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

LEGEND

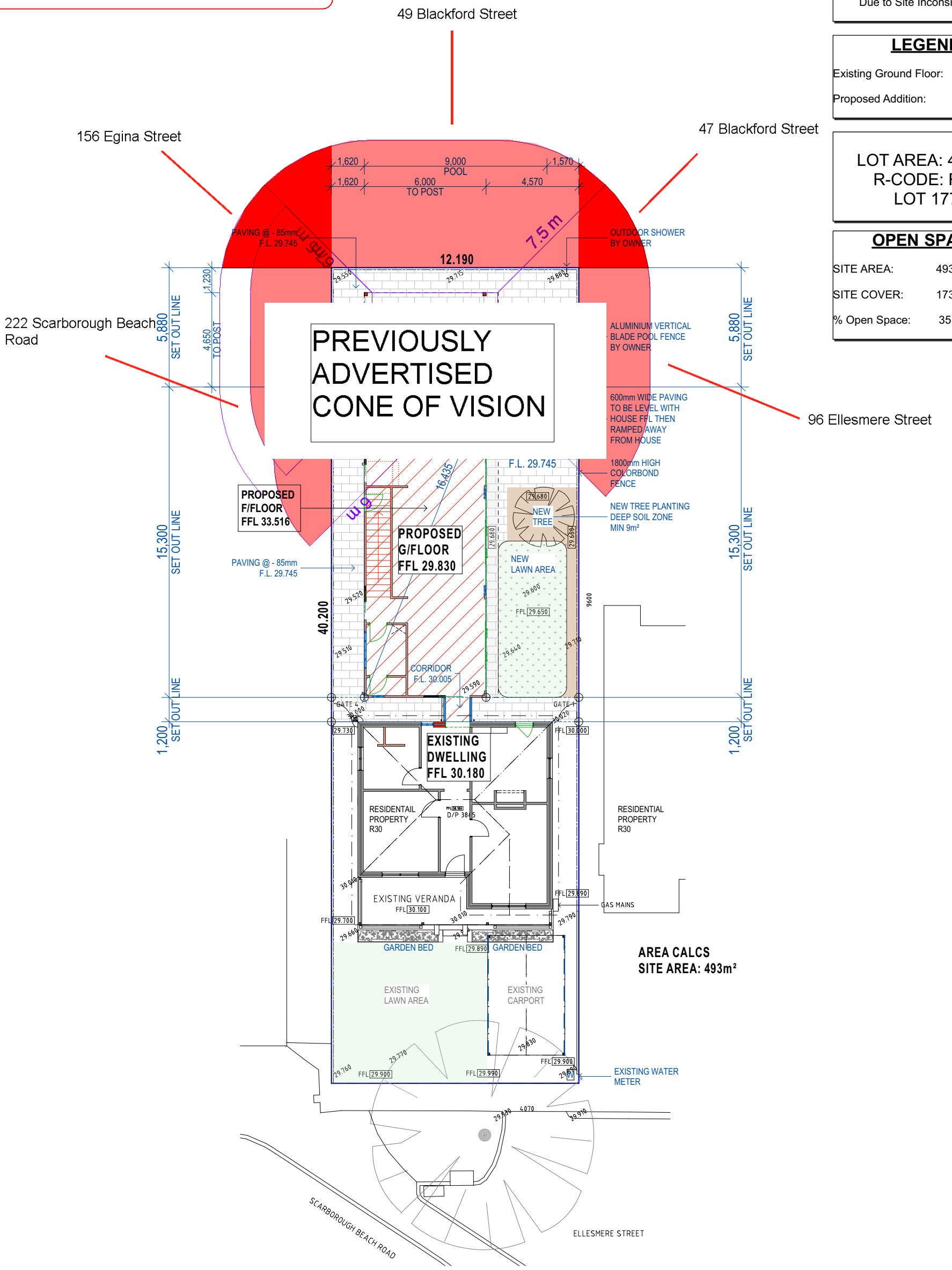
Existing Ground Floor:

Proposed Addition:

LOT AREA: 493m²
R-CODE: R30
LOT 177

OPEN SPACE

SITE AREA:	493.00m²
SITE COVER:	173.61m²
% Open Space:	35.2 %



Site Plan

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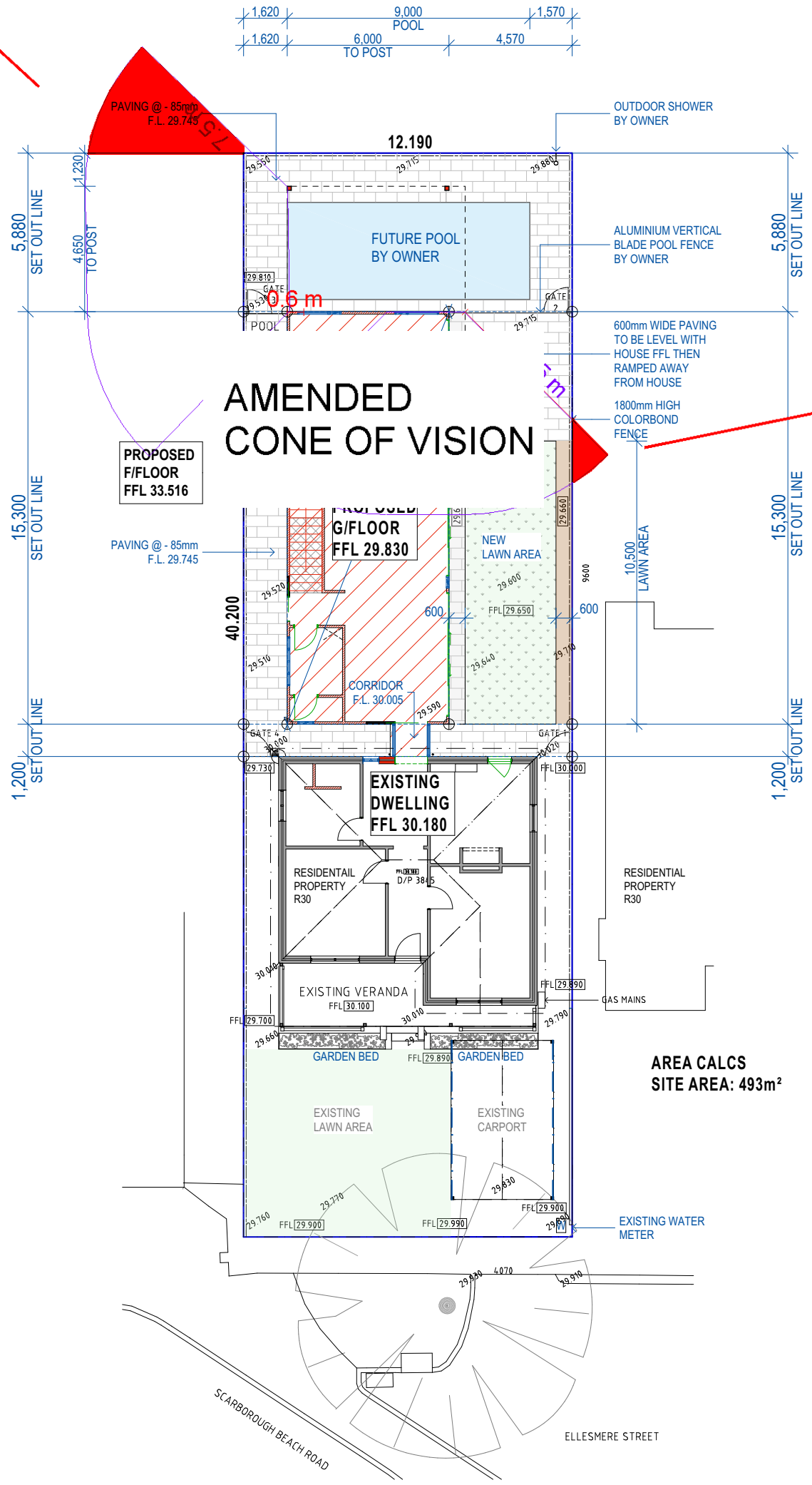
156 Egina Street



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AREA CALCS
SITE AREA: 493m²

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

Client:	**Mae & James Shaw**
Date:	**12.11.26**
Site:	**98 Ellesmere St, Mt Hawthorn**
Drawn:	**NS**

Site Plan

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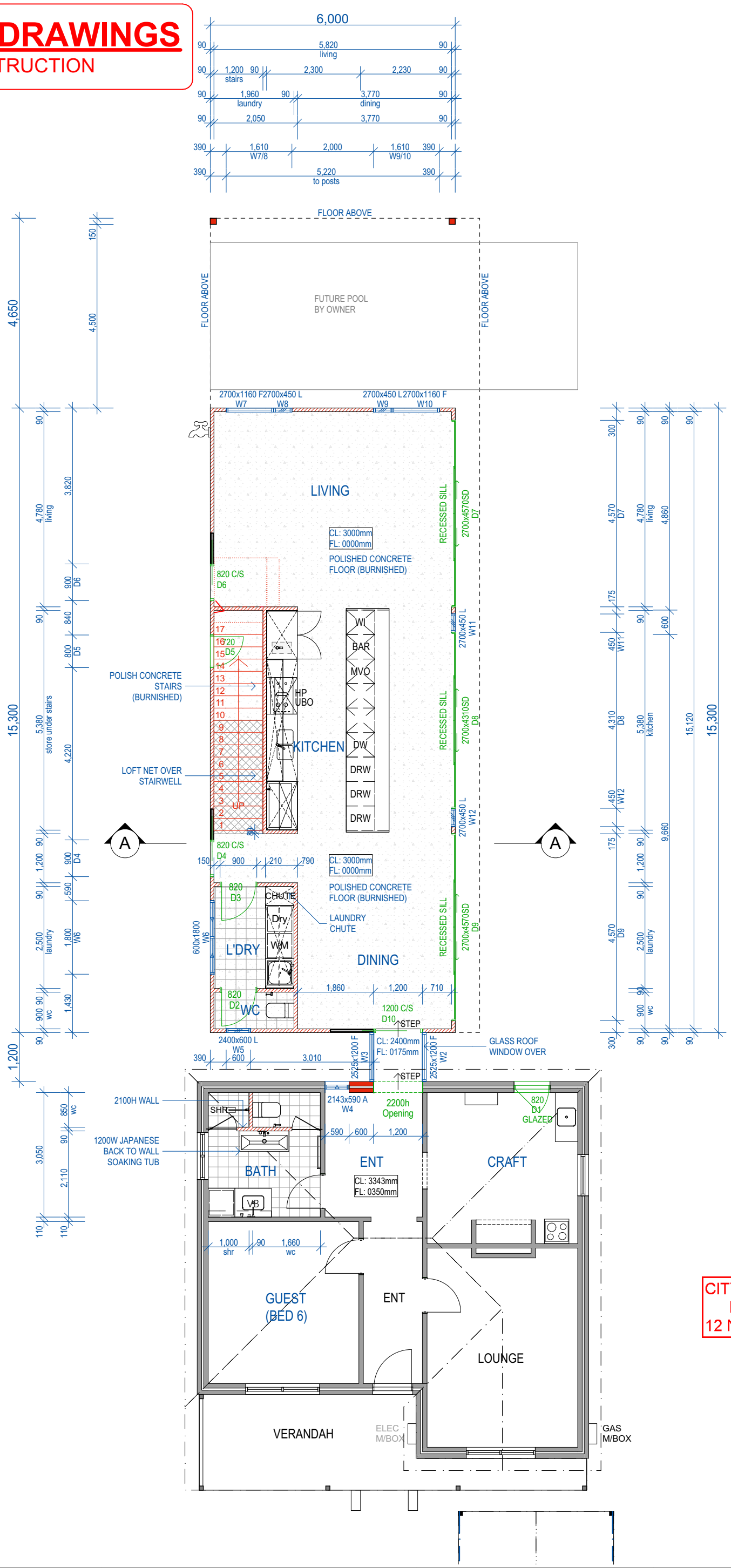
LEGEND

Existing Walls:
Existing Windows:
New Roof Line:
New Brickwork:
T/tex Insulated Panel:
New studwork:
New Windows:
New Tap:
New Tiles:
Rain Water Pipe: DP
Meter Box: MB
New Slab Area:

AREAS

Existing House:	80.09m²
Ground Floor Addition:	91.80m²
First Floor Addition:	126.80m²
Roof Deck Addition:	33.12m²
TOTAL:	331.81m²

SQUARESET CORNICE THROUGHOUT



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Ground Floor Plan
Scale 1:100

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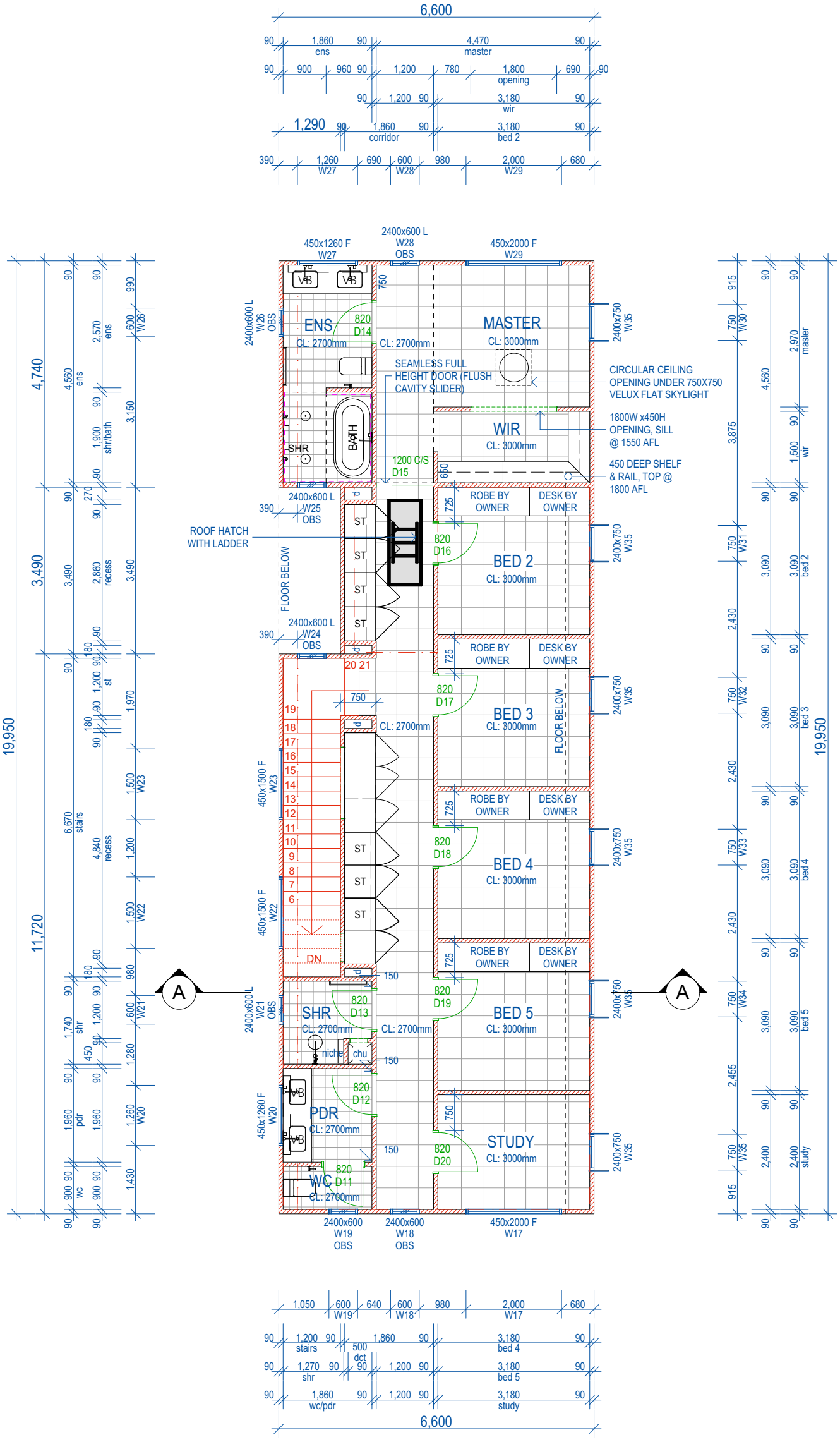
LEGEND

Existing Walls:
Existing Windows:
New Roof Line:
New Brickwork:
T/tex Insulated Panel:
New studwork:
New Windows:
New Tap:
New Tiles:
Rain Water Pipe: DP
Meter Box: MB
New Slab Area:

AREAS

Existing House:	80.09m²
Ground Floor Addition:	91.80m²
First Floor Addition:	126.80m²
Roof Deck Addition:	33.12m²
TOTAL:	331.81m²

SQUARESET CORNICE THROUGHOUT



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First Floor Plan
Scale 1:100

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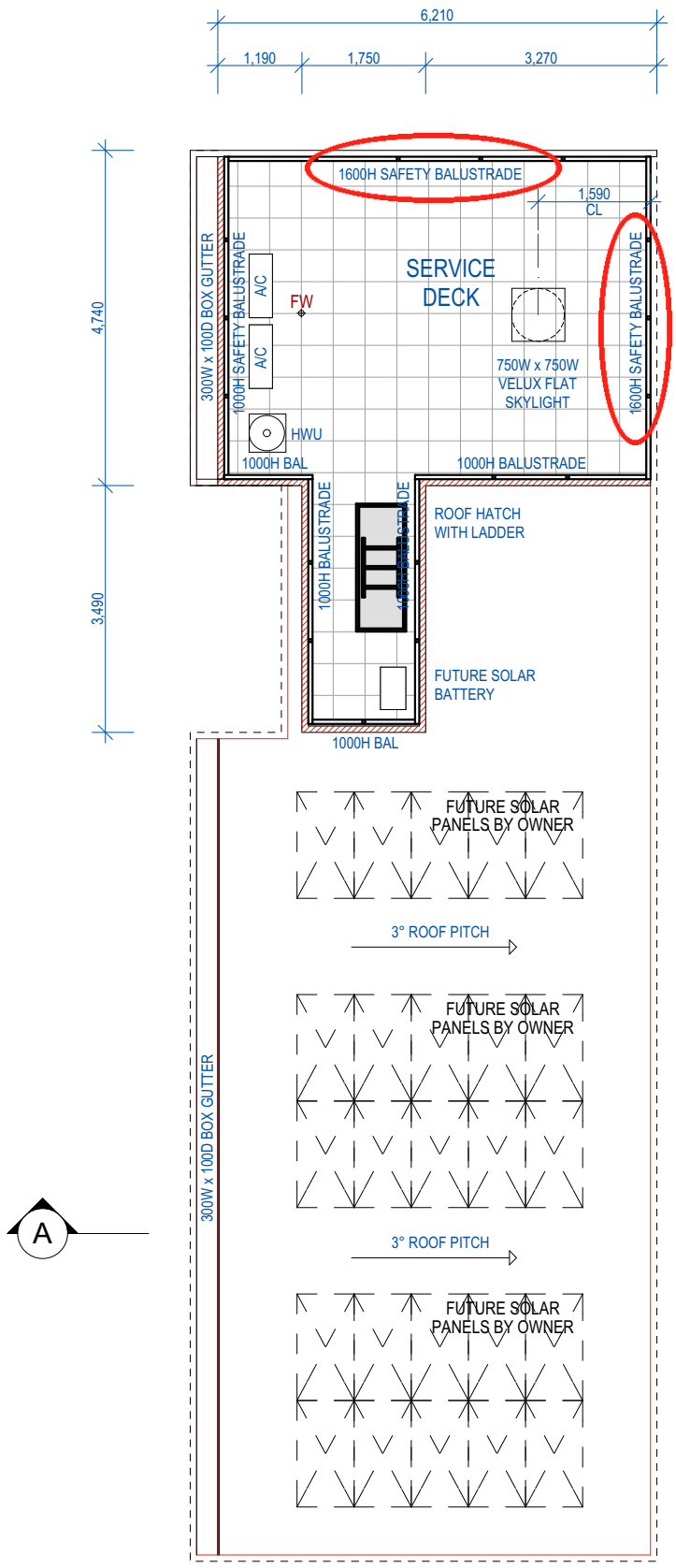

A

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5

3
2
4
1

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First Floor Ceiling

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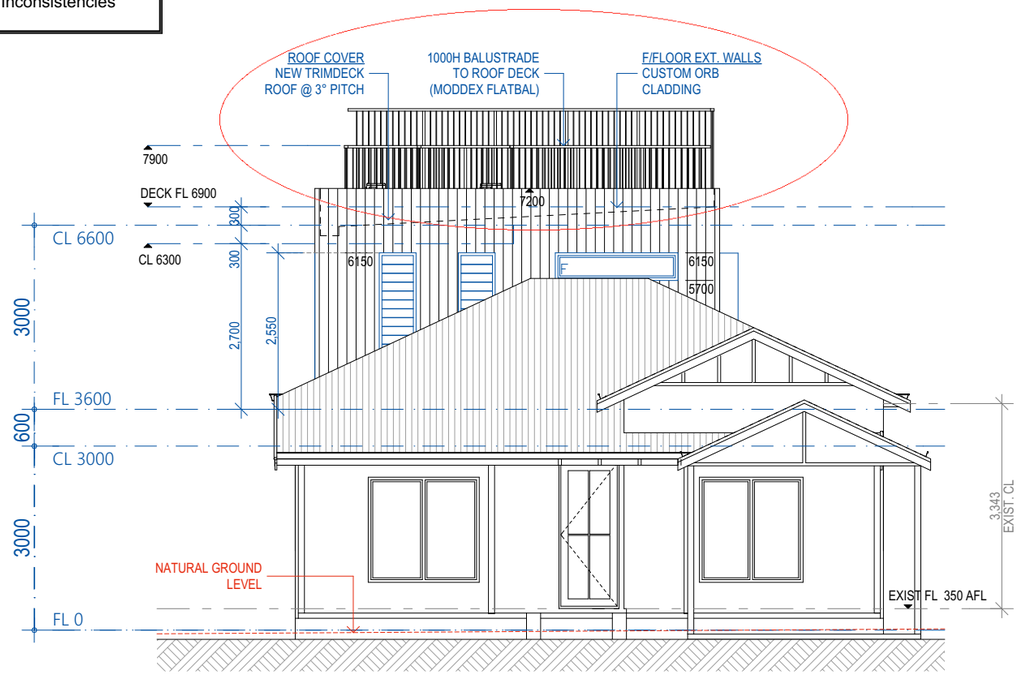
NOTE:
TIMBER ROOF FRAMING

In accordance with relevant Australian Standards



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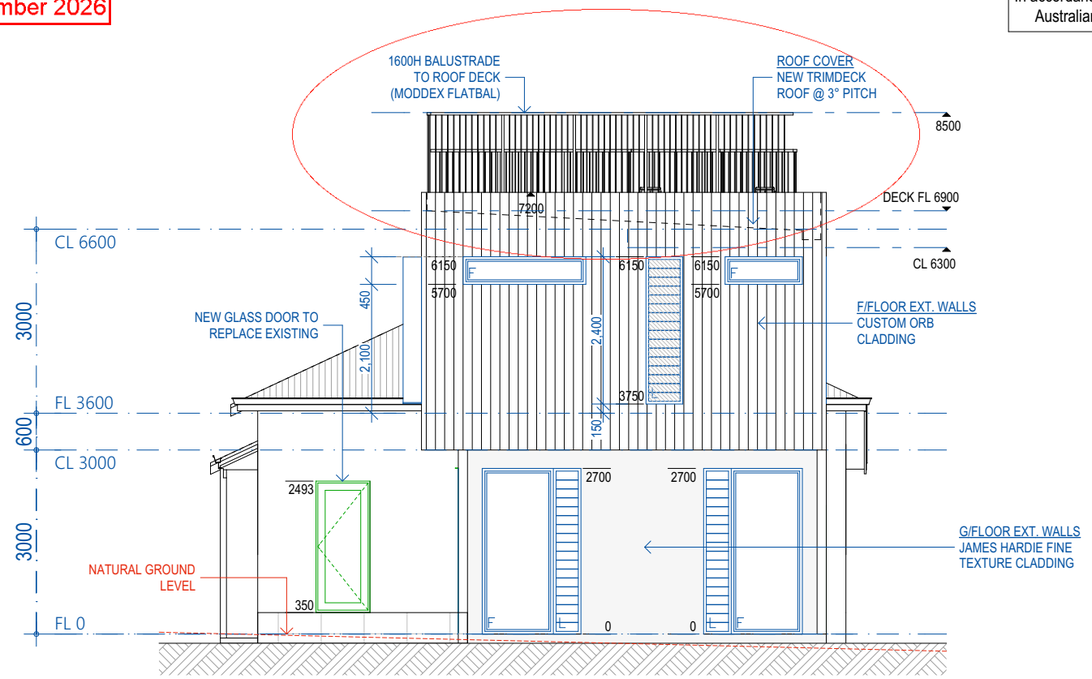

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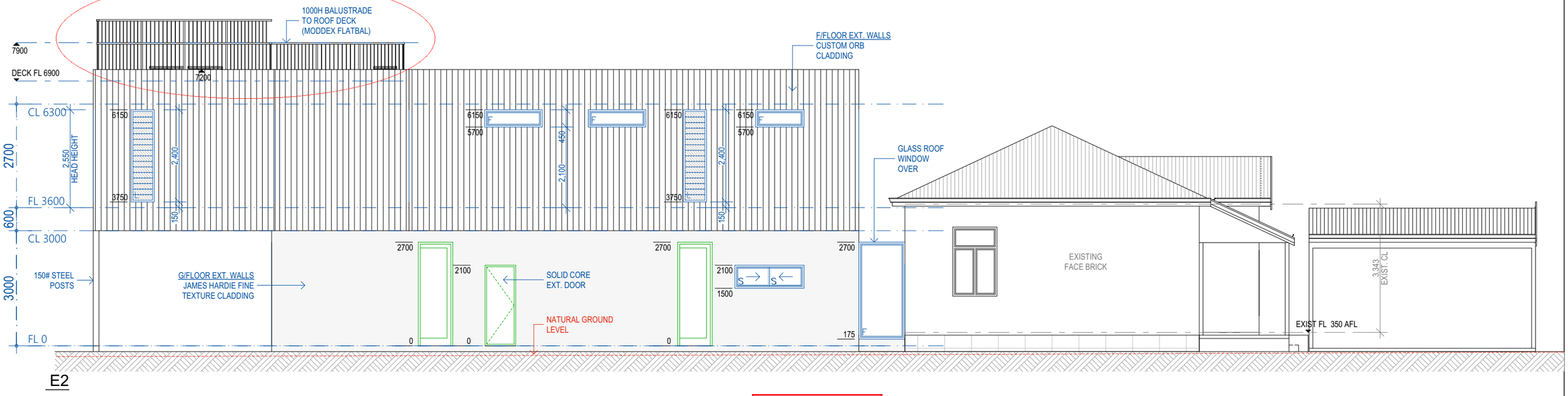

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Drawn:	**NS**

Elevation 1-3
Scale 1:100

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NOTE:
TIMBER ROOF FRAMING

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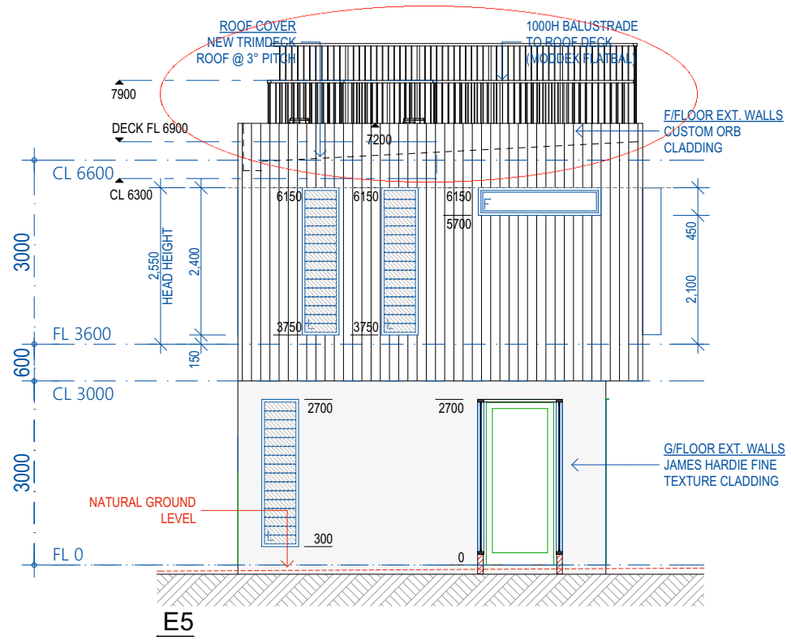

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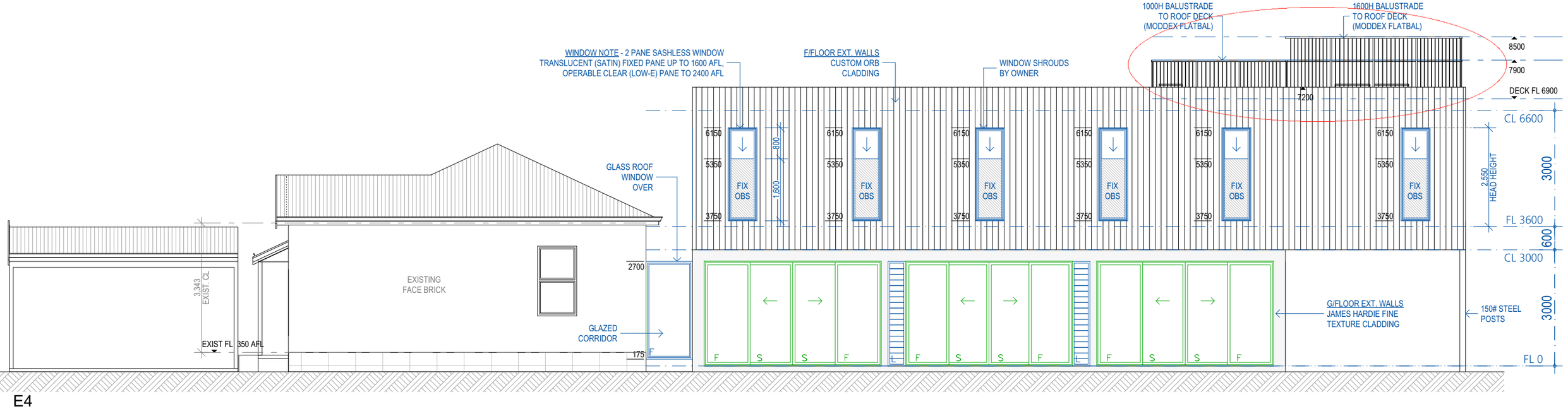

E4

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Date:	**12.11.26**
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Elevations 4-5
Scale 1:100

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