

SHEET LIST-CONCEPT PLANS		
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NOTES-DESIGN
DESIGN SUBJECT TO SURVEY, ENGINEERING, CONSULTANTS AND STATUTORY APPROVALS.

NOTES-CONSTRUCTION

1. **FLOOR:**
 - INTERNAL EXISTING CONCRETE SLAB ON GROUND
 - INTERNAL COVERINGS: REPLACED
 - A. MAIN FLOORS: VINYL PLANKS
 - B. WET AREAS: TILED
 - C. BEDROOMS: CARPET
 - EXTERNAL PAVING/ COMPOSITE DECKING
2. **WALLS:**
 - EXTERNAL: FACE BRICK -FC SHEETING/STANDING SEAM COLORBOND PROFILE ON 90THK TIMBER FRAME
 - INTERNAL: BRICK 90THK-TIMBER FRAME 90THK
3. **WINDOWS:**
 - ALUMINUM FRAME/SINGLE GLAZING
4. **LININGS:**
 - WALLS: PLASTERBOARD SHEETING/FLOAT+SET PLASTER
 - INTERNAL COVERINGS: REPLACED
 - A. MAIN ROOMS: RE-PAIN
 - B. WET AREAS: TILE/RE-PAIN
 - C. BEDROOMS: RE-PAIN
 - CEILINGS (FLAT U.N.O): PLASTERBOARD SHEETING: RE-PAIN ALL EXISTING
5. **ROOF:**
 - FRAME: SITE BUILT TREATED TIMBER FRAME
 - CLADDING: COLORBOND SHEETING
6. **EAVES:**
 - OVEN: RE-PAIN
 - LIGHTS: ALL FIXTURES REPLACED
7. **DOORS:**
 - EXTERNAL ALUMINUM FRAME W/ SELECTED GLAZING
 - INTERNAL: STEEL FRAME: 2004M TIMBER PANEL
 - EXISTING/RETAINED: REFINISHED/PAINTED
8. **APPLIANCES:**
 - COOKTOP: ELEC. B-TOP FIX
 - OVEN: ELEC. CABINET FIX
 - MECHANICAL: TBC
 - HOT WATER: SOLAR SYSTEM TO REPLACE EXISTING
 - BUSHFIRE: INSTALL SPRINKLER SYSTEM
 - HARDSTAND: REPLACE EXISTING WITH WASHED AGG CONCRETE

NOTES-SITE PLAN	
MARK	DESCRIPTION
1	DWELLING- EXISTING
2	POOL HOUSE- EXISTING
3	GARAGE- EXISTING CONVERTED TO STUDIO
5	DRIVEWAY- EXISTING
6	GARAGE 1- PROPOSED
7	DWELLING- EXTENSION

LEGEND-SITE PLAN	
	BUILDING-EXISTING
	BUILDING-PROPOSED
	BUILDING-FUTURE
	EASEMENT
	SETBACK-INCURSION
	SETBACK-COMPENSATION
	VISUAL PRIVACY-INCURSION
	LEVEL-FLOOR PROPOSED, # =HEIGHT
	LEVEL-EXISTING SITE, # =HEIGHT
	LEVEL-PROPOSED SITE, # =HEIGHT
	LEVEL-EXISTING SITE, # =HEIGHT
	POWER CONNECTION POINT-AS PER HORDEON POWER (LOCATION TBC)
	WATER CONNECTION POINT-AS PER WATER CORP.(LOCATION TBC)
	COMMUNICATION CONNECTION POINT-AS PER AUTHORITY.(LOCATION TBC)
	DOWNPIPE LOCATION, FINAL LAYOUT CONFIRMED ONSITE. SEE NOTES BELOW
	STORMWATER PIT, TRAFFICABLE, SEE NOTES
	WASTE LINE

NOTES-DESIGN CRITERIA	
1.	PROPOSED: 411.5
2.	SITE AREA: 2276m ²
3.	EXISTING BUILDINGS:
4.	SITE CLASSIFICATION: SEE ENGINEER NOTES
5.	PARKING: 2
6.	CLIMATE ZONE: 5
7.	BUSHFIRE PRONE AREA: YES
8.	FLOOD PRONE AREA: YES
9.	WIND CLASSIFICATION: SEE ENGINEER NOTES
10.	CORROSION ENVIRONMENT (DURABILITY): SEE ENGINEER NOTES
11.	STORMWATER: SEE NOTES

FOR FURTHER INFORMATION REFER SEPARATE SITE REPORT BY THIRD PARTY CONSULTANT

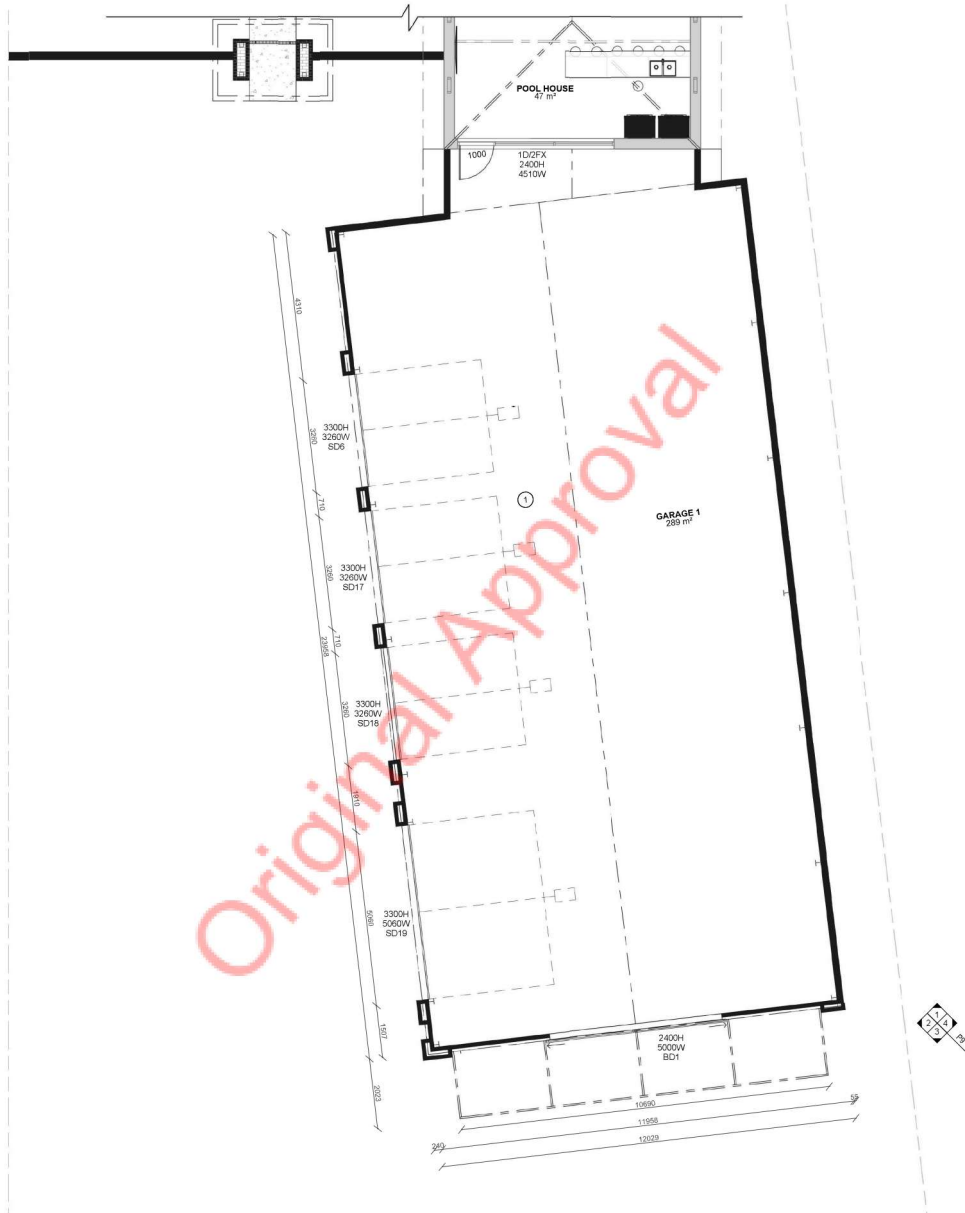


SITE PLAN
1:300

NOTES-CONSIDERATIONS	
MARK	DESCRIPTION
1	OPTION: REMOVE AND REPLACE ALL WINDOWS

ISSUED FOR PLANNING APPROVAL			
		Project: DWELLING RENOVATION/EXTENSION	
		Client: J+K REED	
North Point:		L72 #7 BANKSIA TERRACE SOUTH YUNDERUP	
Revision:	Sheet:		
4	P1	Scale: @A2:	Project: AA12055
Web: www.allaspectdesign.com.au		As indicated:	AA12055
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NOTES-FLOOR PLAN-GARAGES	
MARK	DESCRIPTION
1	FLOOR, STEEL REINFORCED CONCRETE SLAB ON GROUND

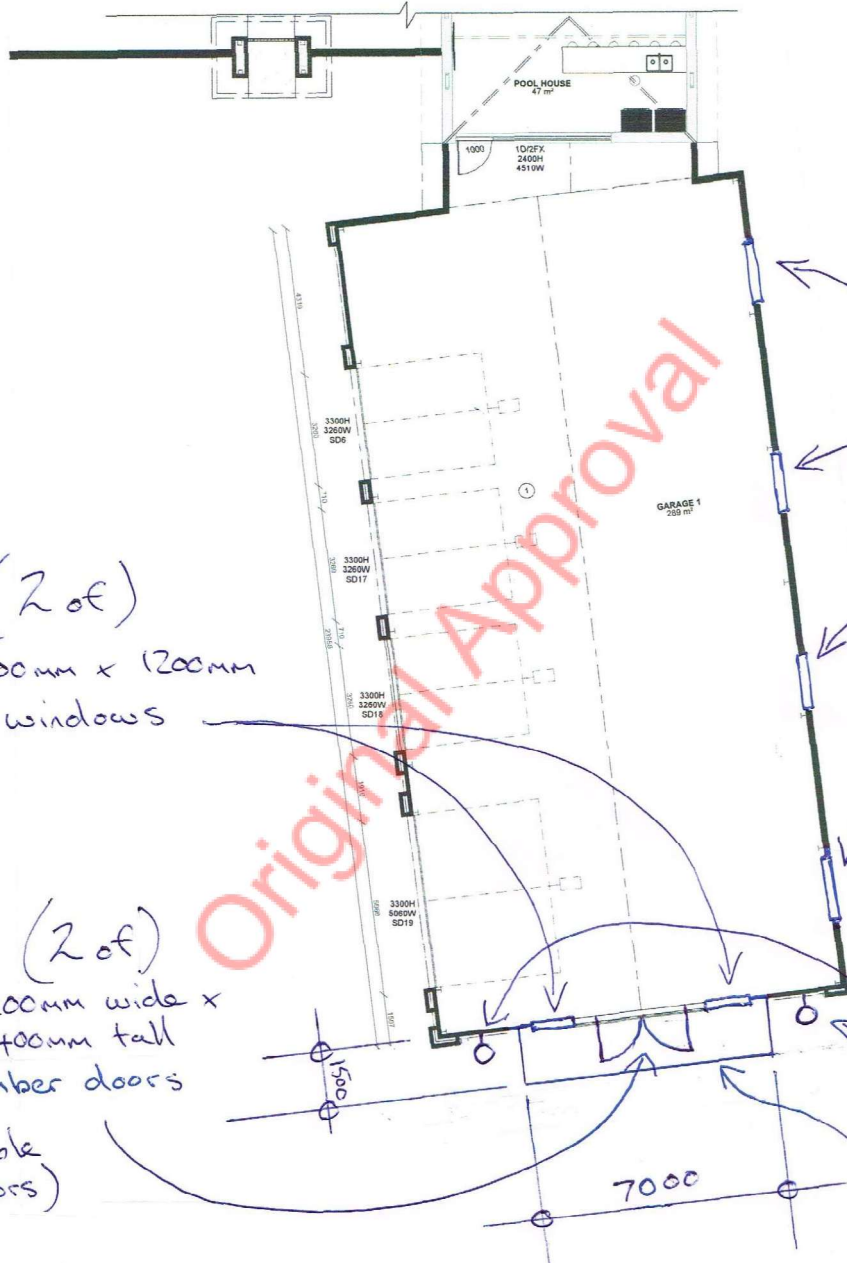


FLOOR PLAN-GARAGE
1:100

ISSUED FOR PLANNING APPROVAL			
FLOOR PLAN-GARAGES			
Project: DWELLING RENOVATION/EXTENSION			
Client: J+K REED			
Address: L72 #7 BANKSIA TERRACE SOUTH YUNDERBURG			
Revision: 4	Sheet: P8	AllAspectDesign	
P/E: 041245256		Scale: @A2	Project: AA12095
Web: www.allaspectdesign.com.au		Drawn: 1:100	Date: 13/08/24
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NOTE: DESIGN SUBJECT TO ENGINEERING AND STATUTORY APPROVALS

NOTES-FLOOR PLAN-GARAGES	
MARK:	DESCRIPTION
1	FLOOR: STEEL REINFORCED CONCRETE SLAB ON GROUND



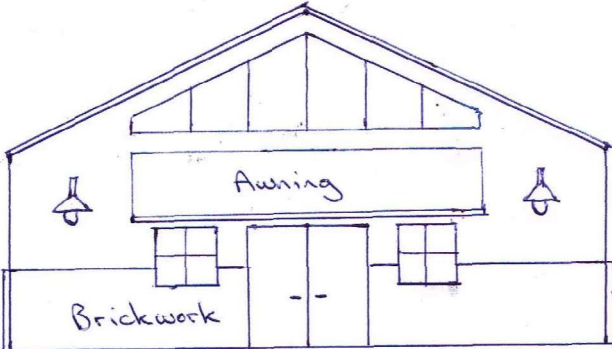
(2 of)
1200mm x 1200mm
windows

(2 of)
1200mm wide x
2400mm tall
timber doors
(double
doors)

4 of
High level
windows,
1500 wide x
600 high
(window sills
to be 2800mm
above Garage
FFL)

Feature wall
lighting

Awning over front
doors + windows
7000mm wide x 1500mm width



Roadside
Elevation

ISSUED FOR PLANNING APPROVAL			
FLOOR PLAN-GARAGES			
Project:		DWELLING RENOVATION/EXTENSION	
Client:		J+K REEF	
Address:		L72 #7 BANKSIA TERRACE SOUTH YUNDABURR	
Revision:	Sheet:	Project:	
4	PB	AA12050	
PH: 0431245256		Scale @A2:	1:100
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Email: allaspectdesign@outlook.com		Date:	13/08/24
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NOTE: DESIGN SUBJECT TO ENGINEERING AND STATUTORY APPROVALS





EAST ELEVATION

- 4x High Level Windows
- 1500 wide x 600 high
- Window sills to be 2800mm above garage FFL

Finished Floor Level 2.31m
Finished Wall Height 8.21m
Ridge Height 9.025



G1-PP
8.215 m

G1-PF
2.310 m

WEST ELEVATION-GARAGE
1:100