

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS AND COMPUTATIONS BY..

RESCOM CONSULTING ENGINEERS JOB No. **00000000**

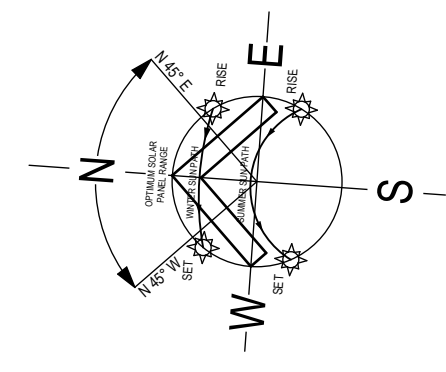
ALSO SOIL REPORT AND RECOMMENDATIONS

GEO HUB CONSULTING ENGINEERS JOB No. **2200173-1**

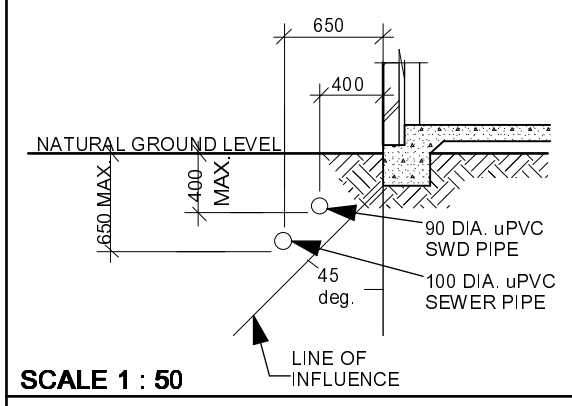
SOIL CLASSIFICATION
CLASS 'P'- AS PER SOIL TEST REPORT

DATE: 25/01/20

- NOTES:**
- CUT TO BE 1.0m MINIMUM FROM BUILDING AND BATTERED BACK AT 45° MAXIMUM UNLESS OTHERWISE SHOWN.
 - POSITION OF THE FRONT GARDEN TAP AND WATER METER IS BY WATER AUTHORITY, RELOCATION IS AT THE OWNER'S EXPENSE.
 - SOLAR PANEL LOCATION AND QUANTITY INDICATIVE ONLY. ACTUAL LOCATION AND QUANTITY IS AT THE DISCRETION OF THE INSTALLER.



TYPICAL LINE OF INFLUENCE DETAIL



SCALE 1 : 50

STORMWATER
REFER TO ENGINEER'S DRAWINGS FOR STORMWATER DETAILS

THE STORMWATER FROM THE SITE IS TO BE CONNECTED TO THE LEGAL POINT OF DISCHARGE TO THE LOCAL AUTHORITY REQUIREMENTS, CONFIRM LOCATION ON SITE PRIOR TO CONSTRUCTION

WHERE THE BUILDING (EXCLUDES CLASS 10) IS LOCATED WITHIN A TERMITE PRONE AREA, THE BUILDING IS TO BE TREATED AGAINST TERMITE ATTACK, AS.3660 AND BCA

DEEPENING OF FOUNDATIONS MAY BE REQUIRED DUE TO ADJOINING DWELLING FOUNDATIONS AND EASEMENTS.

ALL FRC, RCP, EW & SEWER GRADE PVC PIPES LOCATED UNDER TRAFFICABLE PAVING TO HAVE A MINIMUM 450mm COVER. STORMWATER GRADE PVC PIPES TO HAVE A MIN 600mm COVER, ALL PIPES IN GARDEN AREAS TO HAVE A 300mm COVER OR REFER TO ENGINEER'S DETAILS

BUILDER TO ALLOW FOR THE CONNECTION OF ALL THE REQUIRED SERVICES, WATER, PHONE, GAS, DRAINAGE, SEWER, ELECTRICITY.

ALL EXTERIOR PLANT EQUIPMENT IS TO BE LOCATED WHERE IT IS NOT VISIBLE FROM THE PUBLIC ROAD (EXCEPT DOWNPIPES)

SOLAR HOT WATER SYSTEM IN ACCORDANCE WITH PLUMBING REGS AS PER AS4234-1998 ACHIEVING AN ENERGY PERFORMANCE OF 60% SOLAR GAIN

REMOVE ALL TREES, RUBBISH, CONCRETE AND DEBRIS FROM DEMOLITION.

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

CONNECT ALL NEW DOWNPIPES TO LEGAL POINT OF DISCHARGE AS PER ENGINEERS, DRAWINGS AND IF REQUIRED RETENTION SYSTEM.

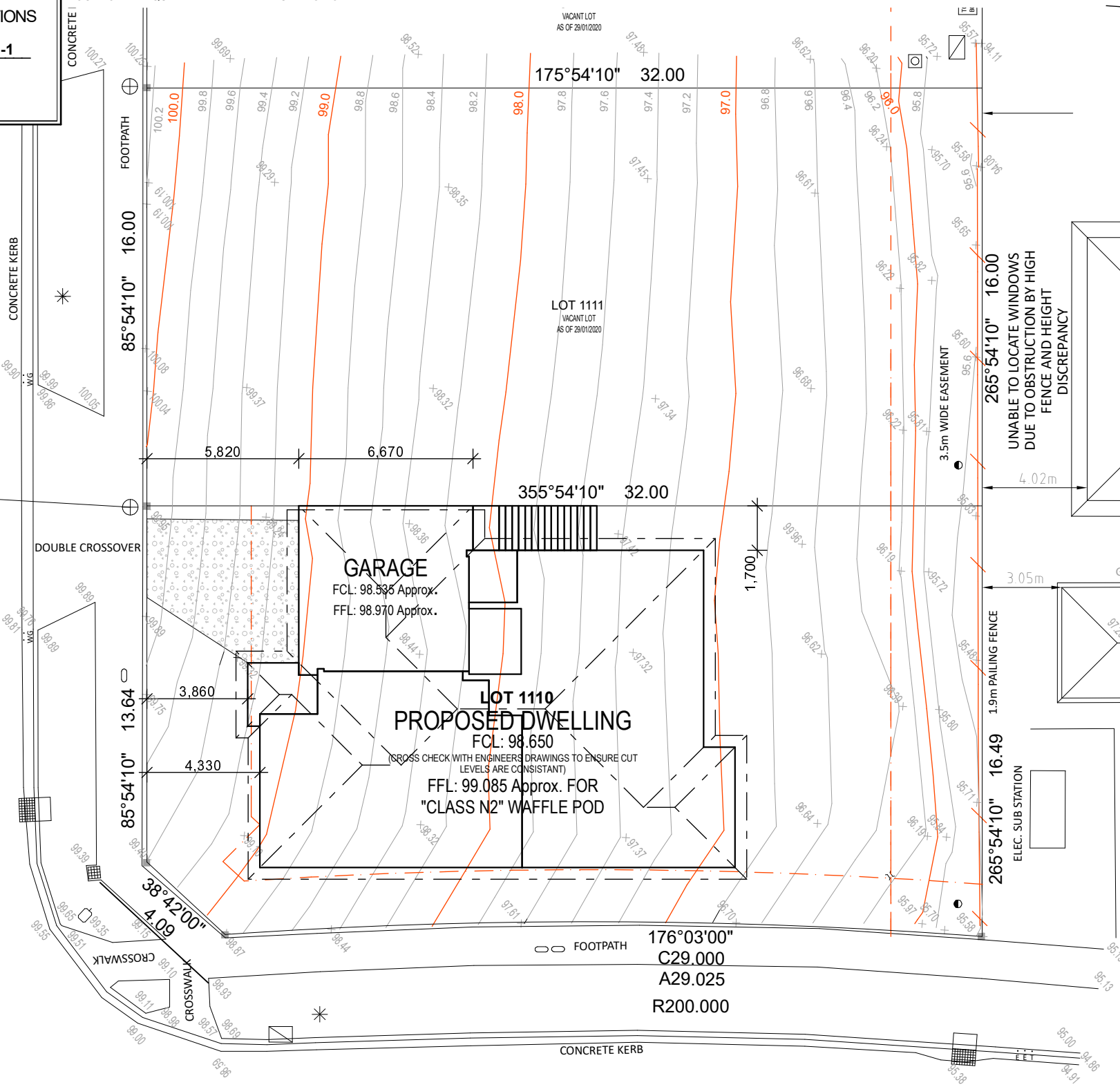
COLOURBOND EAVES AND GUTTERS UNLESS OTHERWISE SPECIFIED MIN 1:100 FALL TO DOWNPIPES

BOX GUTTER GALVANISED MIN 1:100 FALL TO OUTLET

ALL MECHANICAL AND OTHER SERVICE PENETRATIONS THROUGH ROOF SHALL BE FULLY FLASHED AND MADE WATERTIGHT

ONLY VISIBLE SERVICES ARE SHOWN ON THIS PLAN

COOBOWIE DRIVE



KUMALIE DRIVE

SITE AREA = 512.00m²
SITE COVERAGE = 42.59%
PERMEABLE AREA = 271.25m²(52.98%)

N2 WIND SPEED

NOTE: PROVIDE NBN

DRIVEWAY: COLOURED CONCRETE DRIVEWAY AND PATH LEADING TO FRONT DOOR

FENCING: AS PER DEVELOPERS GUIDELINES

SITE PLAN

SCALE 1:200

NOTE: STORM WATER LAYOUT IS INDICATIVE ONLY & MAY BE REDIRECTED ON SITE BY DRAINAGE CONTRACTOR



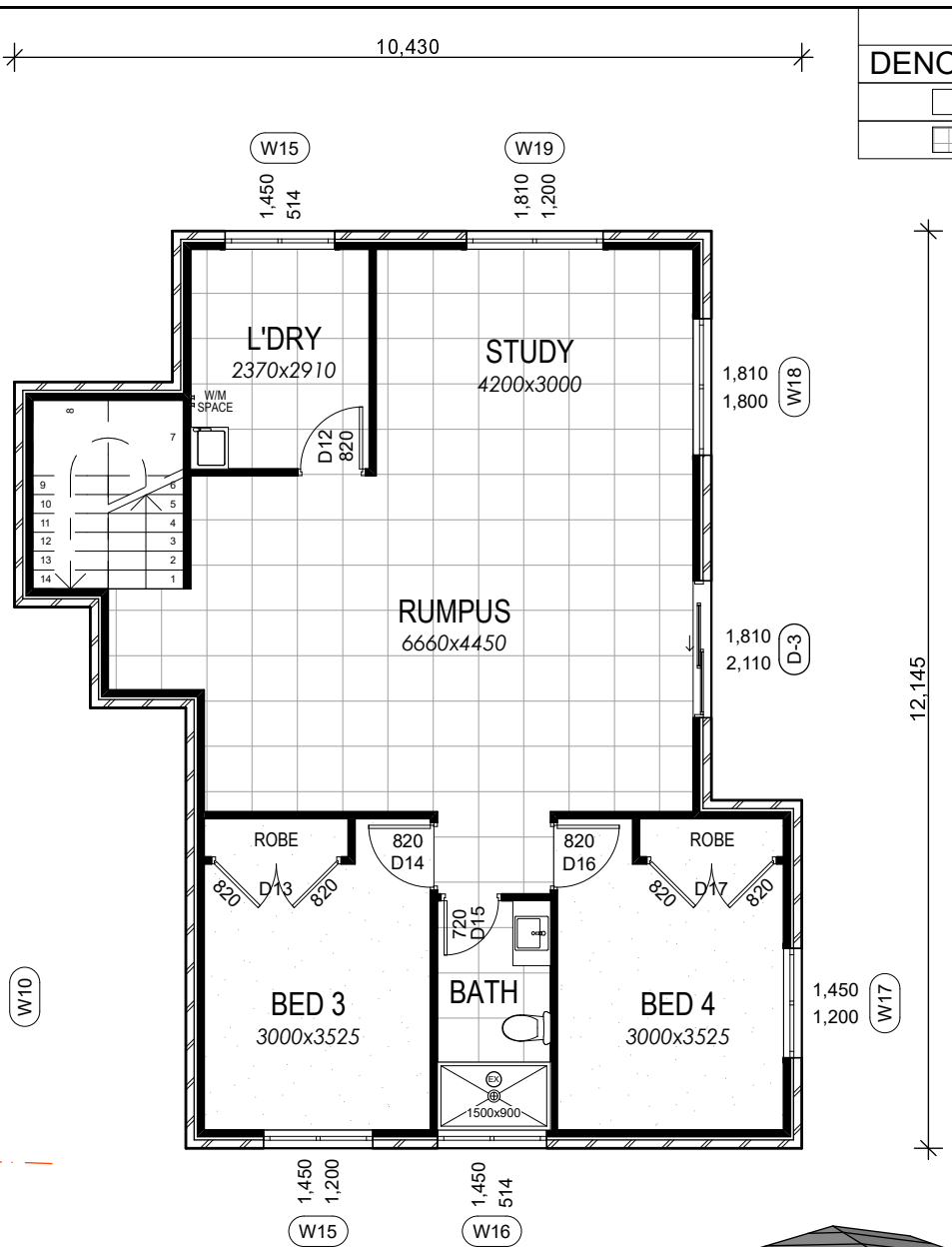
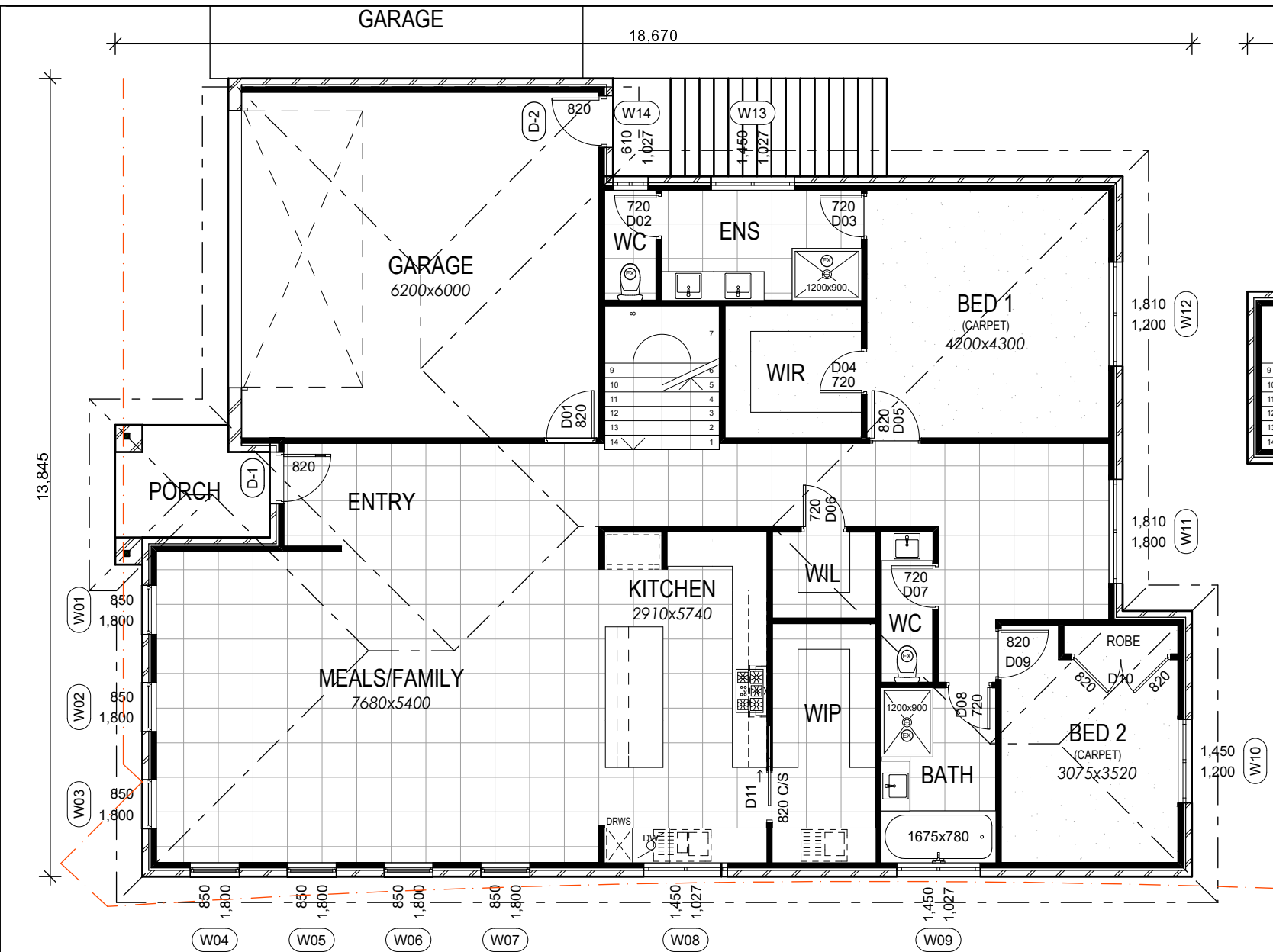
FACTORY 6, 92 REBECCA DRIVE, RAVENHALL, VIC 3023
T. 03 8361 9322
F. 03 8361 9622
W. WWW.BRIGHTHOMES.COM.AU

UNIT 1	SqM	Sq's	SITE SUMMARY	
GROUND	172.22	18.54	SITE AREA	512.00m ²
FIRST	98.88	10.64	GROUND COVER	218.04m ²
PORCH	5.12	0.55	SITE COVERAGE	42.59%
GARAGE	40.70	4.38	PERMEABILITY	52.98%
OUTDOOR	N/A	N/A		
TOTAL	316.92	34.11		

Proposed **SINGLE STOREY DWELLING**
Location **LOT 1110 COOBOWIE DRIVE**
KATANDRA RISE
Client **MR**
Drg name **SITE PLAN & SPECIFICATIONS**

House **CUSTOM** Job no **1110COO**
Facade **CUSTOM** Page no **1.1**
Drawn **M.PALLETT**
Scale 1:100, 1:200
Start date **16/12/19** revision **11/02/2020**

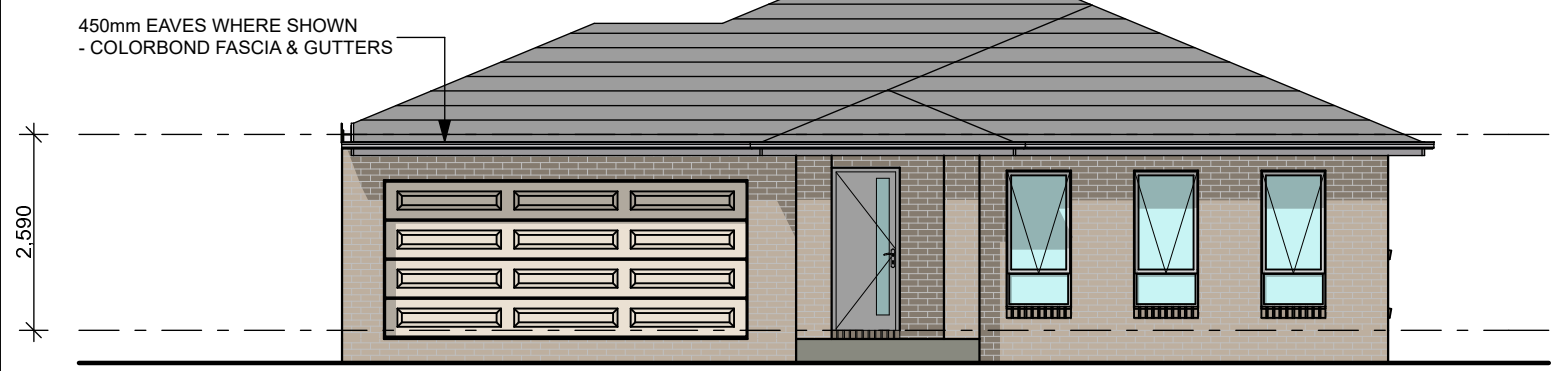
© COPYRIGHT - BRIGH HOMES CONSTRUCTIONS PTY. LTD. NOT TO BE REPRODUCED IN PART OR WHOLE WITHOUT EXPRESS PERMISSION.



FLOOR COVERING		
DENOTES	TYPE	AREA
□	CARPET	60.24
▣	FLOOR TILES	157.76

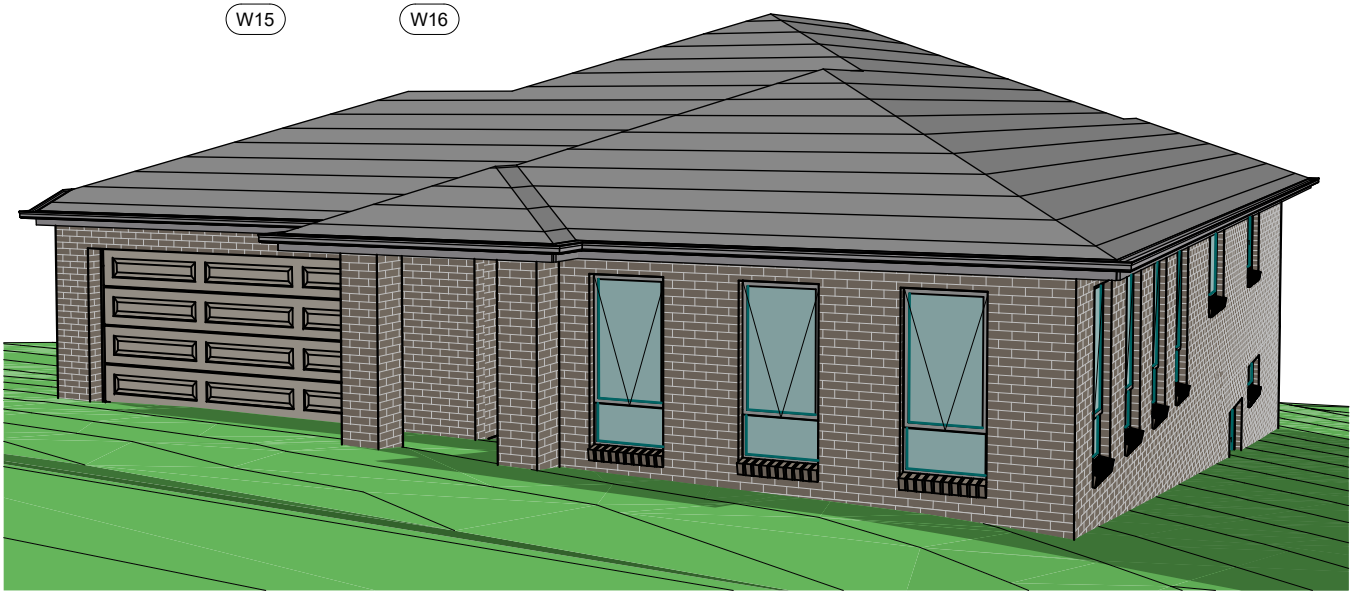
GROUND FLOOR PLAN

SCALE 1:100



ELEVATION B

SCALE 1:100



3D VIEW 1



FACTORY 6, 92 REBECCA DRIVE, RAVENHALL, VIC 3023
 T. 03 8361 9322
 F. 03 8361 9622
 W. WWW.BRIGHTHOMES.COM.AU
 COPYRIGHT - BRIGH HOMES CONSTRUCTIONS PTY. LTD. NOT TO BE REPRODUCED IN PART OR WHOLE WITHOUT EXPRESS PERMISSION.

UNIT 1	SqM	Sq's	SITE SUMMARY	
GROUND	172.22	18.54	SITE AREA	512.00m2
FIRST	98.88	10.64	GROUND COVER	218.04m2
PORCH	5.12	0.55	SITE COVERAGE	42.59%
GARAGE	40.70	4.38	PERMEABILITY	52.98%
OUTDOOR	N/A	N/A		
TOTAL	316.92	34.11		

Proposed SINGLE STOREY DWELLING
 Location LOT 1110 COOBOWIE DRIVE
 KATANDRA RISE
 Client MR
 Drg name FLOOR PLAN & ELEVATION

House	CUSTOM	Job no	1110COO
Facade	CUSTOM	Page no	1.2
Drawn	M.PALLETT	Scale	1:100, 1:1
Start date	16/12/19	revision	11/02/2020