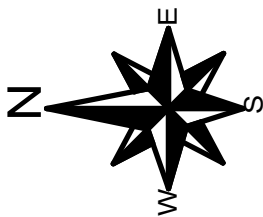


Power Dome
Power Pole
Phone Pits
Water Conn.
[TP 10.00] Top Pillar/Post
[TW 10.00] Top Wall
[TR 10.00] Top Retaining
[TF 10.00] Top Fence



NOTES:

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- Proposed Measurements May Vary Due to Site Inconsistencies

LEGEND

Existing House:

Proposed GF Extension:

First Floor Extension:

LOT 62
LOT AREA: 377m²
R-CODE: R-30

Overshadowing

R- Code: R30 (35% O/Shadowing Allowed)

Area of O/Shadow: 174.55m²

Area of Neighbour Site: 569m²

Percentage of O/Shadow: 30.68%

OPEN SPACE

Site Area: 377m²

Proposed building: 180.54m²

Opening Space: 196.46m²

% Open Space: 52.11%

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 to be removed 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.

COTTAGE SURVEYS
LICENSED SURVEYORS

87-89 Guthrie Street
Osborne Park, WA 6017

PO Box 1611
Osborne Park
Business Centre WA 6911

P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB #	595172	GPS	Lat: -31.923677 Long: 115.83012
CLIENT	Nuchange Building	LOT	Lot 62 (Plan 2099)
ADDRESS	#22 East Street	AREA	377m ²
SUBURB	Mt Hawthorn	VOL.	1619
LGA	CITY OF VINCENT	FOL.	825
DRAWN	T.Currey	DATE	06 Dec 24
		SSA	No

ROADS	Bitumen	ELEC.	O/Head
KERBS	Non-Mount / Nil	COMMS.	Yes
FOOTPATH	Concrete	WATER	Yes
SOIL	Sand	GAS	Check Alinta
DRAINAGE	Good	SEWER	Yes
VEGETATION	Refer to Survey	COASTAL	No

(Approximate Only Confirm With Shire)

NUCHANGE
BUILDING

19 Canham Way, Greenwood, WA, 6024
T: 9343 8850 E: info@nuchange.com.au

Client: Joel Gray & Vanessa Collova

Date: 26.03.2025

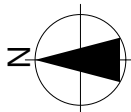
Site: 22 East Street, Mt Hawthorn

Drawn: C.B

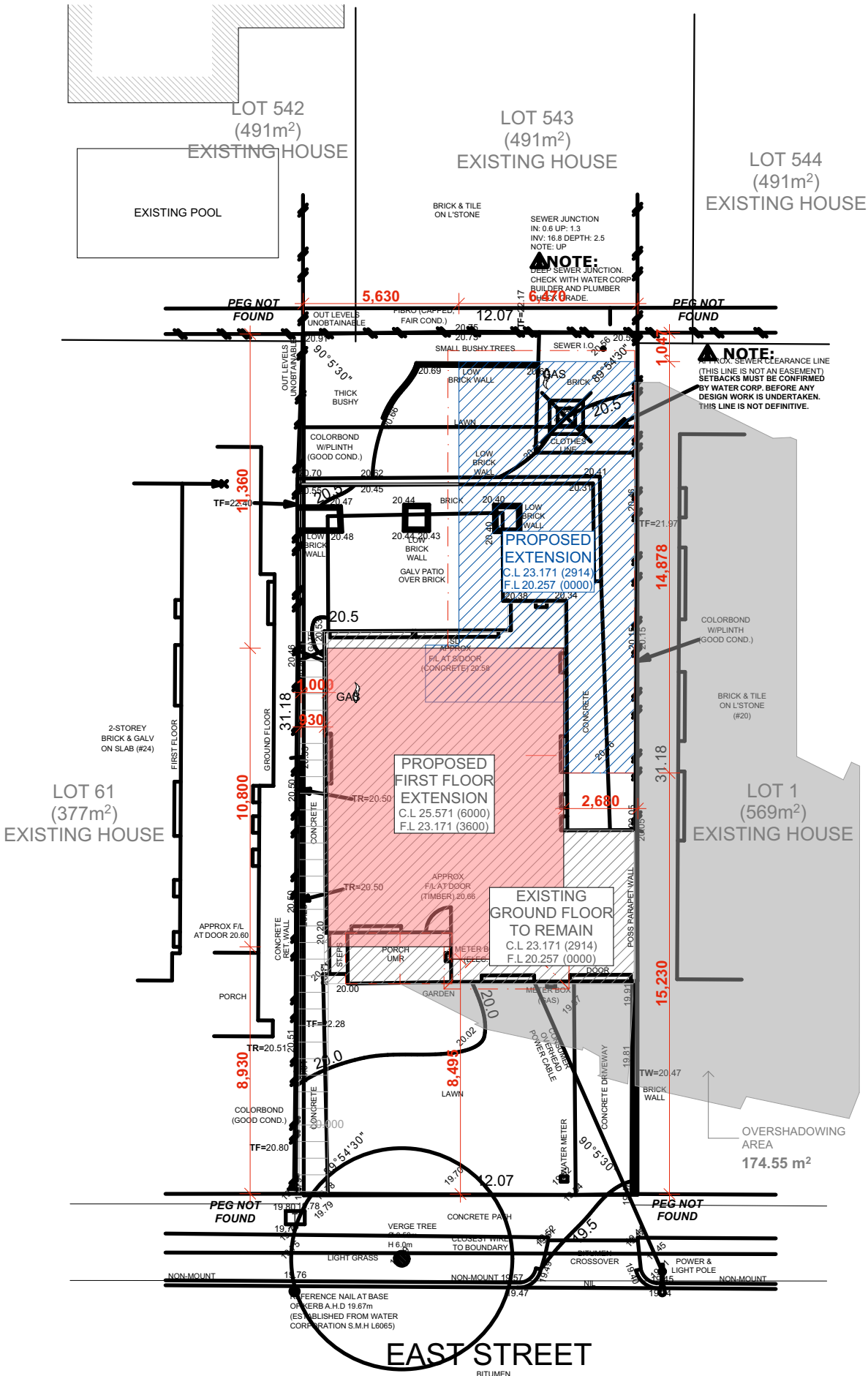
Site Plan

Scale 1:200

© Copyright



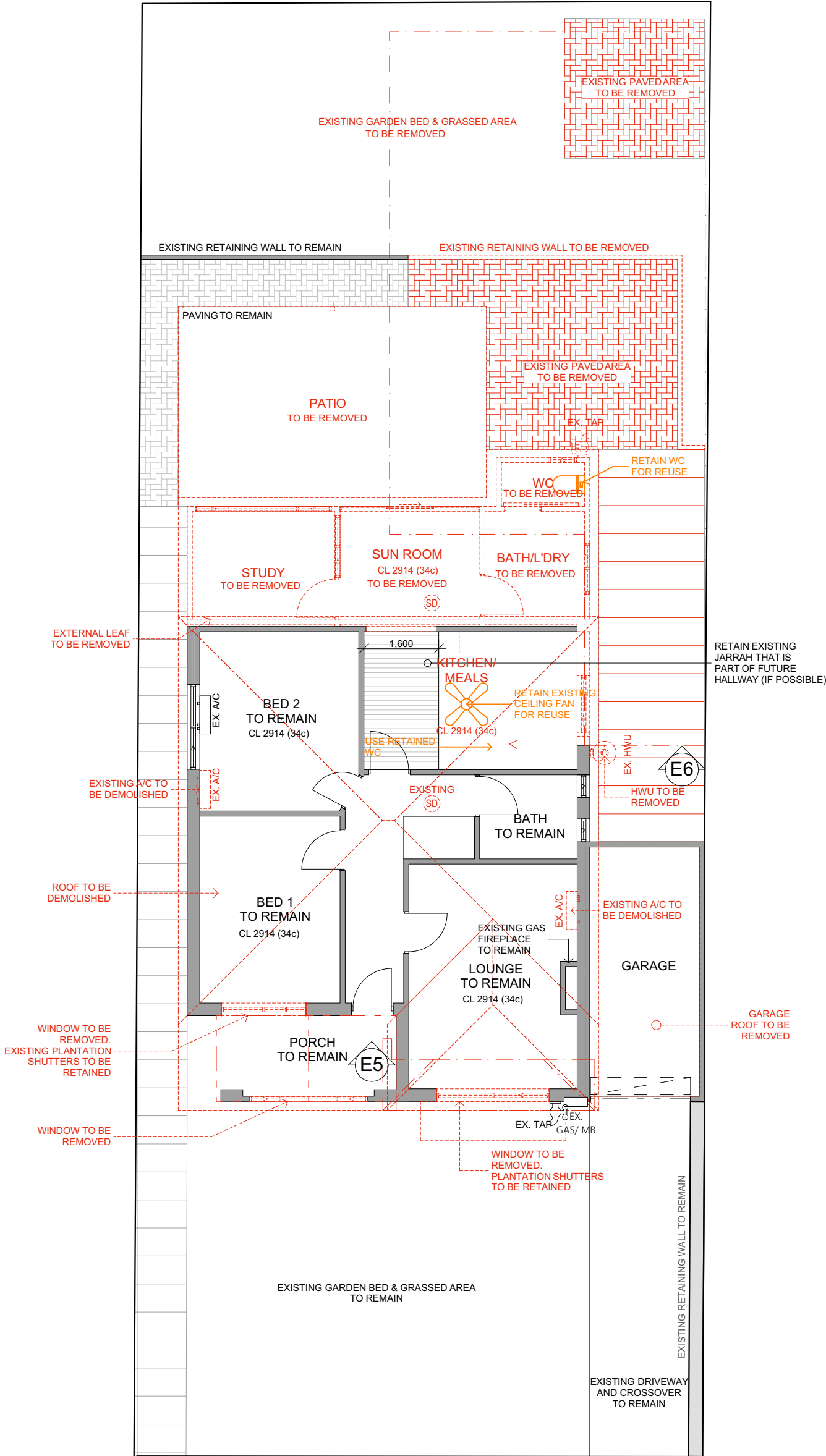
Sheet:
1 of 17



Scale 1:200

0 2 4 6 8

NOTES:
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PRELIMINARY DRAWINGS
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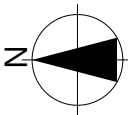
19 Canham Way, Greenwood, WA, 6024
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Site: 22 East Street, Mt Hawthorn
Drawn: C.B

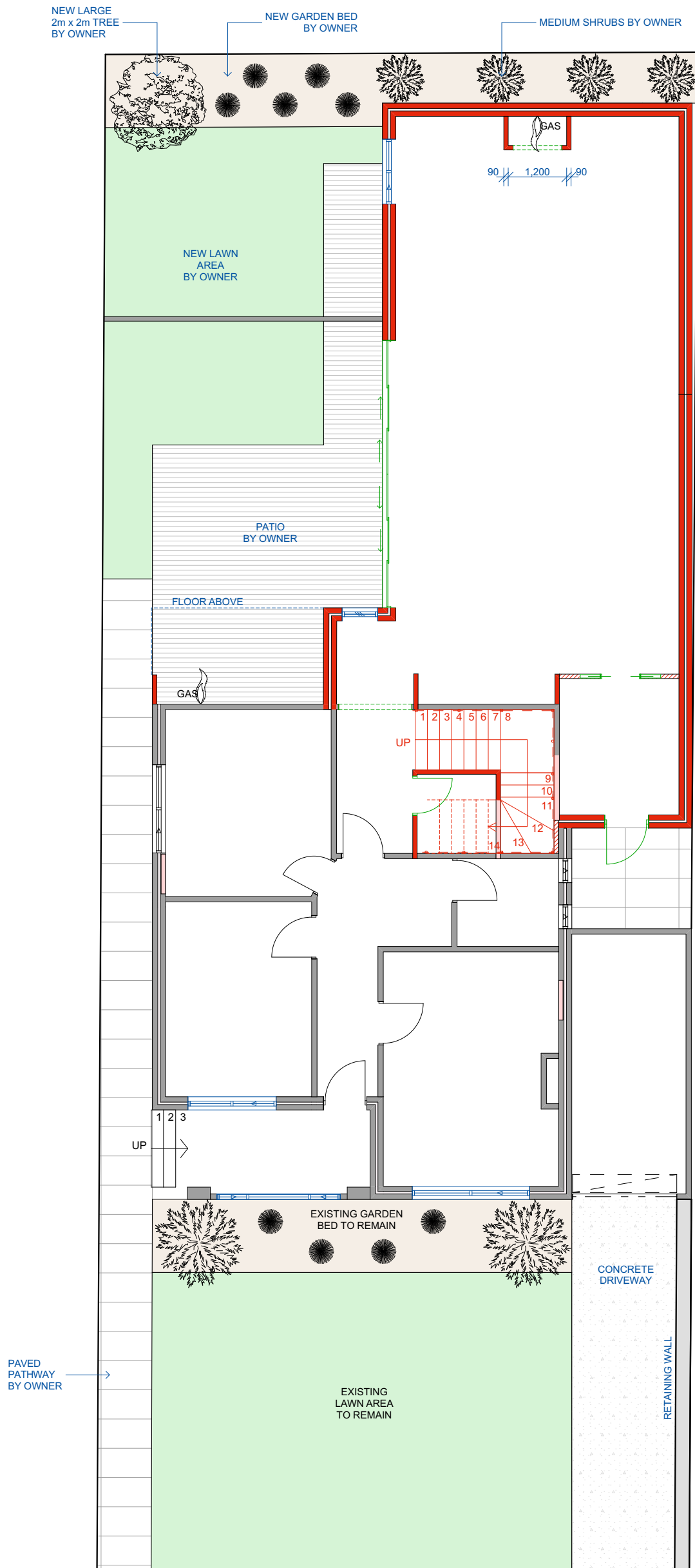
Demolition Plan

Scale 1:100

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2 of 17



PRELIMINARY DRAWINGS
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NUCHANGE
BUILDING

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Date: 26.03.2025

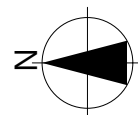
Site: 22 East Street, Mt Hawthorn

Drawn: C.B

Landscaping Plan

Scale 1:200

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Sheet:
3 of 17

NOTES:

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LEGEND

Existing Walls:

Existing Windows:

Existing Roof Lines:

New Roof Line:

New Ceiling:

New Brickwork:

Non Full Height Walls:

New studwork:

New Windows:

New Gas Point:

New Tap:

New Tiles:

Floor Waste:

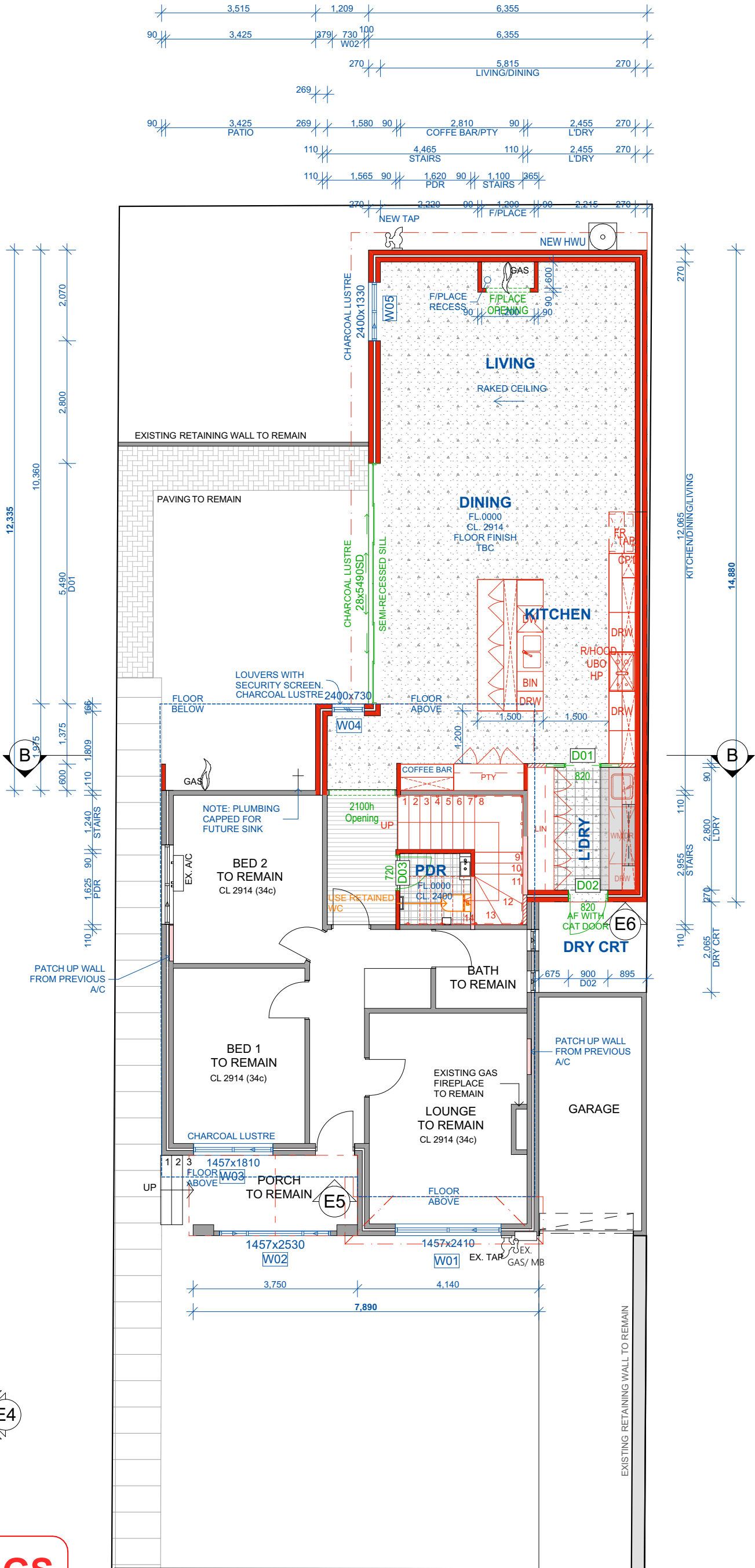
Rain Water Pipe:

Meter Box:

Set Out Point:

New Slab Area:

AREAS	
Existing House:	79.08m ²
Garage:	14.17m ²
Ground Floor Addition:	81.23m ²
TOTAL:	174.48m ²



PRELIMINARY DRAWINGS

NOT FOR CONSTRUCTION

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LEGEND

- Existing Walls:
- Existing Windows:
- Existing Roof Lines:
- New Roof Line:
- New Ceiling:
- New Brickwork:
- Non Full Height Walls:
- New studwork:
- New Windows:
- New Gas Point:
- New Tap:
- New Tiles:
- Floor Waste:
- Rain Water Pipe:
- Meter Box:
- Set Out Point:
- New Slab Area:

AREAS

Existing House: 79.08m²

Garage: 14.17m²

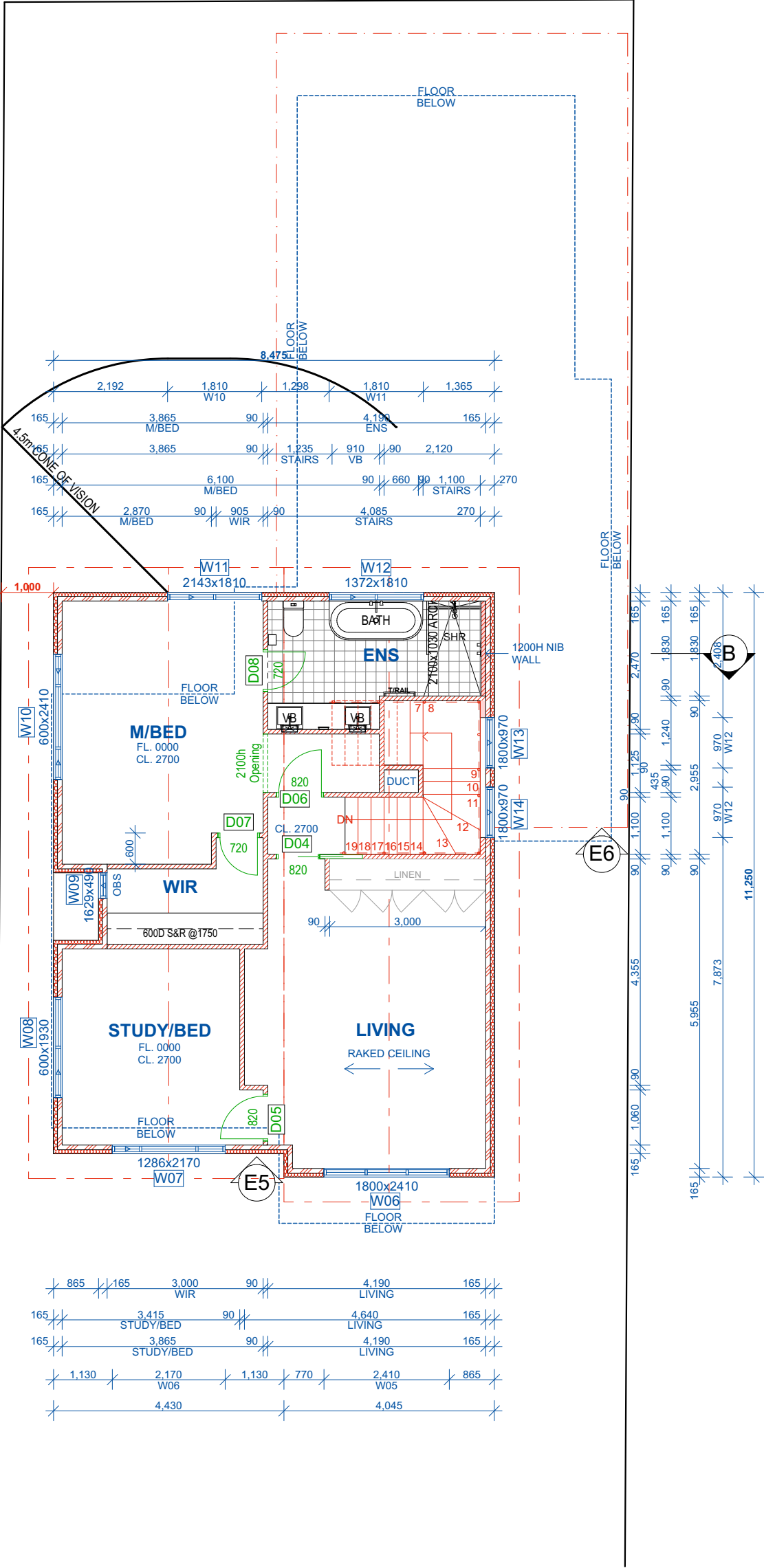
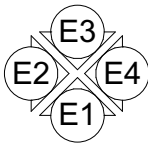
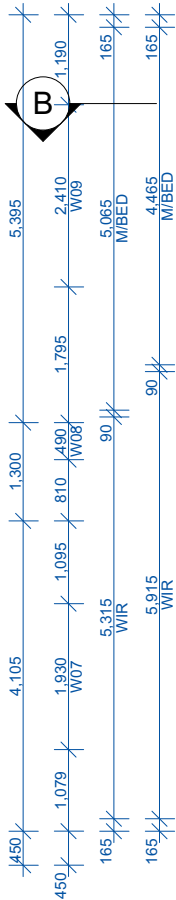
Ground Floor Addition: 81.23m²

TOTAL: 174.48m²

AREAS

First Floor Addition: 93.55m²

TOTAL: 93.55m²



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION



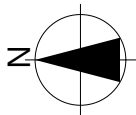
19 Canham Way, Greenwood, WA, 6024
T: 9343 8850 E: info@nuchange.com.au

Client: Joel Gray & Vanessa Collova
Date: 26.03.2025
Site: 22 East Street, Mt Hawthorn
Drawn: C.B

First Floor Plan

Scale 1:100

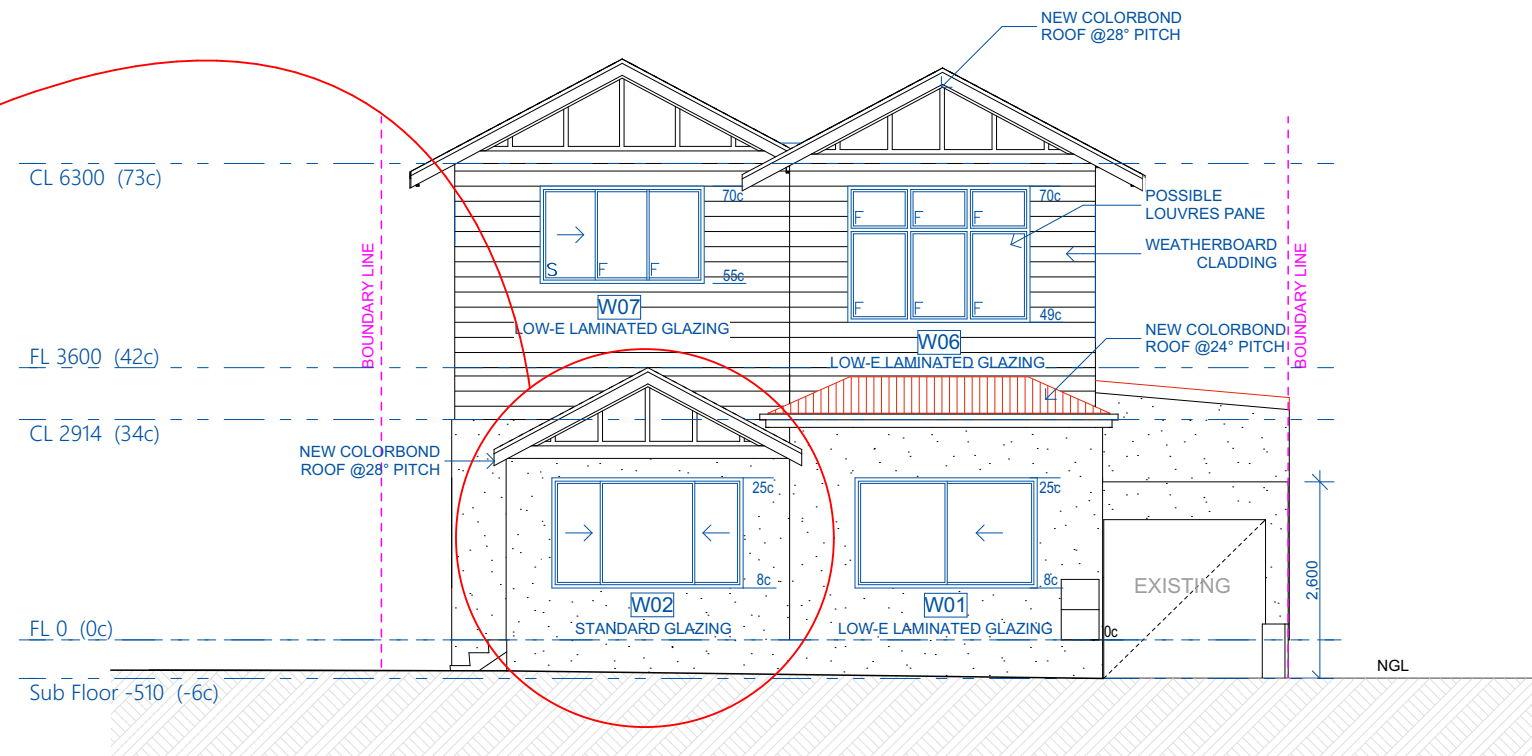
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Sheet:
5 of 17

NOTES:

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Architectural elevation drawing of a building facade. The drawing includes a vertical scale on the left with levels: CL 6300 (73c), FL 3600 (42c), CL 2914 (34c), FL 0 (0c), and Sub Floor -510 (-6c). The facade features a new Colorbond roof at 5° pitch, a new Colorbond roof at 24° pitch, and weatherboard cladding. Windows are labeled W05, W08, W09, and W10. An existing window is labeled 'EXISTING'. The drawing also shows an existing retaining wall and various structural details like obscured glass and roof pitches.

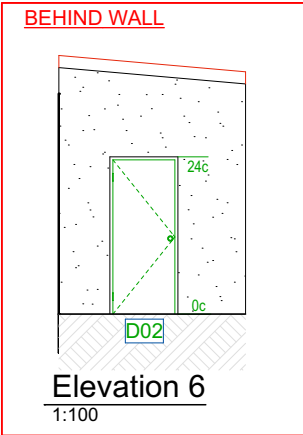
NUCHANGE
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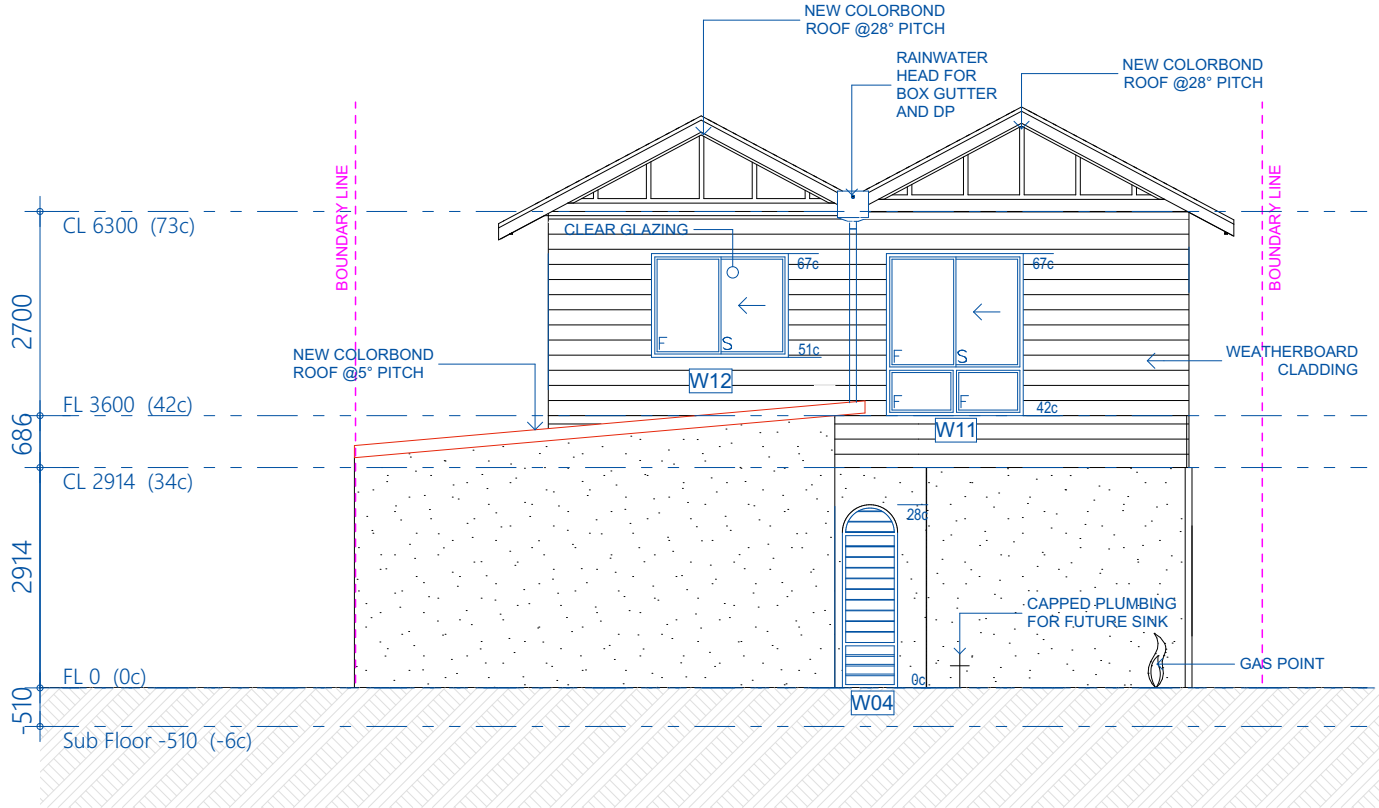
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6 of 17

PRELIMINARY DRAWINGS
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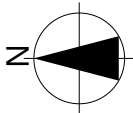
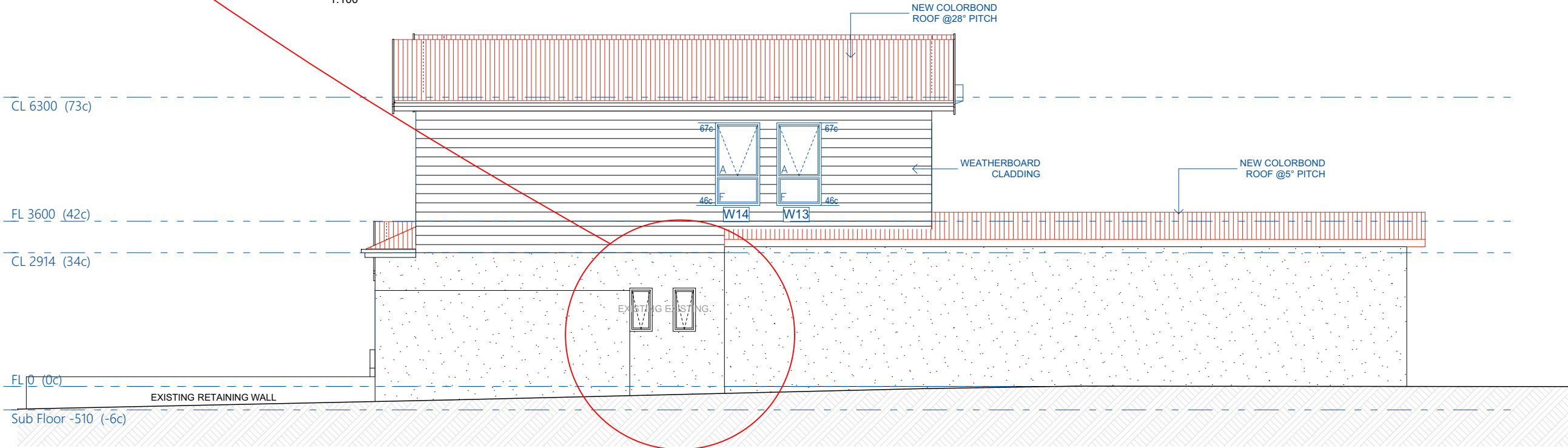
NOTES:
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Elevation 3
1:100



Elevation 4
1:100

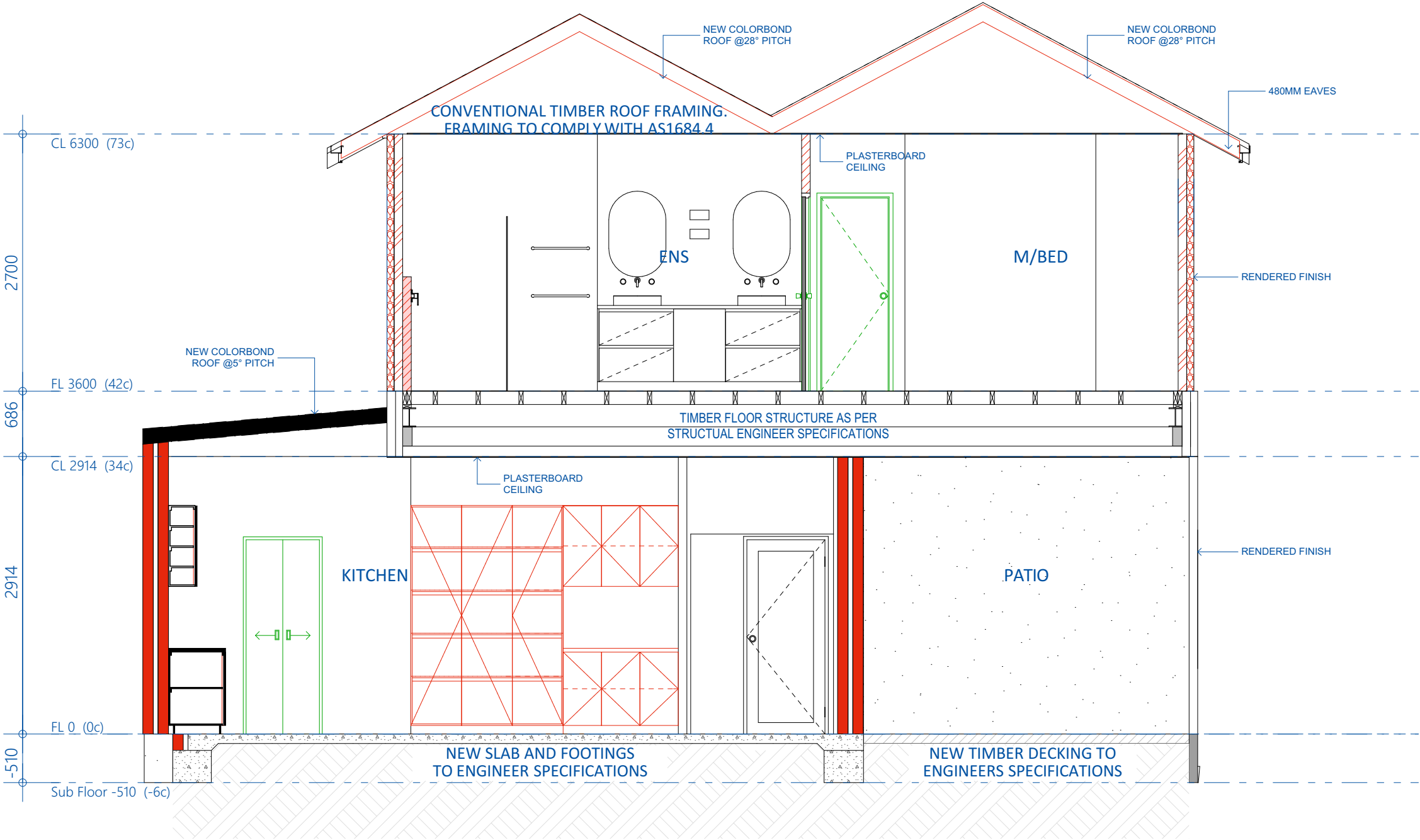


NOTES:

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NOTES:

- All timber framing to be done in accordance with AS1684- Timber Framing Code.
- All concrete works, slabs and footsing to be in accordance with AS2870-1988 Part 1: Residential slabs and footing construction



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Client: Joel Gray & Vanessa Collova	Section A Scale 1:100 © Copyright		Sheet: 8 of 17
Date: 26.03.2025			
Site: 22 East Street, Mt Hawthorn			
Drawn: C.B			

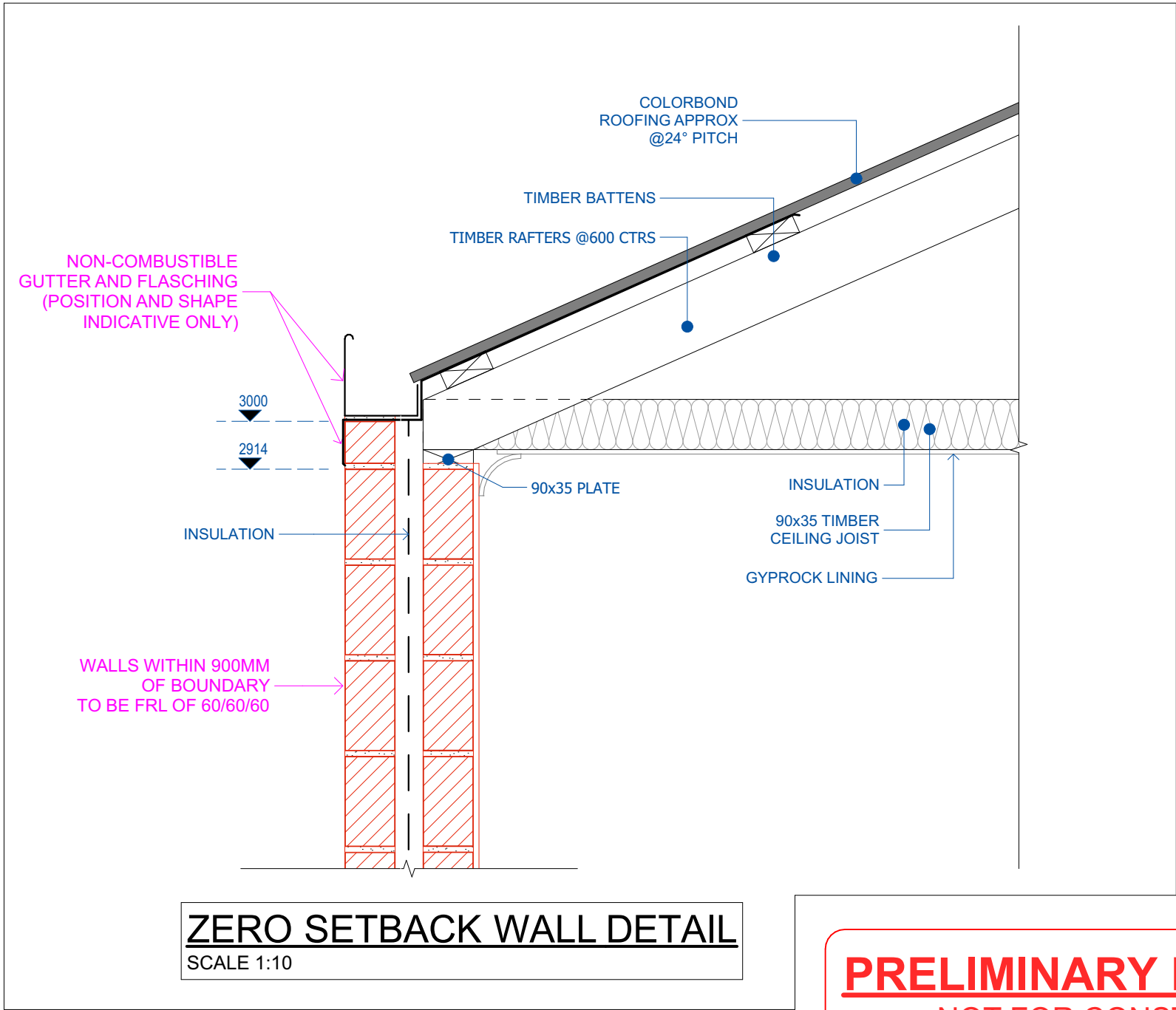
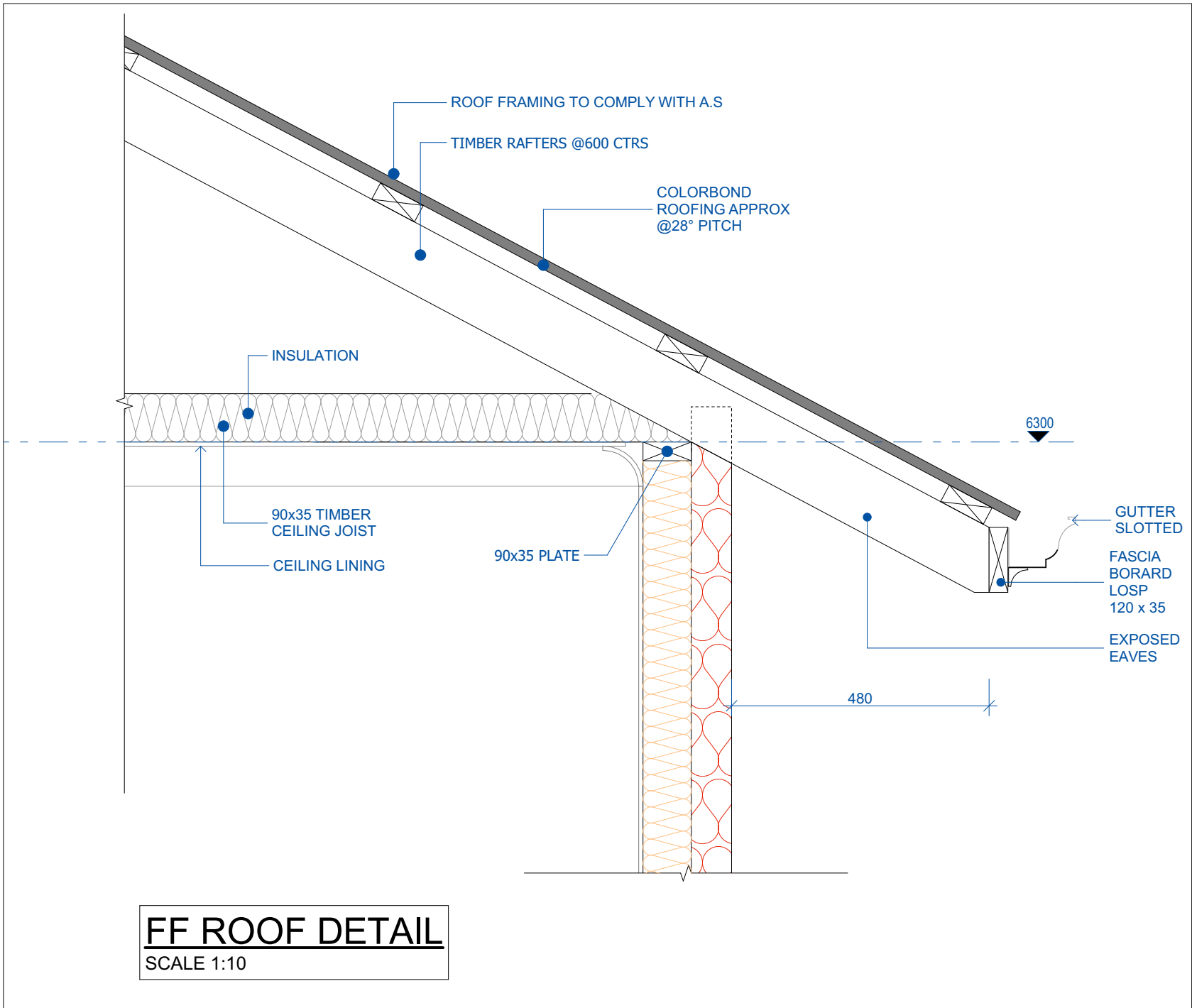
PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NOTES:

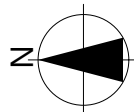
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PRELIMINARY DRAWINGS
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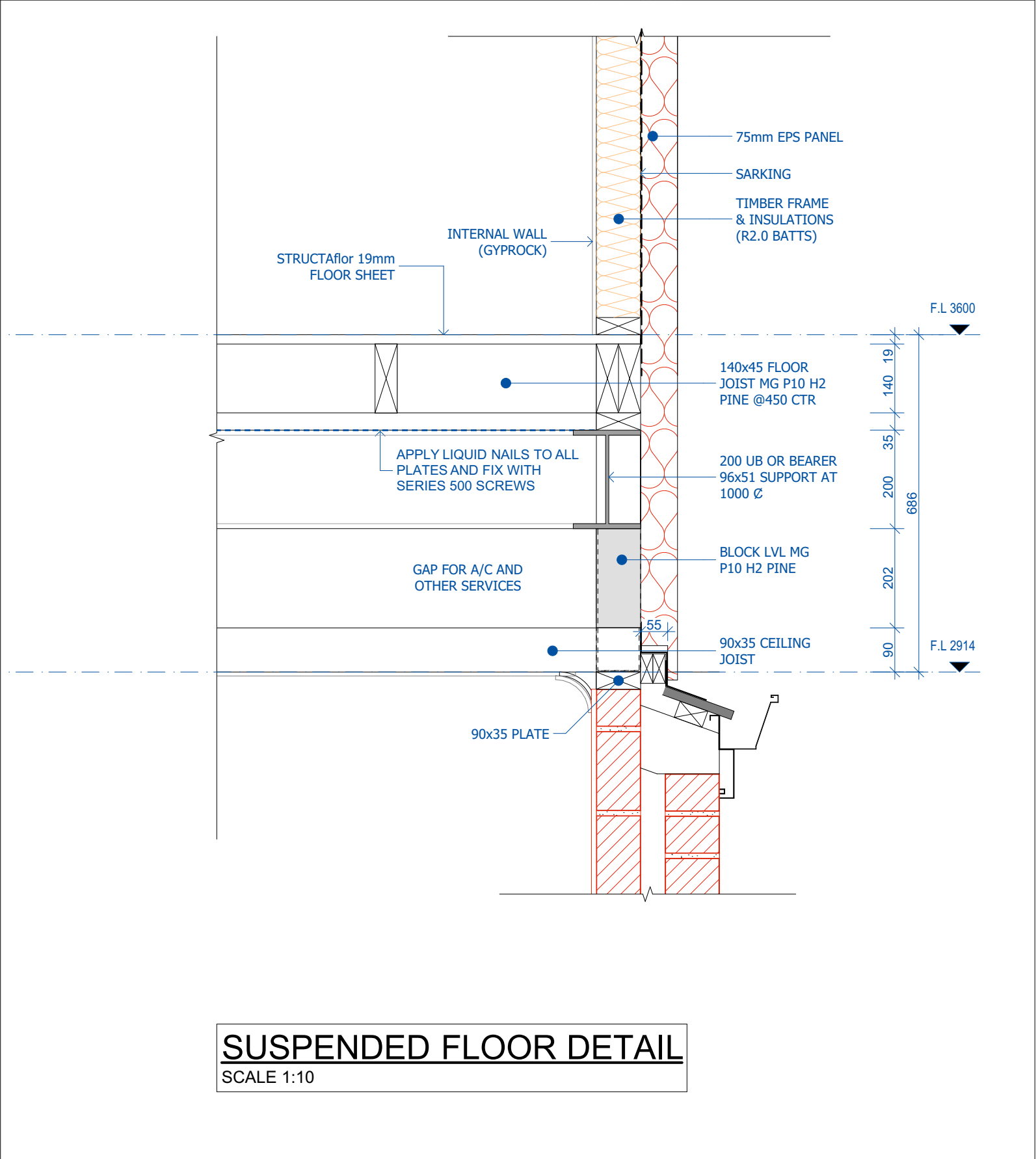


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PRELIMINARY DRAWINGS
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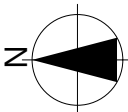
19 Canham Way, Greenwood, WA, 6024
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Date: 26.03.2025
Site: 22 East Street, Mt Hawthorn
Drawn: C.B

Details 2

Scale 1:100

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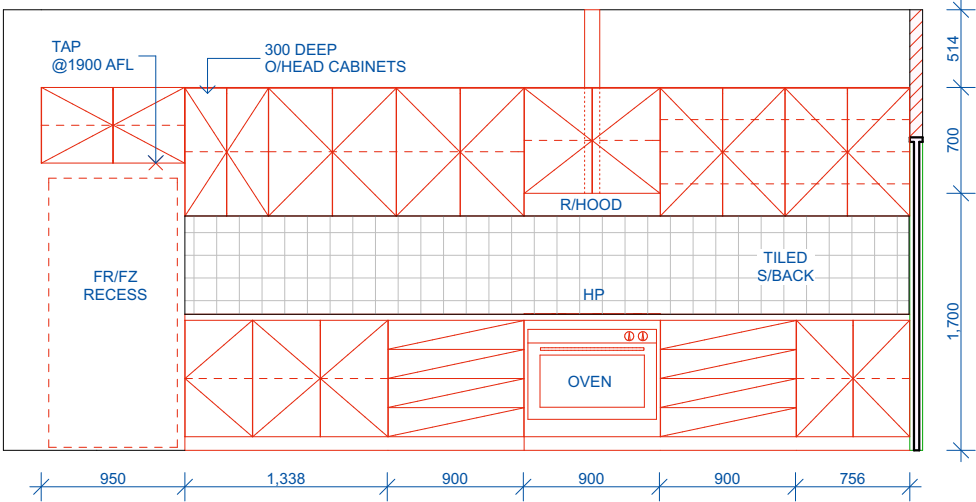
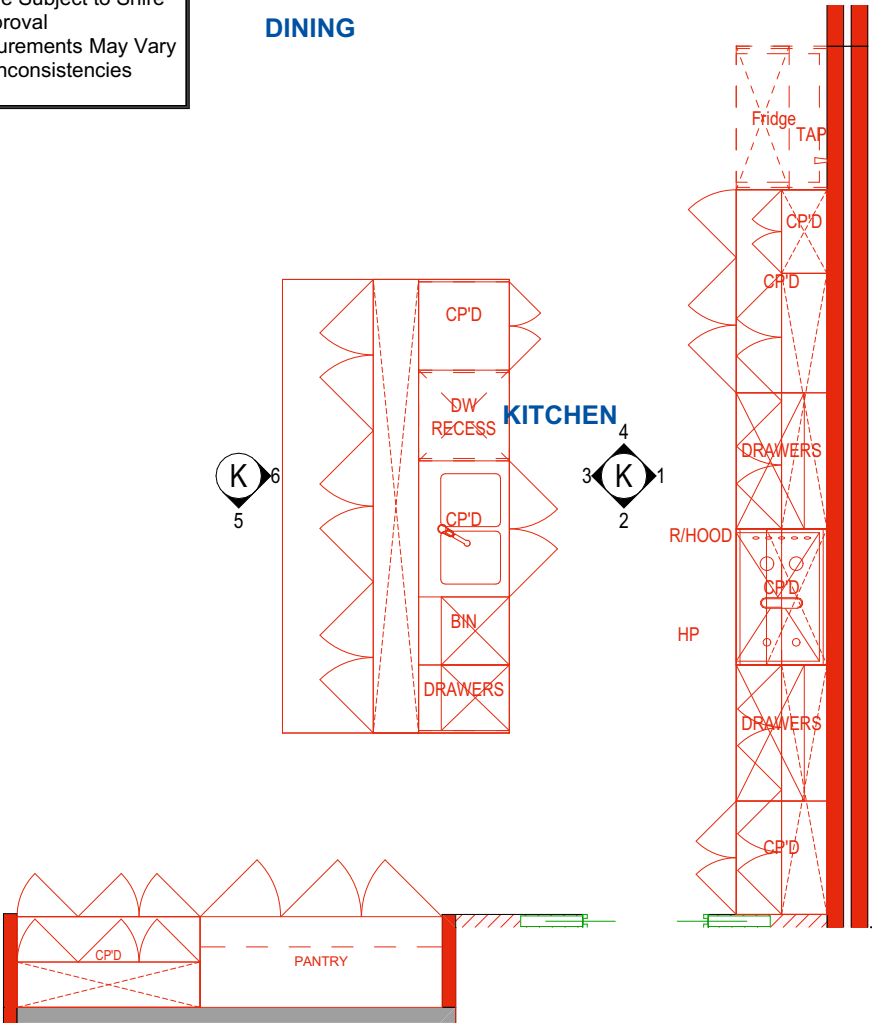


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10 of 17

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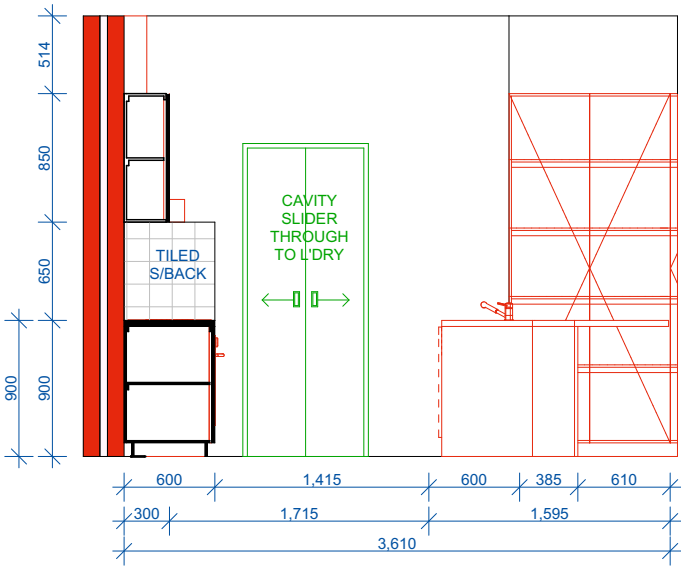
DINING

PRELIMINARY DRAWINGS
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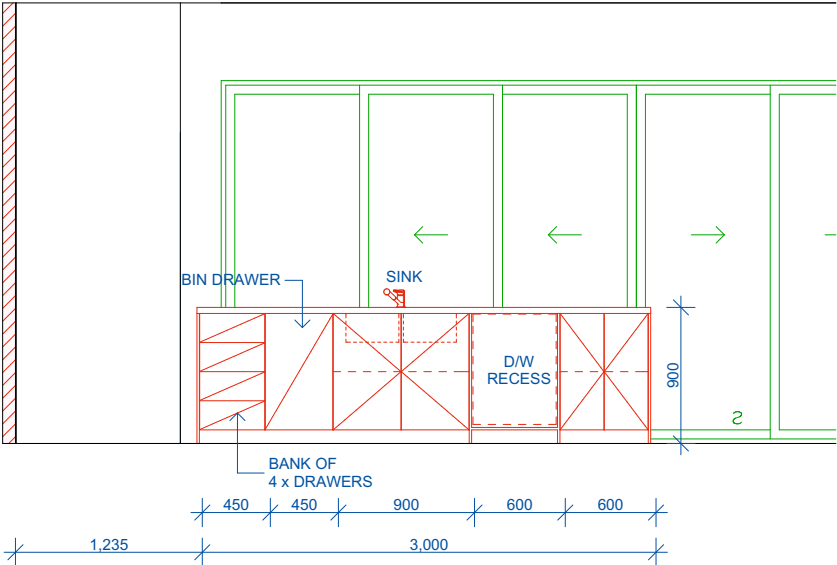


Kitchen Plan
1:50

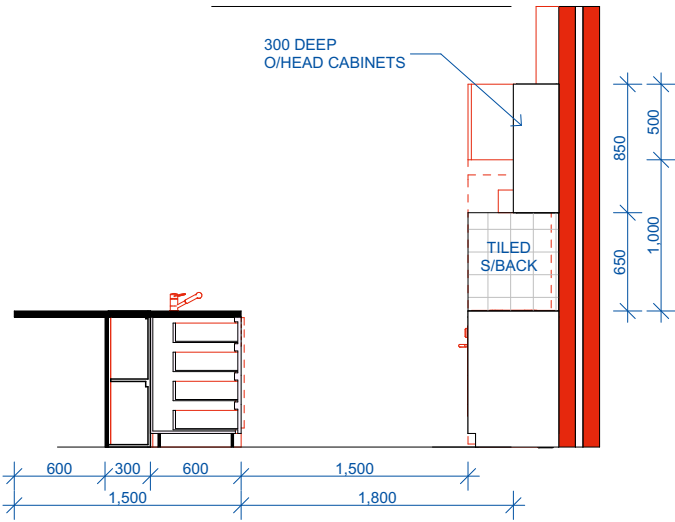
K 01 Kitchen
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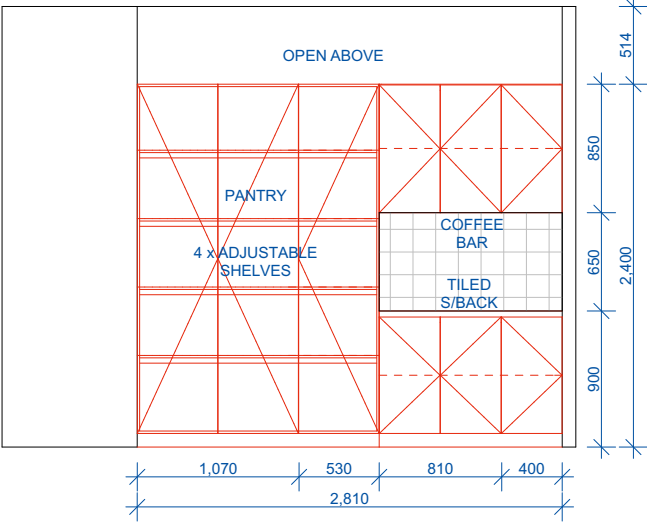
K 02 Kitchen
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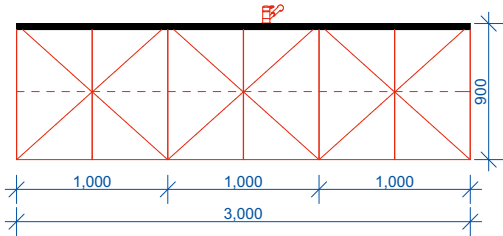
K 03 Kitchen
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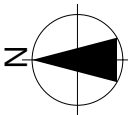
K 04 Kitchen
1:50



K 05 Kitchen
1:50



K 06 Kitchen
1:50



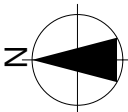
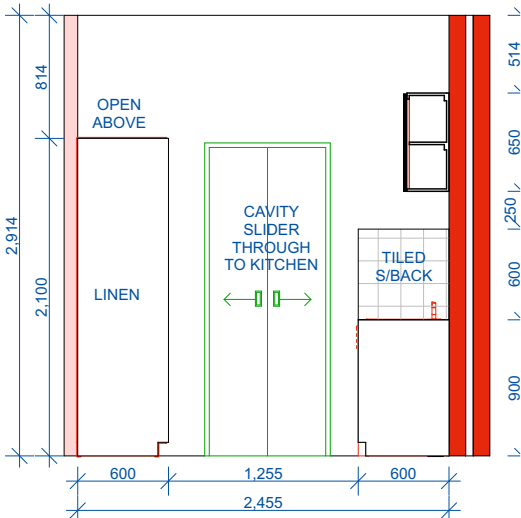
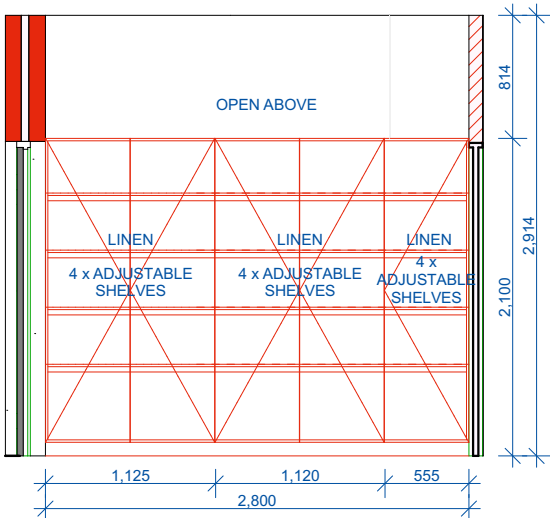
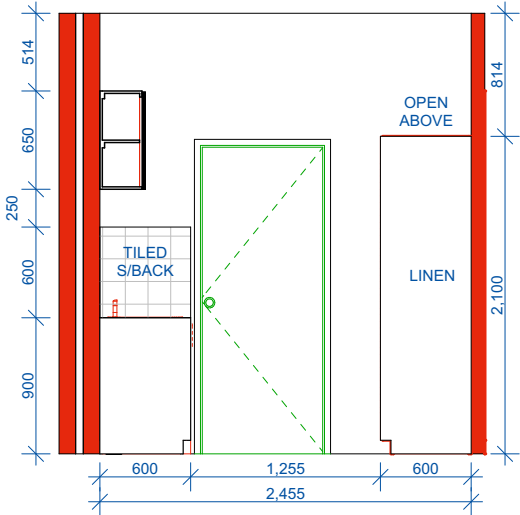
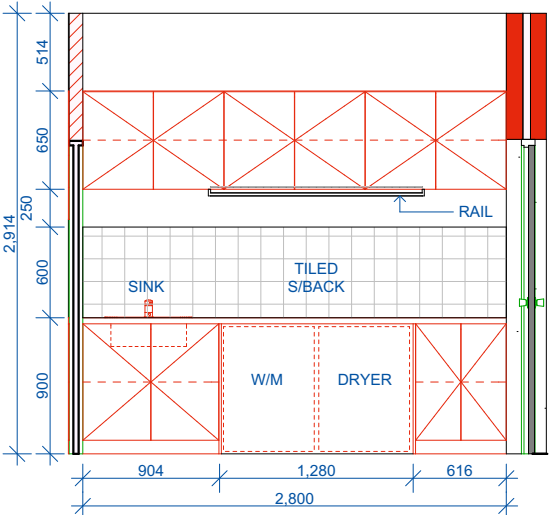
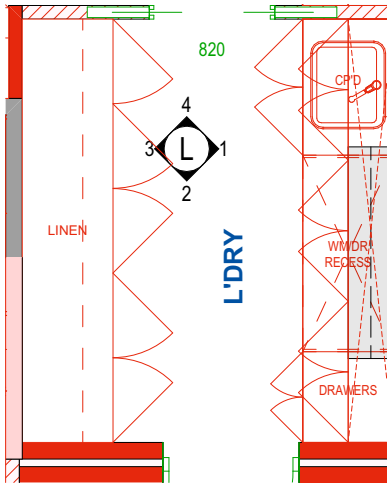
NOTES:

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NOTES:

- Plumbing fixtures & vanity are representative only
- Tile size and laying patterns are representative only
- Doors to be 25mm clearance from concrete floor
- Internal Doors 25mm gap door to floor. Additional cost if required to return to reduce the size of the door for owners carpet
- Tiling to be 15mm above concrete floor

PRELIMINARY DRAWINGS
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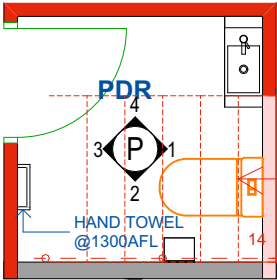
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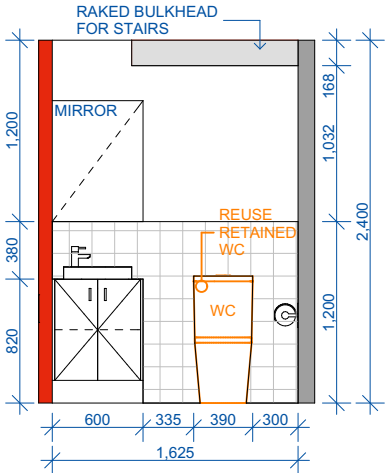
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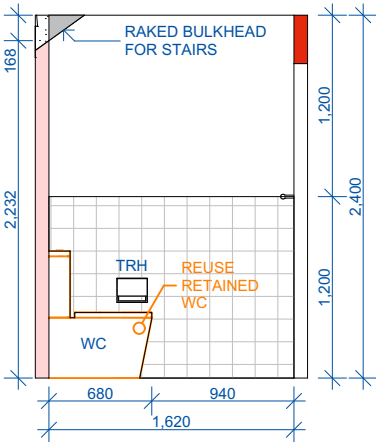
PRELIMINARY DRAWINGS
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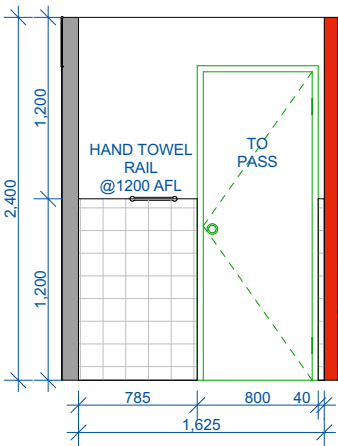
POWDER Plan
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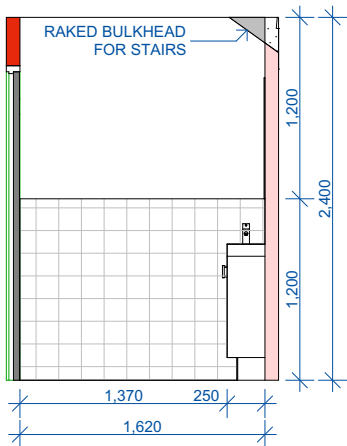
P 01 Powder
1:50



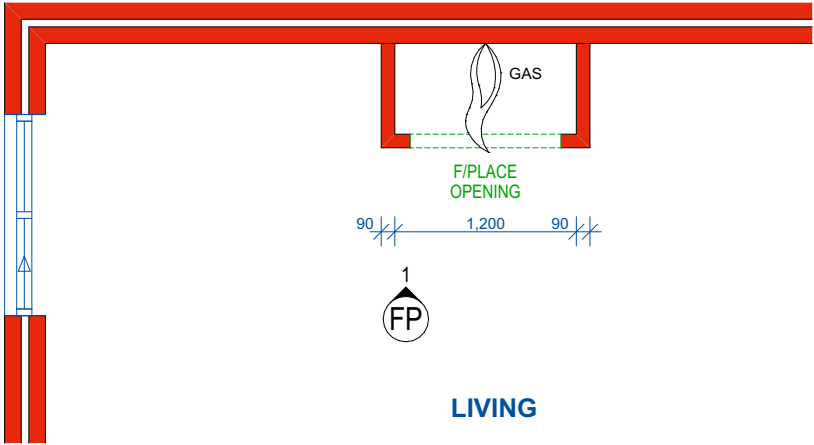
P 02 Powder
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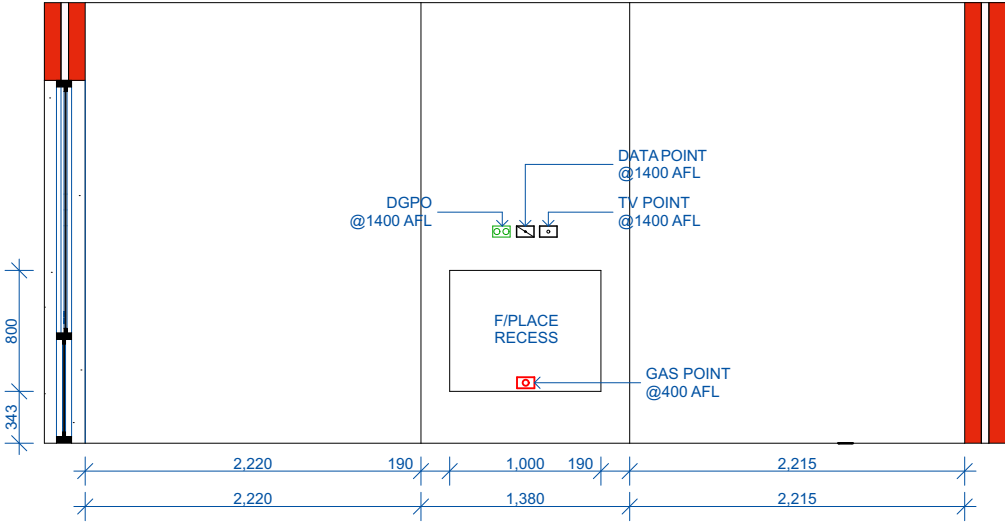
P 03 Powder
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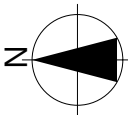
P 04 Powder
1:50



FIREPLACE Plan
1:50



FP 01 Fireplace
1:50

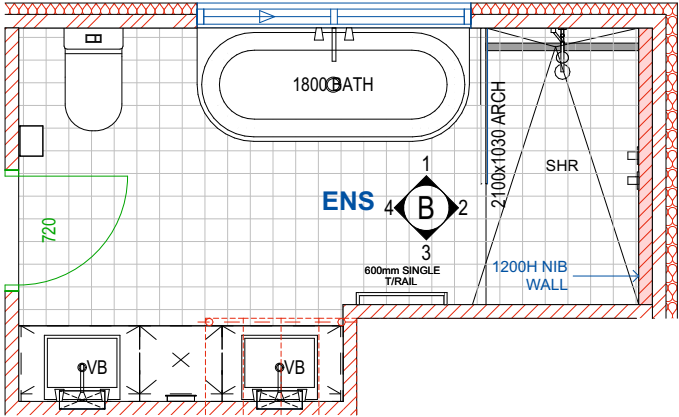


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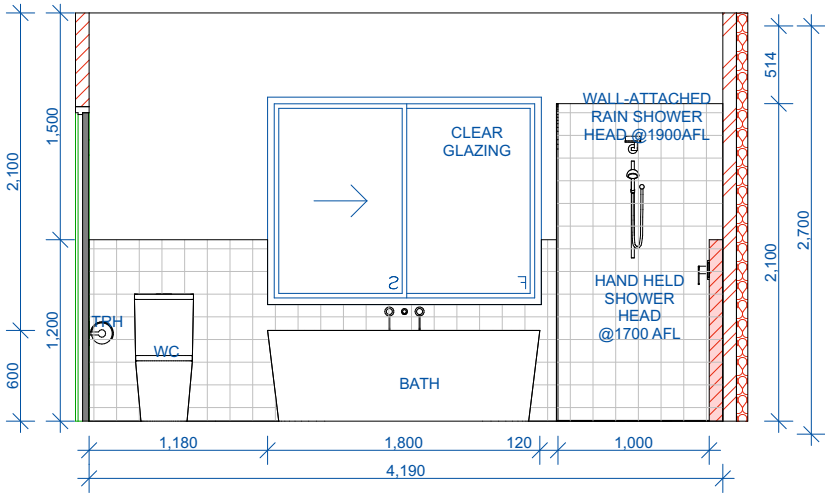
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NOTES:

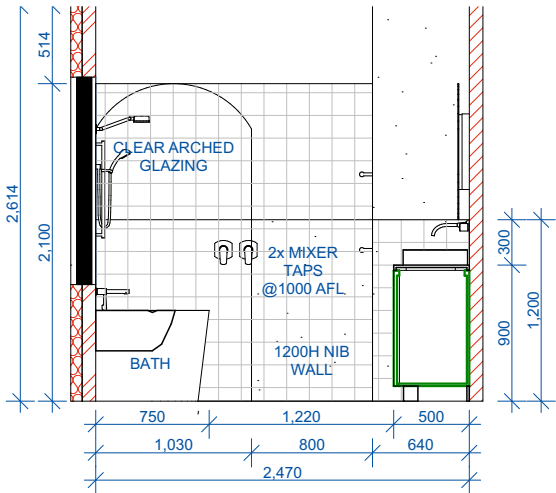
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- Tiling to be 15mm above concrete floor



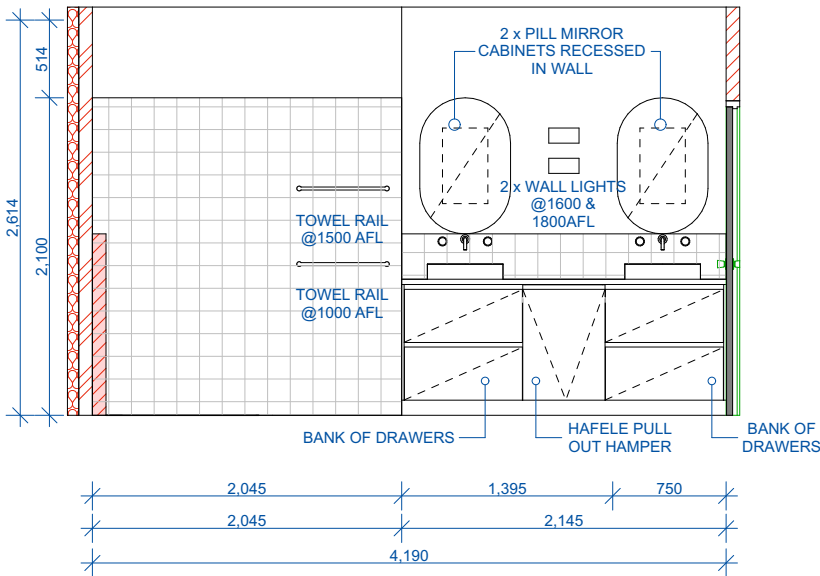
ENSUITE Plan
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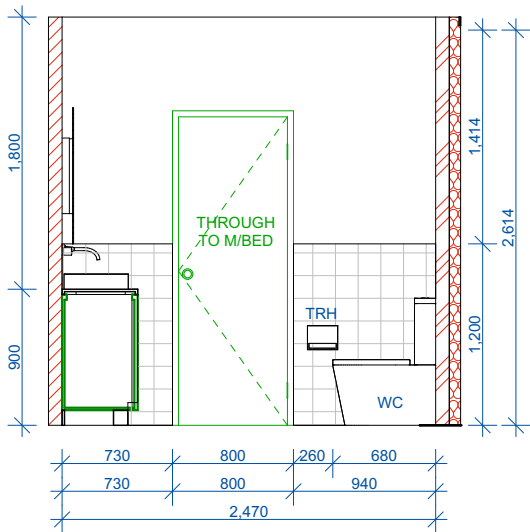
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E 02 ENS
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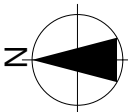


E 03 ENS
1:50



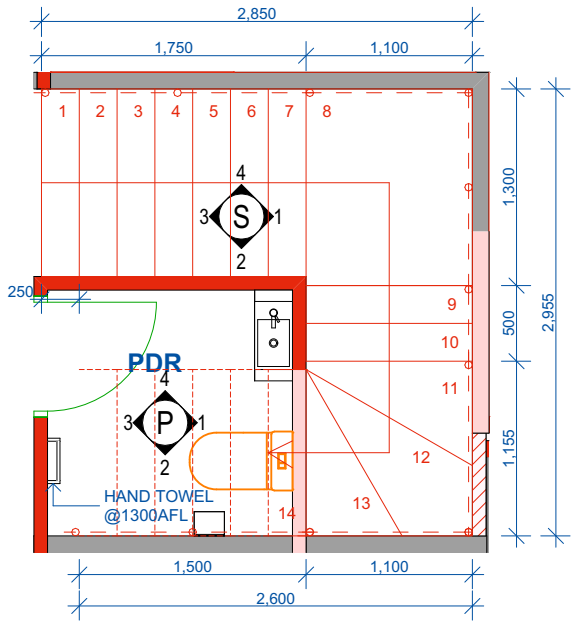
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PRELIMINARY DRAWINGS
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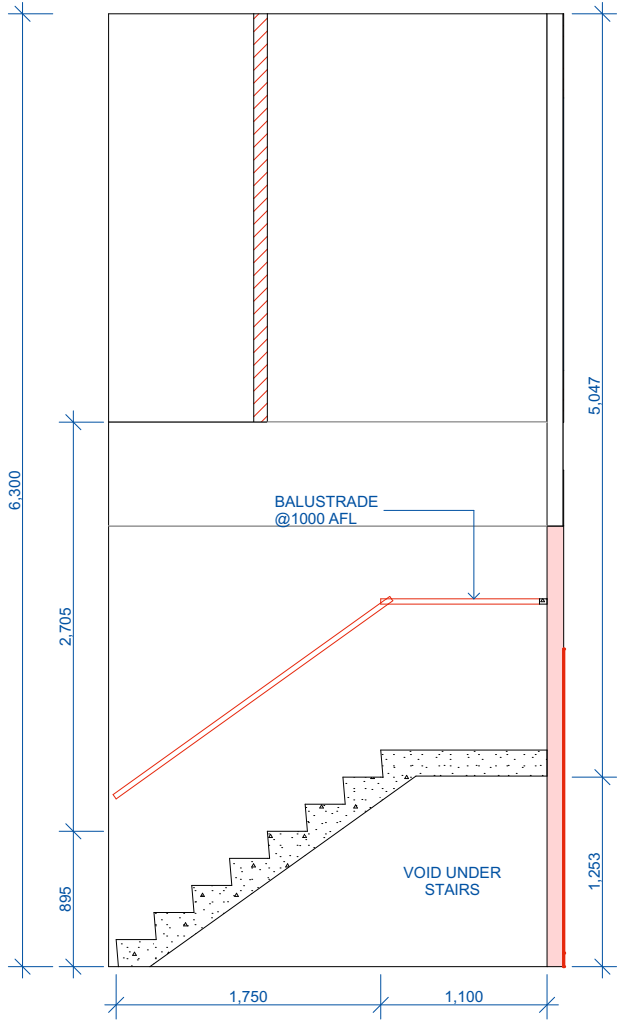


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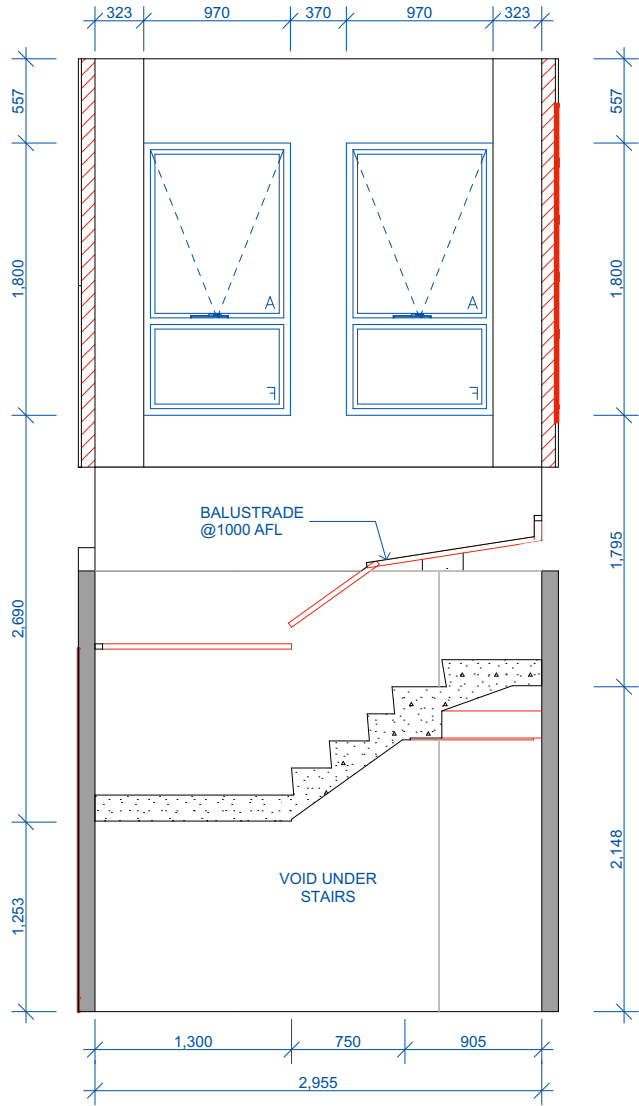
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- Tiling to be 15mm above concrete floor



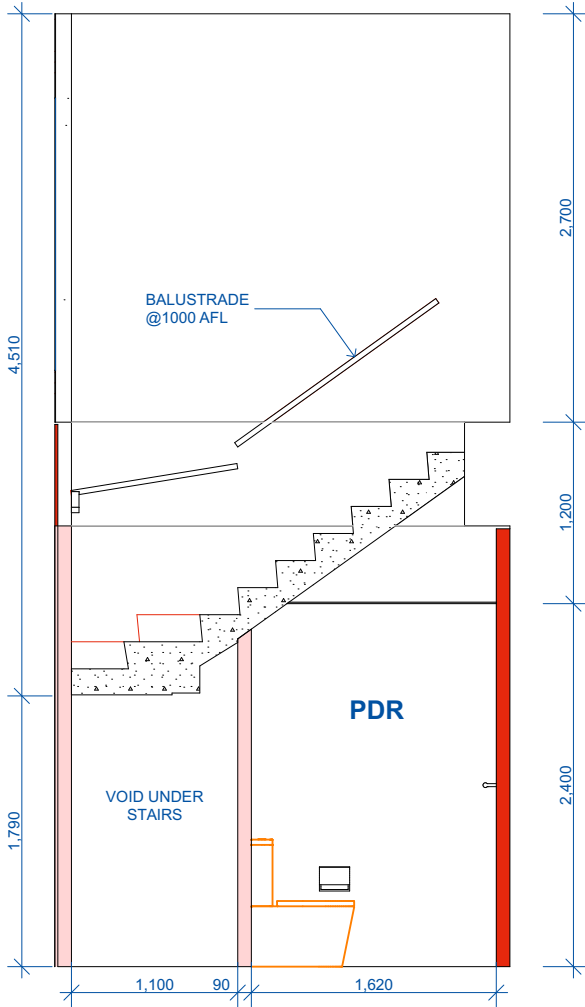
STAIRS Plan
1:50



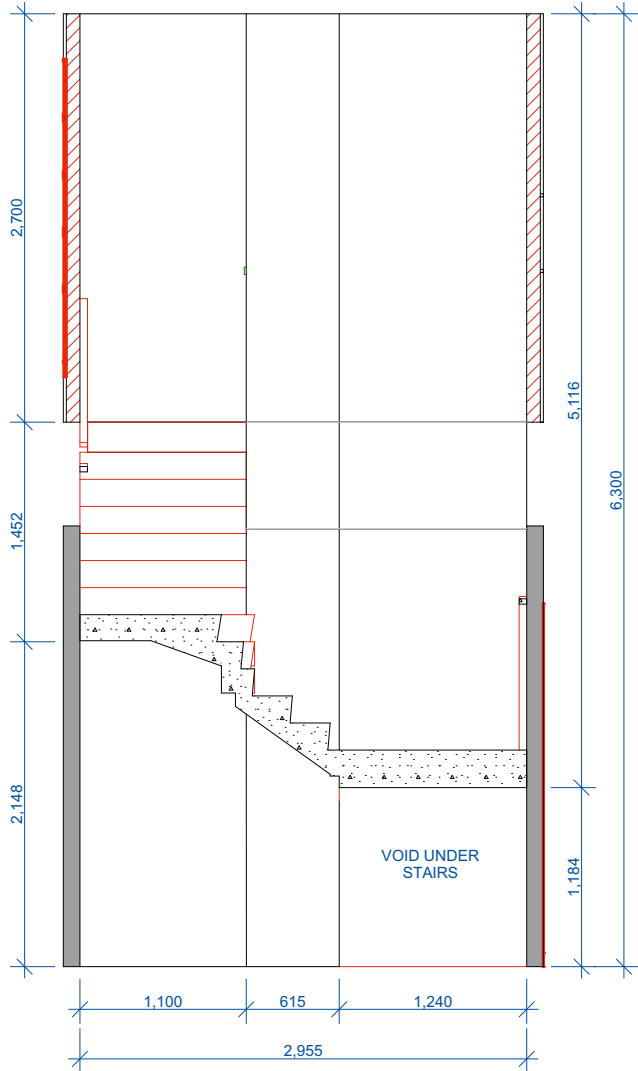
S 01 Stairs
1:50



S 02 Stairs
1:50



S 03 Stairs
1:50



S 04 Stairs
1:50



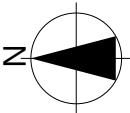
19 Canham Way, Greenwood, WA, 6024
T: 9343 8850 E: info@nuchange.com.au

Client: **Joel Gray & Vanessa Collova**
Date: **26.03.2025**
Site: **22 East Street, Mt Hawthorn**
Drawn: **C.B**

Stairs Layout

Scale 1:100

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PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

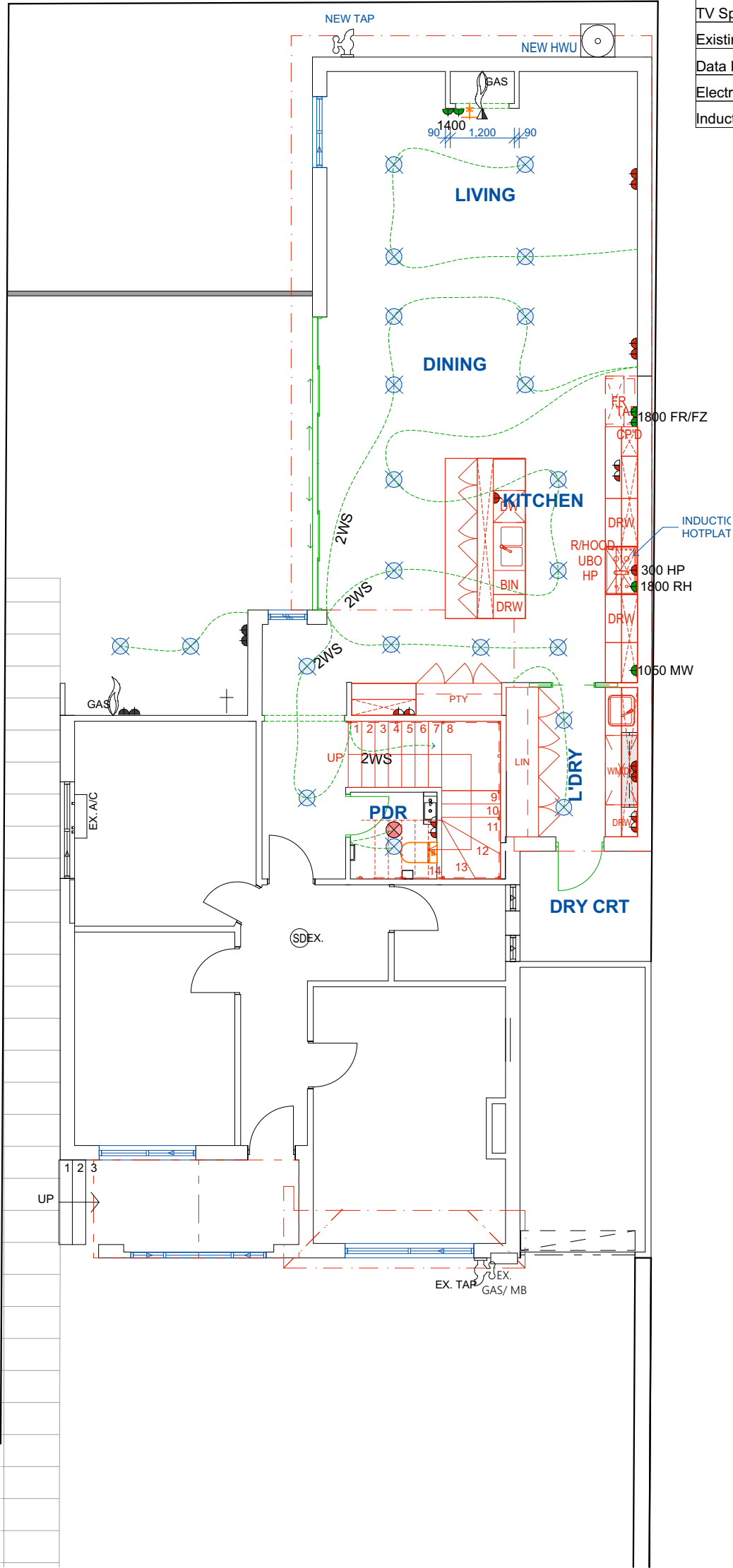
NOTES:

- These Plans are Subject to Shire Approval
- Proposed Measurements May Vary Due to Site Inconsistencies

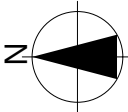
NOTES:

- Light fittings supplied by owner & installed by builder
- Exact fitting position may change on site
- Electrician to confirm main earth
- Position of smoke detector to be confirmed
- Electric power outlets & switches to be clipsal classic C2000 Range
- All Light Switches to be at 1300 AFL to Centre

ELECTRICAL LEGEND		
Description	Symbol	Qty
Single GPO @ 300 AFL		2
Single GPO @ Refer to Plan		2
Double GPO @ 300 AFL		3
Double GPO @ 1050 AFL		4
Double GPO @ Refer to Plan		2
External Double GPO @ 300 AFL		2
Lighting Fitting Selection TBA		22
Exhaust Fan		1
2 Way Switch	2WS	4
TV Point @ 1400 AFL		1
TV Splitter in roof space	N/A	1
Existing Smoke Detector		1
Data Point @ 1400 AFL		1
Electric Wall Oven Hardwired	N/A	1
Induction Hotplate	N/A	1



PRELIMINARY DRAWINGS
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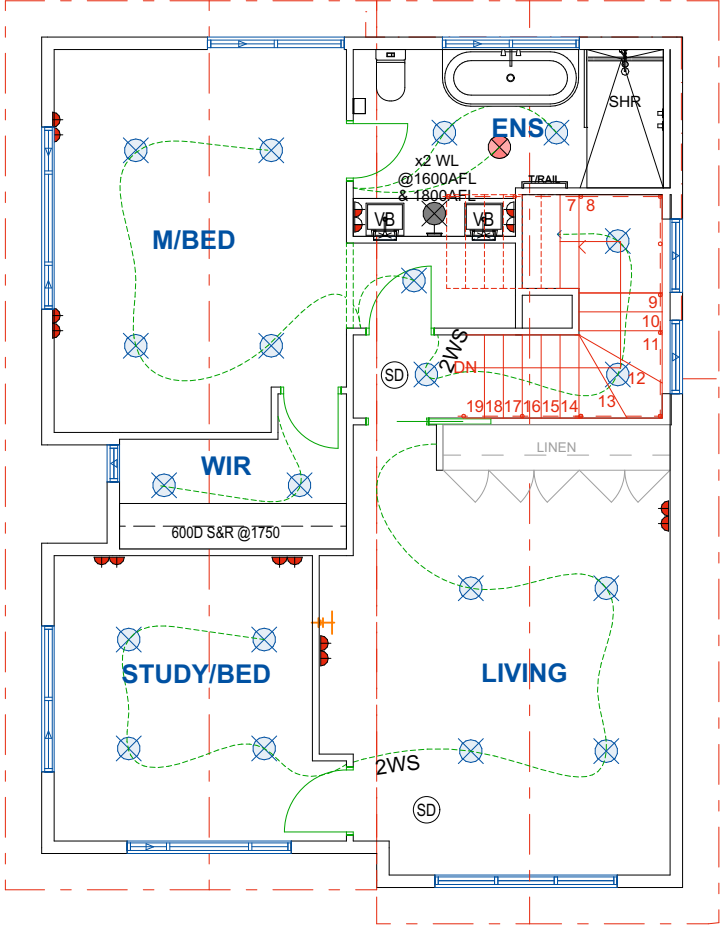
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NOTES:

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- Exact fitting position may change on site
- Electrician to confirm main earth
- Position of smoke detector to be confirmed
- Electric power outlets & switches to be clipsal classic C2000 Range
- All Light Switches to be at 1300 AFL to Centre

ELECTRICAL LEGEND		
Description	Symbol	Qty
Double GPO @ 300 AFL		6
Double GPO @ 1050 AFL		2
Lighting Fitting Selection TBA		20
Wall Lighting Selection TBA (Height Refer to Plans)		2
Exhaust Fan		1
2 Way Switch	2WS	1
TV Point @ 300 AFL		1
TV Splitter in roof space	N/A	1
Smoke Detector		2



PRELIMINARY DRAWINGS
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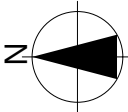
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First Floor Electrical Plan

Scale 1:100

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