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TREE NOTE:
 BUILDER TO ENSURE VERGE TREES ARE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION

STORMWATER NOTE:
 ALL STORMWATER DISCHARGE TO BE CONTAINED AND DISPOSED OF ON-SITE UNLESS OTHERWISE NOTED BY COUNCIL

SITE INFO	
LOT AREA	457m ²
ZONING	R20
OPEN SPACE	297.3m ² / 65%
TOTAL OVERSHADOWING	0.5m ²
AS SHOWN SHADED	

SITE FEATURE SURVEY PLAN
 1:200



STAGE:
PLANNING AND ENGINEERING

CLIENT:
MERRY SEAN & CHARLIE

PROPOSED RESIDENCE AT:
219 FORREST STREET PALMYRA

SHEET: SITE FEATURE SURVEY PLAN		
DATE:	REV:	DESCRIPTION:
10-02-26	A	CONTRACT
24-02-26	B	CONTRACT UPDATES
02-04-26	C	PLANNING AND ENGINEERING
BY:		ST
		DG

NEXUS HOME IMPROVEMENTS:
 P: 21 HAMMOND ROAD
 COCKBURN CENTRAL
 WA 6164
 T: 08 9414 1789
 ABN: 72152669326
 W: www.nexushomesgroup.com.au

SHEET N°:
1 OF 12

JOB N°:
2020

SCALE: A3 SHEET

NOTE: DO NOT SCALE FROM THESE DRAWINGS. ALL CONTRACTORS TO CHECK MEASURE ON SITE PRIOR TO FABRICATION. ANY DISCREPANCIES TO BE REPORTED TO SUPERVISOR IMMEDIATELY

LEGEND:

NEW	EXIST
BRICK WALL	
TIMBER FRAME WALL	
MASTERWALL CLADDING	
CLADDING AS NOTED	

WHERE POD CONSTRUCTION: EXTERNAL WALLS AND INTERNAL POD JOINS INCLUDE PLYWOOD BOARD ON TIMBER FRAME WALL
 [CF] CONCRETE FLOOR
 [TF] TIMBER FRAME FLOOR
 ZIG ZAG = DRYLINE PLASTERBOARD
GREEN NOTES = ITEMS IN GREEN HAVE/NOT BEEN ALLOWED FOR BY THE BUILDER

ADDENDUM NOTE:
 DRAWINGS TO BE READ IN CONJUNCTION WITH ADDENDUM TO THE SPECIFICATION AND COLOUR ADDENDUM

WINDOW NOTE: UPPER FLOOR WINDOWS TO BE PROTECTED IN ACCORDANCE WITH NCC 11.3.7 AND 11.3.8

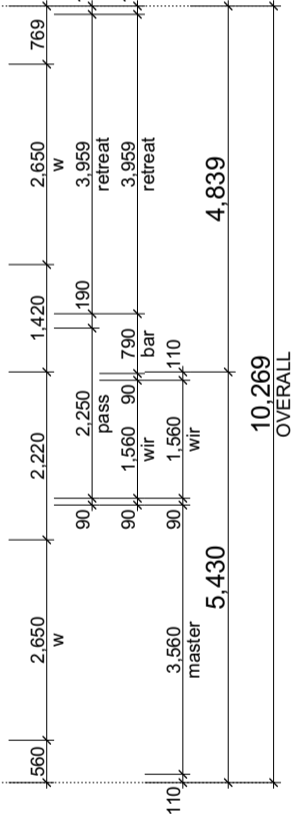
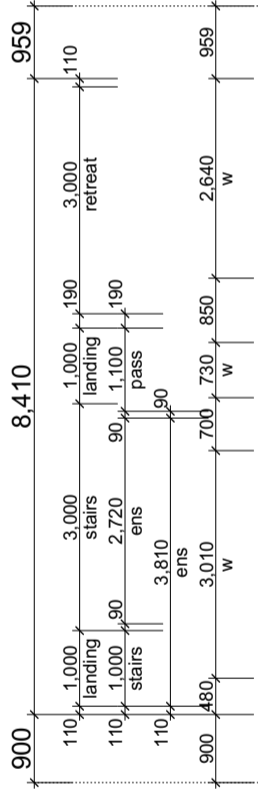
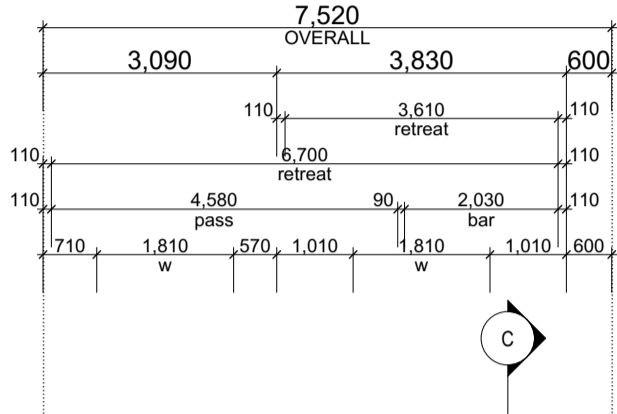
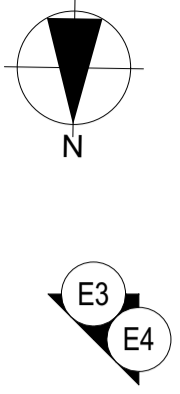
STAIR NOTE: STAIR CONSTRUCTION TO COMPLY WITH NCC 11.2. BALUSTRADE AND HANDRAILS TO COMPLY WITH NCC 11.3.

FLOOR STRUCTURE NOTE: PROVIDE DOUBLE LAYER ACOUSTIC FLOOR SYSTEM

GLAZING NOTE: PROVIDE DOUBLE GLAZING TO UPPER FLOOR WINDOWS

STRATA LOT

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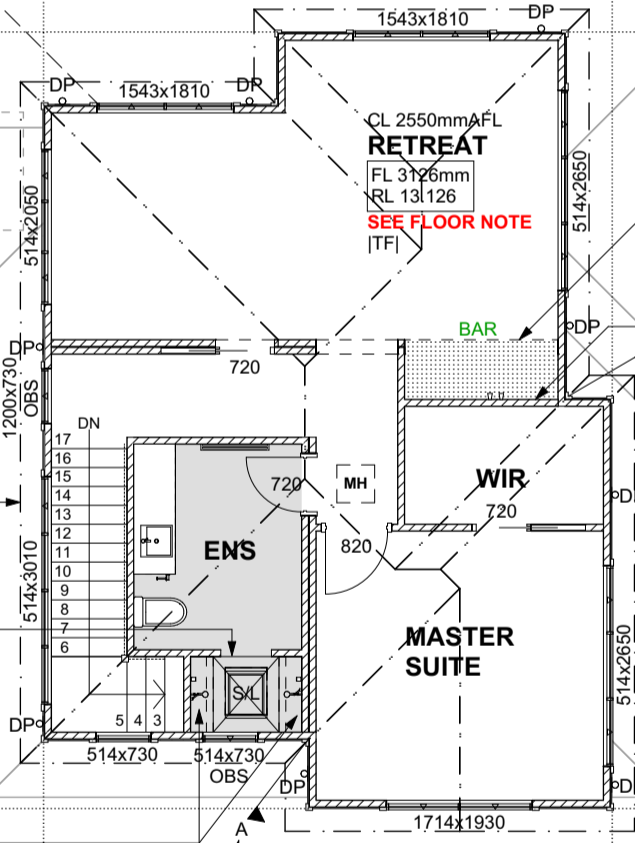


BOXED EAVE LINING

NOTE: HOBLESS SHR WITH TILE STEPDOWN

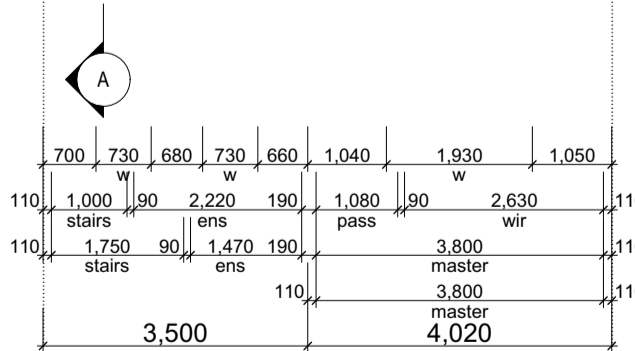
SHR SEAT WITH STONE TOP

FEATURE VERTICAL CLADDING EXTENT SHOWN FROM A TO B



DROPPED CL AT 2143mm

NOTE: PROVIDE PLUMBING & ELECTRICAL PROVISIONS FOR FUTURE KITCHENETTE



UPPER FLOOR PLAN
1:100

UF AREAS	
PROPOSED UPPER	68.21
	68.21 m ²



STAGE: **PLANNING AND ENGINEERING**

CLIENT: **MERRY SEAN & CHARLIE**

PROPOSED RESIDENCE AT: **219 FORREST STREET PALMYRA**

SHEET: UPPER FLOOR	
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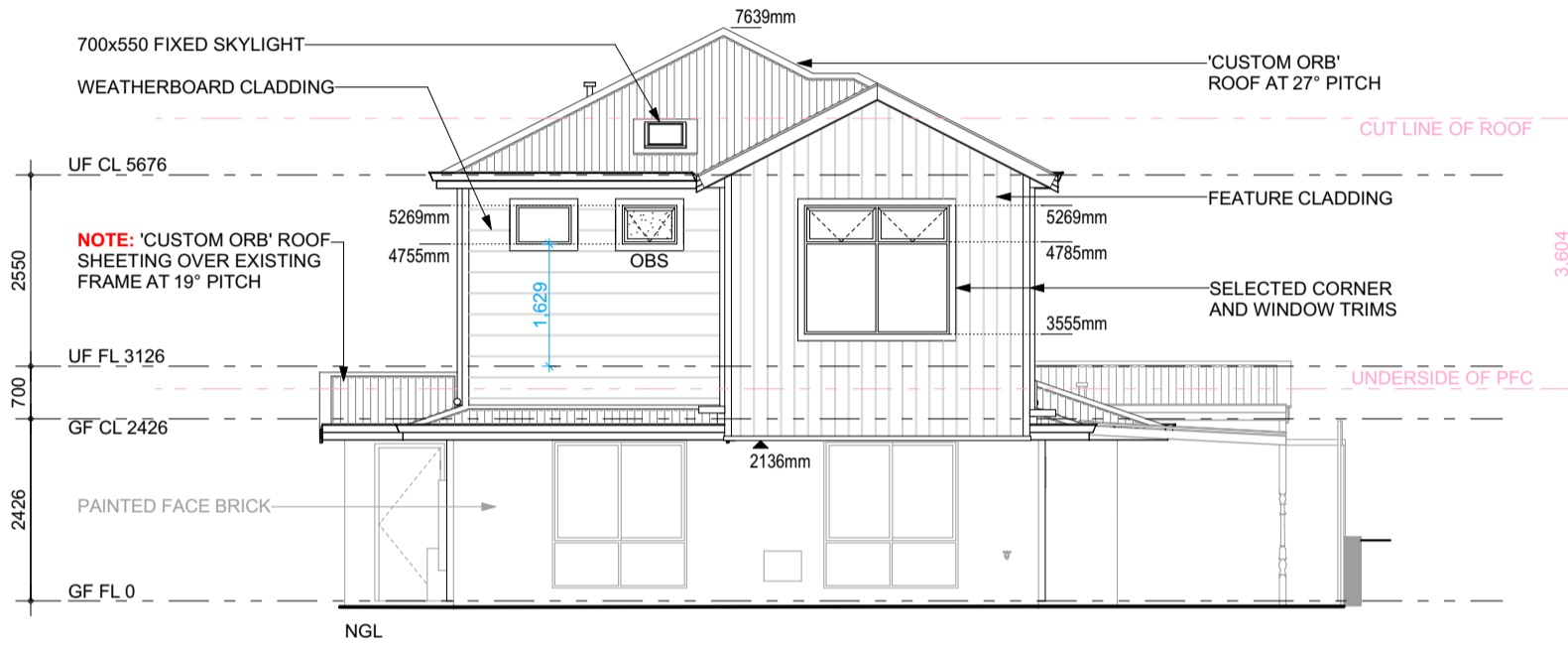
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SHEET N^o: **4 OF 12**
 JOB N^o: **2020**
 SCALE: A3 SHEET

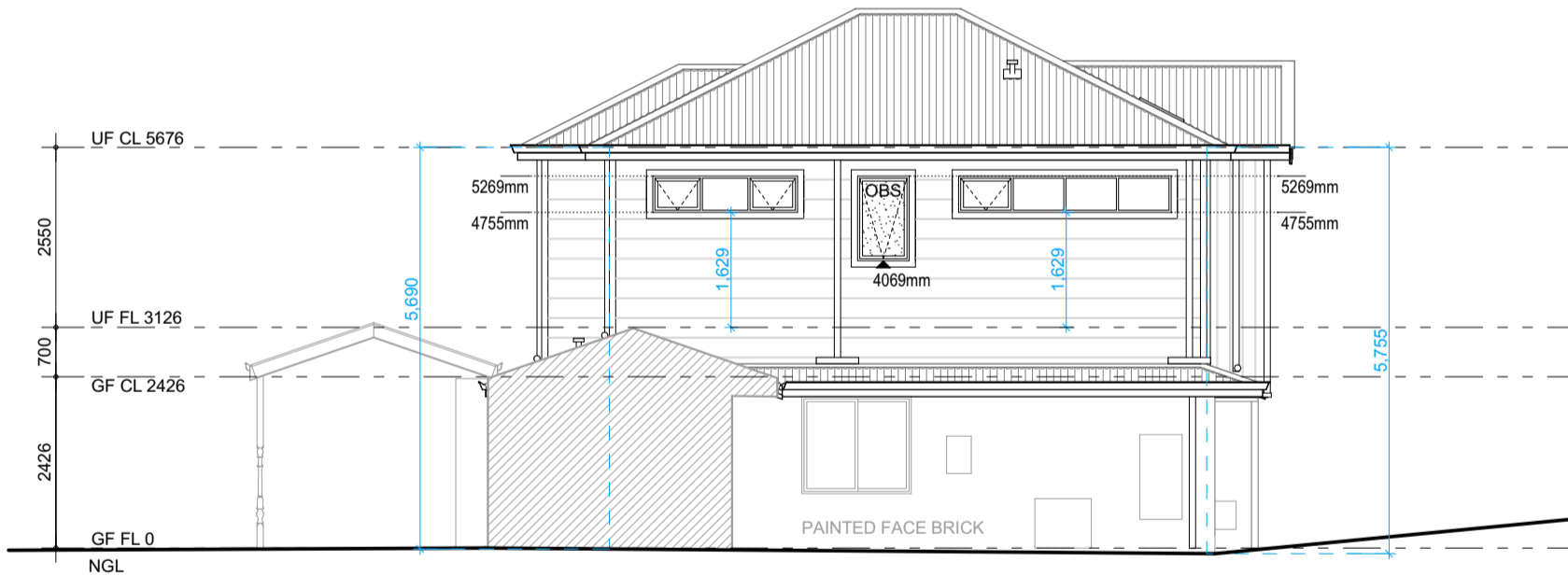
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E1 STREETScape
1:200



E1 ELEVATION
1:100



E2 ELEVATION
1:100

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PLANNING AND ENGINEERING

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SHEET:
ELEVATIONS 1&2

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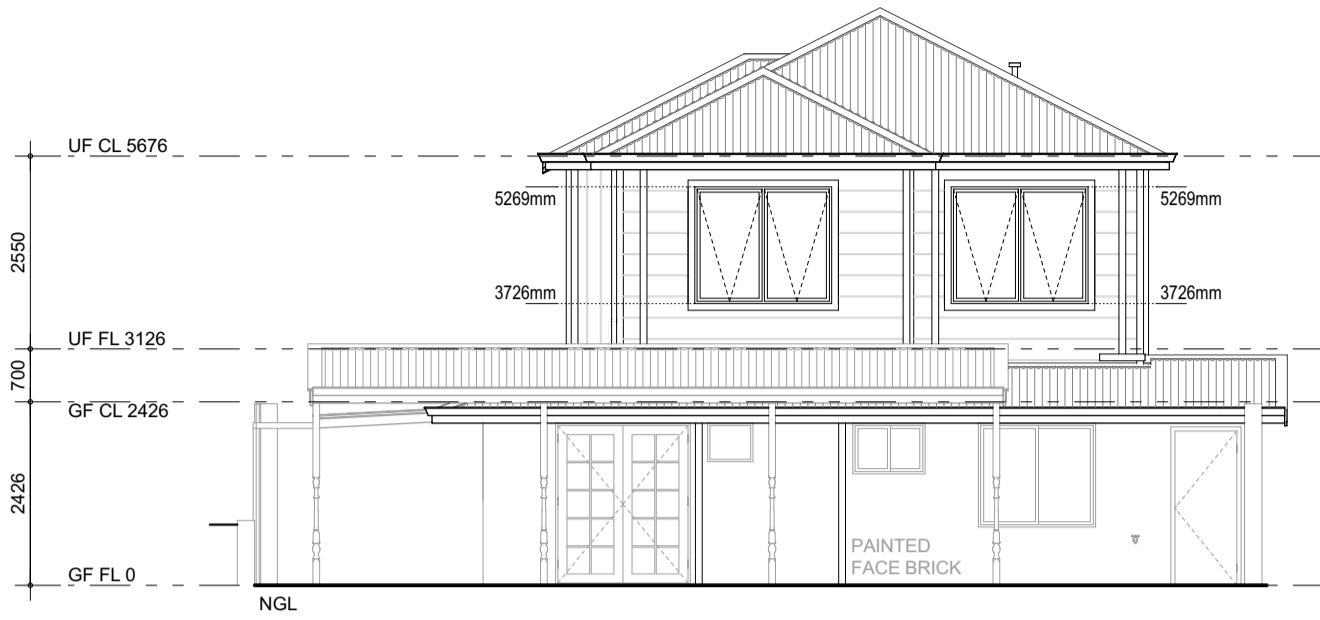
SHEET N°:
7 OF 12

JOB N°:
2020

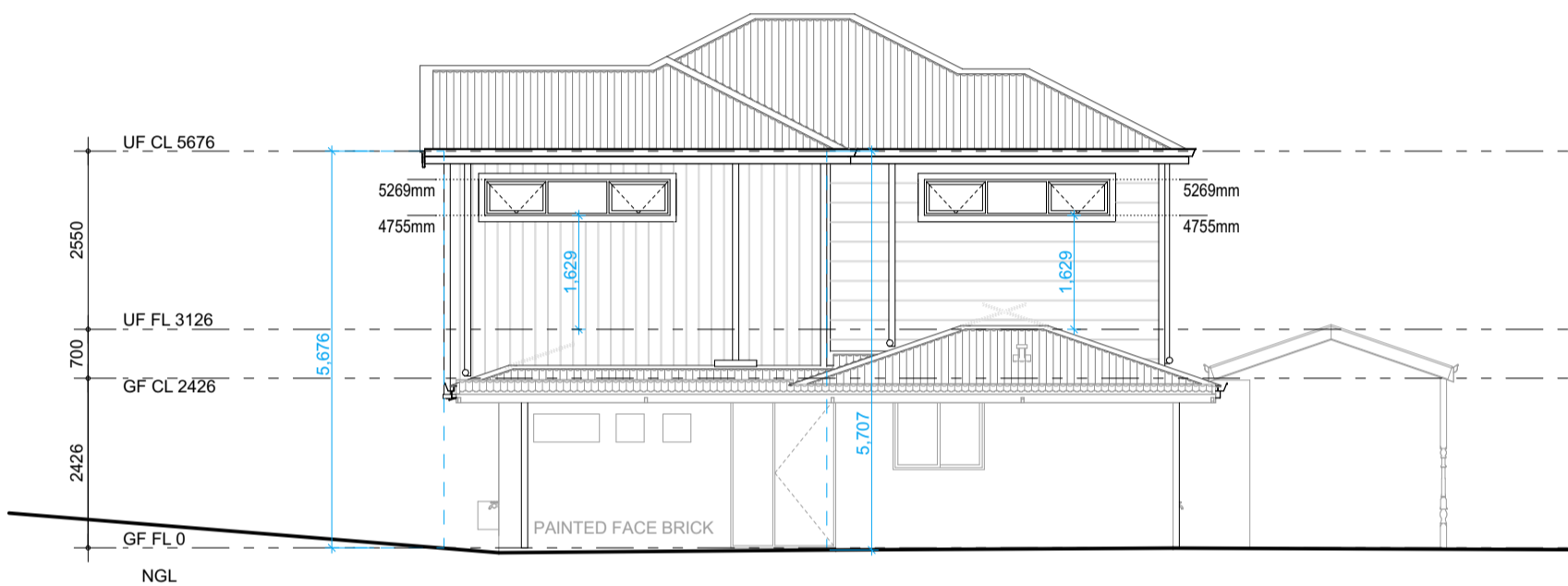
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E3 ELEVATION
1:100



E4 ELEVATION
1:100

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MERRY SEAN & CHARLIE

PROPOSED RESIDENCE AT:
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SHEET:
ELEVATIONS 3&4

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