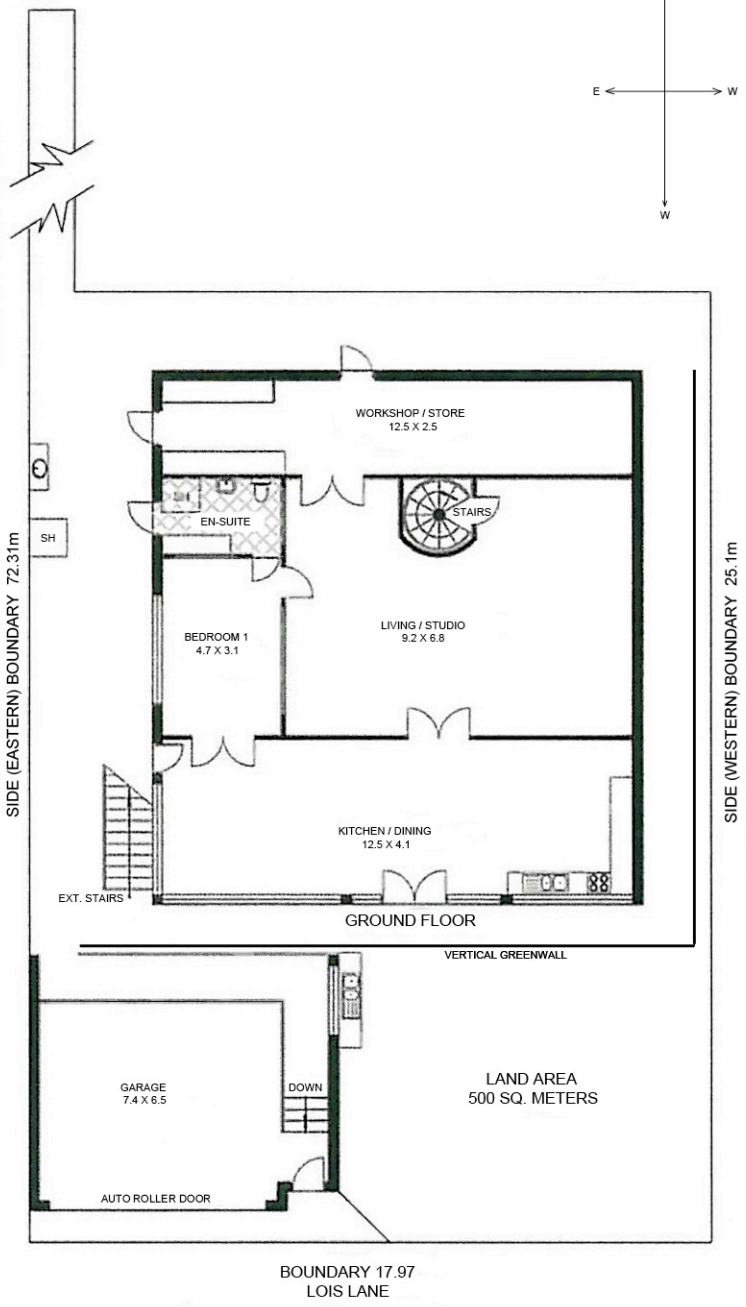
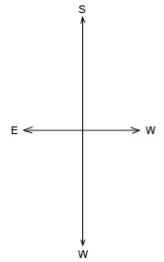




Garage Mahal  
Lois Lane  
White Gum Valley  
(Fremantle)  
Western Australia

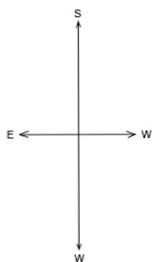


SAMSON STREET





FIRST FLOOR



This drawing is a representation only.  
All dimensions should be checked on site.

**Fit Out List: 162A Samson Street, White Gum Valley (access at rear off Lois Lane)**  
**Known as "Garage Mahal"**

## **Environmental Features**

### **Passive Solar Design Architecture:**

- East-west orientation
- Maximum glazing north facade
- Minimum glazing to east, west, south facades
- Optimal openings for cross ventilation including full height louvered windows on west side and large louvered windows around kitchen with stunning views over the valley
- High levels of wall and roof insulation
- Concrete floors for internal thermal mass for diurnal temperature stabilization
- Protective green wall on north and west facades with Virginia creeper (on heavy duty galvanized cyclone mesh on steel frame construction) for summer heat guard, deciduous for winter heat gain
- Skillion roof design at 5 degree pitch made from 250mm Bondor structural panels
- Grey water collection and subterranean irrigation system
- Rainwater collection gutters and downpipes to elevated pads ready for storage tanks
- Vegetable garden area on north side with full year round solar access excavated 600 deep, lain with perforated AG pipe for storm water harvesting and filled with highest quality organic mineralized soil. Vegetables currently booming.

### **Double Garage/ Entry Off Louis Lane:**

2 x entry bunker lights on sensor  
Security intercom to 1st level kitchen  
Access to garage through solid core security self closing door  
Double garage 7.35m x 6.3m with access ramp to property  
Double auto roller door – oversize 2.45 with XTRA LOK security  
Double power points  
2x 1m double fluorescent lights

### **East Side of House:**

Outside galvanized steel stair case to 2<sup>nd</sup> level  
2x garden taps  
1.9m limestone rubble boundary wall  
450mm x 450mm concrete pavers  
Bamboo grove boundary screen  
3 x banana trees  
East wall security light and sensor  
Private outdoor shower and basin  
Bougainvillea privacy screen vertical wall

### **Utilities:**

Brand new Rheem upright hot water storage system

### **South Side of House:**

2.6m limestone block wall  
450mm x 450mm concrete pavers with blue metal edging  
4 storage areas for 4 x slimline rainwater tanks  
Rear access to storage area

### **North Side Of House:**

Vertical green wall 4.5m high  
1 x sink light  
1 external sink, work bench for vegetable garden  
600mm deep x 4 cubic metre organic vegetable garden with subterranean drainage system from storm water  
Storage space for 3m x 1200mm 850 slimline water tank for vegetable patch  
2 industrial lights for vegetable patch  
2 x double power points  
Vertical green wall structure with Virginia creeper screen with subterranean storm water watering system

### **West Side Of House**

2 x hose tap set  
1 x double power point  
1 x outside light  
Vertical green wall structure with Virginia creeper screen with subterranean storm water watering system

### **Ground Level Kitchen And Office/Living:**

Built with 100mm concrete cut slab  
2.6 m double commercial shop front doors  
2 sets of glass wall louvers 4.7m x 2.6m  
4 sets of glass wall louvers 7 x 1.55m  
3 metre ceilings  
Aluminium door to east side entry  
Entry to artist studio through double set commercial aluminium doors 2.5m x 1.6m  
Self contained kitchen with 4 burner gas cooktop  
Stainless steel double bowl kitchen sink  
Hama stainless steel water mixer  
7 x double power points

### **Ground Floor Studio:**

Studio is 6m x 9.1m x 3m high, approx 56sqm  
Studio walls fully lined with 50mm LVL panel and then gyprock finished to allow any artwork or installation to be screwed to walls  
Ceiling and walls soundproofed with rockwall insulation  
12 x 1m x 3 tube fluorescent light sets  
7 double power points spaced around walls

**Ground Level Bedroom 1 And Ensuite:**

3m x 5m with 3m ceiling  
4 double power points  
2 x bunker wall lights  
Door access to ensuite

Ensuite 3m x 1.93m x 3m ceilings

1 x W/C  
1 x shower  
1 x power outlet  
200mm x 200mm grey italian floor tiles  
200mm x 200mm white porcelain floor to ceiling wall tiles  
Fully insulated rockwall walls  
1 x bunker wall light

**Ground Workshop Storage Area:**

12.5m x 2.5m x 3m high ceilings  
Smooth concrete floor  
4 x 1m 2 tube fluorescent lights  
7 double power points

**First Floor****Kitchen Space:**

8 sets of vertical pivot glass double glazed windows facing west and north  
1 set of aluminium doors leading out to outdoor entertaining area  
Technika electric 700mm stainless steel oven  
Technika 5 burner stainless steel gas cooktop  
Stainless steel island overhead rangehood  
Central island bench  
Stainless steel double insert kitchen bowls  
3 x 4 outlet power points  
6 x 2 double power points  
2 x bunker wall lights  
1 x security intercom to garage entry  
Ceiling, bondor insulated enviro 250mm structural paneling  
Floor, 25mm aquatite structure chipboard flooring

**First Level Lounge:**

3 sets of north facing aluminium sliding doors to balcony entertaining area  
6 x wall bunker lights  
5 x halogen downlights  
8 x double power points  
1 x telephone/ internet/ TV connections  
Circular stairwell from lounge to ground floor studio with fully insulated walls with rockwall for sound absorption  
Ceiling, bondor insulated enviro 250mm structural paneling  
Floor, 25mm aquatite structure chipboard flooring

**First Floor Balcony/Entertaining Area:**

300mm x 300mm porcelain floor tiles  
2 x bunker wall lights  
Entry door to north facing first floor balcony walkway  
2 x external double power points

**Bedroom 2:**

1 x bunker wall light  
3 x double power points  
West side aluminium horizontal sliding window

**Bedroom 3:**

1 x bunker light  
3 x double power points  
West side aluminium horizontal sliding window

**First Floor Bathroom:**

1 x porcelain W/C  
1 x shower with stainless steel tap set  
200mm x 200mm ceramic floor tiles  
1 x exhaust fan  
1 x bunker light  
2 x sets of glass wall louvers 1.7m x 4.15m in east wall with privacy frosting  
200mm x 200mm ceramic tile floor to ceiling  
2 x stainless steel commercial floor drains  
1 x double power point

**Laundry:**

1 x double power point  
1 x bunker light  
Full length south wall horizontal window/frosted