

"QUIET HOUSE PACKAGE"

NOTE:
ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LLOYD GEORGE ACOUSTIC ASSESSMENT REF:24028727-01

ALL GLAZING TO BE A MINIMUM OF 6.38mm LAMINATED GLASS.

ALL WINDOW FRAMES WITH OPENABLE PANELS TO HAVE ACOUSTIC SEALS.

EXTERNAL DOORS TO BE A MINIMUM OF 35mm WITH ACOUSTIC SEALS.

ALL EXTERNAL WALLS TO BE RENDERED DOUBLE BRICK WALLS, EXCEPT GARAGE WALLS.

COLORBOND ROOF WITH ANTICON 60.

13mm PLASTERBOARD CEILING THROUGHOUT.

R4 BULK INSULATION THROUGHOUT.

DUCTED A/C UNIT TO BOTH HOMES.

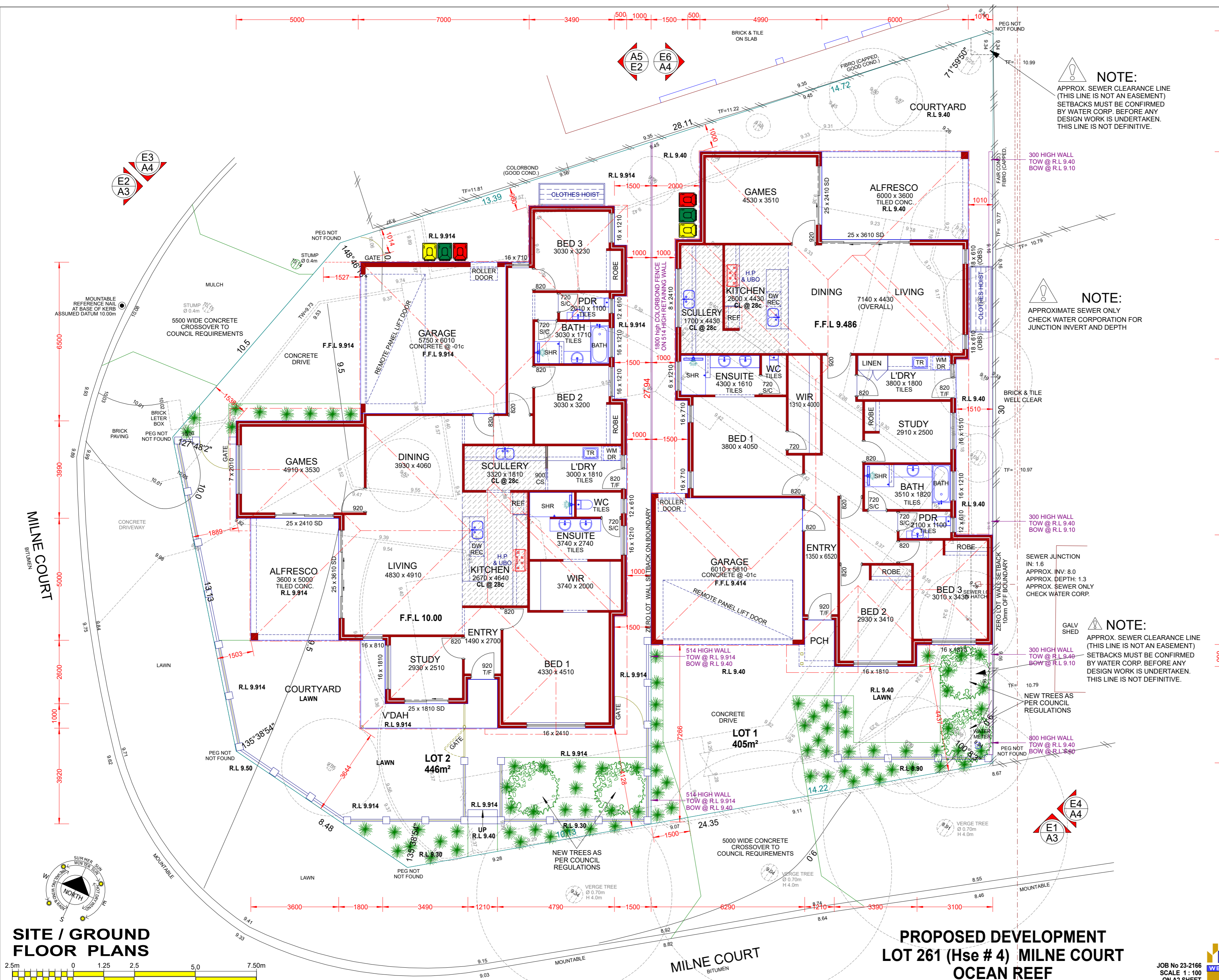
NOTE:
APPROX. SEWER CLEARANCE LINE (THIS LINE IS NOT AN EASEMENT) SETBACKS MUST BE CONFIRMED BY WATER CORP. BEFORE ANY DESIGN WORK IS UNDERTAKEN. THIS LINE IS NOT DEFINITIVE.

NOTE:
APPROXIMATE SEWER ONLY CHECK WATER CORPORATION FOR JUNCTION INVERT AND DEPTH

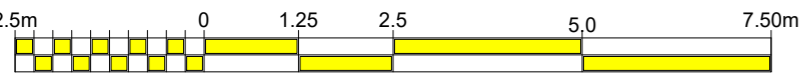
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LOT 1 AREAS	
FLOOR AREA	: 186.31 m ²
GARAGE AREA	: 37.58 m ²
PCH AREA	: 2.51 m ²
ALFRESCO AREA	: 21.60 m ²
TOTAL AREA	: 248.00 m ²
PERIMETER	: 69.16 m

LOT 2 AREAS	
FLOOR AREA	: 190.47 m ²
GARAGE AREA	: 36.83 m ²
V'DAH AREA	: 9.41 m ²
ALFRESCO AREA	: 18.00 m ²
TOTAL AREA	: 254.71 m ²
PERIMETER	: 77.76 m



SITE / GROUND FLOOR PLANS



**PROPOSED DEVELOPMENT
LOT 261 (Hse # 4) MILNE COURT
OCEAN REEF**

DRAWING No: DA 01
REV 1

DATE: 19.02.24
SHEET 2 OF 4



JOB No 23-2166
SCALE 1 : 100
ON A2 SHEET

THIS DESIGN SHALL AT ALL TIMES REMAIN THE COPYRIGHT PROPERTY OF ANTHONY MICHAEL DESIGNS. WRITTEN CONSENT MUST BE OBTAINED TO REPRODUCE THIS DESIGN IN EITHER TWO OR THREE DIMENSIONAL FORM.

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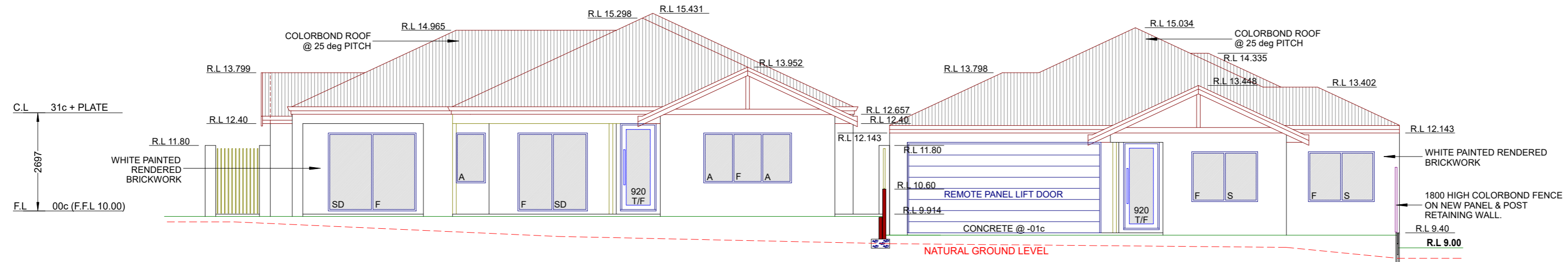
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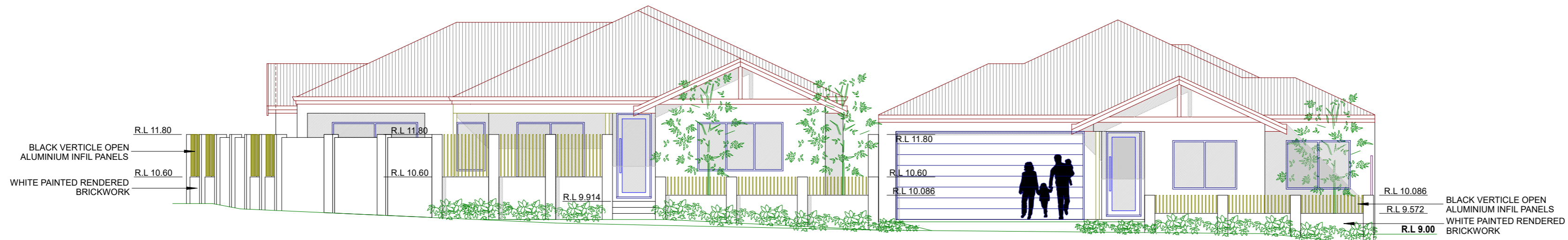
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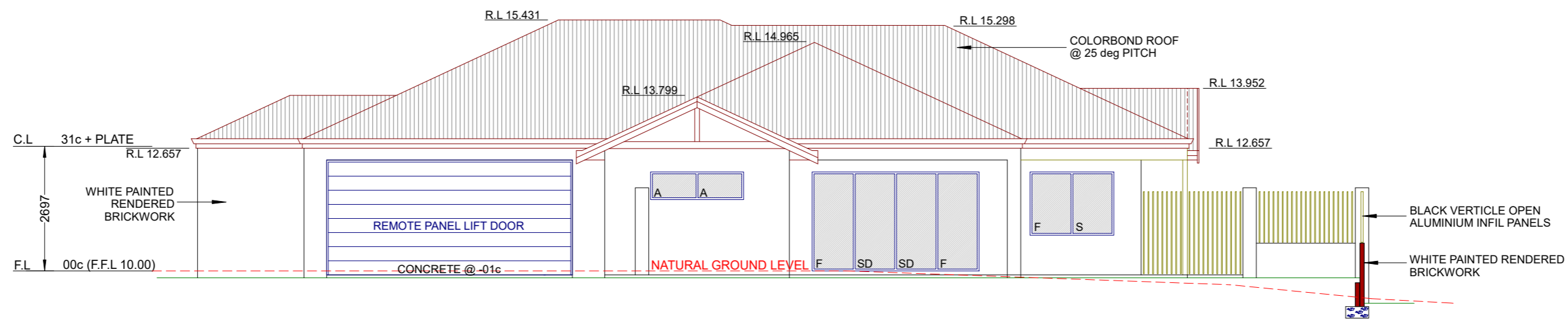
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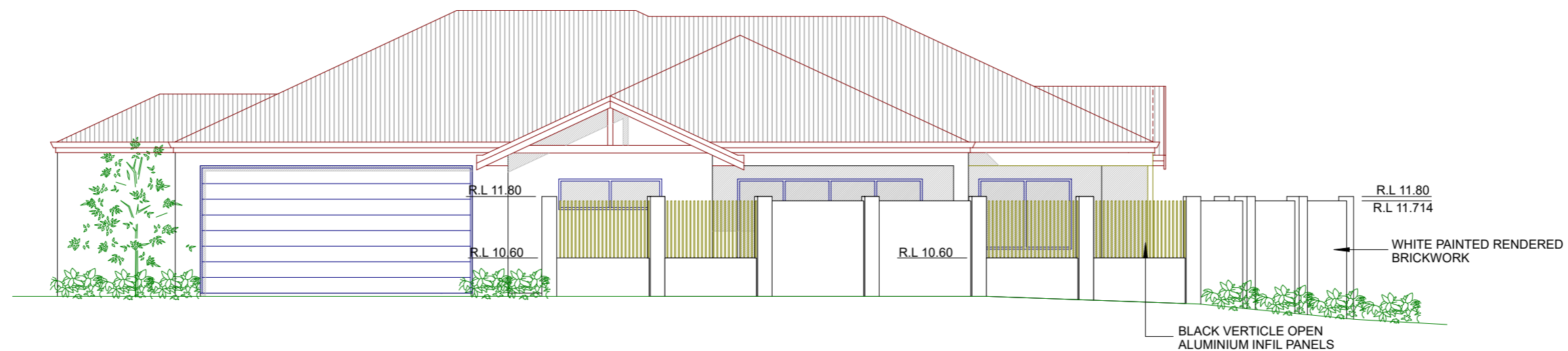
LOTS 1 & 2 ELEVATION E1
BOUNDARY SCREEN WALL NOT SHOWN FOR CLARITY



MILNE COURT ELEVATION

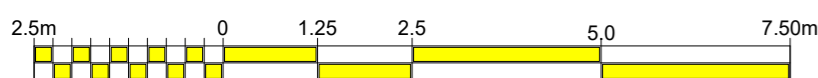


LOT 1 ELEVATION E2



LOT 1 ELEVATION E2

ELEVATIONS 01



**PROPOSED DEVELOPMENT
LOT 261 (Hse # 4) MILNE COURT
OCEAN REEF**

DRAWING No : **DA 01** DATE **19.02.24**
REV 1 SHEET 3 OF 4

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mobile 0412 453438

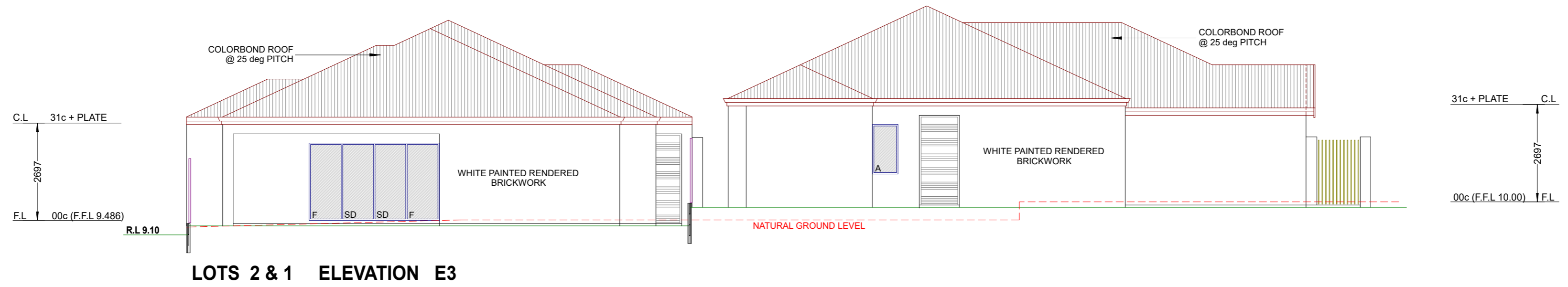
anthony.m@amdesigns.com.au
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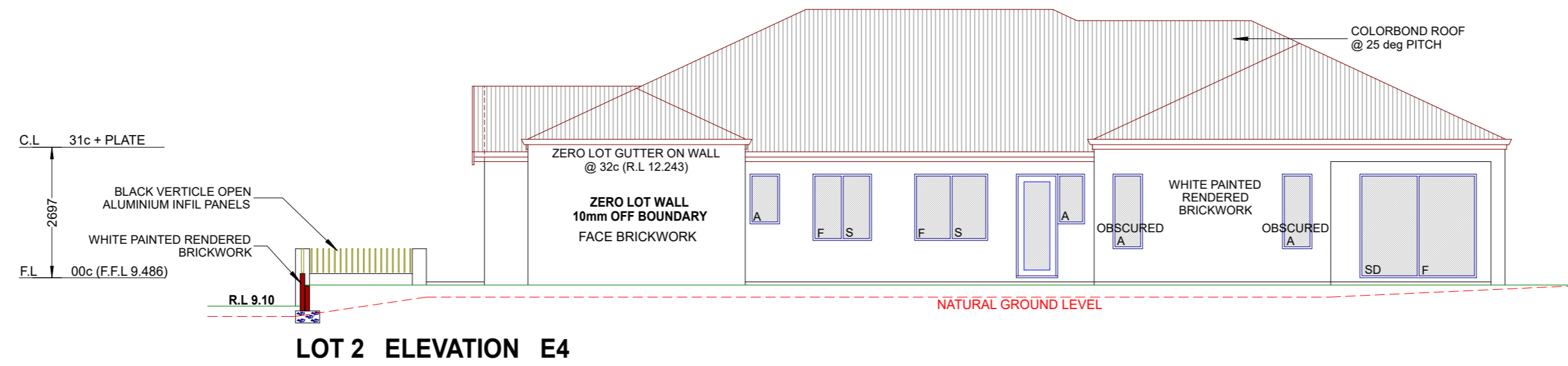
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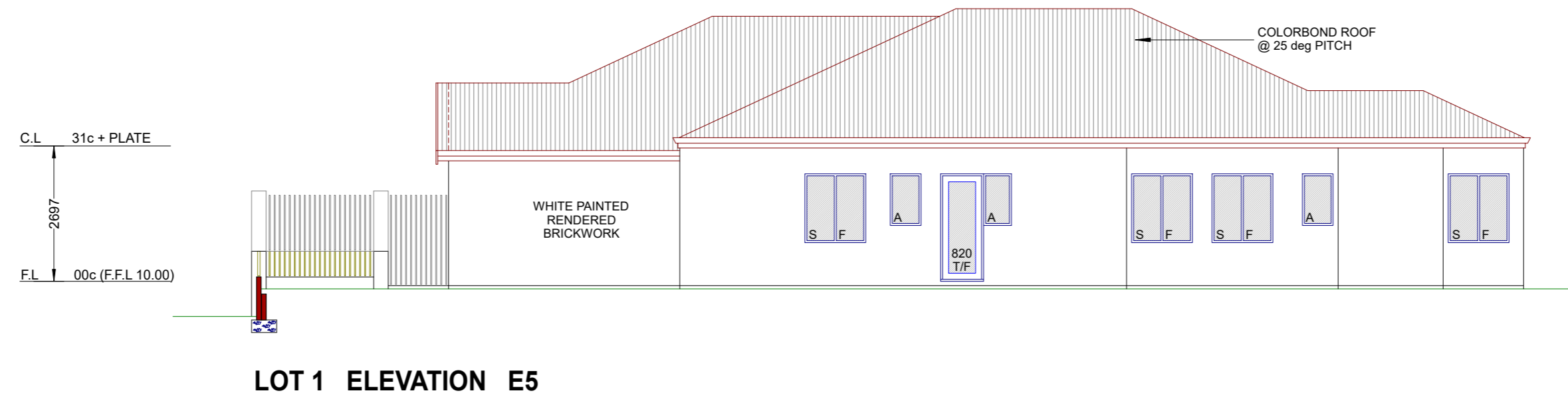
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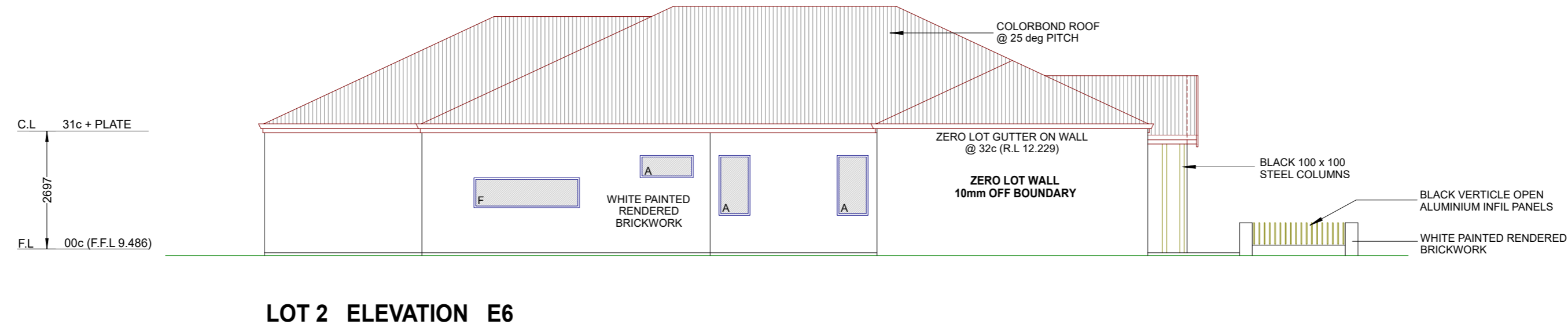
LOTS 2 & 1 ELEVATION E3



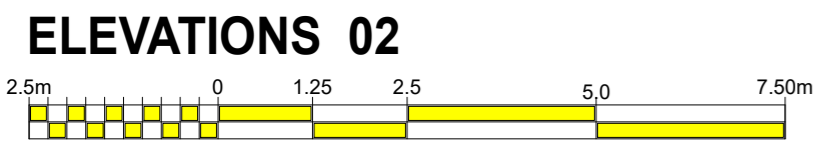
LOT 2 ELEVATION E4



LOT 1 ELEVATION E5



LOT 2 ELEVATION E6



PROPOSED DEVELOPMENT
 LOT 261 (Hse # 4) MILNE COURT
 OCEAN REEF

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 REV 1
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 SHEET 4 OF 4

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MASTER BUILDERS
 WESTERN AUSTRALIA
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