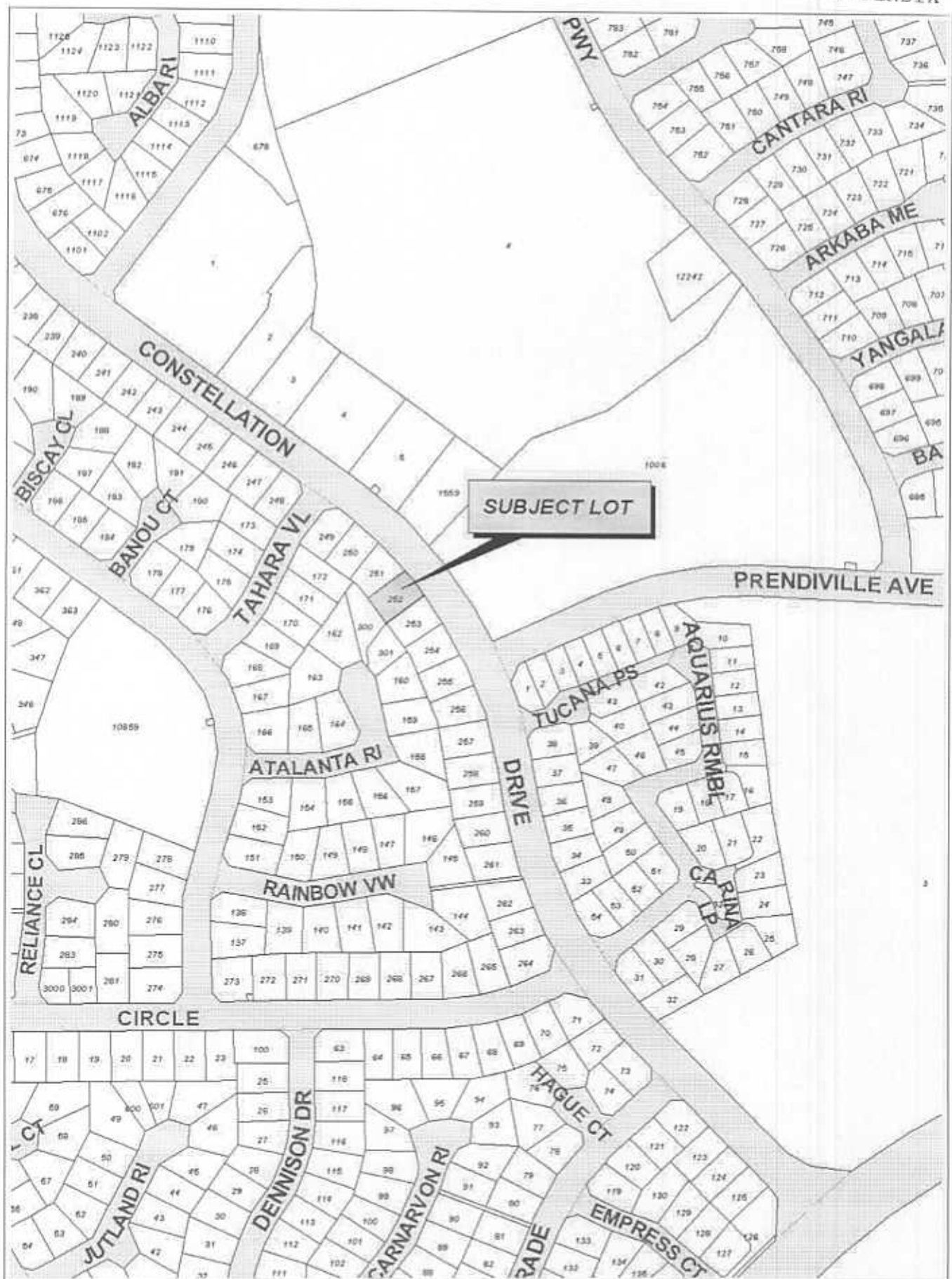
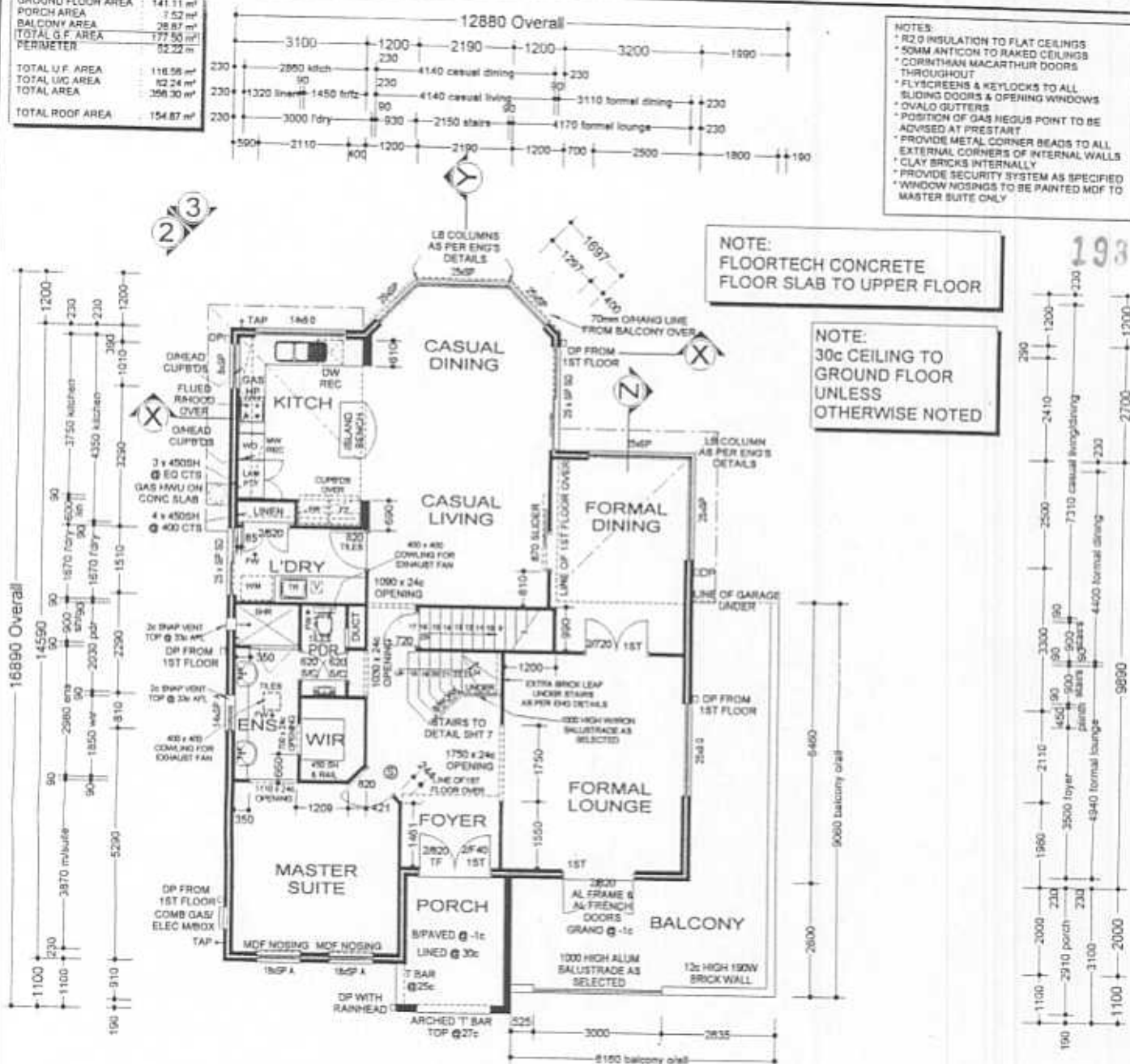




GROUND FLOOR AREA	141.11 m ²
PORCH AREA	7.52 m ²
BALCONY AREA	28.87 m ²
TOTAL G.F. AREA	177.50 m ²
PERIMETER	52.22 m
TOTAL U.P. AREA	116.56 m ²
TOTAL U.C. AREA	82.24 m ²
TOTAL AREA	198.80 m ²
TOTAL ROOF AREA	154.87 m ²



GROUND FLOOR PLAN

1 : 100

ADDRESS
LOT 252 (HSD 47)
CONSTELLATION DVE
OCEAN REEF

AMENDED

CLIENT
H & V TRAN

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THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT

Sub-consultations to verify all dimensions on site. Plans are subject to change pending structural engineers' requirements.

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THE SIENA
DISPLAY
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MODEL No.
1482D



THE 2-STORY BUILDER

Perceptions
THE 2-STORY BUILDER

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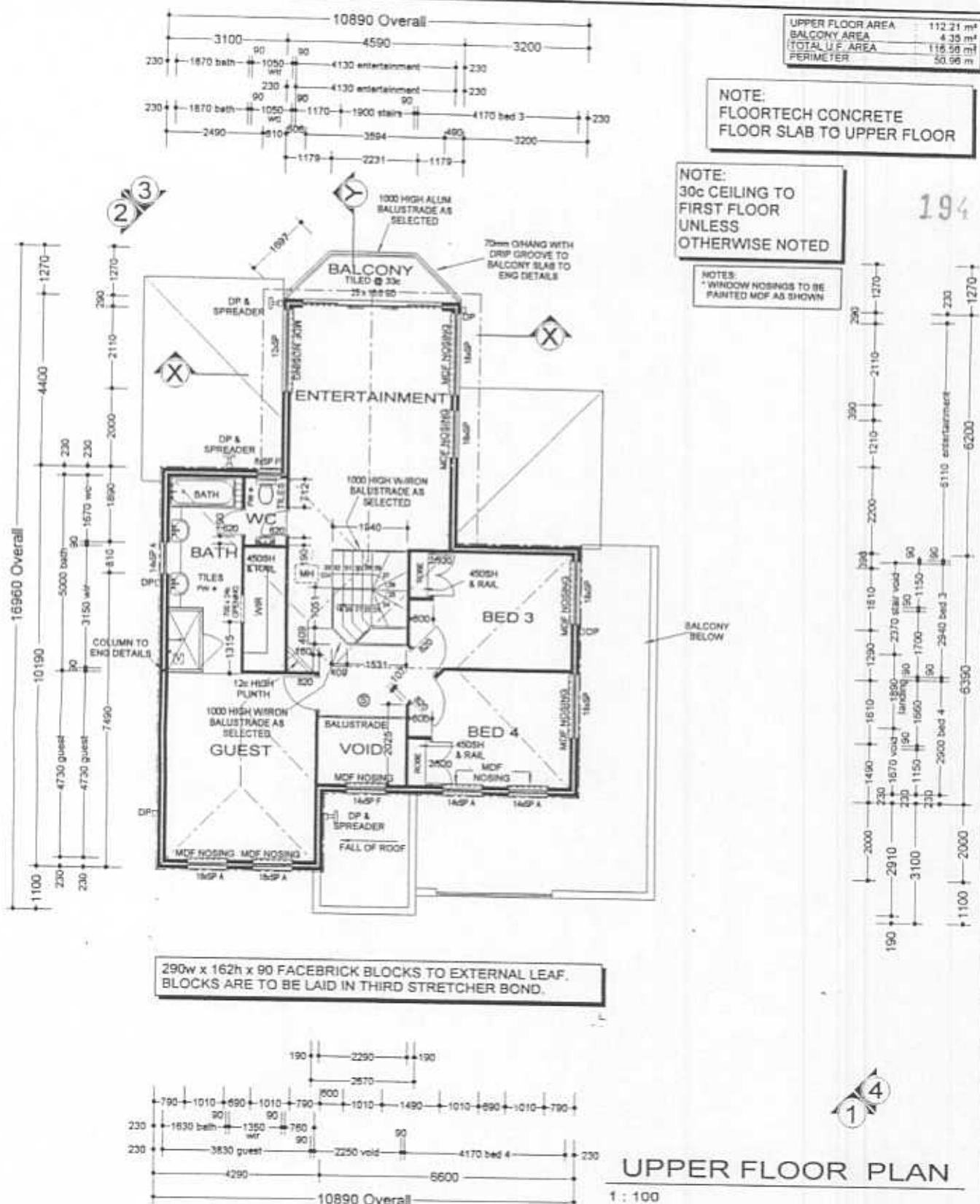
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Perceptions
THE 2-STORY BUILDER



UPPER FLOOR AREA	112.21 m ²
BALCONY AREA	4.35 m ²
TOTAL U.F. AREA	116.56 m ²
PERIMETER	50.96 m

NOTE:
FLOORTECH CONCRETE
FLOOR SLAB TO UPPER FLOOR

NOTE:
30c CEILING TO
FIRST FLOOR
UNLESS
OTHERWISE NOTED

NOTES:
* WINDOW NOSINGS TO BE
PAINTED MCF AS SHOWN

290w x 162h x 90 FACEBRICK BLOCKS TO EXTERNAL LEAF.
BLOCKS ARE TO BE LAID IN THIRD STRETCHER BOND.

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1482D



REV	VO #	CPN	DATE	CHK
1	VO.01	RWZ	11.12.02	JACB
		RWZ	13.02.03	RWZ
2	8808.17M	RWZ	16.04.03	RWZ

Self-contradictions to verify all dimensions on the

Plans are subject to change pending structural engineer's requirements.

THIS IS ONE OF THE DRAWINGS

REFERRED TO IN THE CONTRACT.

DATED: _____

Downloaded from <http://ajphaphapublications.org/> at University of California, San Diego on November 10, 2014

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H & V TRAN. 11

...A B L I

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ADDRESS:
LOT 353 (HCD 47)

LOI 232 (HSD 41)
CONSTELLATION DYE

CONSTITUTIONAL
OCEAN BEEF

OCEAN REEF

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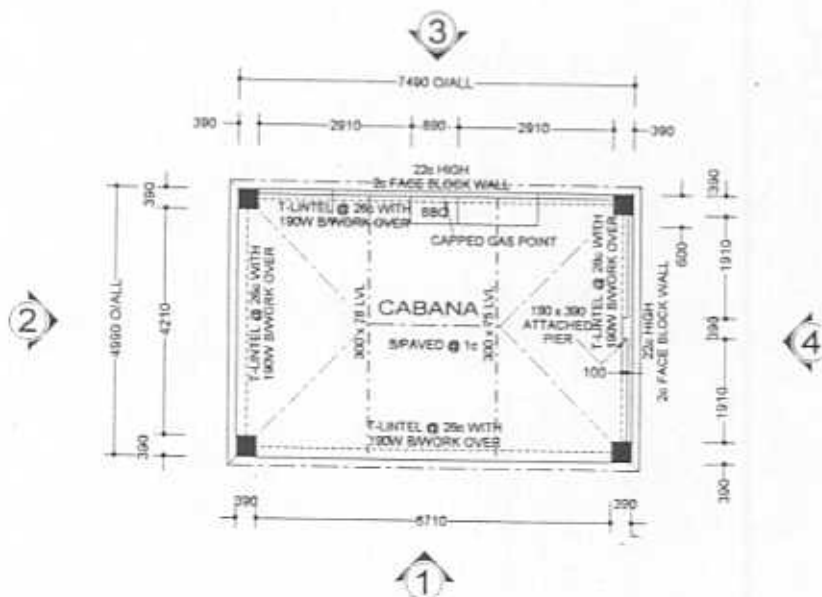
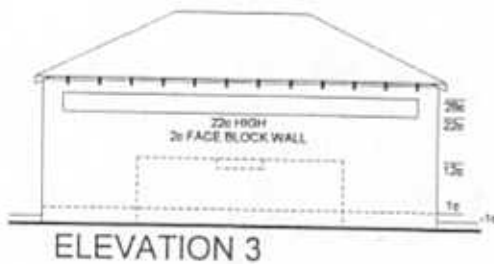
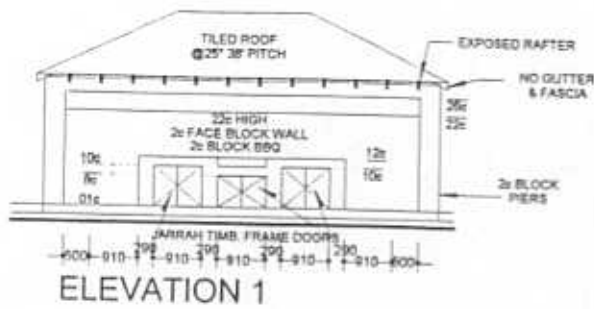
2 OF 13

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196



CABANA PLAN
1 : 100

THE SIENA

DISPLAY

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MODEL No
1482D



Perceptions

THE 2-STORY BUILDER

See details on page 1481

4 Grand Street, Chelsea Park, W.A. 6007

Telephone (08) 9231 4900 Facsimile (08) 9231 4901

P.O. Box 115, Mt. Hawthorn, W.A. 6005

ACR 100 000 000

© Builder 2/1/84 by L&B

REV	VO #	DRN	DATE	CHK
1	VO 01	REVZ	17.12.03	JACH
2	BH1 LTR	REVZ	13.03.03	REVZ
			16.04.03	REVZ

Build-contractions to verify all dimensions on site.

Plans are subject to change pending structural engineer's requirements.

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT

DATED: / /

OWNER: _____

OWNER: _____

BUILDER: _____

WITNESS: _____

WITNESS: _____

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CLIENT: H & Y. TRAN

ADDRESS: AMENDED LOT 252 (HSD 47) CONSTELLATION DVE OCEAN REEF

4 OF 13

54705

15.04.03

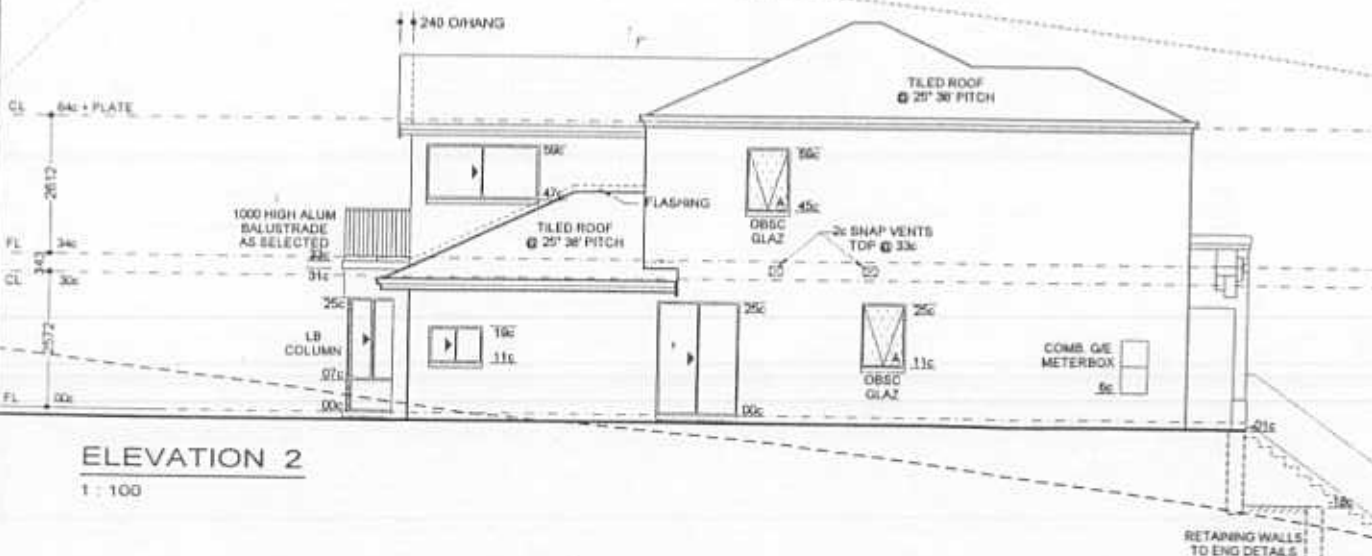
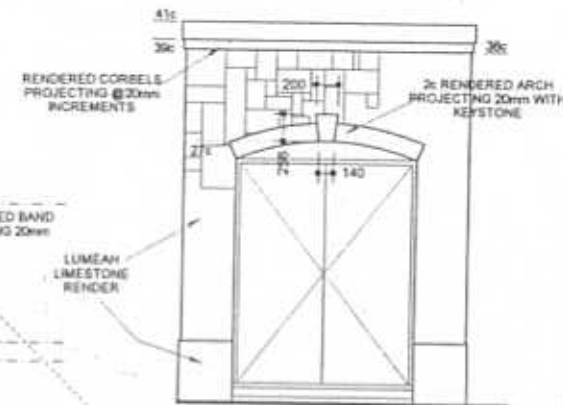
Quantity System

Check

100 mm = 1000 mm

290w x 162h x 90 FACEBRICK BLOCKS TO EXTERNAL LEAF.
BLOCKS ARE TO BE LAID IN THIRD STRETCHER BOND.

NOTE:
COLONIAL GLAZING BARS
TO FRONT ELEVATION ONLY



THE SIENA
DISPLAY

© COPYRIGHT

MODEL No.
1482D



Perceptions

THE 2-STOREY BUILDER

4 Gould Street, Osborne Park, W.A. 6017.
Telephone (08) 9231 4900 Facsimile (08) 9231 4901
P.O. Box 115, Mt. Hawthorn, W.A. 6016.
AUST 900 001 876

REV	VO #	DRN	DATE	CHK
1	VO 01	RVZ	17.12.02	JACH
2	SHR LTR	RVZ	13.02.03	RVZ
3		RVZ	18.04.03	RVZ

Sub-contractors to verify all dimensions on site.

Plans are subject to change pending
structural engineer's requirements

THIS IS ONE OF THE DRAWINGS
REFERRED TO IN THE CONTRACT.

DATED: / /

OWNER

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OWNER

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BUILDER

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ADDRESS: **AMENDED**
LOT 252 (HSD 47)
CONSTELLATION DVE
OCEAN REEF

SHEET OF
5 OF 13

JOB NO.
54705

REVISION
2

DATE
16.04.03



197

THE SIENA
DISPLAY

© COPYRIGHT

MODEL No
1482D

Perceptions

THE 2-STOREY BUILDER

Reg. Builder (19 840) A Division of J. Gray Pty. Ltd.
 4 Gould Street, Osborne Park, W.A. 6017.
 Telephone: (08) 9231 4500. Facsimile: (08) 9231 4811
 P.O. Box 115, Mt. Hawthorn, W.A. 6016.
 A/C/S 1000 1482 D16

REV	VO #	DRN	DATE	CH
1	VO 01	RV2	17.12.02	JAN
2	SHR LTR	RV2	13.02.03	RY
			16.04.03	RY

Sub-contractors to verify all dimensions on site.

Plans are subject to change pending structural engineer's requirements.

THIS IS ONE OF THE DRAWINGS
REFERRED TO IN THE CONTRACT.

DATED: / /

OWNER _____ WITNESS _____

OWNER _____ WITNESS _____

BUILDER _____ WITNESS _____

CLIENT:

H & V TRAN

AMENDED
 ADDRESS

LOT 252 (HSD 47)
 CONSTELLATION DVE
 OCEAN REEF

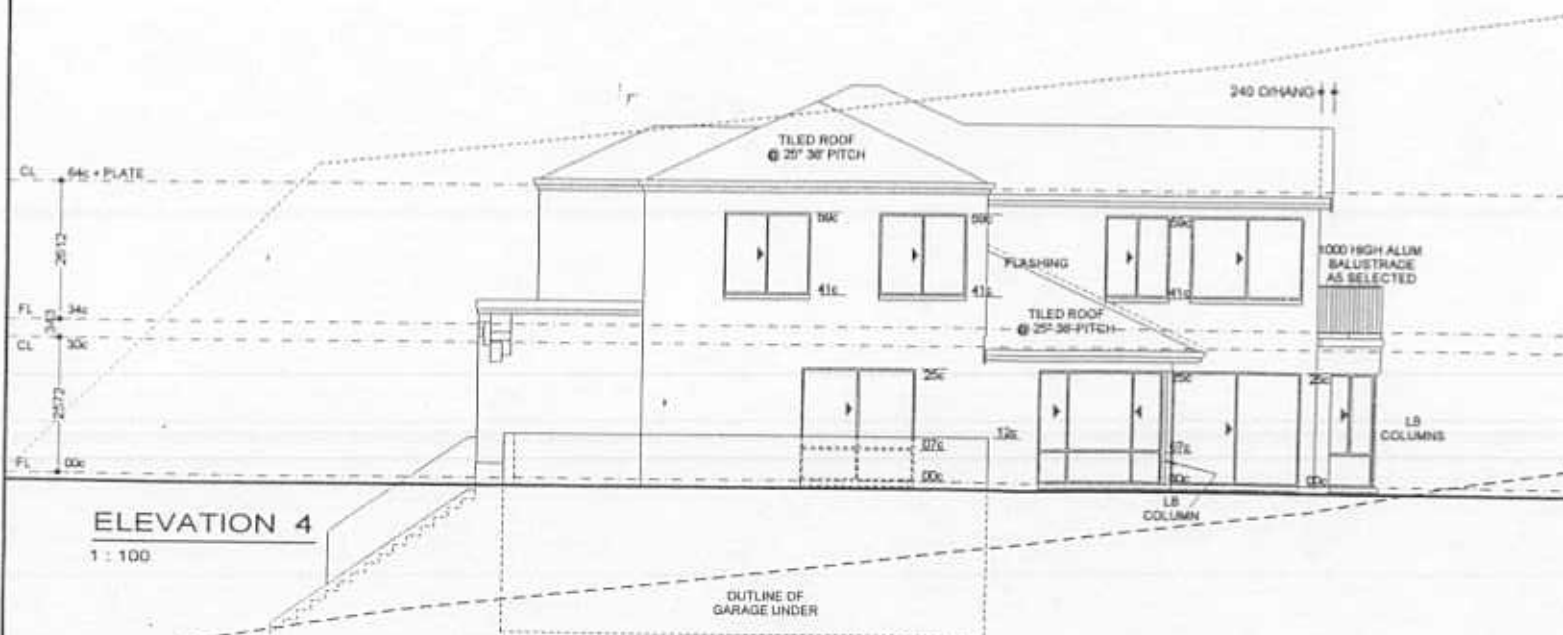
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6 OF 13JOB NO
54705REVISION DATE
2 16.04.03Quality
Engineered
Company

198



ELEVATION 3

1 : 100



ELEVATION 4

1 : 100

Approx Distance
From Coast: 0.9km
Wind: Med/Strong

STORMWATER DISPOSAL
BY OWNER TO
COUNCIL REQUIREMENTS

LOCATION	GRAND m ²	B/PAVED m ²
Vidua, Porches, Patios & Paths	00.00	45.02
Copings, Garages & Drives	82.24	33.40

Address:
LOT 252 (#47)
Constellation Drive, Ocean Reef

Perceptions

Sheet 13 OF 13

Job No. 54705

Client: Tran

Local Authority: City Of Joondalup

Plan/Dia: P.15394 C/T Vol: 1721/939

Map Reference: Pg.220,11:13 (Streetsmart)

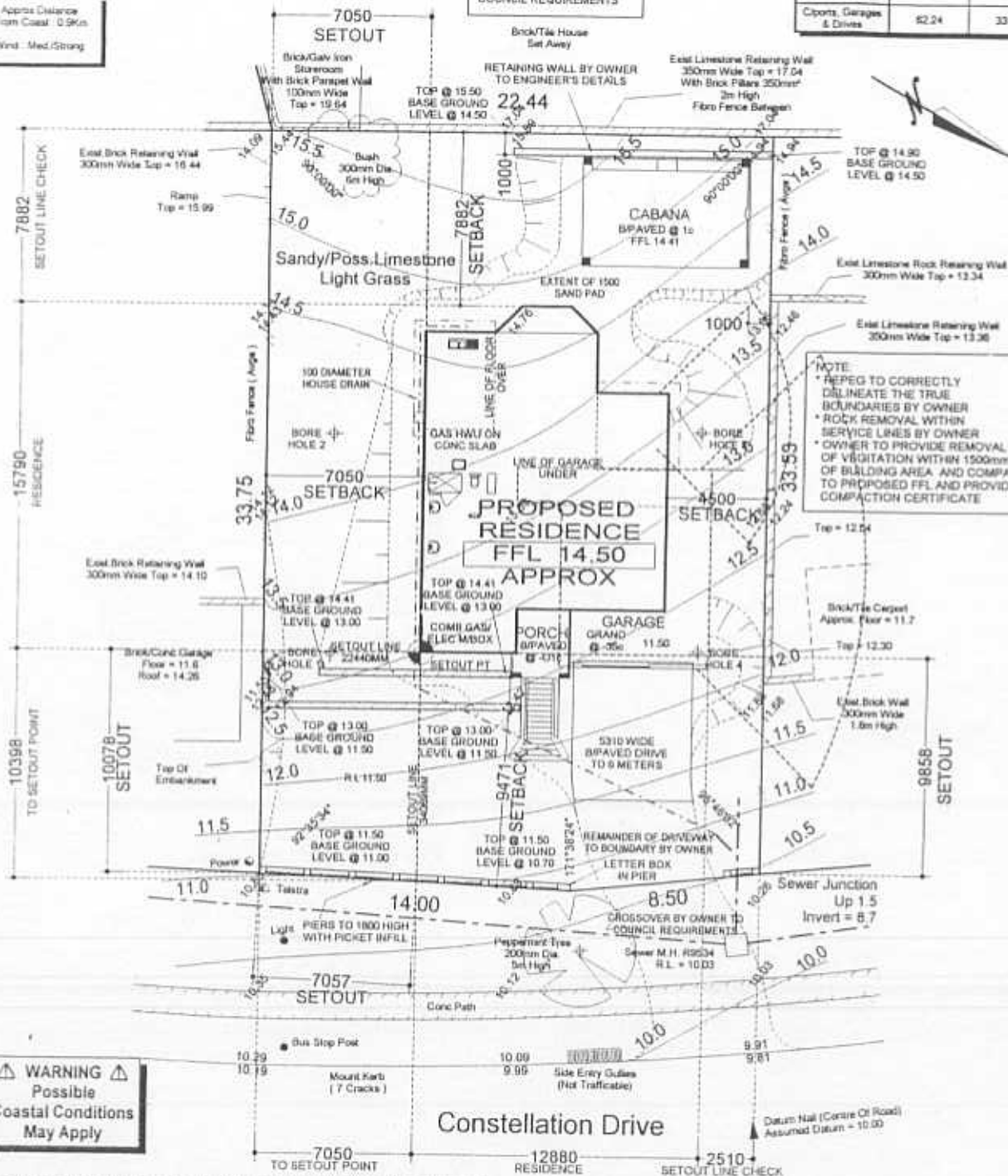
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Scale: 1:200

REV	VO #	DRN	DATE	CH
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2	SHR LTR	RVZ	19 04 03	RVZ

Sub-contractors to verify all dimensions on site.

LOCALITY DIAGRAM

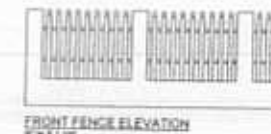


WARNING
Possible
Coastal Conditions
May Apply

Constellation Drive

Footpath: Yes	Road: Bitumen	THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.
Water: Yes	Kerb: Mountable	DATED: / /
Gas: Yes	Electricity: Underground	OWNER: _____
Telstra: Yes	Soil: Sandy/Poss. Limestone	WITNESS: _____
Drainage: Good	Vegetation: Light Grass	OWNER: _____
Re-Peg: Yes	Sewer: Yes Depth: 2.3m	WITNESS: _____
		BUILDER: _____

SEWER DIAGRAM



AMENDED

139

Our Job No.
34171



61 FYFE CIRCLE
BULLCREEK, WA 6149
PH 9332 4948
FAX 9332 3014