

GENERAL NOTES

- CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
- REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL WORK AND CONCRETE WORK.
- DO NOT SCALE FROM THE DRAWINGS.
- ALL DETAILS MAY VARY ACCORDING TO ON SITE CONSTRUCTION BY OWNER - BUILDER.
- LOCATION OF DOWNPIPES ARE INDICATIVE ONLY & MAY CHANGE TO ROOF PLUMBERS DISCRETION.
- SYMBOL DENOTES SMOKE DETECTOR
- RISBEC DESIGNS 2010 COPYRIGHT

PROPOSED 8 UNIT DEVELOPMENT

CLIENT: ROYAL CONSTRUCTION

JOB ADDRESS: WALGA COURT, YOKINE.

LOT 31 #9

DATE: 15-11-10

SCALE: 1:200

DESIGNER: CHRIS BECVAROVSKI

REV: 15-02-11

PRINTED: 18/05/2011 4:31 PM

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RISBEC

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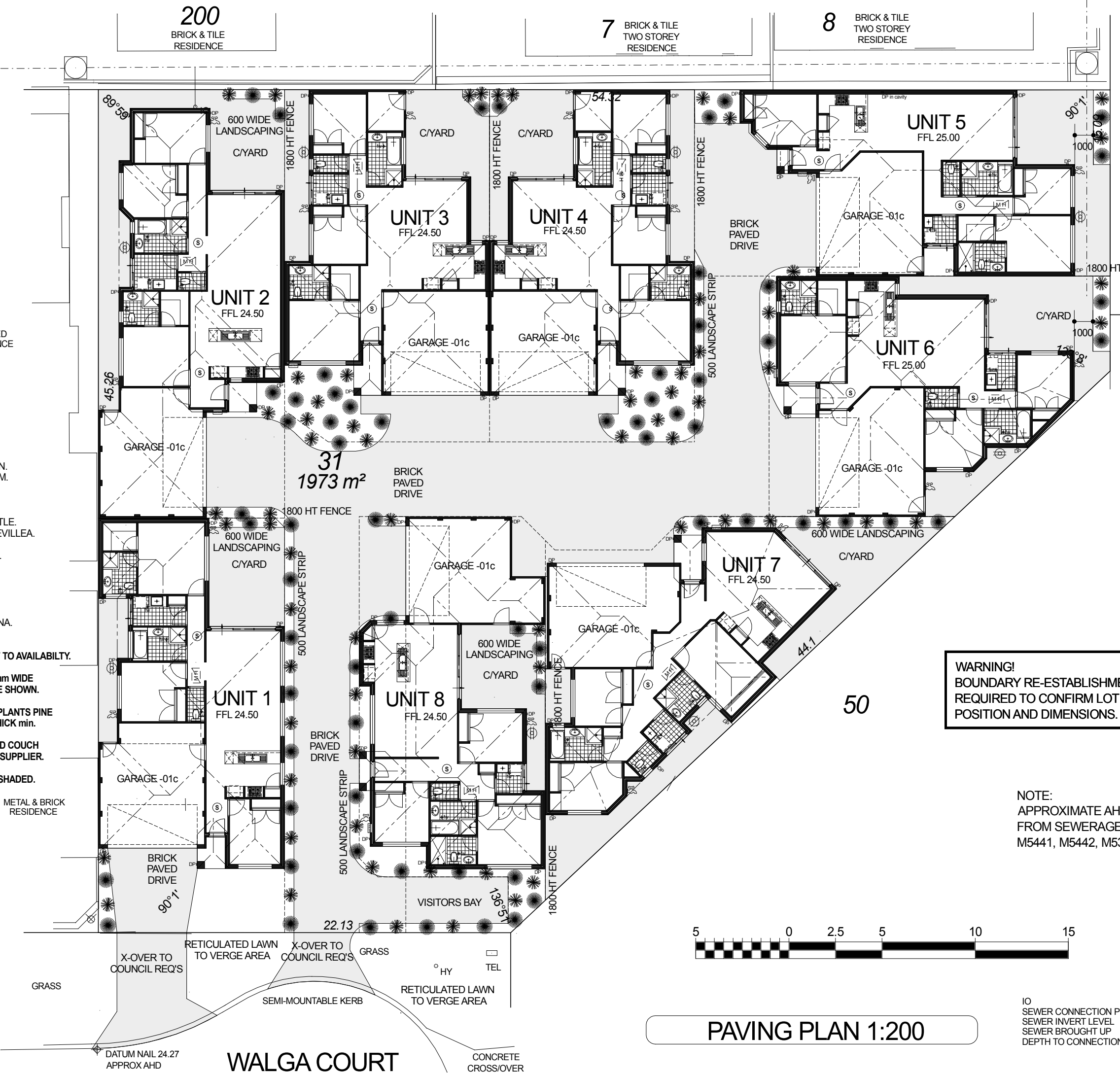
CHRIS BECVAROVSKI

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 Fax: (08) 9207 2500
 Mobile: (08) 9207 2500
 Unit 1/45 Cedric Street,
 Shilling WA 6021
 P.O. Box 246
 Osborne Park 6017

LANDSCAPE KEY

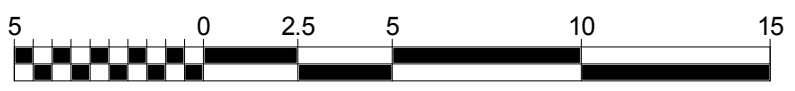
- GND COVERS**
- ACER NEGUNDO.
 - POPULUS VUNNANENSIS.
 - EUCALYPTUS LEUCOXYLON.
 - PITTIOSPORUM UNDULATUM.
- SHRUBS**
- ACACIA ITEAPHIVILLA WATTLE.
 - BANKSIA HOOKERANA GREVILLEA.
 - DWARF WILLOW MYRTLE.
 - EUCALYPTUS TETRAGONA.
- TREES**
- DAMPIERA DIVERSIFOLIA.
 - GALENEA SECUNDA.
 - GREVILLEA THELEMANNIANA.
 - KUNZEA POMIFERA.
- PLANT SELECTION SUBJECT TO AVAILABILITY.
- COURTYARDS TO HAVE 600mm WIDE LANDSCAPING STRIP WHERE SHOWN.
- SPREAD EVENLY BETWEEN PLANTS PINE & PEAT MULCH TO 100mm THICK min.
- LAWN AREA TO BE SELECTED COUCH LAID AS RECOMMENDED BY SUPPLIER.
- EXTENT OF PAVING SHOWN SHADED.

32
BRICK RENDERED & METAL RESIDENCE



WARNING!
BOUNDARY RE-ESTABLISHMENT SURVEY REQUIRED TO CONFIRM LOT BOUNDARY POSITION AND DIMENSIONS.

NOTE:
APPROXIMATE AHD LEVEL DERIVED FROM SEWERAGE MANHOLES, M5441, M5442, M5397



PAVING PLAN 1:200

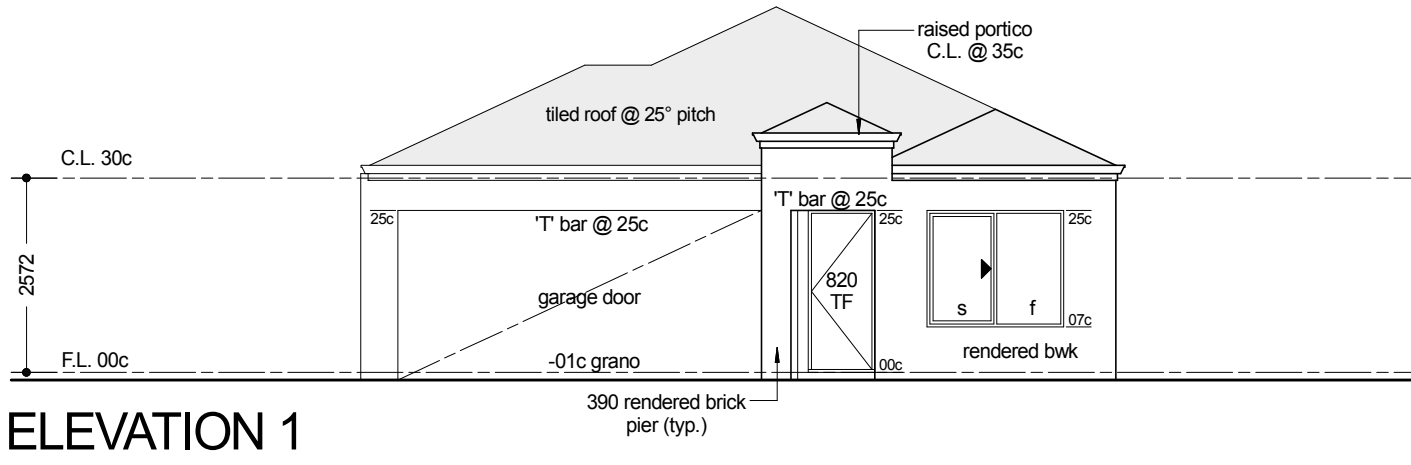
IO	SEWER CONNECTION POSITION APPROXIMATE ONLY	
	SEWER INVERT LEVEL	22.41
	SEWER BROUGHT UP DEPTH TO CONNECTION	.5
		1.4

DATUM NAIL 24.27 APPROX AHD

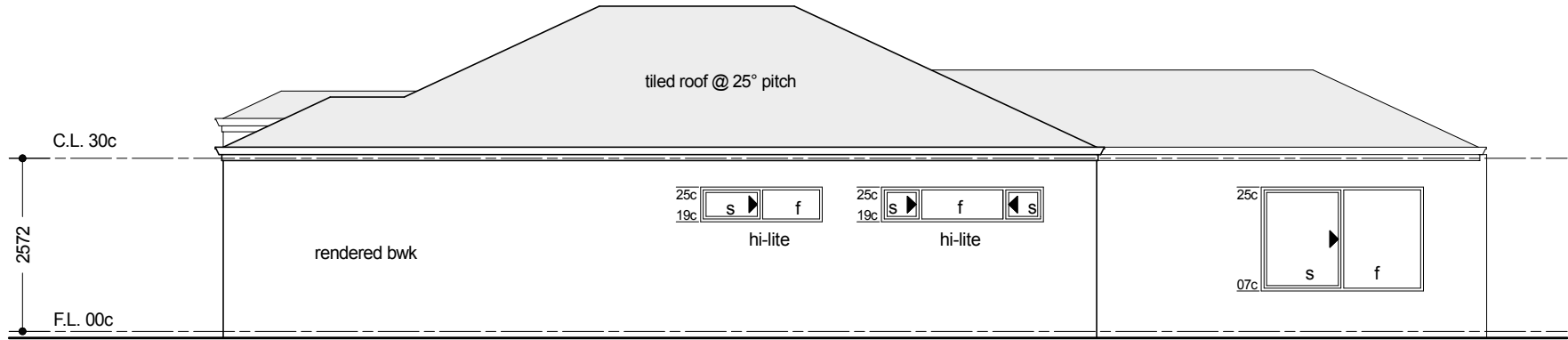
WALGA COURT

CONCRETE CROSS/OVER

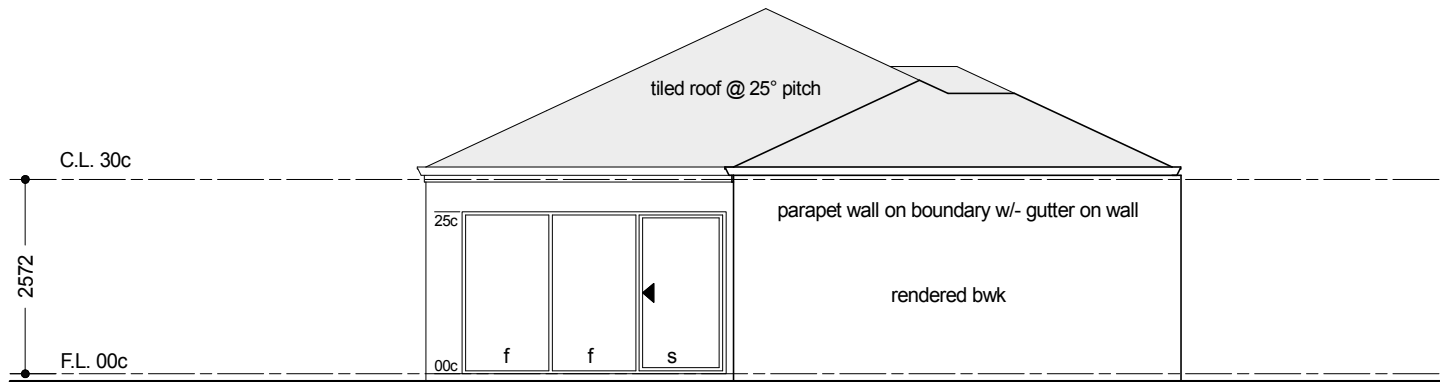
ROOFING NOTE
 ROOF FRAMING TO COMPLY
 WITH A.S. 1684



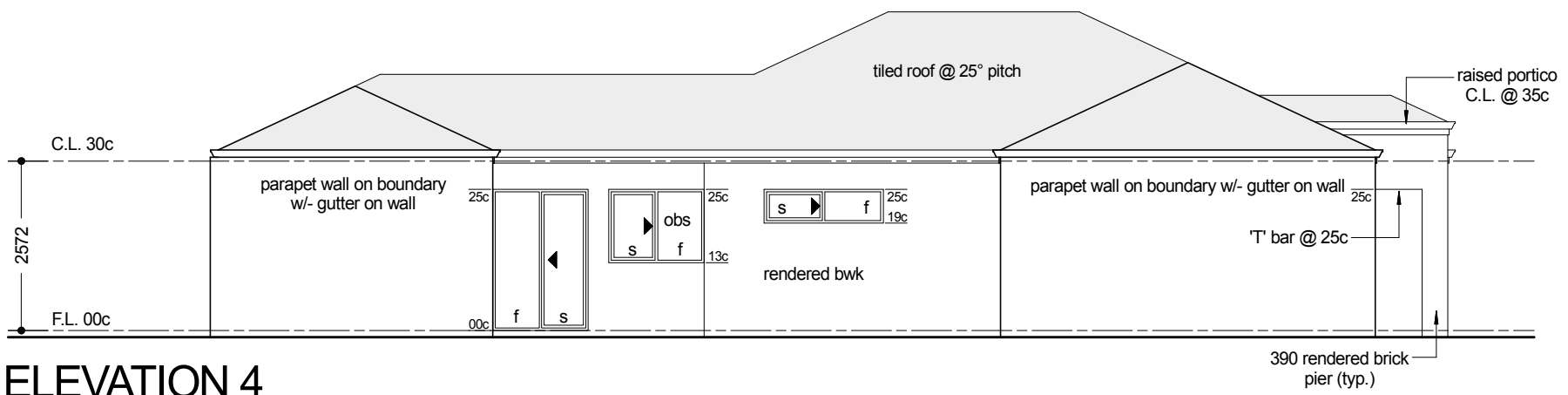
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

LOT AREA: - 222.49m²

FLOOR AREA:
 LIVING - 109.21m²
 GARAGE / STR - 37.17m²
 PORCH - 2.26m²
TOTAL AREAS - 148.64m²

UNIT 1

ELEVATIONS 1:100

GENERAL NOTES

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- RISBEC DESIGNS 2010 COPYRIGHT

PROPOSED 8 UNIT DEVELOPMENT

CLIENT:
ROYAL CONSTRUCTION

JOB ADDRESS:

**LOT 31 #9
 WALGA COURT,
 YOKINE.**

DATE:

15-11-10

SCALE:

1 : 100

DRAWN:

RS

PRINTED: 18/05/2011
 4:33 PM

DESIGNER:
CHRIS BECVAROVSKI

REVN:

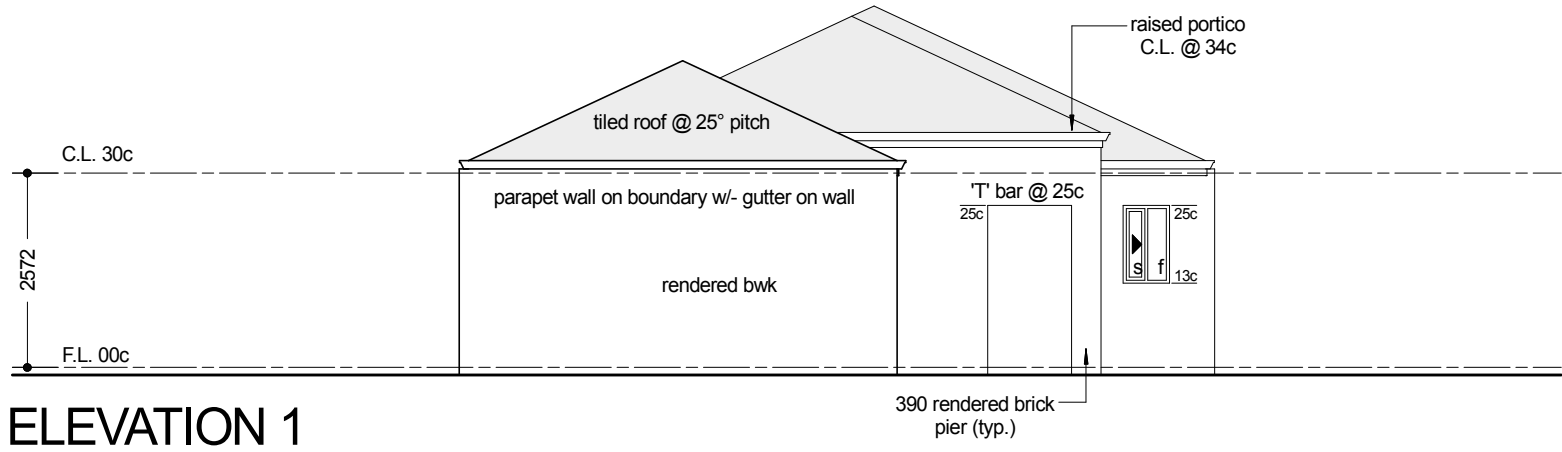
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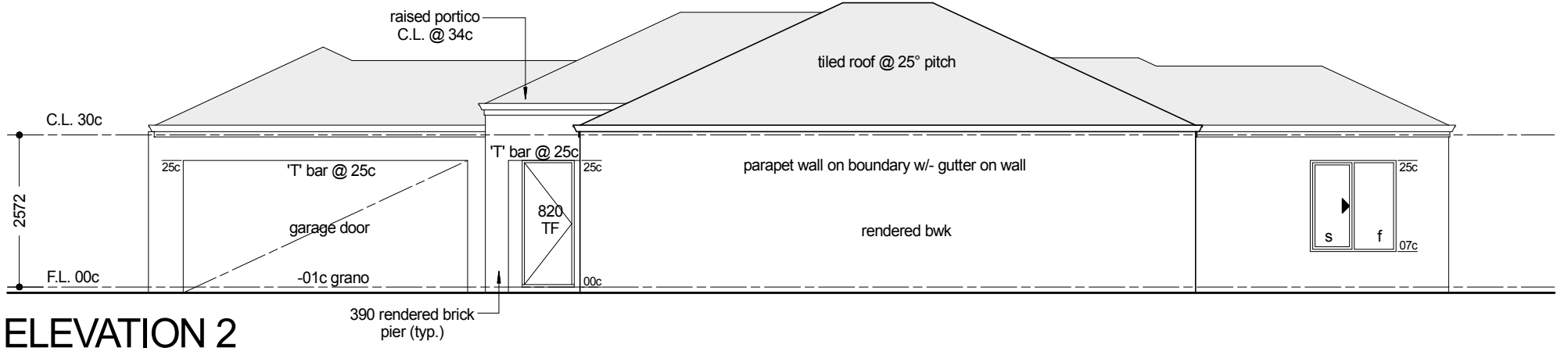
RB
 DESIGN AND DRAFTING

CHRIS BECVAROVSKI
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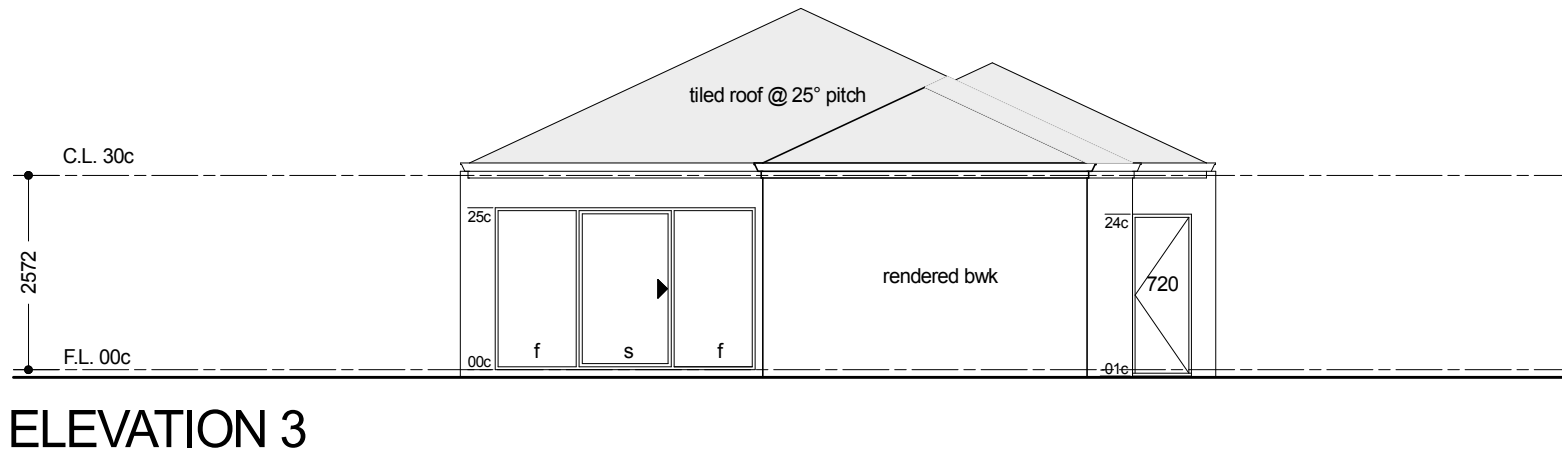
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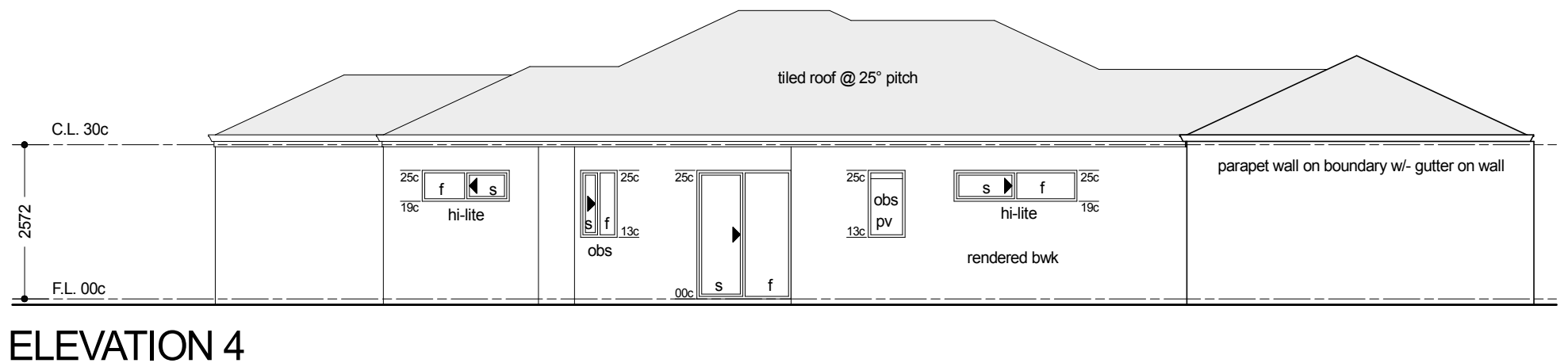
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

LOT AREA:	- 230.02m ²
FLOOR AREA:	
LIVING	- 113.51m ²
GARAGE / STR	- 37.98m ²
PORCH	- 2.40m ²
TOTAL AREAS	- 153.89m²

UNIT 2

ELEVATIONS 1:100

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PROPOSED 8 UNIT DEVELOPMENT

CLIENT: **ROYAL CONSTRUCTION**

JOB ADDRESS:

LOT 31 #9 WALGA COURT, YOKINE.

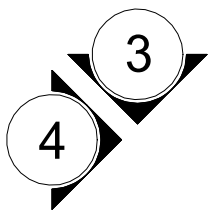
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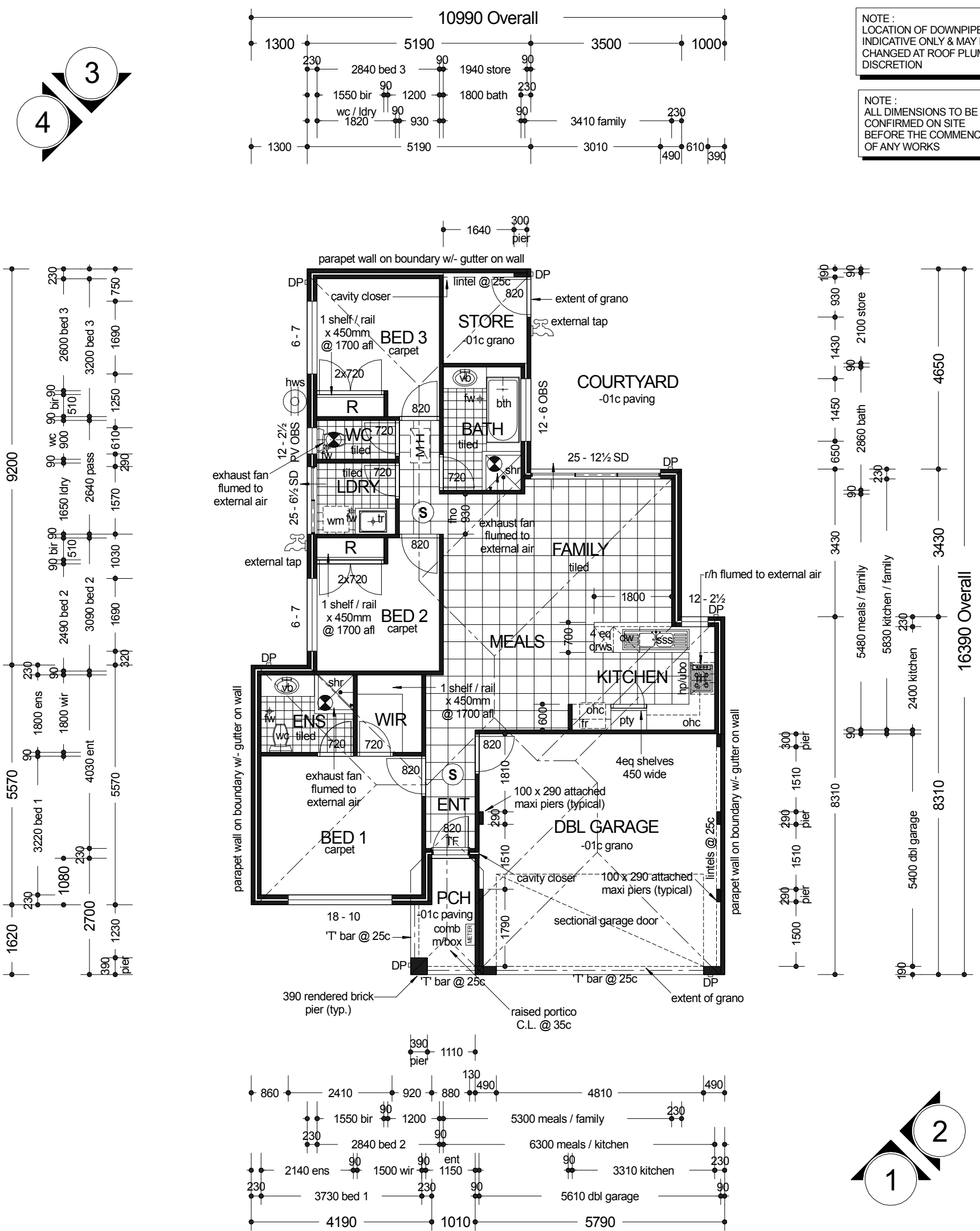
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 Osborne Park 6017



Ⓢ DENOTES HARDWIRED SMOKE DETECTOR

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LOT AREA:	- 207.99m ²
FLOOR AREA:	
LIVING	- 97.74m ²
GARAGE	- 32.11m ²
STORE	- 4.45m ²
PORCH	- 3.52m ²
TOTAL AREAS	- 137.82m ²

UNIT 3

FLOOR PLAN 1:100

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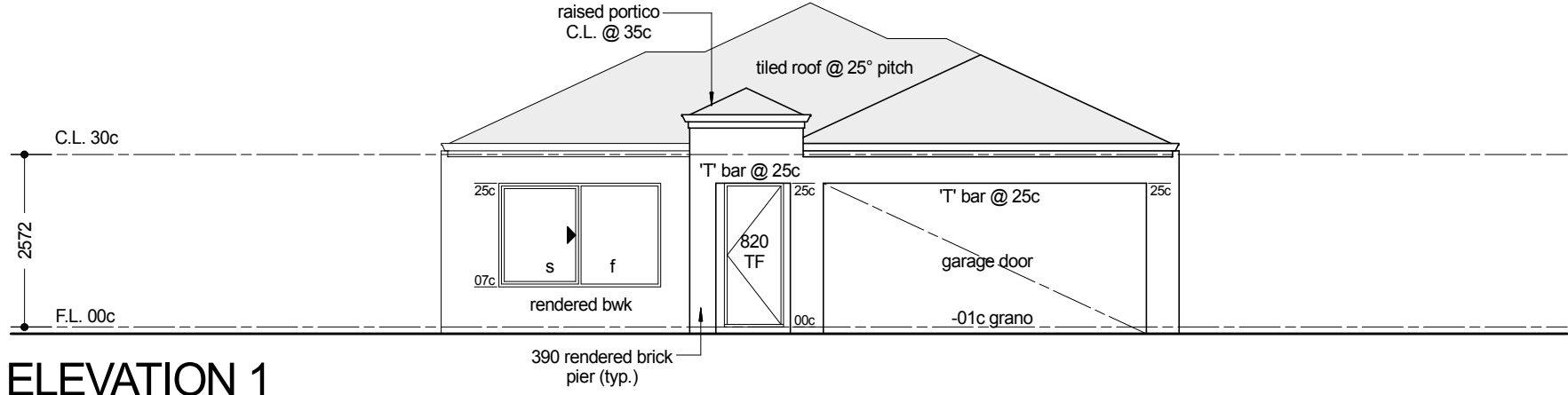
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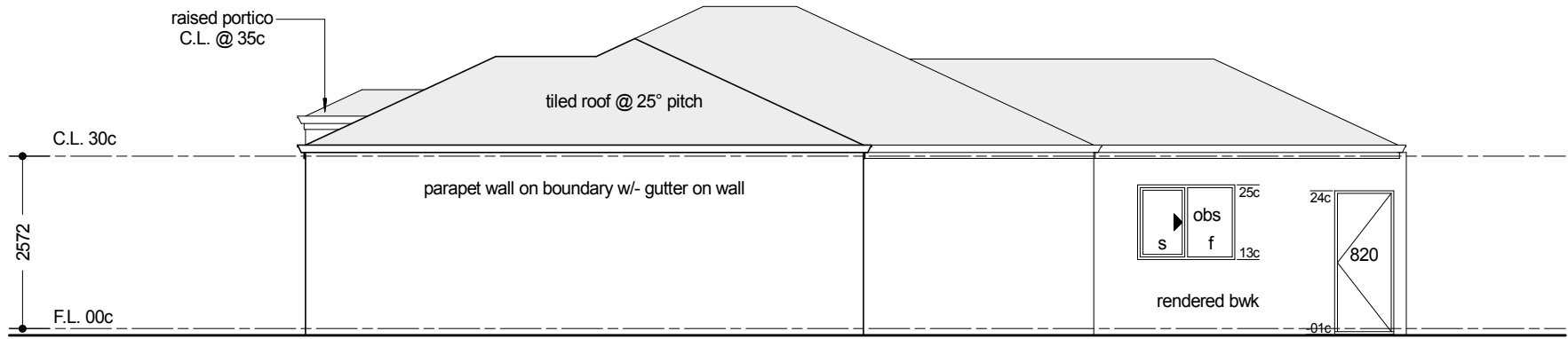
CHRIS BECVAROVSKI

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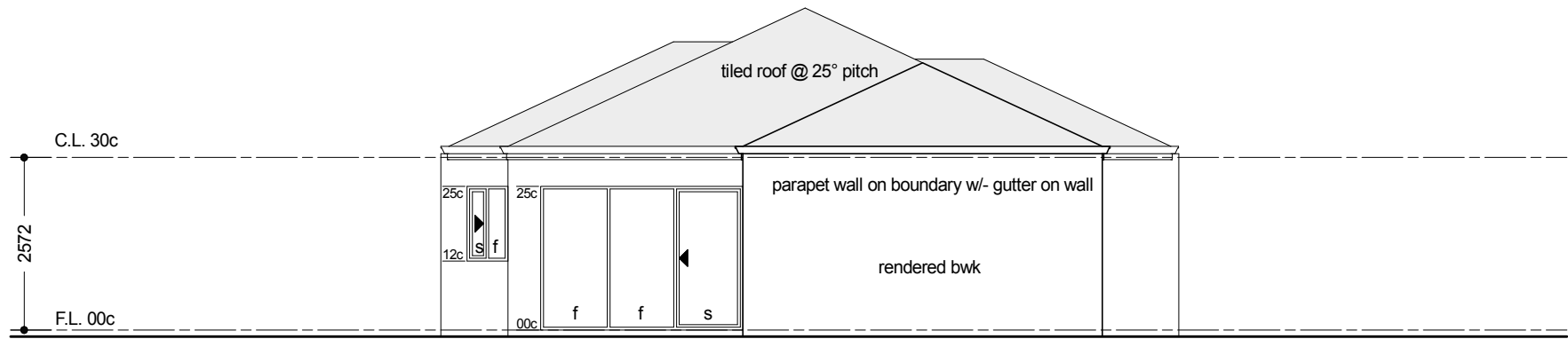
ROOFING NOTE
 ROOF FRAMING TO COMPLY
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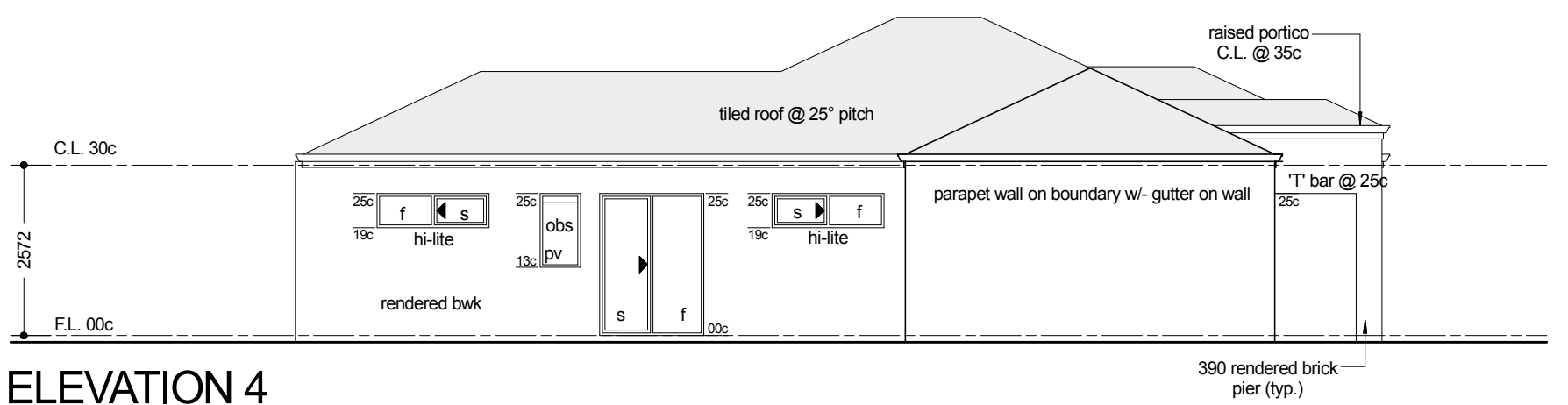
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

LOT AREA:	- 207.99m ²
FLOOR AREA:	
LIVING	- 97.74m ²
GARAGE	- 32.11m ²
STORE	- 4.45m ²
PORCH	- 3.52m ²
TOTAL AREAS	- 137.82m²

UNIT 3

ELEVATIONS 1:100

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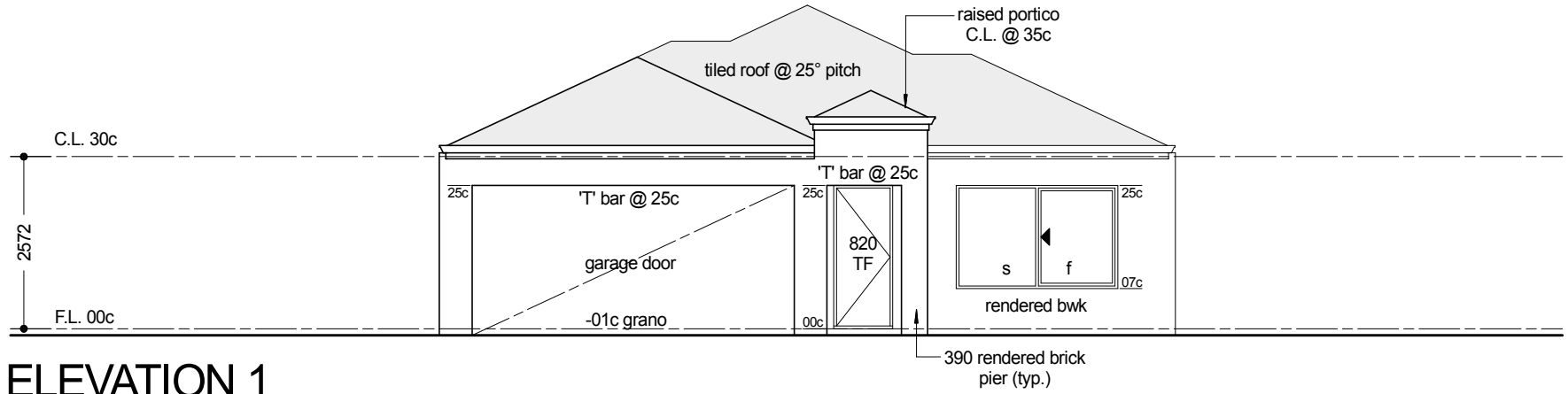
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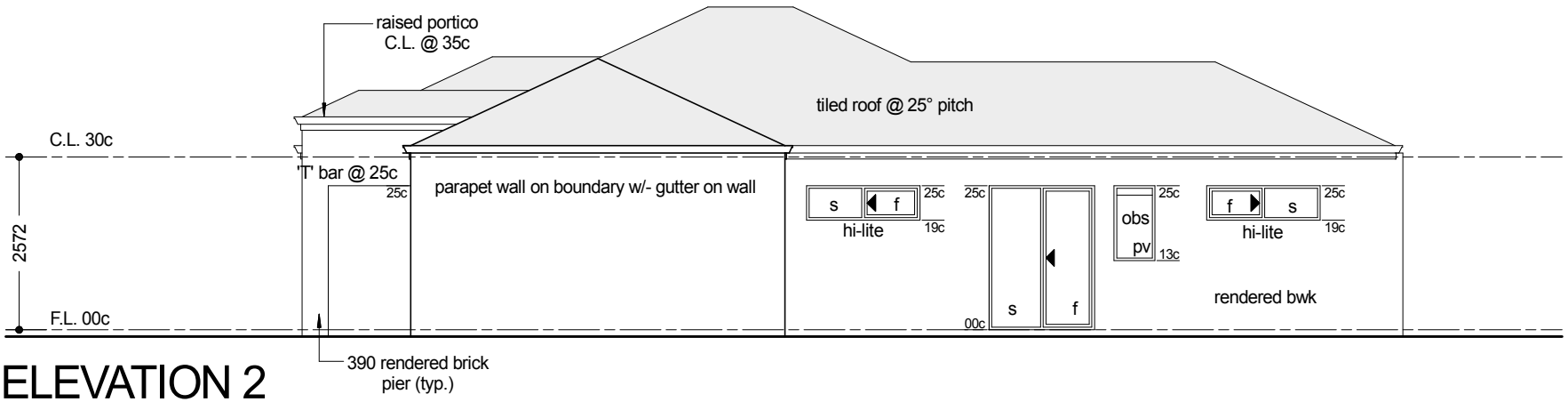
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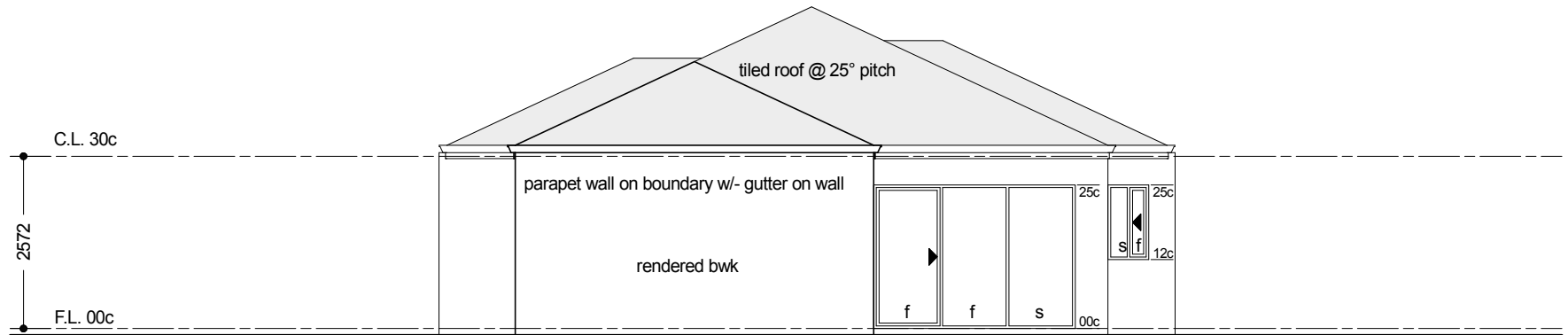
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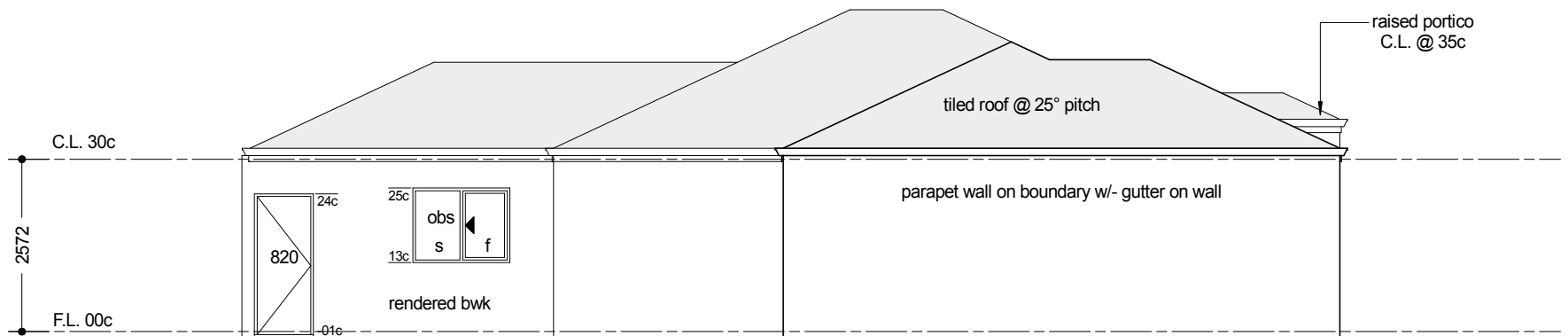
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

LOT AREA: - 207.96m²

FLOOR AREA:
 LIVING - 97.74m²
 GARAGE - 32.11m²
 STORE - 4.45m²
 PORCH - 3.52m²
TOTAL AREAS - 137.82m²

UNIT 4

ELEVATIONS 1:100

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PROPOSED 8 UNIT DEVELOPMENT

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**LOT 31 #9
 WALGA COURT,
 YOKINE.**

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SCALE:

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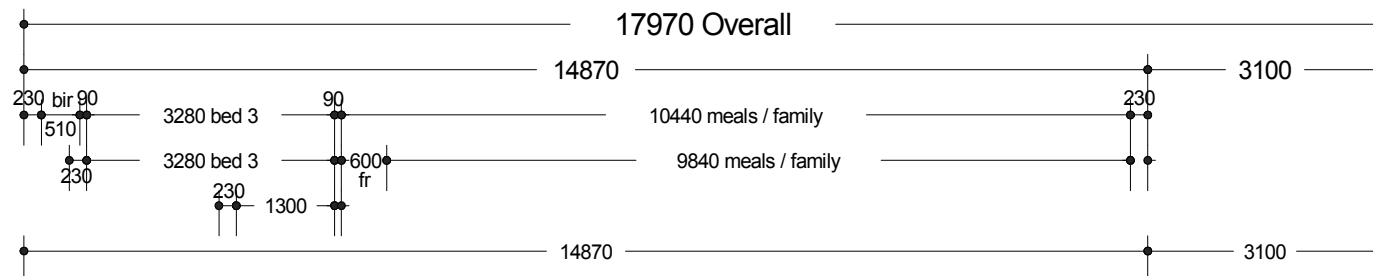
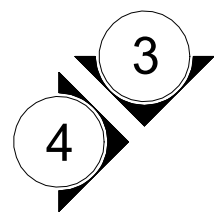
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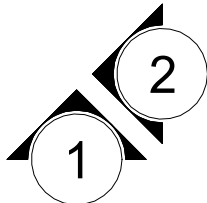
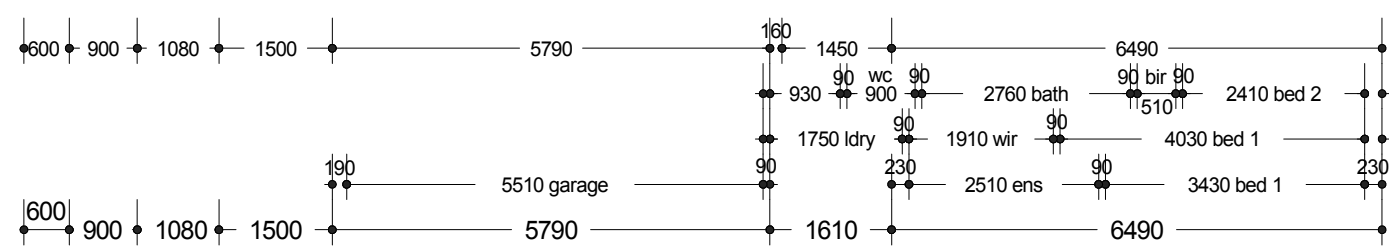
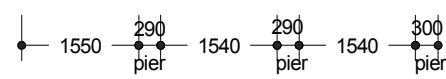
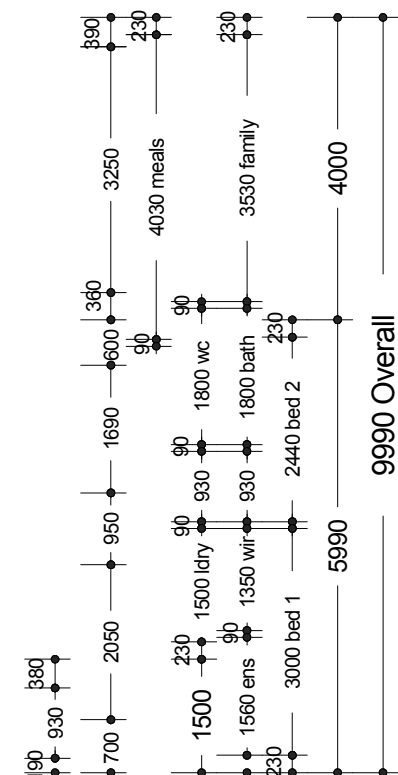
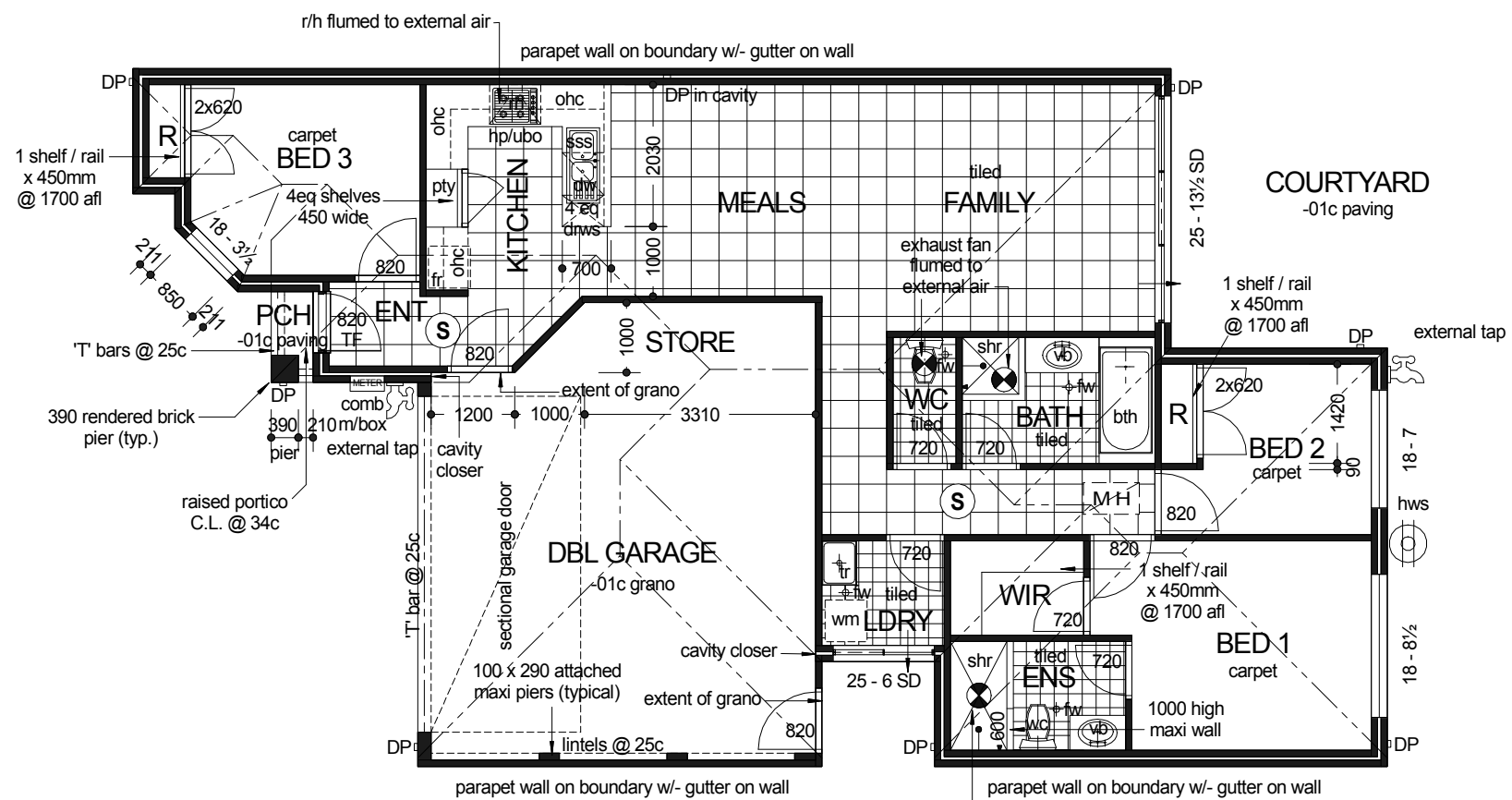
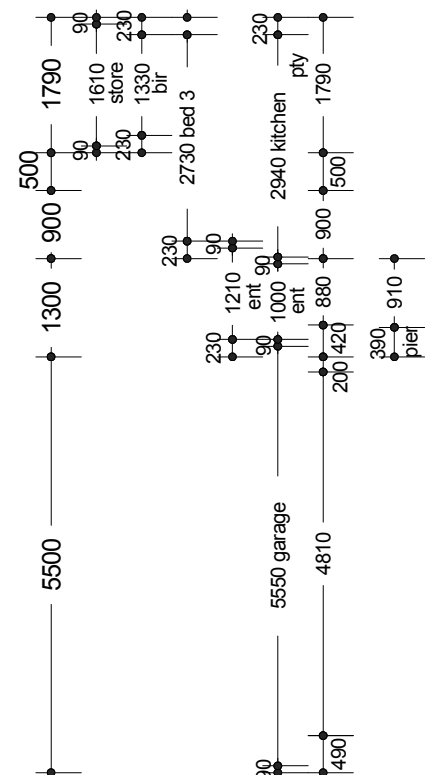
CHRIS BECVAROVSKI
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 Stirling, WA 6021
 P.O. Box 246
 Osborne Park 6017



Ⓢ DENOTES HARDWIRED SMOKE DETECTOR

NOTE : LOCATION OF DOWNPIPES IS INDICATIVE ONLY & MAY BE CHANGED AT ROOF PLUMBERS DISCRETION

NOTE : ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE THE COMMENCEMENT OF ANY WORKS



LOT AREA: - 223.20m²
 FLOOR AREA:
 LIVING - 101.60m²
 GARAGE/ STR - 36.07m²
 PORCH - 0.78m²
 TOTAL AREAS - 138.45m²

UNIT 5

FLOOR PLAN 1:100

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PROPOSED 8 UNIT DEVELOPMENT

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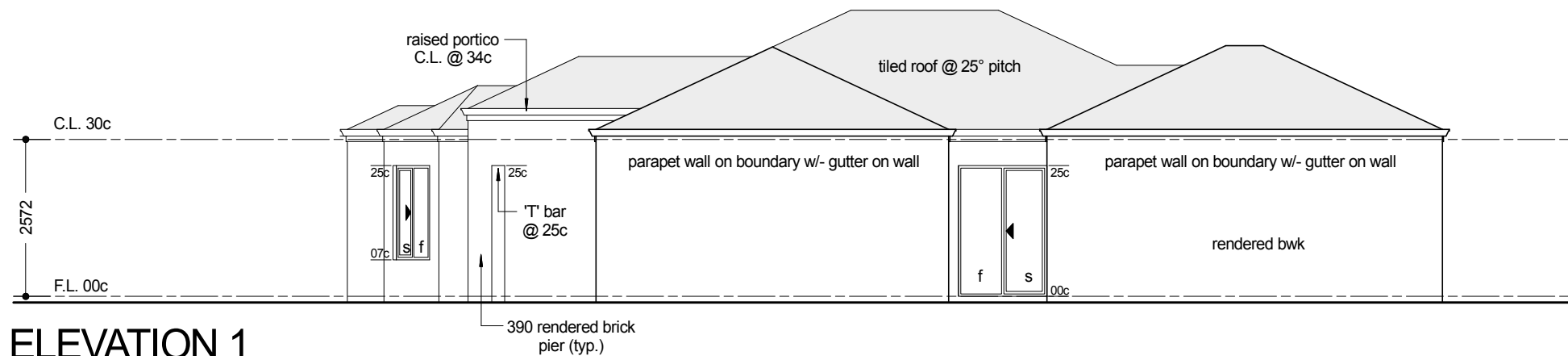
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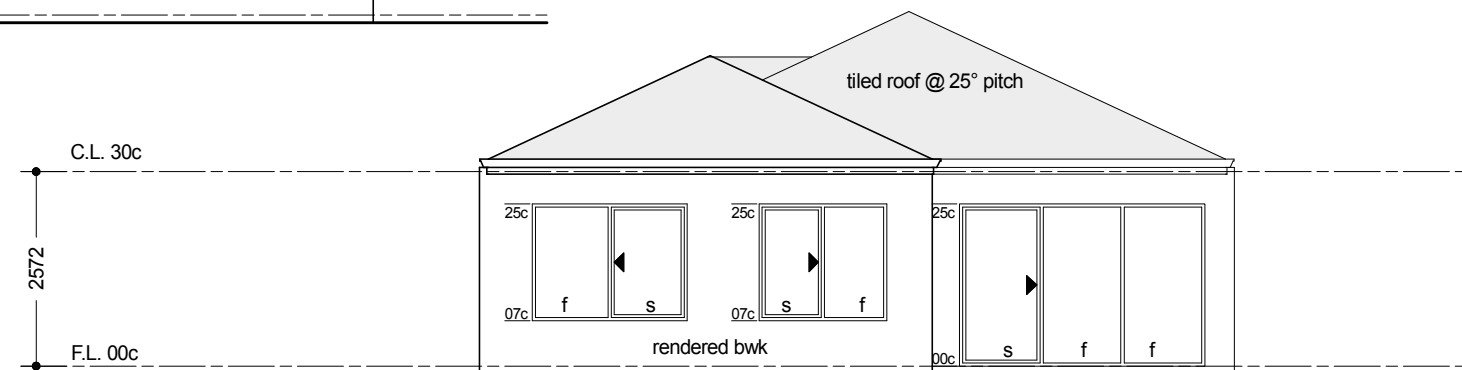
CHRIS BECVAROVSKI

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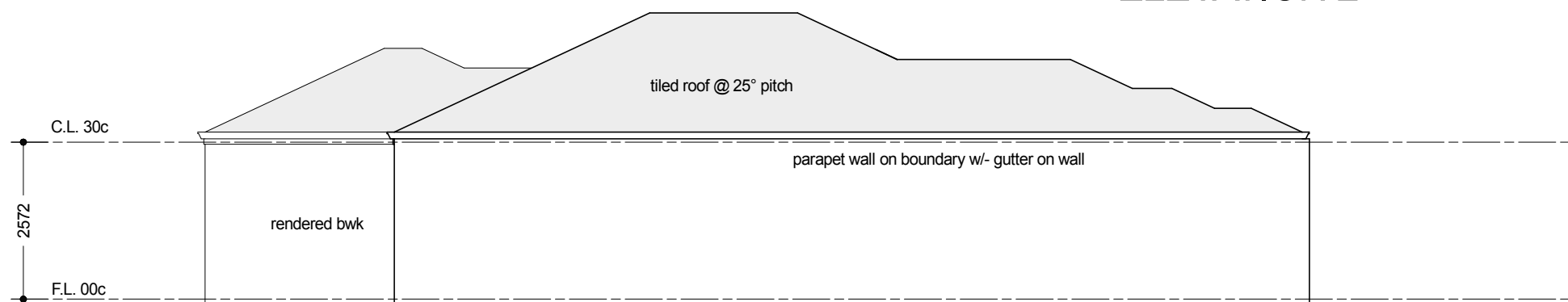
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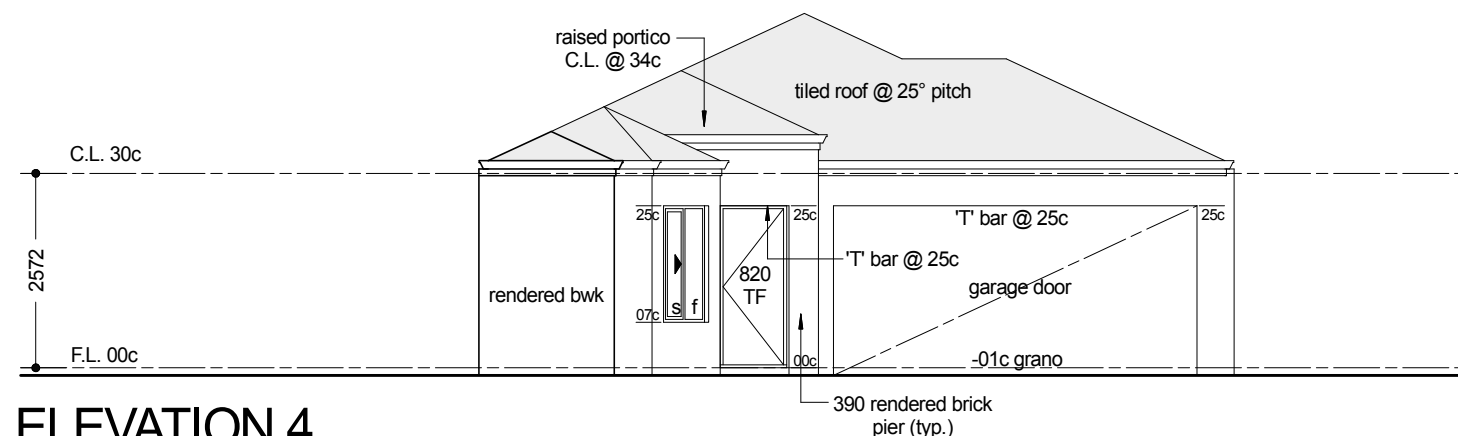
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

LOT AREA: - 223.20m²

FLOOR AREA:
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 GARAGE/ STR - 36.07m²
 PORCH - 0.78m²
 TOTAL AREAS - 138.45m²

UNIT 5

ELEVATIONS 1:100

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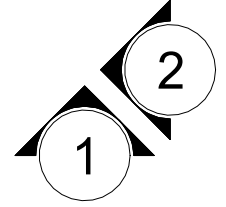
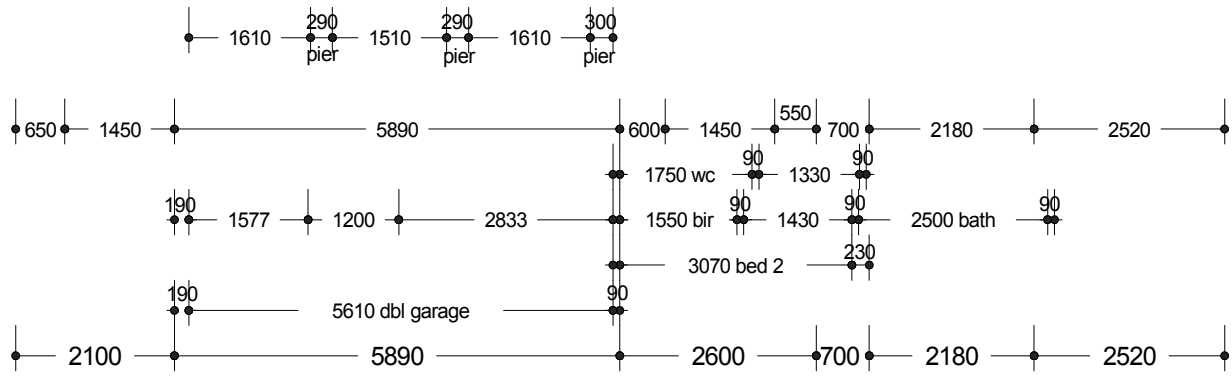
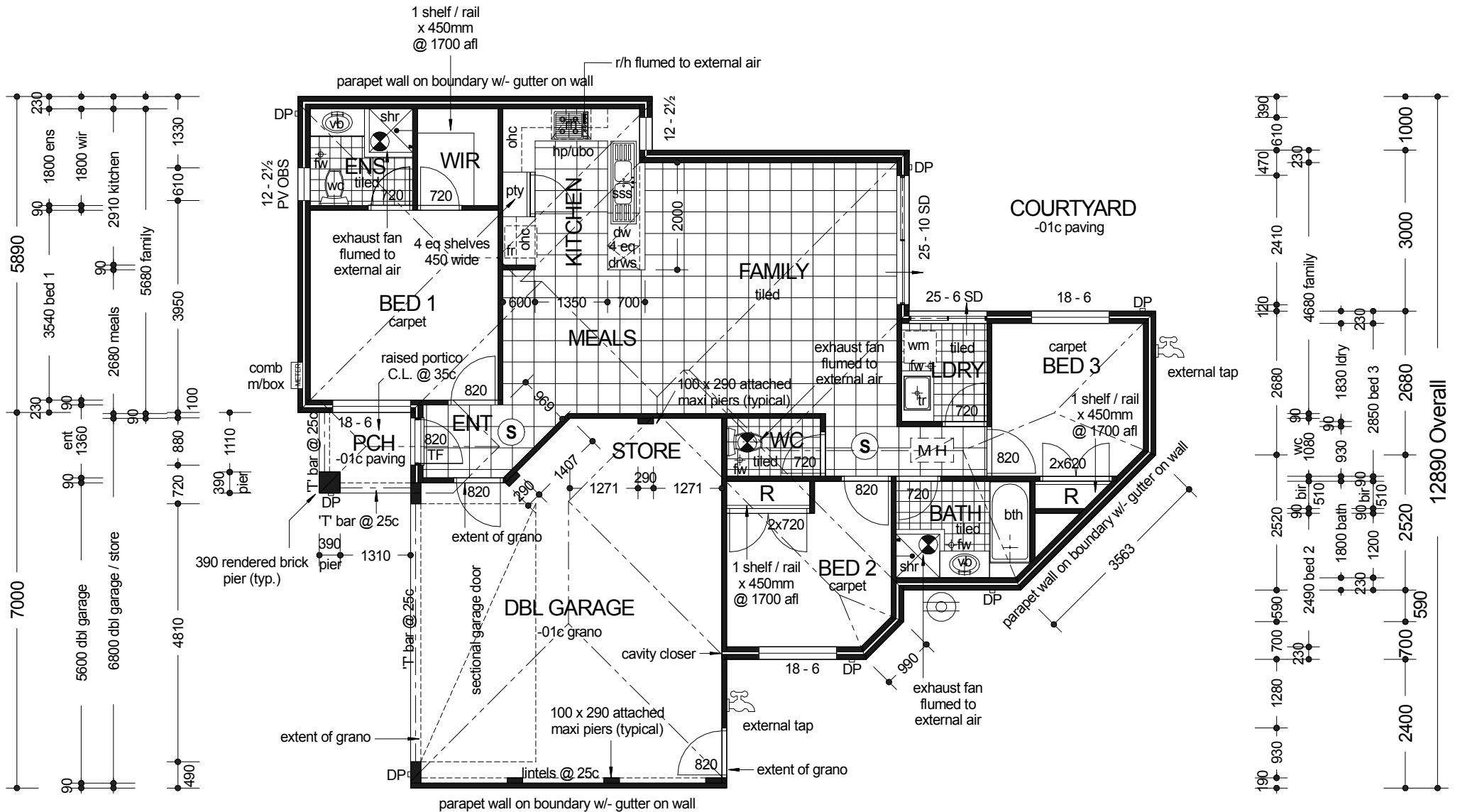
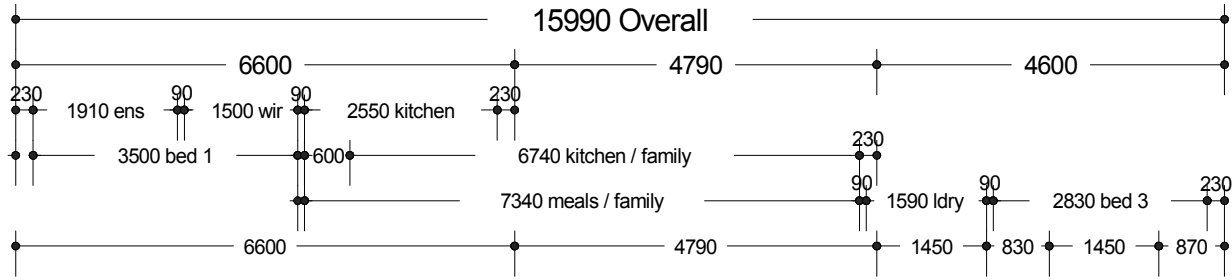
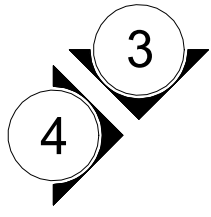
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LOT AREA: - 210.10m²

FLOOR AREA:

LIVING - 102.20m²

GARAGE / STR - 37.28m²

PORCH - 2.55m²

TOTAL AREAS - 142.03m²

UNIT 6

FLOOR PLAN 1:100

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CLIENT: **ROYAL CONSTRUCTION**

JOB ADDRESS:

LOT 31 #9 WALGA COURT, YOKINE.

DATE: 15-11-10

SCALE: 1 : 100

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DESIGNER: **CHRIS BECVAROVSKI**

REVN:

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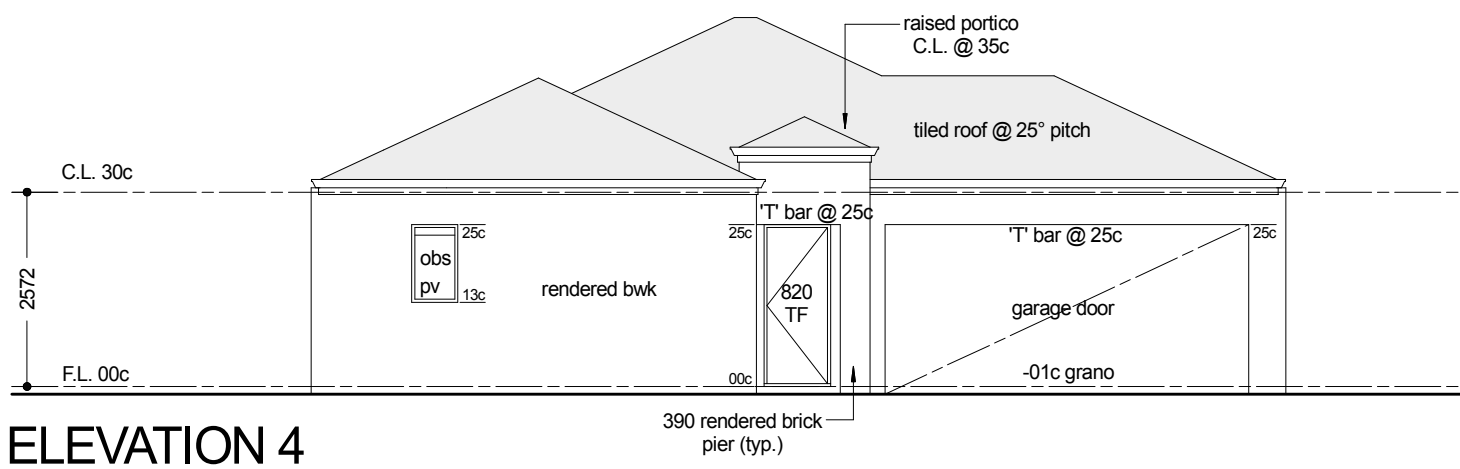
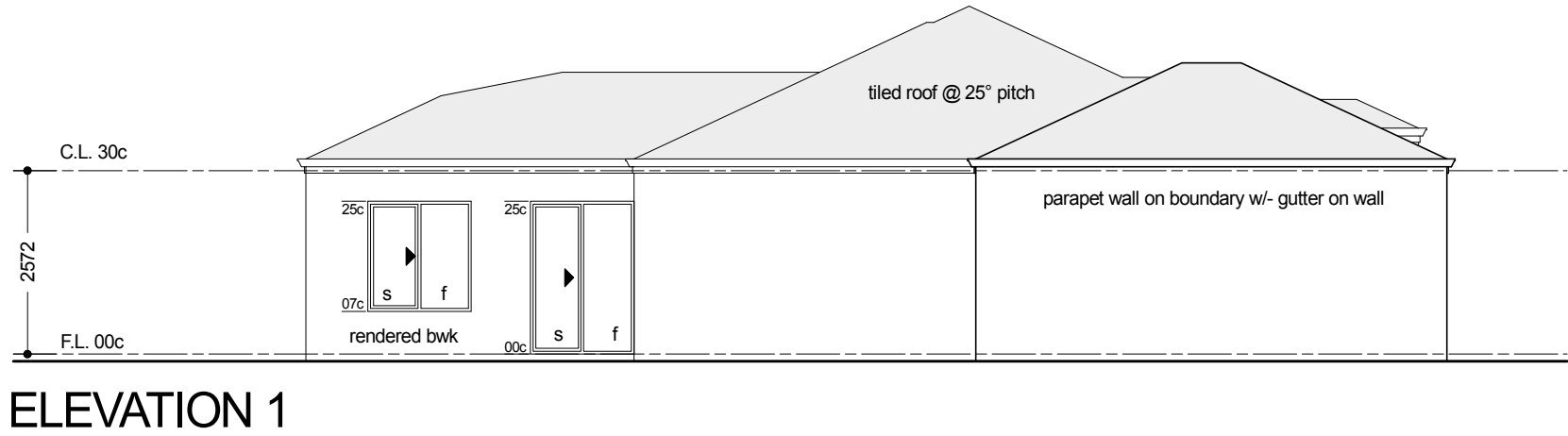
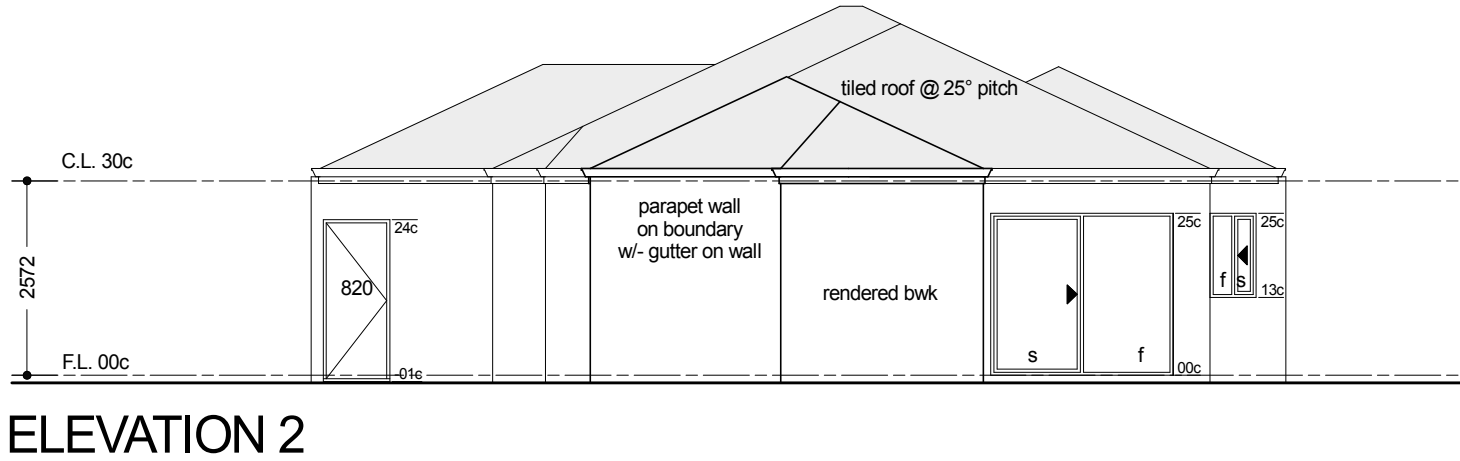
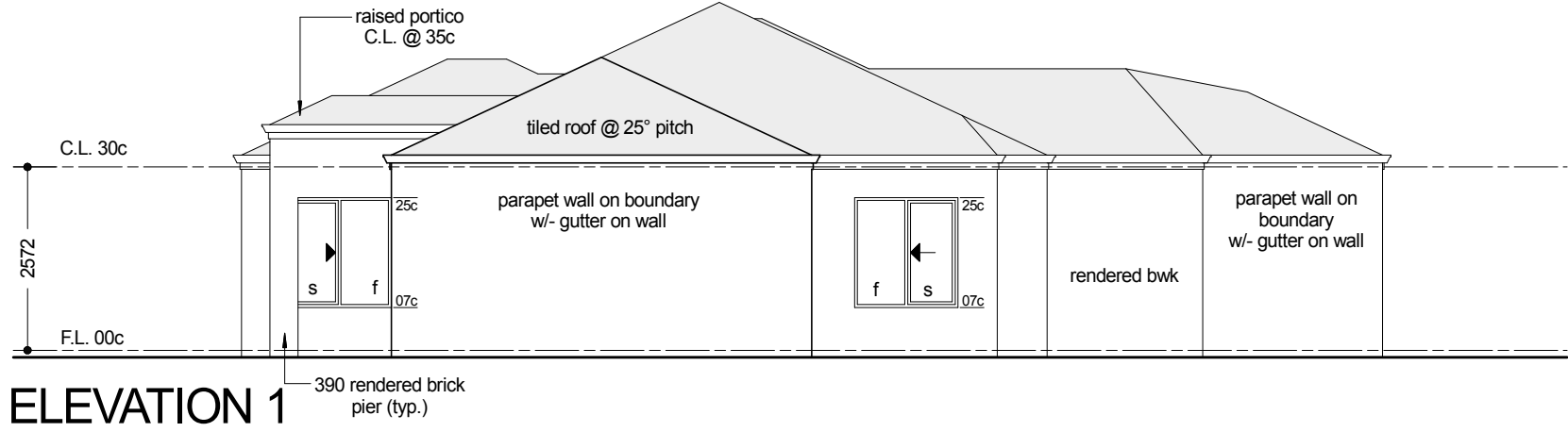
RISBEC COMMERCIAL

RB DESIGN AND DRAFTING

CHRIS BECVAROVSKI

Phone: (08) 9207 2700
 Fax: (08) 9207 2500
 Mobile: 0418 903 242
 Unit 1/ 45 Cedric Street, Stirling, WA 6021
 P.O. Box 246 Osborne Park 6017

ROOFING NOTE
 ROOF FRAMING TO COMPLY
 WITH A.S. 1684



LOT AREA: - 210.10m²

FLOOR AREA:
 LIVING - 102.20m²
 GARAGE / STR - 37.28m²
 PORCH - 2.55m²
 TOTAL AREAS - 142.03m²

UNIT 6

ELEVATIONS 1:100

GENERAL NOTES

- CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
- REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL WORK AND CONCRETE WORK.
- DO NOT SCALE FROM THE DRAWINGS.
- ALL DETAILS MAY VARY ACCORDING TO ON SITE CONSTRUCTION BY OWNER - BUILDER.
- LOCATION OF DOWNPIPES ARE INDICATIVE ONLY & MAY CHANGE TO ROOF PLUMBERS DISCRETION
- SYMBOL DENOTES SMOKE DETECTOR
- RISBEC DESIGNS 2010 COPYRIGHT

PROPOSED 8 UNIT DEVELOPMENT

CLIENT:
 ROYAL CONSTRUCTION

JOB ADDRESS:

LOT 31 #9
 WALGA COURT,
 YOKINE.

DATE:
 15-11-10

SCALE:
 1 : 100

DRAWN:
 RS

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DESIGNER:
 CHRIS BECVAROVSKI

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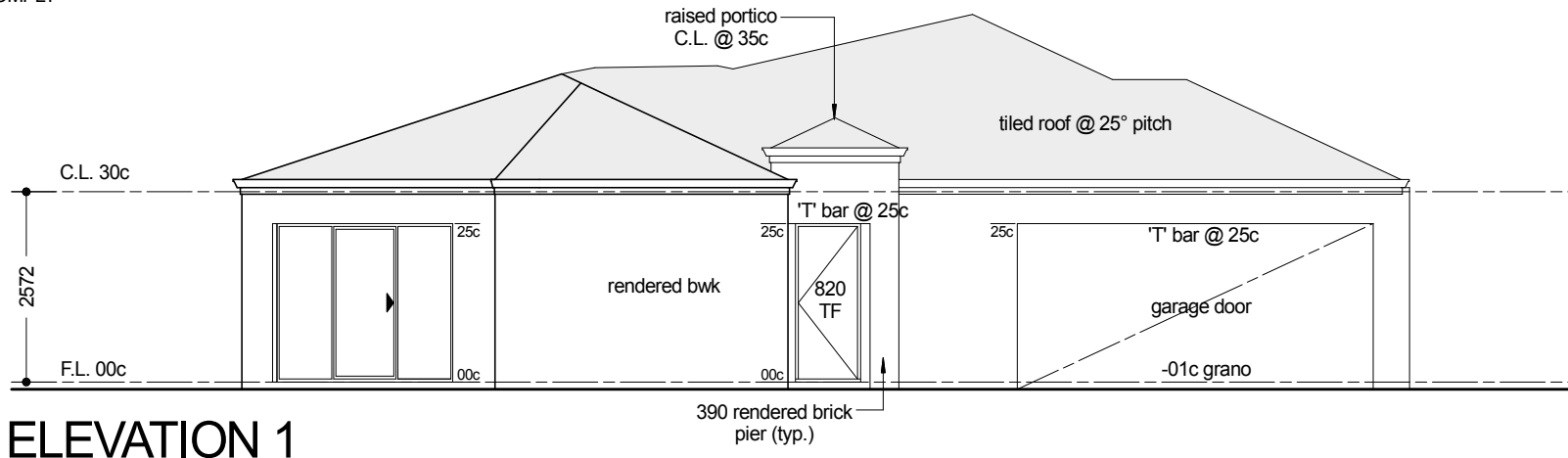
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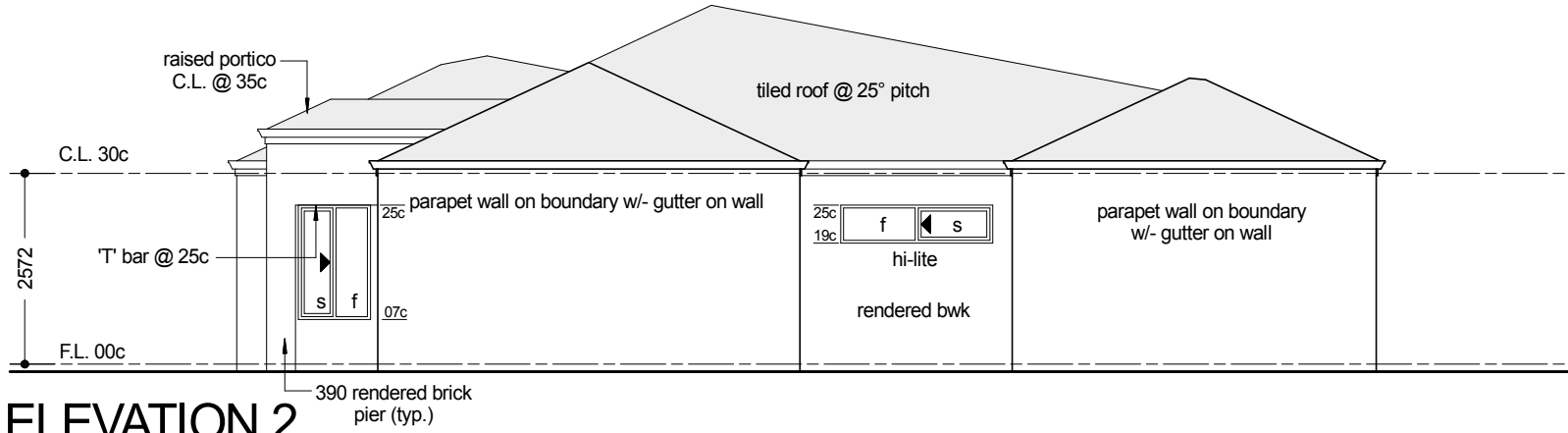
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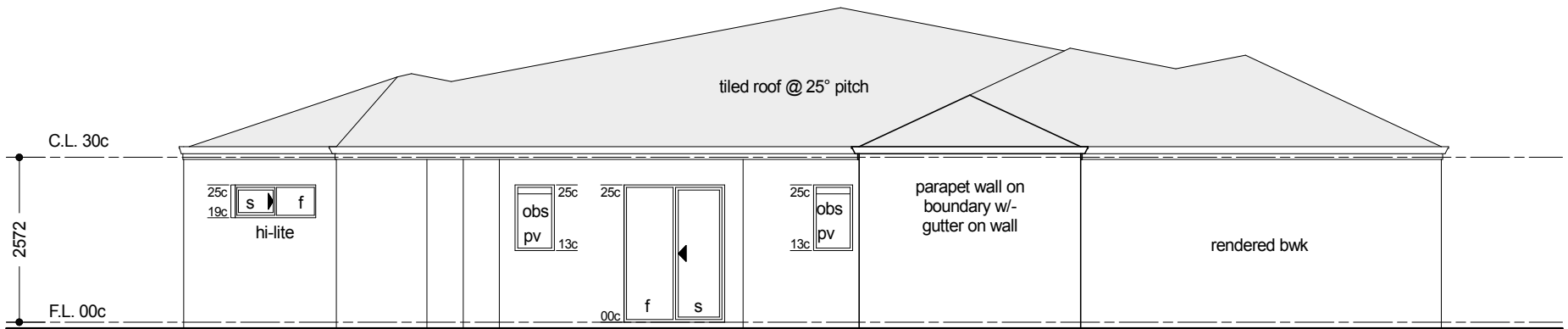
ROOFING NOTE
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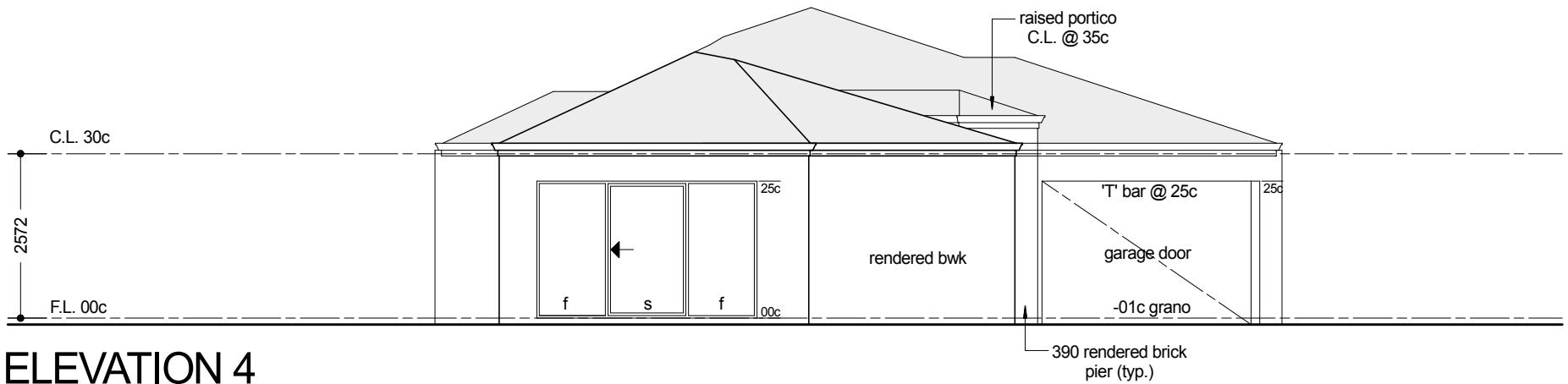
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

LOT AREA: - 214.55m²

FLOOR AREA:
 LIVING - 105.20m²
 GARAGE / STR - 36.85m²
 PORCH - 3.26m²
TOTAL AREAS - 145.31m²

UNIT 7

ELEVATIONS 1:100

GENERAL NOTES

- CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
- REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL WORK AND CONCRETE WORK.
- DO NOT SCALE FROM THE DRAWINGS.
- ALL DETAILS MAY VARY ACCORDING TO ON SITE CONSTRUCTION BY OWNER - BUILDER.
- LOCATION OF DOWNPIPES ARE INDICATIVE ONLY & MAY CHANGE TO ROOF PLUMBERS DISCRETION
- SYMBOL DENOTES SMOKE DETECTOR
- RISBEC DESIGNS 2010 COPYRIGHT

PROPOSED 8 UNIT DEVELOPMENT

CLIENT:
ROYAL CONSTRUCTION

JOB ADDRESS:

**LOT 31 #9
 WALGA COURT,
 YOKINE.**

DATE:

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SCALE:

1 : 100

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CHRIS BECVAROVSKI

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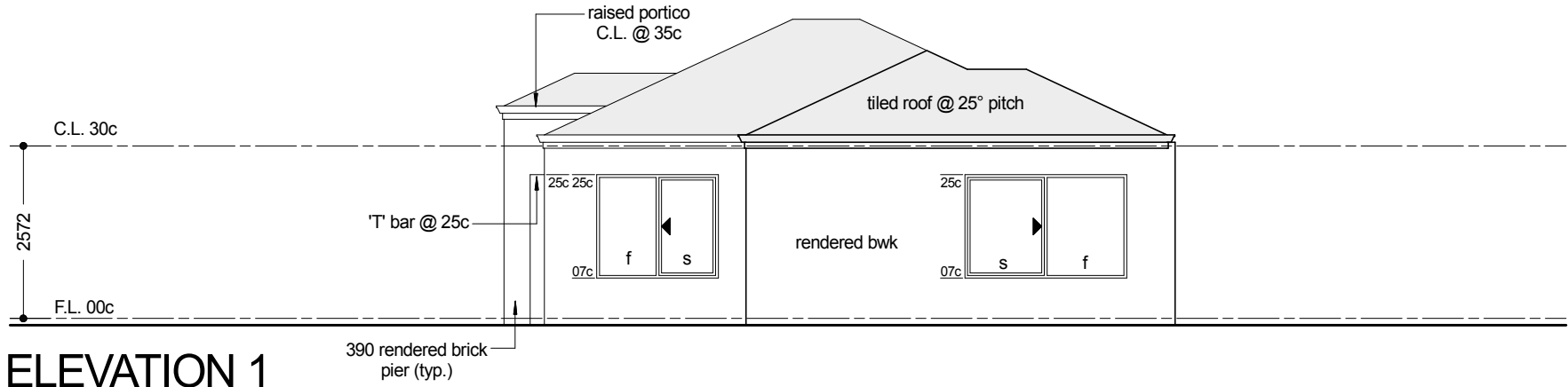
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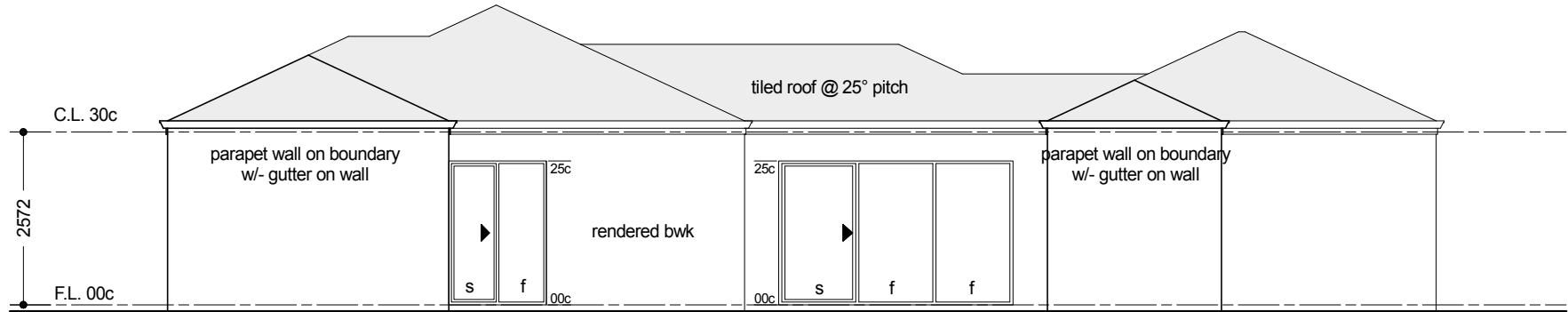
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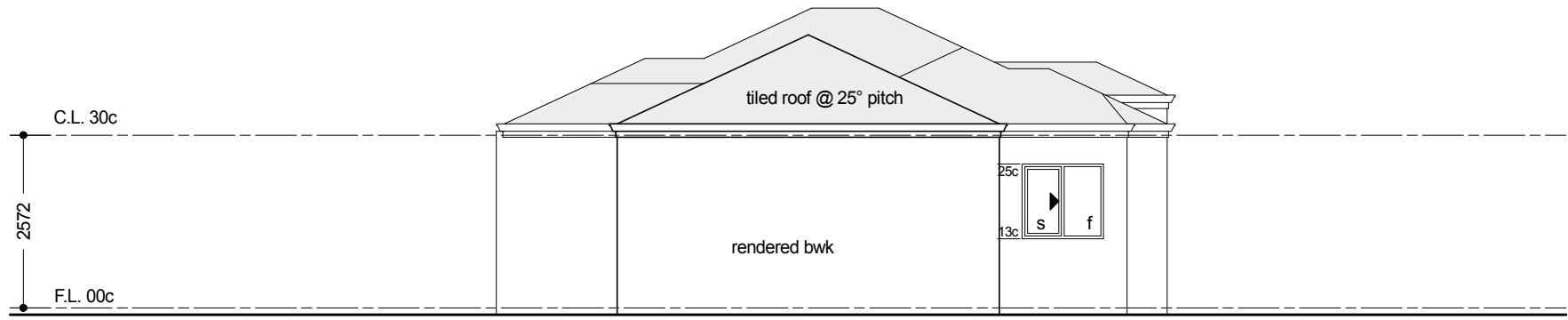
ROOFING NOTE
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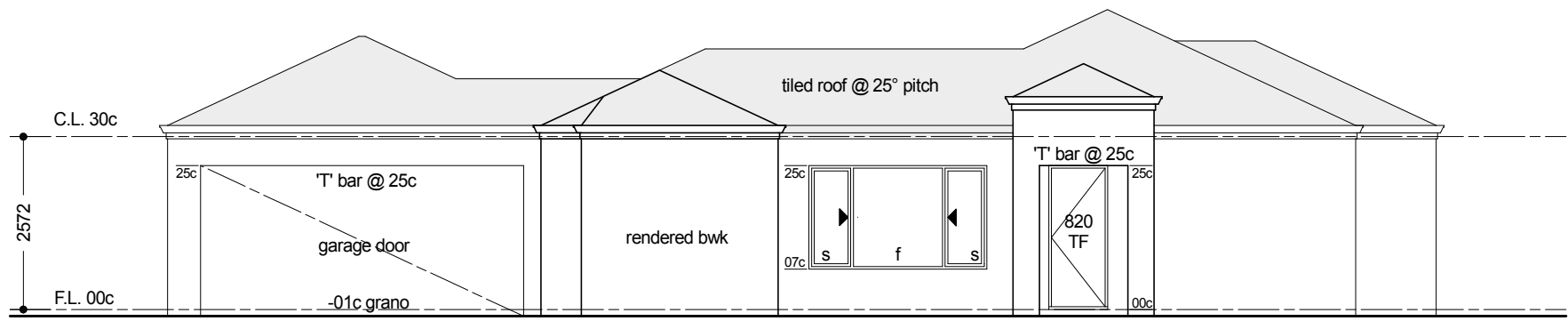
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

LOT AREA: - 200.95m²

FLOOR AREA:
 LIVING - 97.38m²
 GARAGE / STR - 37.31m²
 PORCH - 1.26m²
TOTAL AREAS - 135.95m²

UNIT 8

ELEVATIONS 1:100

GENERAL NOTES

- CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
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- DO NOT SCALE FROM THE DRAWINGS.
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PROPOSED 8 UNIT DEVELOPMENT

CLIENT:
ROYAL CONSTRUCTION

JOB ADDRESS:

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SCALE:

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CHRIS BECVAROVSKI

REVN:

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