

**db Surveys**

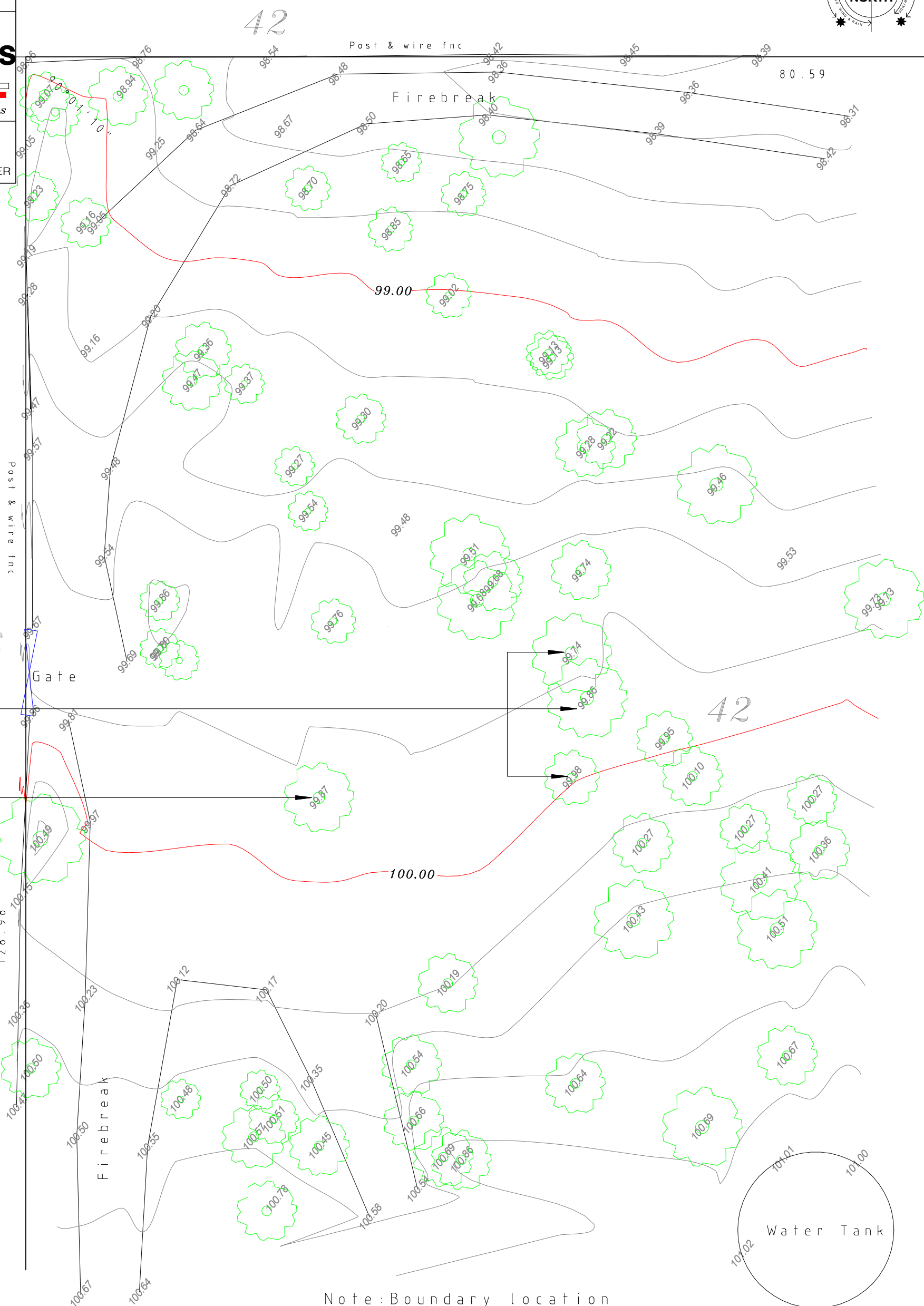
55 Chrysostom Street  
Trigg Perth 6029  
Ph/Fax 61 8 94481033  
LICENSED LAND and  
ENGINEERING SURVEYORS

Dwg: FS1100-01



**FEATURE SURVEY**

LOT 42 ON DP 402182  
39 DEVON DRIVE MARGARET RIVER



trees  
to be removed  
(shown dashed)

trees  
to be removed  
(shown dashed)

Note: Boundary location  
and dimensions subject  
to survey

All underground services  
need to be verified

Datum assumed

Contour Interval 0.2m

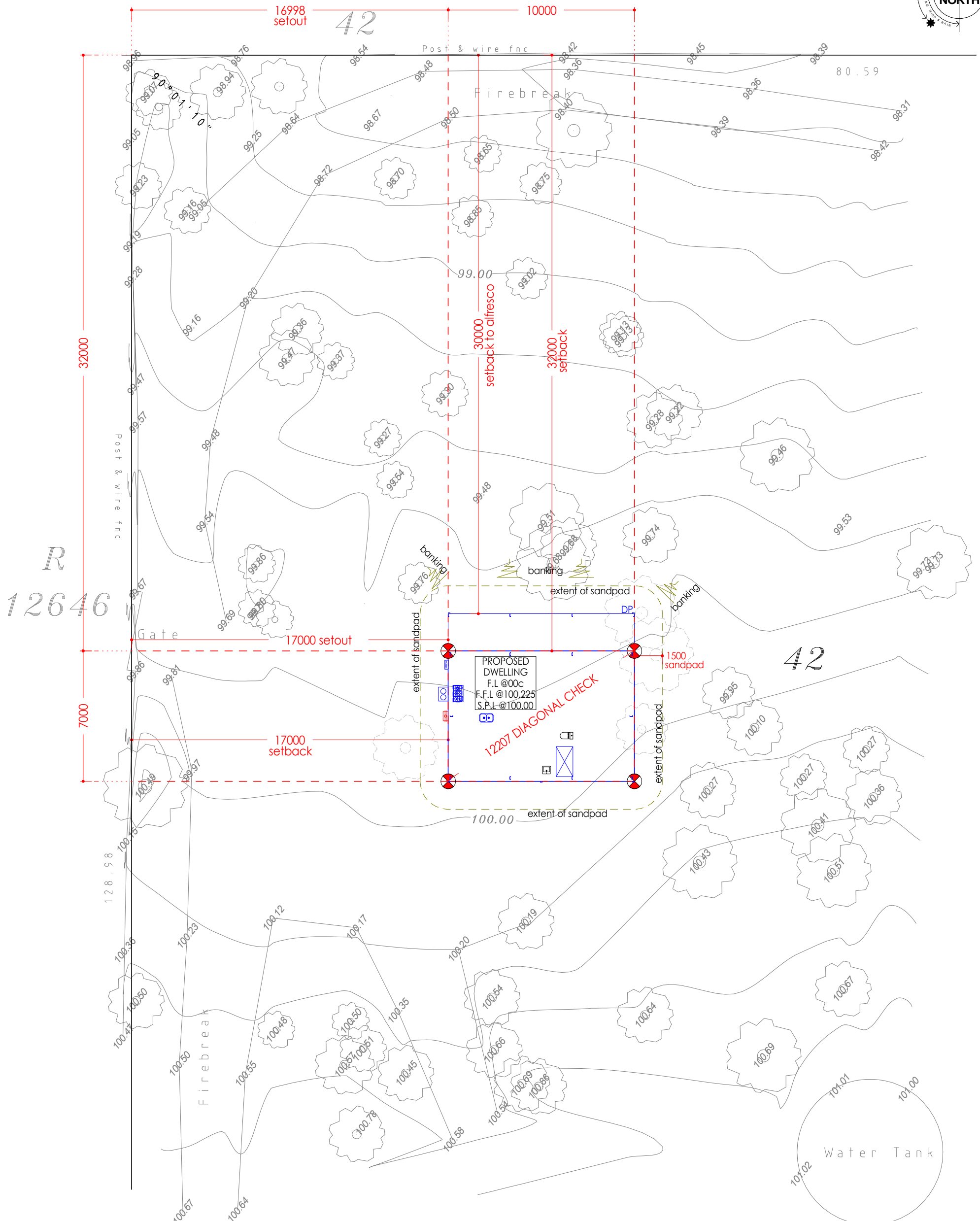
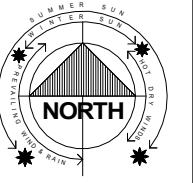
Scale 1:200 @ A3



**GRAEBER&FERRONATO (VALOR)**

39 DEVON DRIVE  
MARGARET RIVER  
SHIRE OF AUGUSTA

JOB NUMBER <b>2024180</b>		DRAWING NAME <b>EXISTING SITE PLAN</b>		KTR CREATIONS IMAGINE   CREATE   CONSTRUCT		<p><b>CONSTRUCTION NOTE:</b> All drawings to be reviewed and checked by the Builder, Client, Sub-Contractors or the like before commencement of any works. <b>No</b> responsibility will be accepted by KTR Creations if no correspondence was coordinated prior or during construction.</p> <p><b>COPYRIGHT:</b> This plan shall remain the sole property of KTR Creations and must not be given, or resold and must not be reproduced or copied without the permission in writing by KTR Creations</p>
START DATE SEPTEMBER 2024		REVISION DESCRIPTION	IN.	DATE	BUILDING DESIGN AND DRAFTING www.ktrcreations.com.au design@ktrcreations.com.au 9381 2106	
SHEET 01 of 06		FINAL CONCEPT DESIGN	TR	18/09/24	<p>1 Carbonate Road, Wangara, WA 6065</p>	
SCALE 1:200		PLANNING DRAWINGS	TR	07/10/24		
REVISION -		WORKING DRAWINGS	TR	17/10/24		



R  
12646

42

42



**GRAEBER & FERRONATO (VALOR)**  
 39 DEVON DRIVE  
**MARGARET RIVER**  
 SHIRE OF AUGUSTA

JOB NUMBER <b>2024180</b>		DRAWING NAME <b>SETOUT PLAN</b>	
START DATE SEPTEMBER 2024	REVISION DESCRIPTION	IN.	DATE
SHEET 02 of 06	FINAL CONCEPT DESIGN	TR	18/09/24
SCALE 1:200	PLANNING DRAWINGS	TR	07/10/24
	WORKING DRAWINGS	TR	17/10/24
REVISION			

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**NOTE:**  
LOCATION AND SIZE OF DOWNPIPES AND TANKS ARE INDICATIVE ONLY & MAY BE CHANGED ON SITE TO A PLUMBERS DISCRETION

**DRAINAGE CALCULATIONS:**  
NEW ROOF AREA TO DWELLING = 90.00 x 0.0125 = 1.125m<sup>2</sup>  
No. OF NEW DOWN PIPES SERVING NEW ROOF AREA = 5  
EACH DP SERVED VOLUME (ON AVG.) = 0.23m<sup>3</sup>

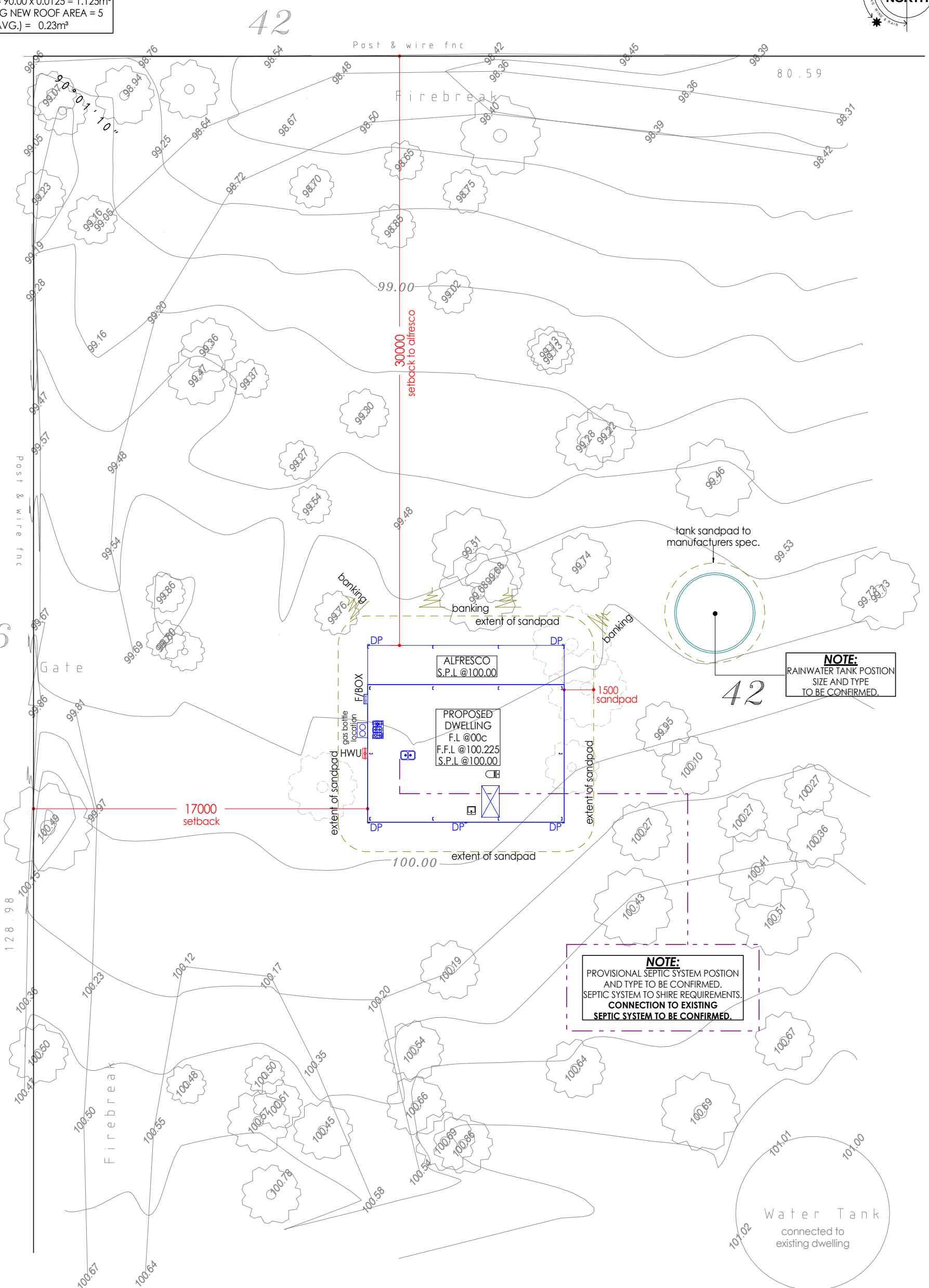
**NOTE:**  
BUILDER TO LIAISE WITH WESTERN POWER REGARDING OVERHEAD CONSUMER LINES, POWER DOMES AND DISTRIBUTION BOARDS. ALL PROVISIONS AND LOCATIONS TO WESTERN POWERS DISCRETION.

**NOTE:**  
BUILDER TO LIAISE WITH WATER CORPORATION REGARDING WATER METERS. ALL PROVISIONS AND LOCATIONS TO WATER CORPORATION'S DISCRETION.

**NOTE:**  
REFLUX VALVE MAY BE REQUIRED DUE TO HOBLESS SHOWERS. LOCATION TO THE DISCRETION OF THE PLUMBER

**NOTE:**  
RAINWATER TANK SIZE & LOCATION TBC TO SHIRE REQUIREMENTS

**NOTE:**  
SEPTIC SYSTEM TYPE, SIZE & LOCATION TBC TO SHIRE REQUIREMENTS



**NOTE:**  
RAINWATER TANK POSITION SIZE AND TYPE TO BE CONFIRMED.

**NOTE:**  
PROVISIONAL SEPTIC SYSTEM POSITION AND TYPE TO BE CONFIRMED. SEPTIC SYSTEM TO SHIRE REQUIREMENTS. CONNECTION TO EXISTING SEPTIC SYSTEM TO BE CONFIRMED.



**GRAEBER & FERRONATO (VALOR)**  
39 DEVON DRIVE  
MARGARET RIVER  
SHIRE OF AUGUSTA

JOB NUMBER <b>2024180</b>		DRAWING NAME <b>PROPOSED SITE PLAN</b>	
START DATE SEPTEMBER 2024	REVISION DESCRIPTION	IN.	DATE
SHEET 03 of 06	FINAL CONCEPT DESIGN	TR	18/09/24
SCALE 1:200	PLANNING DRAWNIGS	TR	07/10/24
REVISION -	WORKING DRAWNIGS	TR	17/10/24

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**METAL DWELLING**  
**BASED ON 100 'Z' Purlins**  
**90mm FRAME**  
**+ 40mm FC (internally)**

**90mm**  
**FRAMEWORK INTERNALLY**

**METAL ROOF**  
**AS PER ENGINEERS**  
 WIND CLASSIFICATION  
 AS PER ENGINEER'S DETAILS

**NOTE:**  
 CEILING LEVELS @2650 AFL  
 UNLESS NOTED OTHERWISE

**NOTE:**  
 LOCATION OF DOWNPIPES  
 AND FLOOR WASTES ARE  
 INDICATIVE ONLY & MAY BE  
 CHANGED ON SITE  
 TO PLUMBERS DISCRETION

**NOTE:**  
 REFLUX VALVE MAY BE  
 REQUIRED IF  
 HOBLESS SHOWERS.  
 LOCATION TO THE DISCRETION  
 OF THE PLUMBER

DENOTED STRUCTURAL  
 COLUMN &/or WIND POSTS  
 (REFER ENGS.)

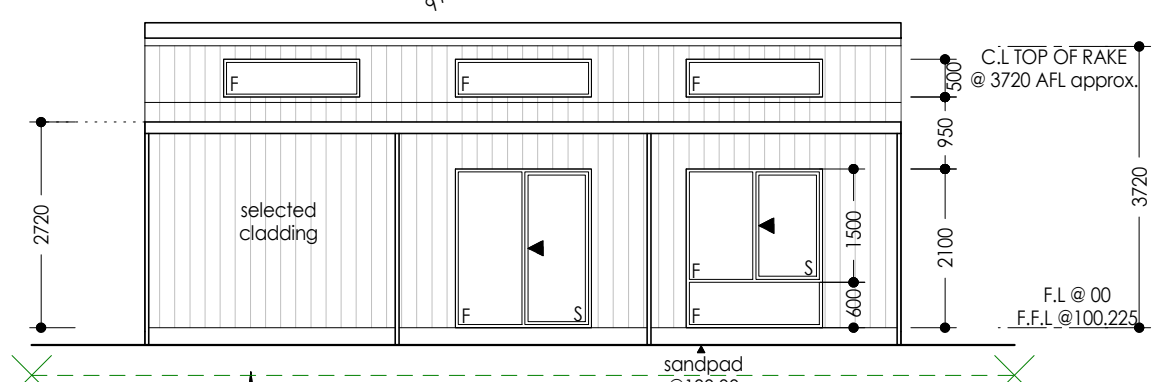
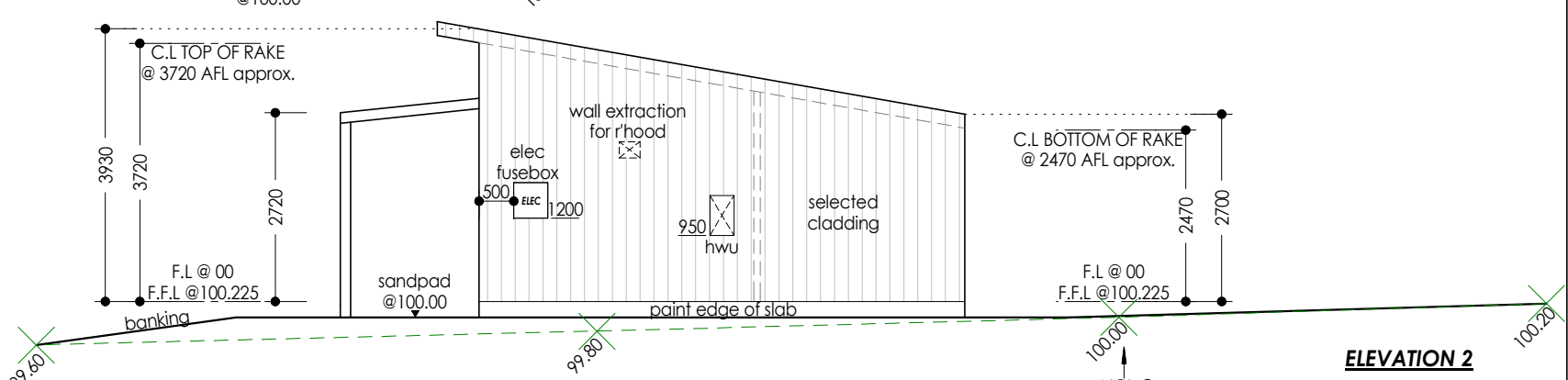
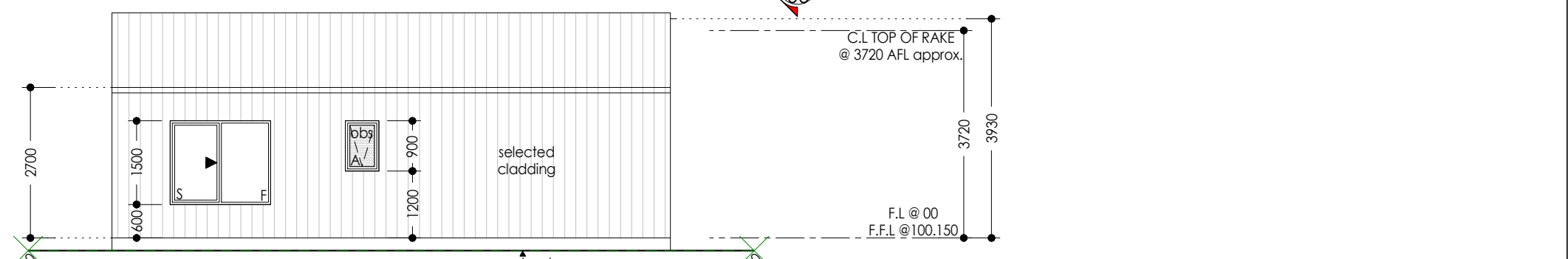
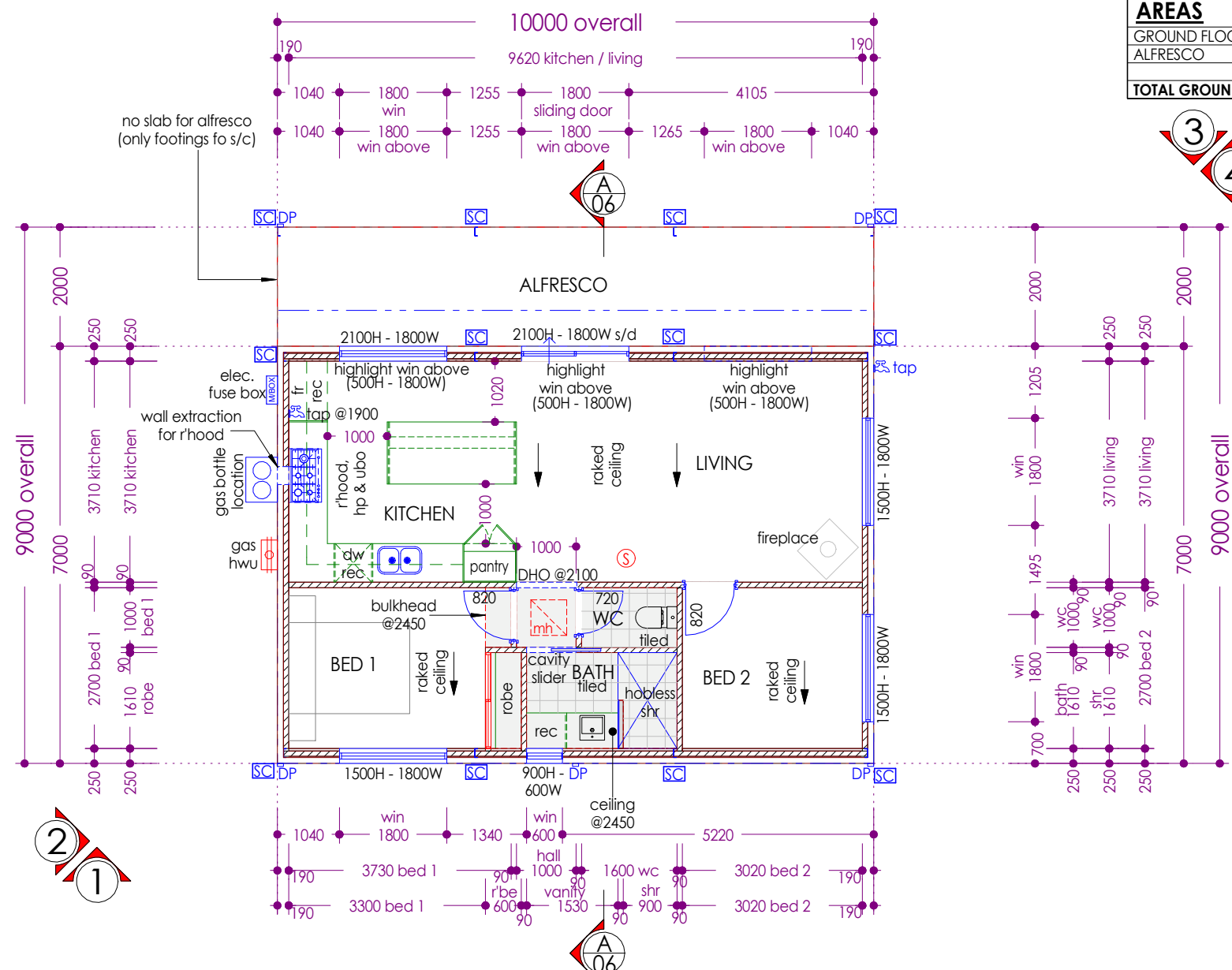
Ⓢ DENOTES SMOKE DETECTOR

**NOTE:**  
 - WEATHERDRAFT SEALS TO  
 ALL EXTERNAL DOORS

**NOTE:**  
 - INSULATION TO SUIT ENERGY  
 EFFICIENCY REQUIREMENTS

**NOTE:**  
 DENOTES  
 DROPPED/RAISED CEILING  
 AS NOTED ON PLANS

AREAS	
GROUND FLOOR	70.00m <sup>2</sup>
ALFRESCO	20.00m <sup>2</sup>
<b>TOTAL GROUND FLOOR AREA</b>	<b>90.00m<sup>2</sup></b>



**GRAEBER&FERRONATO (VALOR)**  
 39 DEVON DRIVE  
 MARGARET RIVER  
 SHIRE OF AUGUSTA

JOB NUMBER		DRAWING NAME	
2024180		FLOOR PLAN / ELEVATIONS	
START DATE	SEPTEMBER 2024	REVISION DESCRIPTION	IN. DATE
SHEET	04 of 06	FINAL CONCEPT DESIGN	TR 18/09/24
SCALE	1:100	PLANNING DRAWINGS	TR 07/10/24
		WORKING DRAWINGS	TR 17/10/24

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# ELECTRICAL LEGEND

●	CEILING LIGHT
○	WALL LIGHT (HEIGHT AS NOMINATED)
○	DOWN LIGHT
▭	FLUORESCENT LIGHT - DOUBLE
⊕	EXHAUST FAN W/ DAMPER FLUMED TO EXT. AIR
Ⓢ	SMOKE DETECTOR
⌒	GPO 300 A.F.L. - SINGLE
⌒	GPO 300 A.F.L. - DOUBLE
⌒	GPO HEIGHT AS NOMINATED - SINGLE
⌒	GPO HEIGHT AS NOMINATED - DOUBLE
⌒	GPO W/PROOF HEIGHT AS NOMINATED - SINGLE
⌒	GPO W/PROOF HEIGHT AS NOMINATED - DOUBLE
☎	TELEPHONE POINT @ 300 A.F.L. (OR AS NOMINATED)
TV	T.V. POINT @ 300 A.F.L. (OR AS NOMINATED)
2-WAY	TWO WAY SWITCHING
⌒	PENDANT LIGHT
D1	DATA POINT

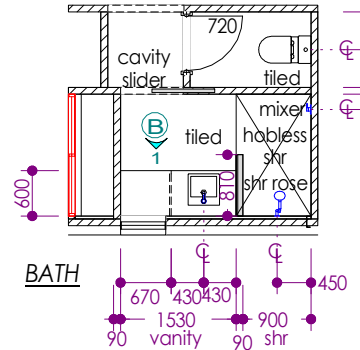
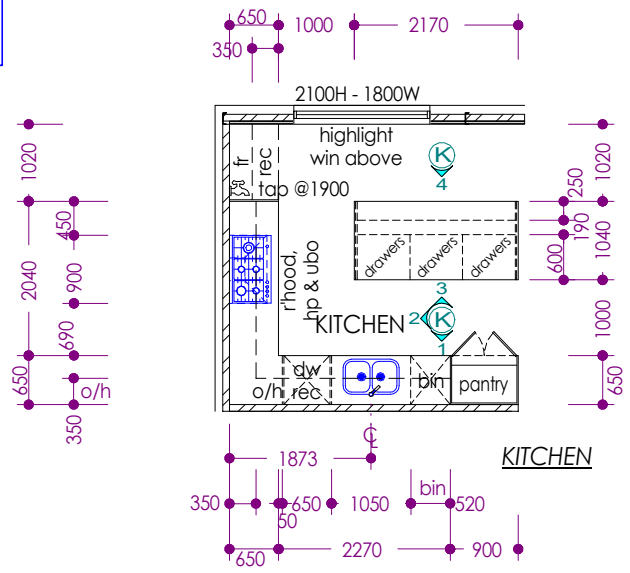
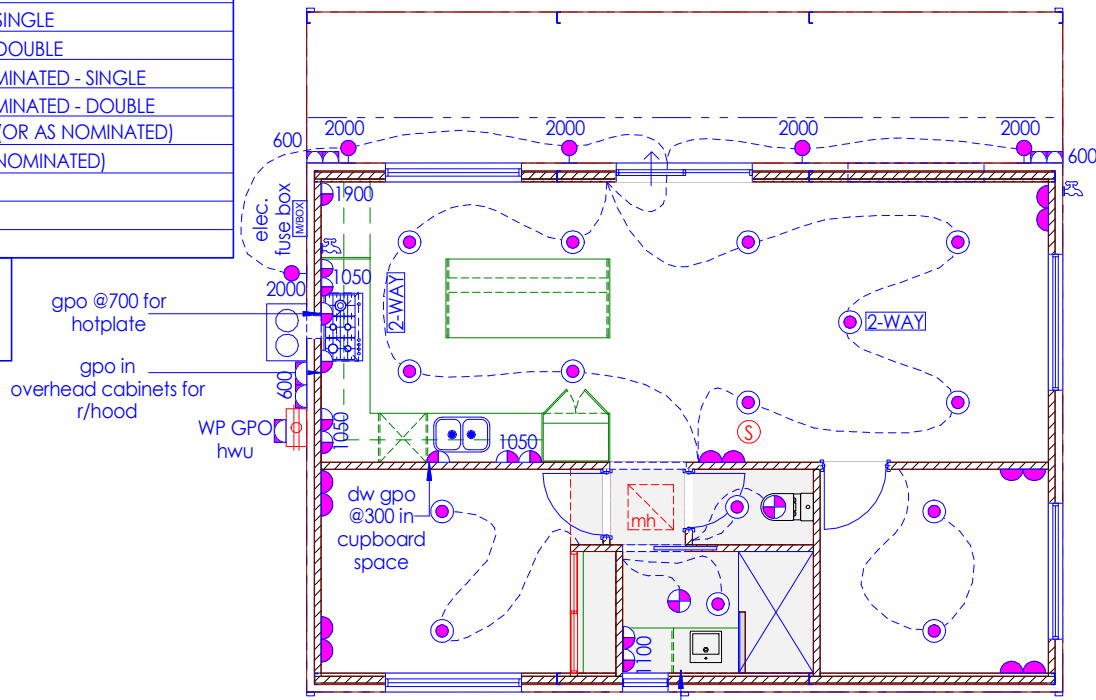
**NOTE:**  
ELECTRICAL ITEMS TO BE DISCUSSED  
AND CONFIRMED WITH CLIENT

**NOTE:**  
ELECTRICAL POINTS MAY BE RELOCATED  
ON SITE TO SUIT CURRENT STATUTORY  
REQUIREMENTS BY LICENCED ELECTRICIAN

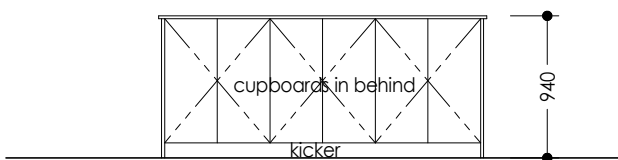
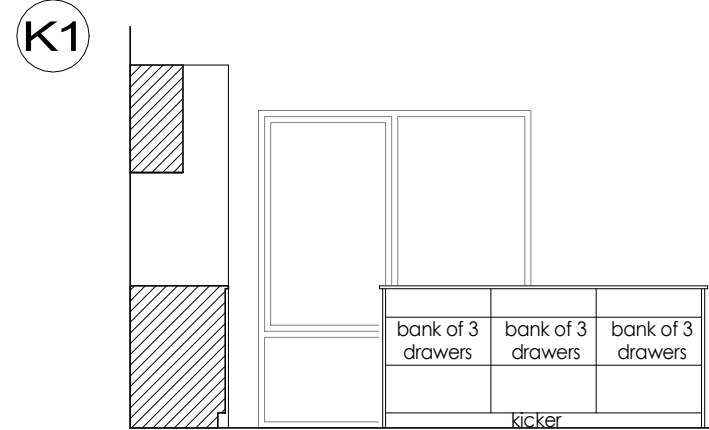
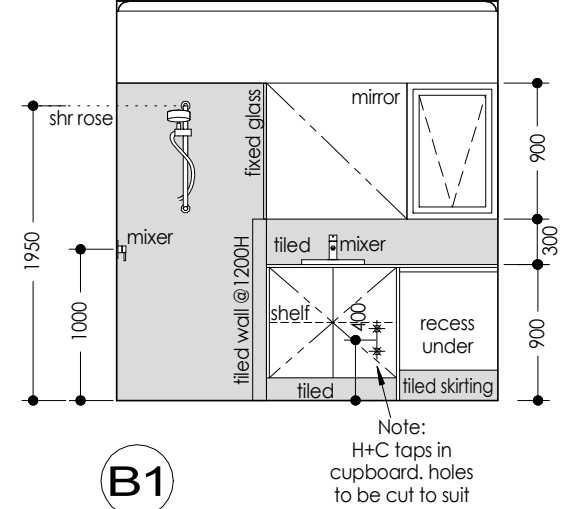
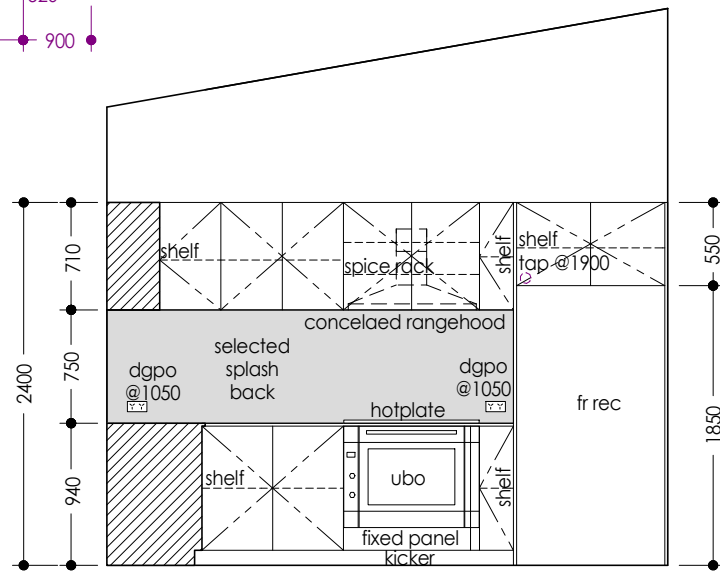
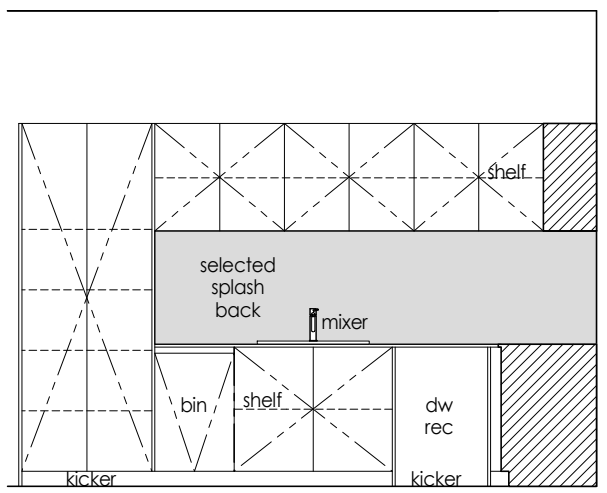
**NOTE:**  
HARDWIRED, INTERCONNECTED  
SMOKE ALARMS MUST BE  
INSTALLED IN  
ACCORDANCE WITH PART 3.5.7.3  
OF THE BUILDING CODE  
AND AS 3786

**NOTE:**  
-ALL G.P.O HEIGHTS  
NOMINATED ARE TO BASE  
OF G.P.O ABOVE FINISHED  
FLOOR LEVEL  
-ALL LIGHT SWITCHES TO  
BE AT 1286mm (15c) ABOVE  
FINISHED FLOOR LEVEL  
UNLESS NOTED OTHERWISE

**A/C NOTE:**  
CLIENT TO DISCUSS  
A/C REQUIREMENTS  
WITH A/C MANUFACTURER



**INTERNALS NOTE:**  
ALL KITCHEN & BATH  
LAYOUT SIZES  
TBC WITH CLIENT  
**LAYOUTS ARE INDICATIVE ONLY**  
**INTERNAL VIEWS SCALE @1:50**

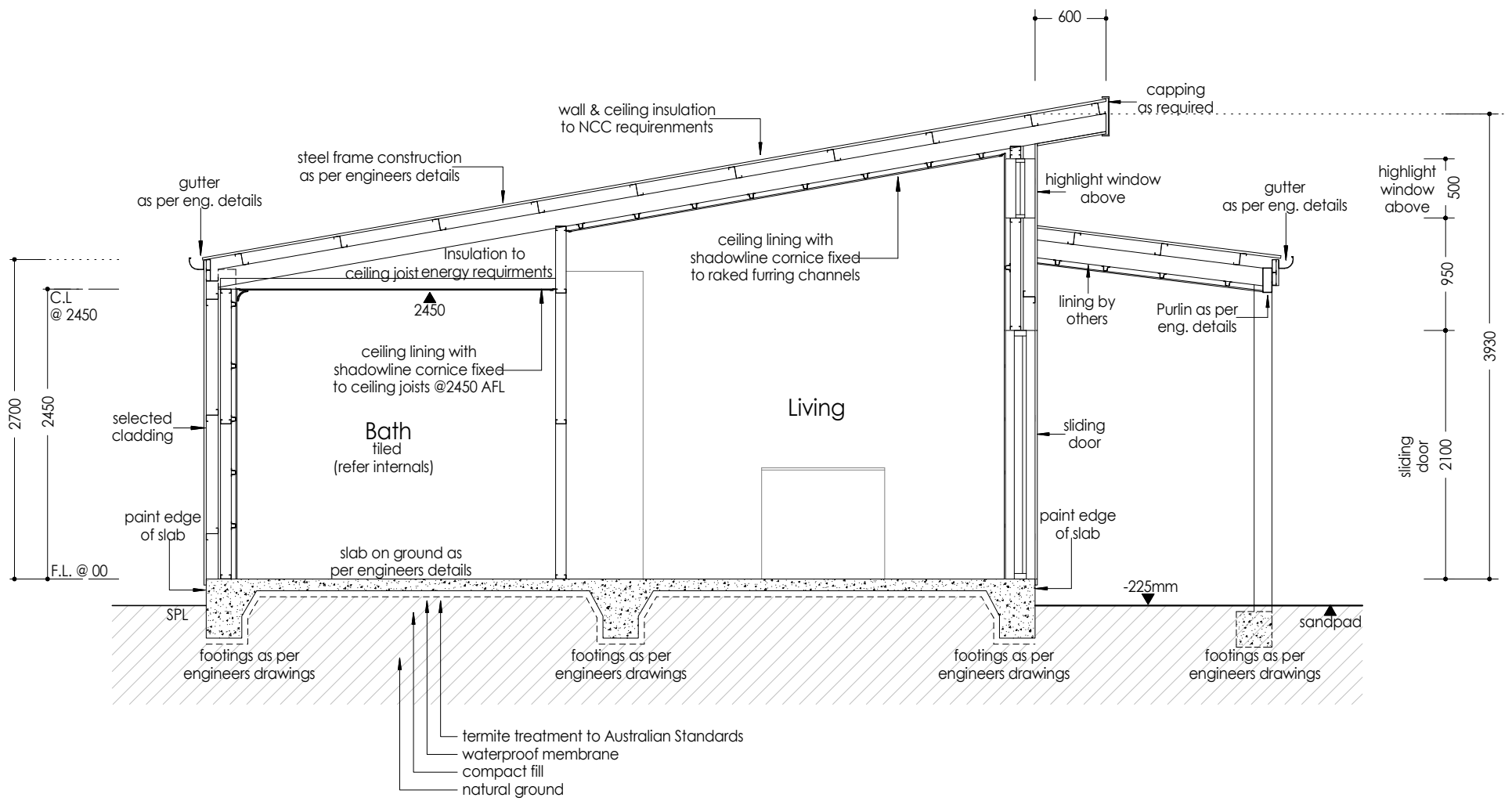


**GRAEBER & FERRONATO (VALOR)**  
39 DEVON DRIVE  
MARGARET RIVER  
SHIRE OF AUGUSTA

JOB NUMBER <b>2024180</b>		DRAWING NAME <b>GROUND ELECTRICAL</b>	
START DATE SEPTEMBER 2024	REVISION DESCRIPTION	IN.	DATE
SHEET 05 of 06	FINAL CONCEPT DESIGN	TR	18/09/24
SCALE 1:100	PLANNING DRAWINGS	TR	07/10/24
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GRAEBER & FERRONATO (VALOR)

39 DEVON DRIVE

MARGARET RIVER

SHIRE OF AUGUSTA

JOB NUMBER <b>2024180</b>		DRAWING NAME <b>SECTION A-A</b>		KTR CREATIONS IMAGINE   CREATE   CONSTRUCT		<b>CONSTRUCTION NOTE:</b> All drawings to be reviewed and checked by the Builder, Client, Sub-Contractors or the like before commencement of any works. <b>No</b> responsibility will be accepted by KTR Creations if no correspondence was coordinated prior or during construction.  <b>COPYRIGHT:</b> This plan shall remain the sole property of KTR Creations and must not be given, or resold and must not be reproduced or copied without the permission in writing by KTR Creations
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SHEET 06 of 06	A3	FINAL CONCEPT DESIGN	TR	18/09/24		
SCALE 1:100		WORKING DRAWNIGS	TR	17/10/24		
REVISION	-					