

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

RESCOM CONSULTING ENGINEERS JOB No. 00000000

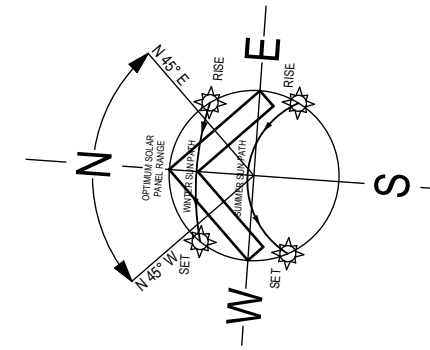
ALSO SOIL REPORT AND RECOMMENDATIONS

GEO HUB CONSULTING ENGINEERS JOB No. 00000000

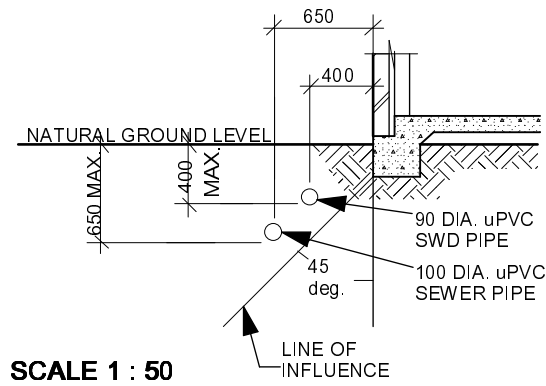
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SOIL CLASSIFICATION
CLASS '2'- AS PER SOIL TEST REPORT

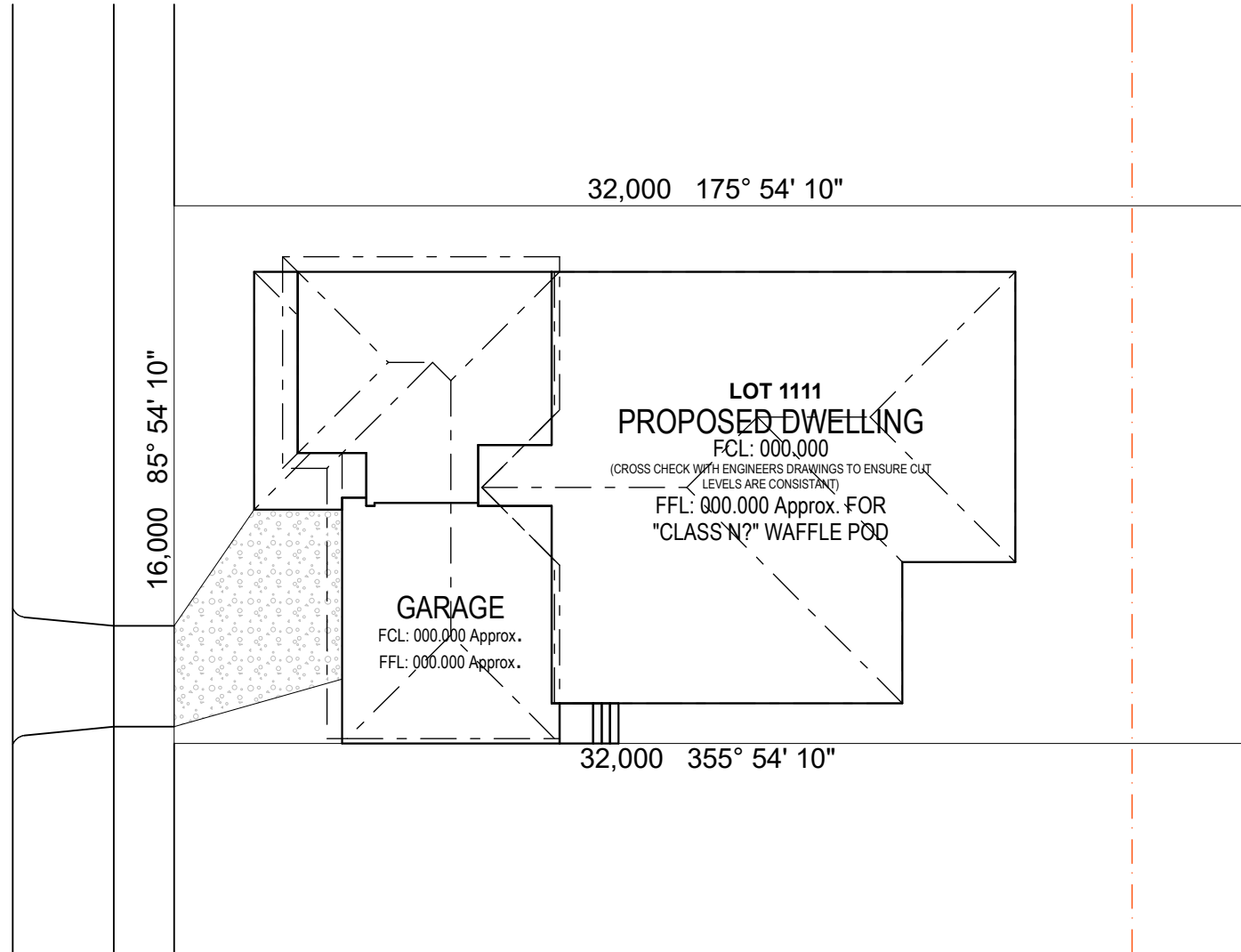
- NOTES:**
- CUT TO BE 1.0m MINIMUM FROM BUILDING AND BATTERED BACK AT 45° MAXIMUM UNLESS OTHERWISE SHOWN.
 - POSITION OF THE FRONT GARDEN TAP AND WATER METER IS BY WATER AUTHORITY, RELOCATION IS AT THE OWNER'S EXPENSE.
 - SOLAR PANEL LOCATION AND QUANTITY INDICATIVE ONLY. ACTUAL LOCATION AND QUANTITY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



TYPICAL LINE OF INFLUENCE DETAIL



COOBOWIE DRIVE



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

SITE AREA = 512.00m²

SITE COVERAGE = 52.57%

PERMEABLE AREA = 216.11m²(42.21%)

N? 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
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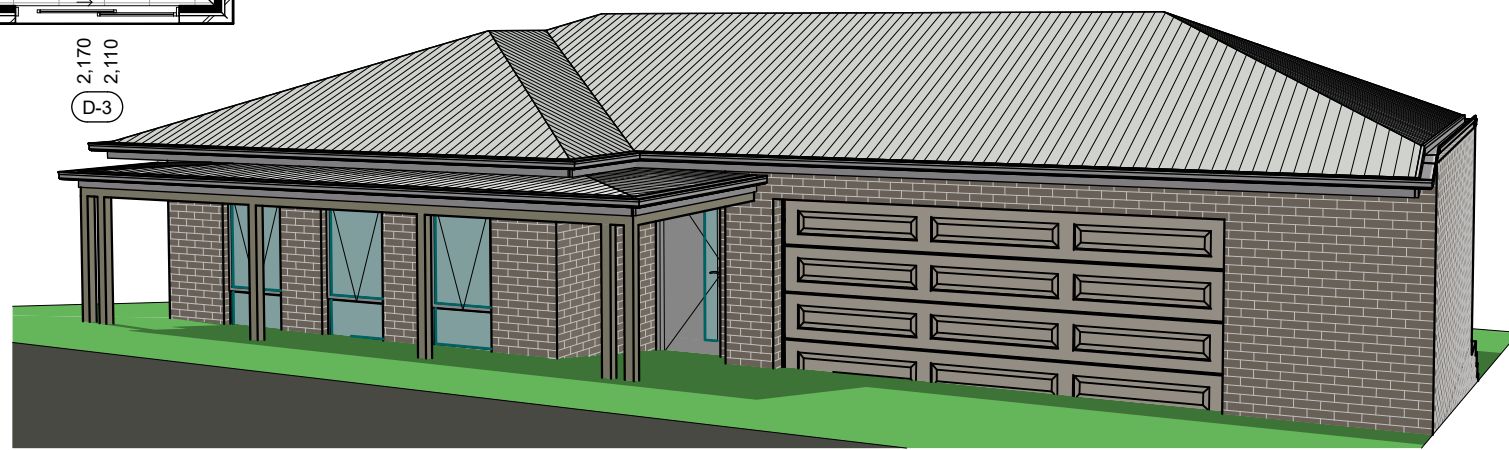
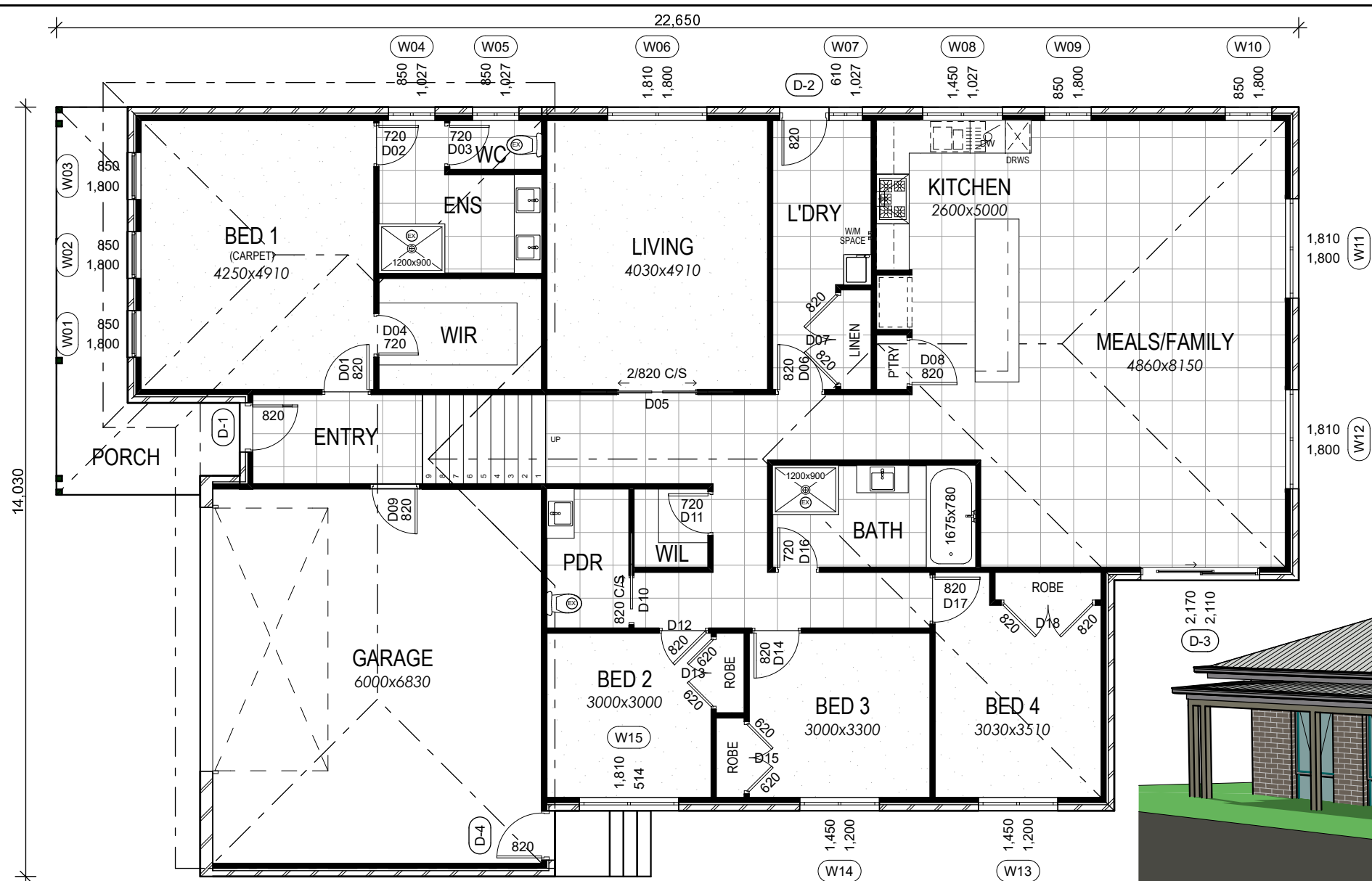
UNIT 1	SqM	Sq's	SITE SUMMARY	
GROUND	212.29	22.85	SITE AREA	512.00m ²
FIRST	N/A	N/A	GROUND COVER	269.17m ²
PORCH	12.37	1.33	SITE COVERAGE	52.57%
GARAGE	44.51	4.79	PERMEABILITY	42.21%
OUTDOOR	N/A	N/A		
TOTAL	269.17	28.97		

Proposed **SINGLE STOREY DWELLING**
Location **LOT 1111 COOBOWIE DRIVE KATANDRA RISE**
Client **MR**

SITE PLAN & SPECIFICATIONS

House	CUSTOM	Job no	1111COO
Facade	CUSTOM	Page no	1.1
Drawn	M.PALLETT	Scale	1:100, 1:200
Start date	16/12/19	revision	21/01/2020

FLOOR COVERING		
DENOTES	TYPE	AREA
□	CARPET	79.30
▣	FLOOR TILES	98.46



GROUND FLOOR PLAN

SCALE 1:100

450mm EAVES WHERE SHOWN
- COLORBOND FASCIA & GUTTERS



ELEVATION B

SCALE 1:100

3D VIEW 1



3D VIEW 2



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Proposed SINGLE STOREY DWELLING
Location LOT 1111 COOBOWIE DRIVE
KATANDRA RISE
Client MR
Drg name FLOOR PLAN & ELEVATION

House	CUSTOM	Job no	1111COO
Facade	CUSTOM	Page no	1.2
Drawn	M.PALLETT	Scale	1:100, 1:1
Start date	16/12/19	revision	21/01/2020