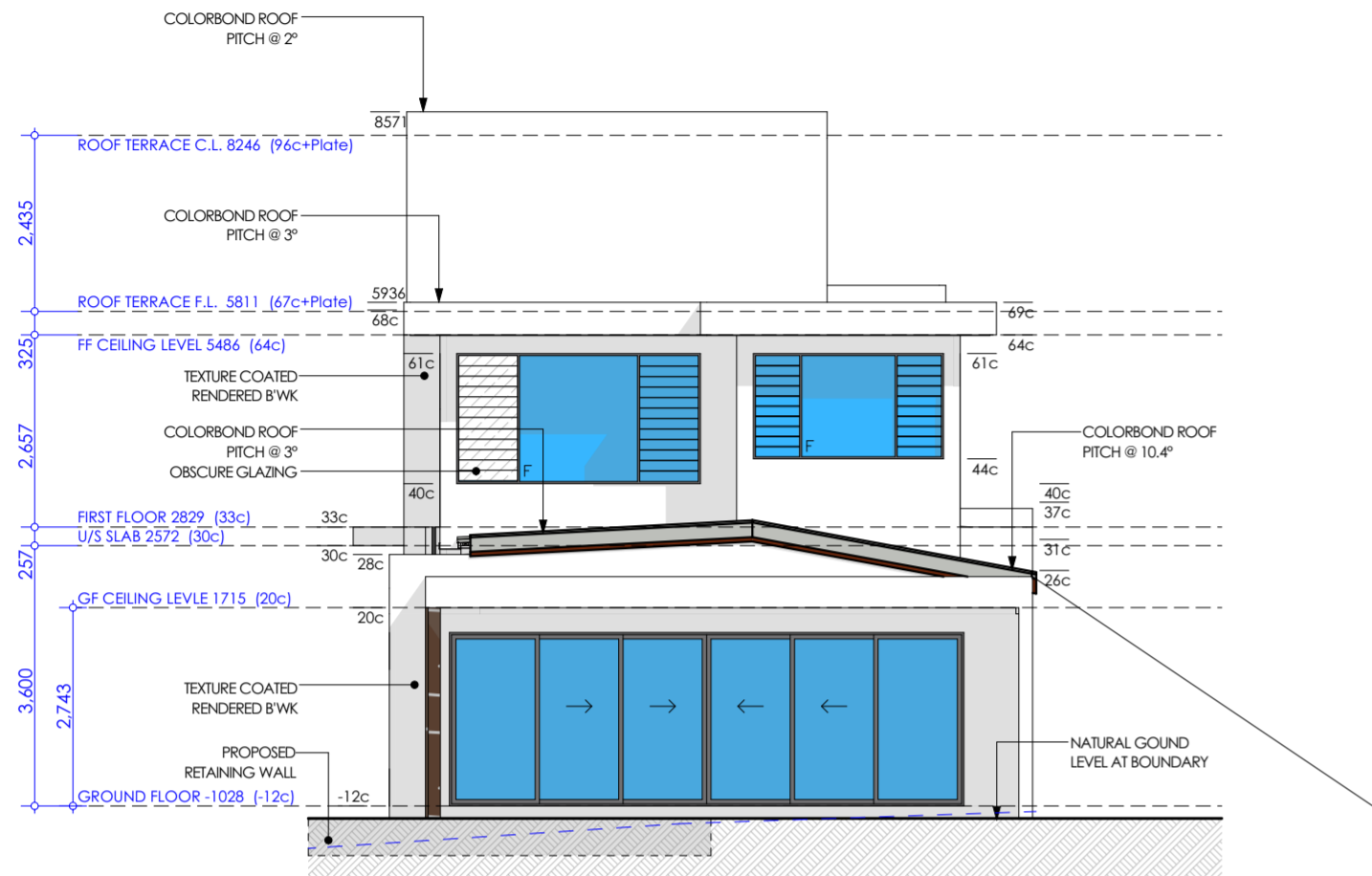


SIDE ELEVATION  
1:100

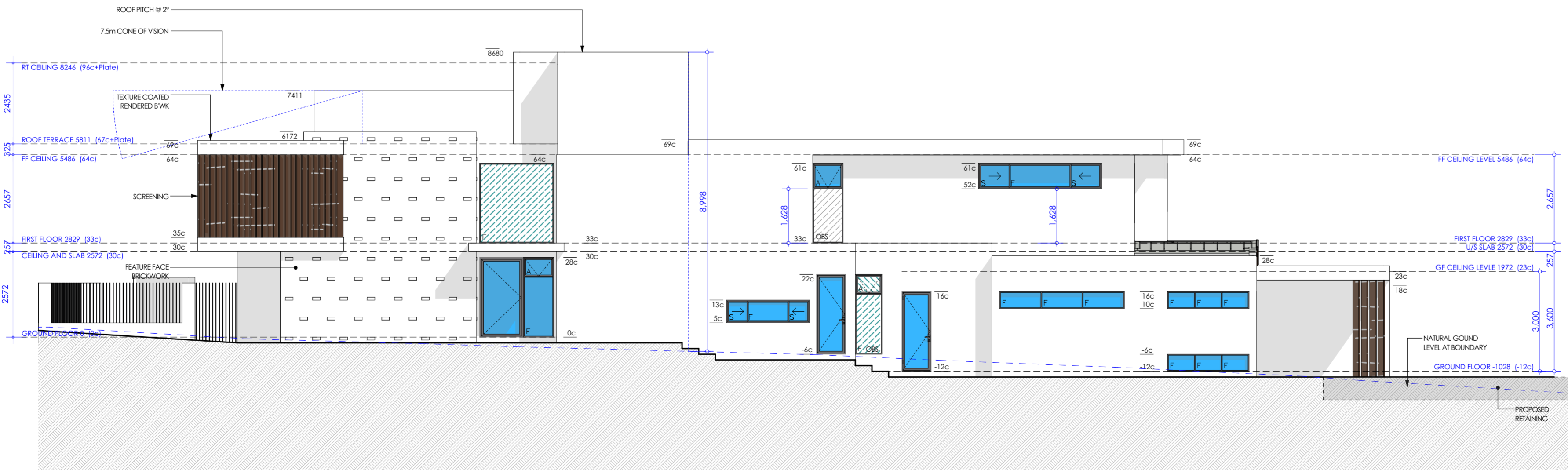
AREAS:	
<b>GROUND FLOOR</b>	
Ground Floor	198.61 m <sup>2</sup>
Garage	42.53 m <sup>2</sup>
Alfresco	33.75 m <sup>2</sup>
Porch	4.01 m <sup>2</sup>
<b>FIRST FLOOR</b>	
First Floor	172.73 m <sup>2</sup>
Balcony	27.23 m <sup>2</sup>
Roof Terrace	22.83 m <sup>2</sup>
Roof Terrace Balcony	23.75 m <sup>2</sup>
<b>GF TOTAL</b>	<b>278.55 m<sup>2</sup></b>
<b>FF TOTAL</b>	<b>199.96 m<sup>2</sup></b>
<b>RT TOTAL</b>	<b>46.58 m<sup>2</sup></b>
<b>COMB TOTAL</b>	<b>525.09 m<sup>2</sup></b>

GF Perimeter	81.90 m
FF Perimeter	72.12 m
RT Perimeter	19.46 m

SITE ZONING-R20	
Area of Site	463m <sup>2</sup>
Shared C/P	0m <sup>2</sup>
Total Area of Site	463m <sup>2</sup>
Area of Building	241.61m <sup>2</sup>
<b>SITE COVERAGE</b>	<b>52%</b>
Allowed Coverage	50%



REAR ELEVATION  
 1:100



SIDE ELEVATION  
 1:100

AREAS:

AREA	Area (m <sup>2</sup> )	Perimeter (m)
GROUND FLOOR	198.61	81.90
Garage	42.53	72.12
Alfresco	33.75	19.48
Porch	4.01	
<b>GF TOTAL</b>	<b>278.55</b>	
FIRST FLOOR	172.73	
Balcony	27.23	
Roof Terrace	22.83	
Roof Terrace balcony	23.73	
<b>GF TOTAL</b>	<b>199.96</b>	
<b>RT TOTAL</b>	<b>46.58</b>	
<b>COMB TOTAL</b>	<b>525.09</b>	

SITE ZONING-R20

Area of Site	463m <sup>2</sup>
Shared C/P	0m <sup>2</sup>
Total Area of Site	463m <sup>2</sup>
Area of Building	241.61m <sup>2</sup>
<b>SITE COVERAGE</b>	<b>52%</b>
Allowed Coverage	50%