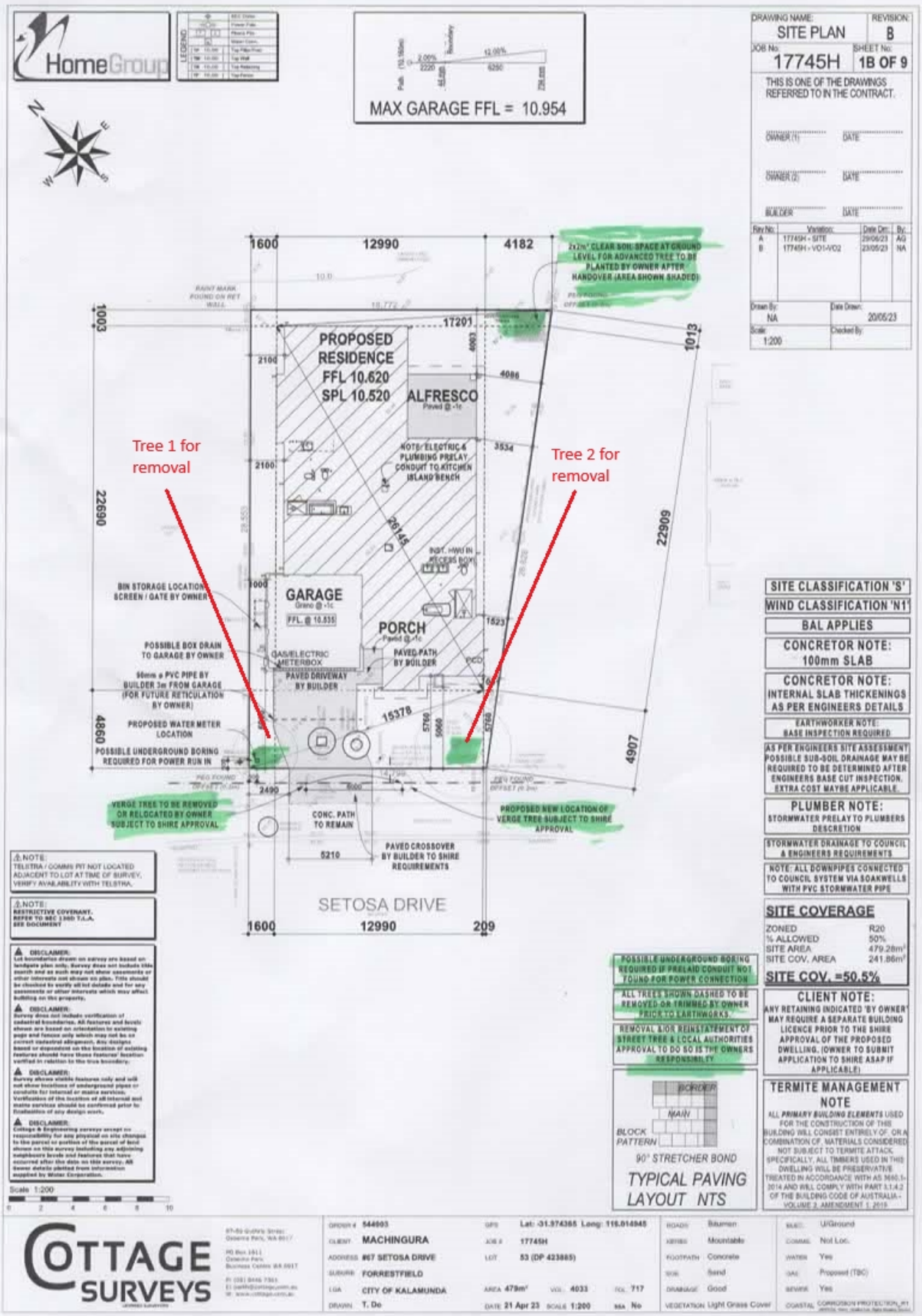
HomeGroup
MAX GARAGE FFL = 10.954
DRAWING NAME: SITE PLAN
REVISION: B
JOB No: 17745H
SHEET No: 1B OF 9
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.
OWNER (1)
DATE
OWNER (2)
DATE
BUILDER
DATE
Rev No. Variation: Date Drn: By:
A 17745H - SITE 29/06/23 AG
B 17745H - VO1-V02 23/05/23 NA
Drawn By: NA
Date Drawn: 20/06/23
Scale: 1:200
Checked By:
1600
12990
4182
PROPOSED RESIDENCE
FFL 10.620
SPL 10.520
ALFRESCO
Paved @ -1c
17201
4086
3534
1523
GARAGE
Grano @ -1c
FFL @ 10.535
PORCH
Paved @ -1c
PAVED PATH BY BUILDER
PAVED DRIVEWAY BY BUILDER
GAS/ELECTRIC METERBOX
NOTE: ELECTRIC & PLUMBING PRELAY CONDUIT TO KITCHEN ISLAND BENCH
INST. HWU IN ACCESS BOX
BIN STORAGE LOCATION SCREEN / GATE BY OWNER
POSSIBLE BOX DRAIN TO GARAGE BY OWNER
50mm ø PVC PIPE BY BUILDER 3m FROM GARAGE (FOR FUTURE RETICULATION BY OWNER)
PROPOSED WATER METER LOCATION
POSSIBLE UNDERGROUND BORING REQUIRED FOR POWER RUN IN
Tree 1 for removal
Tree 2 for removal
22690
22909
4860
4907
1003
1013
15378
26145
2490
5210
CONC. PATH TO REMAIN
PAVED CROSSOVER BY BUILDER TO SHIRE REQUIREMENTS
VERGE TREE TO BE REMOVED OR RELOCATED BY OWNER SUBJECT TO SHIRE APPROVAL
PROPOSED NEW LOCATION OF VERGE TREE SUBJECT TO SHIRE APPROVAL
2x2m² CLEAR SOIL SPACE AT GROUND LEVEL FOR ADVANCED TREE TO BE PLANTED BY OWNER AFTER HANDOVER (AREA SHOWN SHADED)
SETOSA DRIVE
209
SITE CLASSIFICATION 'S'
WIND CLASSIFICATION 'N1'
BAL APPLIES
CONCRETOR NOTE: 100mm SLAB
CONCRETOR NOTE: INTERNAL SLAB THICKENINGS AS PER ENGINEERS DETAILS
EARTHWORKER NOTE: BASE INSPECTION REQUIRED
AS PER ENGINEERS SITE ASSESSMENT POSSIBLE SUB-SOIL DRAINAGE MAY BE REQUIRED TO BE DETERMINED AFTER ENGINEERS BASE CUT INSPECTION. EXTRA COST MAYBE APPLICABLE.
PLUMBER NOTE: STORMWATER PRELAY TO PLUMBERS DESCRETION
STORMWATER DRAINAGE TO COUNCIL & ENGINEERS REQUIREMENTS
NOTE: ALL DOWNPIPES CONNECTED TO COUNCIL SYSTEM VIA SOAKWELLS WITH PVC STORMWATER PIPE
SITE COVERAGE
ZONED R20
% ALLOWED 50%
SITE AREA 479.28m²
SITE COV. AREA 241.86m²
SITE COV. =50.5%
CLIENT NOTE: ANY RETAINING INDICATED 'BY OWNER' MAY REQUIRE A SEPARATE BUILDING LICENCE PRIOR TO THE SHIRE APPROVAL OF THE PROPOSED DWELLING. (OWNER TO SUBMIT APPLICATION TO SHIRE ASAP IF APPLICABLE)
TERMITE MANAGEMENT NOTE
ALL PRIMARY BUILDING ELEMENTS USED FOR THE CONSTRUCTION OF THIS BUILDING WILL CONSIST ENTIRELY OF, OR A COMBINATION OF, MATERIALS CONSIDERED NOT SUBJECT TO TERMITE ATTACK. SPECIFICALLY, ALL TIMBERS USED IN THIS DWELLING WILL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AS 3660.1-2014 AND WILL COMPLY WITH PART 1.1.4.2 OF THE BUILDING CODE OF AUSTRALIA - VOLUME 2, AMENDMENT 1, 2019
NOTE: TELSTRA / COMMS PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA.
NOTE: RESTRICTIVE COVENANT. REFER TO SEC 1.3(d) T.L.A. SEE DOCUMENT
DISCLAIMER:
DISCLAIMER:
DISCLAIMER:
DISCLAIMER:
Scale 1:200
POSSIBLE UNDERGROUND BORING REQUIRED IF PRELAID CONDUIT NOT FOUND FOR POWER CONNECTION
ALL TREES SHOWN DASHED TO BE REMOVED OR TRIMMED BY OWNER PRIOR TO EARTHWORKS.
REMOVAL &/OR REINSTATEMENT OF STREET TREE & LOCAL AUTHORITIES APPROVAL TO DO SO IS THE OWNERS RESPONSIBILITY
BORDER
MAIN
BLOCK PATTERN
90° STRETCHER BOND
TYPICAL PAVING LAYOUT NTS
COTTAGE SURVEYS
ORDER # 544003
CLIENT MACHINGURA
ADDRESS #67 SETOSA DRIVE
SUBURB FORRESTFIELD
LGA CITY OF KALAMUNDA
DRAWN T. Do
GPS Lat: -31.974365 Long: 115.914945
JOB # 17745H
LOT 53 (DP 423885)
AREA 479m²
VOL. 4033
FOL. 717
DATE 21 Apr 23
SCALE 1:200
SSA No
ROADS Bitumen
KERBS Mountable
FOOTPATH Concrete
SOIL Sand
DRAINAGE Good
VEGETATION Light Grass Cover
ELEC. U/Ground
COMMS Not Loc.
WATER Yes
GAS Proposed (TBC)
SEWER Yes
COASTAL CORROSION PROTECTION