

**FOR PROPOSED RESIDENCE
REFER TO SITE PLAN**

LEGEND/KEY	
	High Voltage Powerline
	Overhead Powerline
	Gas Main
	Water Main
	Sewer Main
	Water Meter
	Sewer Connection
	Sewer Manhole
	House Connection
	Power Pole
	Telstra Pit
	Sign
	Tree

TBM deck spike in bitumen equals RL 60.82 AHD
Based on sewer manhole H0705 RL 55.16 AHD (Water Corp e-plan)
Contractor to check datum before adopting levels

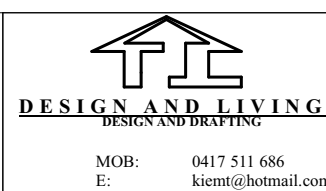
Survey Date: 6 January 2017		Scale 1:200@A3		
Client: RKM Builders				
Rev	Date	Description	Surv	Drawn
0	09/01/17	Feature Survey Drafted	TF	TF

**FEATURE AND CONTOUR SURVEY
OF LOT 34 ON PLAN 10471
54 Hudson Avenue, Girrawheen
C/T Vol: 1349 Fol: 928
our ref. 17-7286**

Feature Survey by
THE LAND DIVISION
PLANNING | SURVEYING | DESIGN
PO Box 2444,
Malaga, WA 6090
Tel 089 209 3232
Fax 089 249 2551

NOTES: 1) CONSULT LEGAL ADVICE ON EASEMENTS, ENCUMBRANCES AND CAVEATS THAT MAY APPEAR ON THE CERTIFICATE OF TITLE. 2) LEVELS ON ADJOINING PROPERTIES ARE APPROXIMATE DUE TO ACCESS RESTRICTIONS. 3) SERVICES PLOTTED AS VISUALLY SEEN ON SITE AND ARE APPROXIMATE. 4) SEWER POSITION AND LEVELS FROM WATER CORPORATION PLANS. 5) CONSULT DIAL BEFORE YOU DIG TO CHECK LOCATION OF UNDERGROUND SERVICES. 6) BEWARE OF OVERHEAD POWER LINE HAZARDS. 7) CONSULT TLD ON ANY ANOMALY BEFORE DESIGN AND CONSTRUCTION. 8) POSITION AND DEPTH OF SERVICES TO BE CONFIRMED ON SITE BY CONTRACTOR. 9) FEATURES ARE RELATED TO FENCE-LINES ONLY. NO CONNECTION MADE TO BOUNDARIES. **REPEP RECOMMENDED.**

MOB: 0417 511 686
E: kiemt@hotmail.com

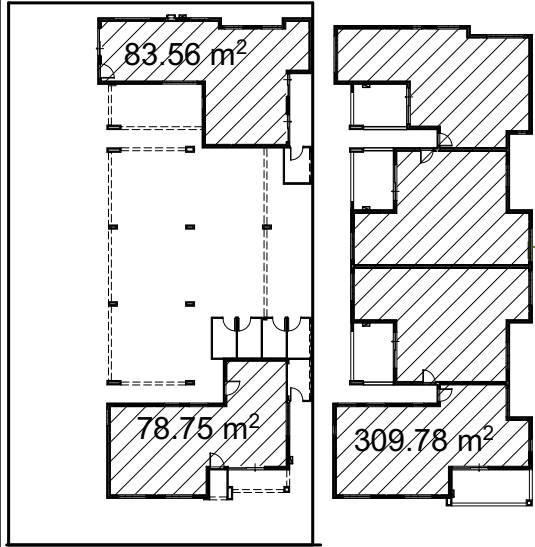


CLIENT:
RKM BUILDERS
ADDRESS:
**LOT 34 HUDSON AVENUE
GIRRAWHEEN**

AMENDMENTS:
PLANNING REV 1
REDESIGN

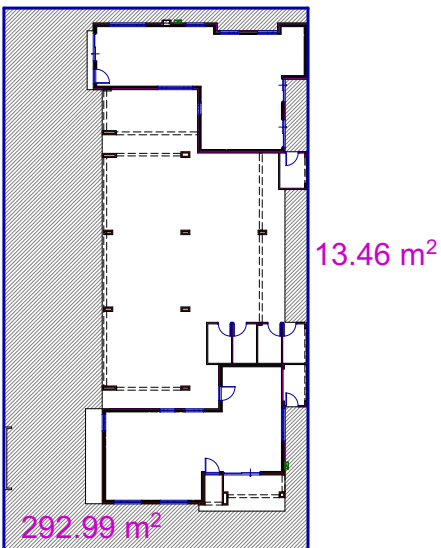
SPECIAL
SHEET No.
1 of 12
SCALE:1:200

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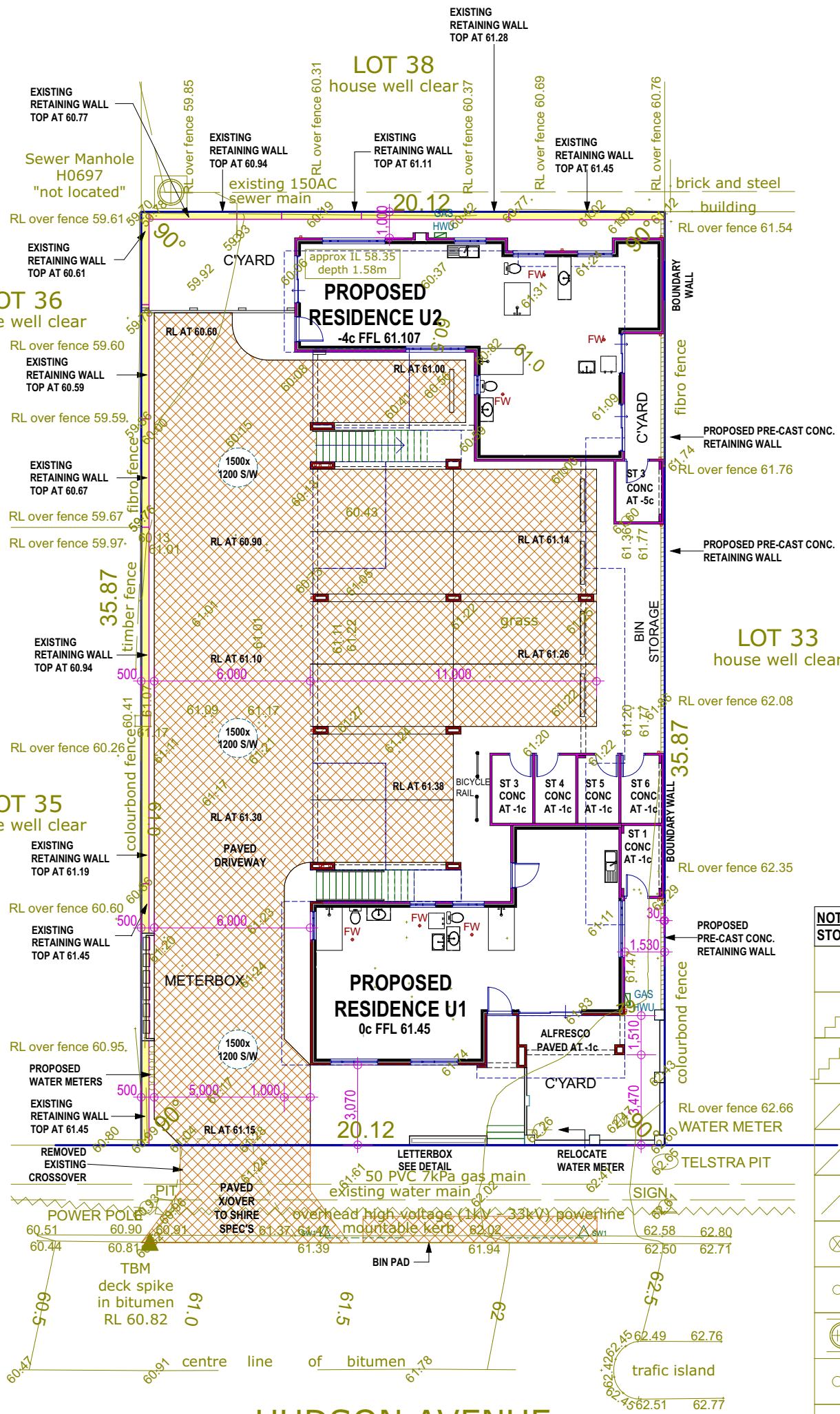
PLOT RATIO (GRD/UPPER)
SCALE 1:500

PLOT RATIO	
AREA GRD=	162.31m ²
AREA UPPER=	309.78m ²
SITE AREA=	472.09/ 722.00m ²
TOTAL PLOT RATIO=	65.39%
TOTAL PERMITTED=	70% (505.4m ²)



OPEN SPACE
SCALE 1:500

OPEN SPACE	
OPEN SPACE=	306.45m ²
AMOUNT PROVIDED =	42.44%
TOTAL OPEN REQUIRED =	288.8m ² (40%)



HUDSON AVENUE

SITE PLAN

NOTE:
STORMWATER TO ENGINEER DETAIL

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	High Voltage Powerline
	Overhead Powerline
	Gas Main
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	Sewer Main
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TBM deck spike in bitumen equals RL 60.82 AHD Based on sewer manhole H0705 RL 55.16 AHD (Water Corp e-plan) Contractor to check datum before adopting levels

DESIGN AND LIVING
DESIGN AND DRAFTING
MOB: 0417 511 686
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CLIENT:
RKM BUILDERS
ADDRESS:
LOT 34 HUDSON AVENUE GIRRAWHEEN

AMENDMENTS:
PLANNING REV 1
REDESIGN

SPECIAL
SHEET No.
3 of 12
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AREA:

UNIT 1
 FLOOR AREA: 78.75m²
 ALFRESCO: 6.03m²
 PORCH: 2.28m²

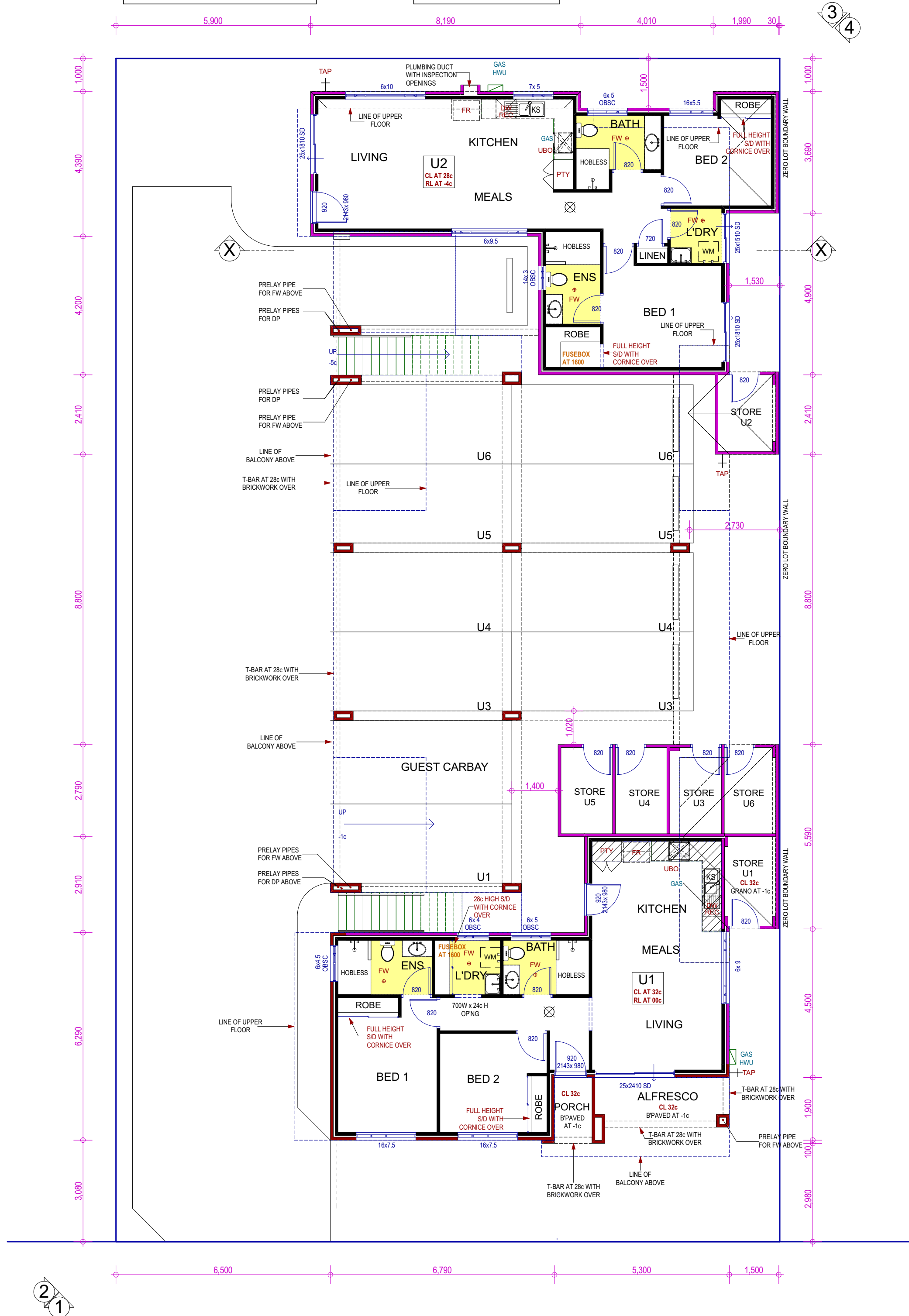
TOTAL: 87.06m²

UNIT 2
 FLOOR AREA: 83.56m²

AREA:

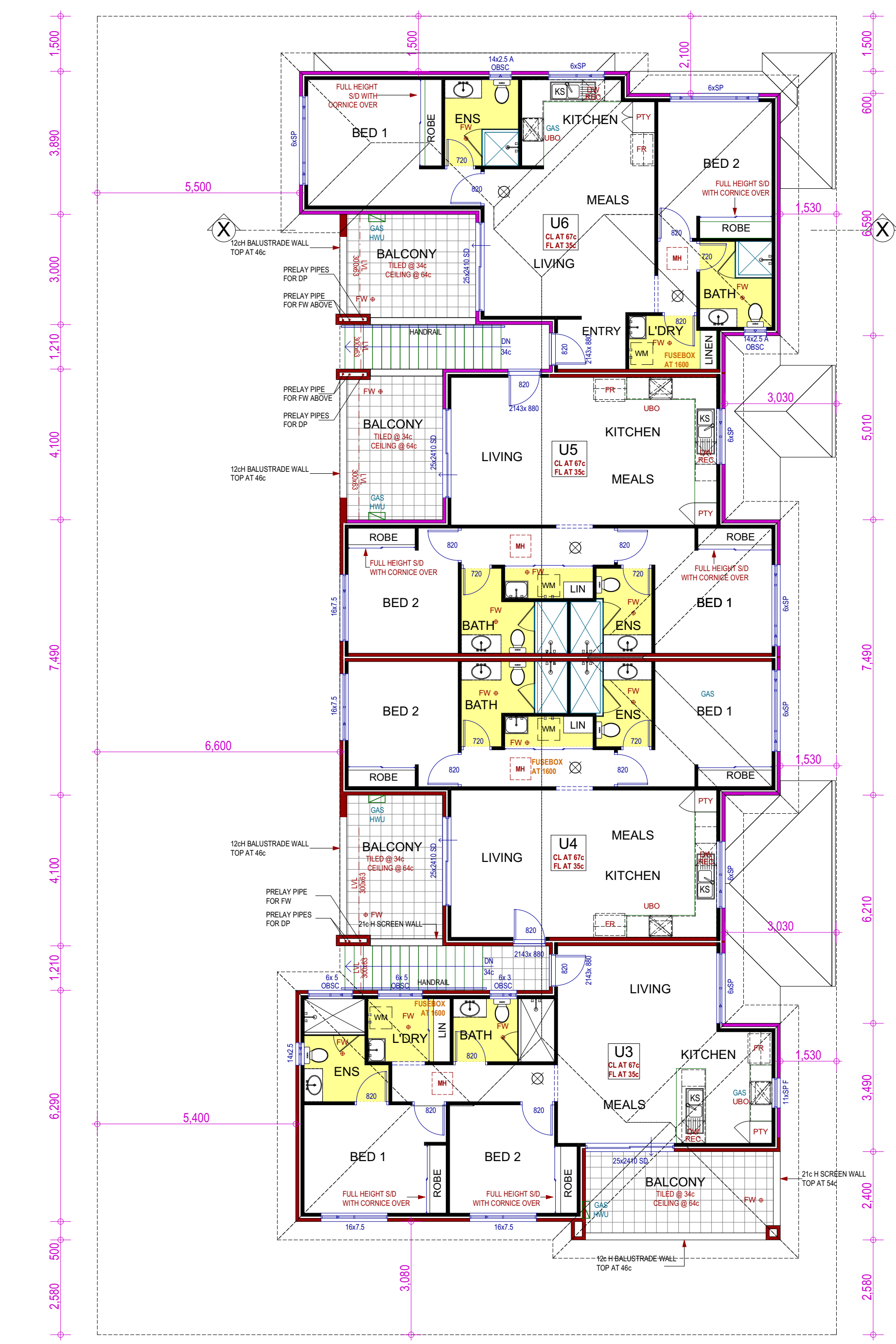
STORE 1: 4.20m²
 STORE 2: 4.06m²
 STORE 3: 4.07m²
 STORE 4: 4.07m²
 STORE 5: 4.07m²
 STORE 6: 4.07m²

TOTAL: 24.40m²




AREA:	
UNIT 3	
FLOOR AREA:	77.77m ²
BALCONY:	12.57m ²
TOTAL:	90.34m ²
UNIT 4	
FLOOR AREA:	75.46m ²
BALCONY:	10.14m ²
TOTAL:	85.60m ²
UNIT 5	
FLOOR AREA:	75.46m ²
BALCONY:	10.14m ²
TOTAL:	85.60m ²
UNIT 6	
FLOOR AREA:	80.01m ²
BALCONY:	10.09m ²
TOTAL:	90.10m ²

3
4

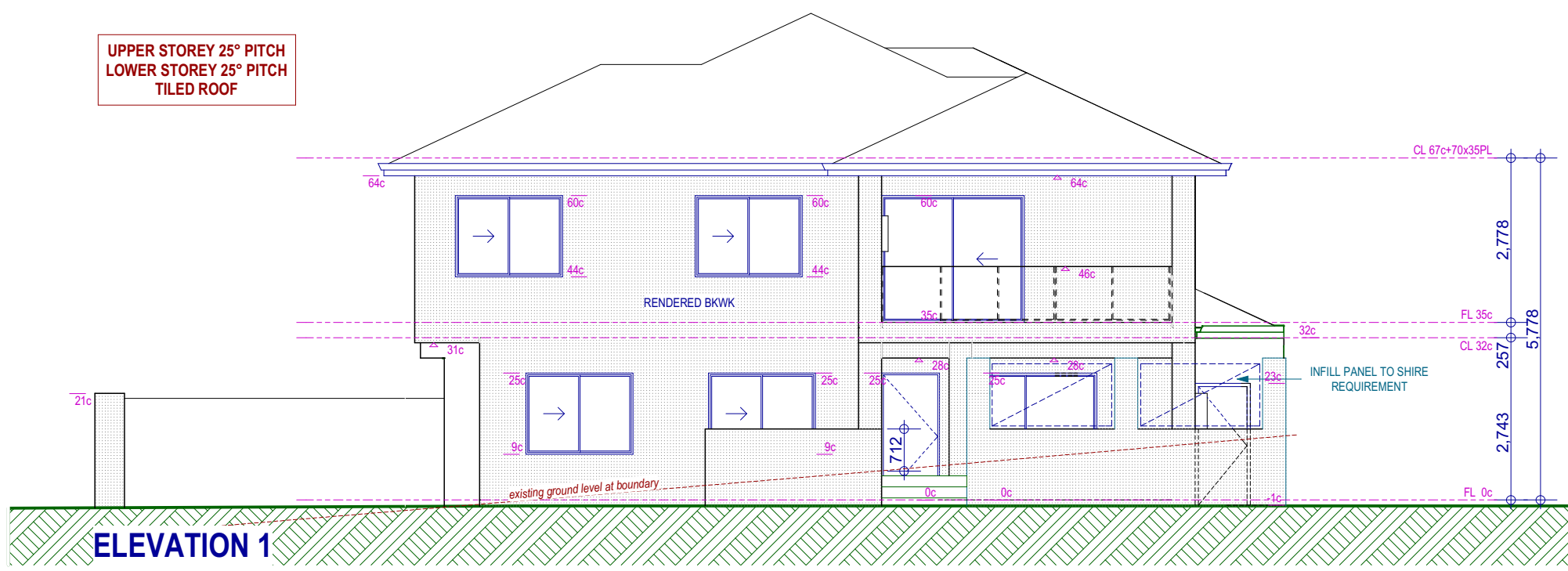


2
1

UPPER STOREY PLAN

 DESIGN AND LIVING <small>DESIGN AND DRAFTING</small> MOB: 043 325 0514 E: kient@hotmail.com	CLIENT: RKM BUILDERS ADDRESS: LOT 34 HUDSON AVENUE GIRRAWHEEN	AMENDMENTS: PLANNING REV 1 REDESIGN	SPECIAL SHEET No. 7 of 12 SCALE: 1:100	© COPYRIGHT
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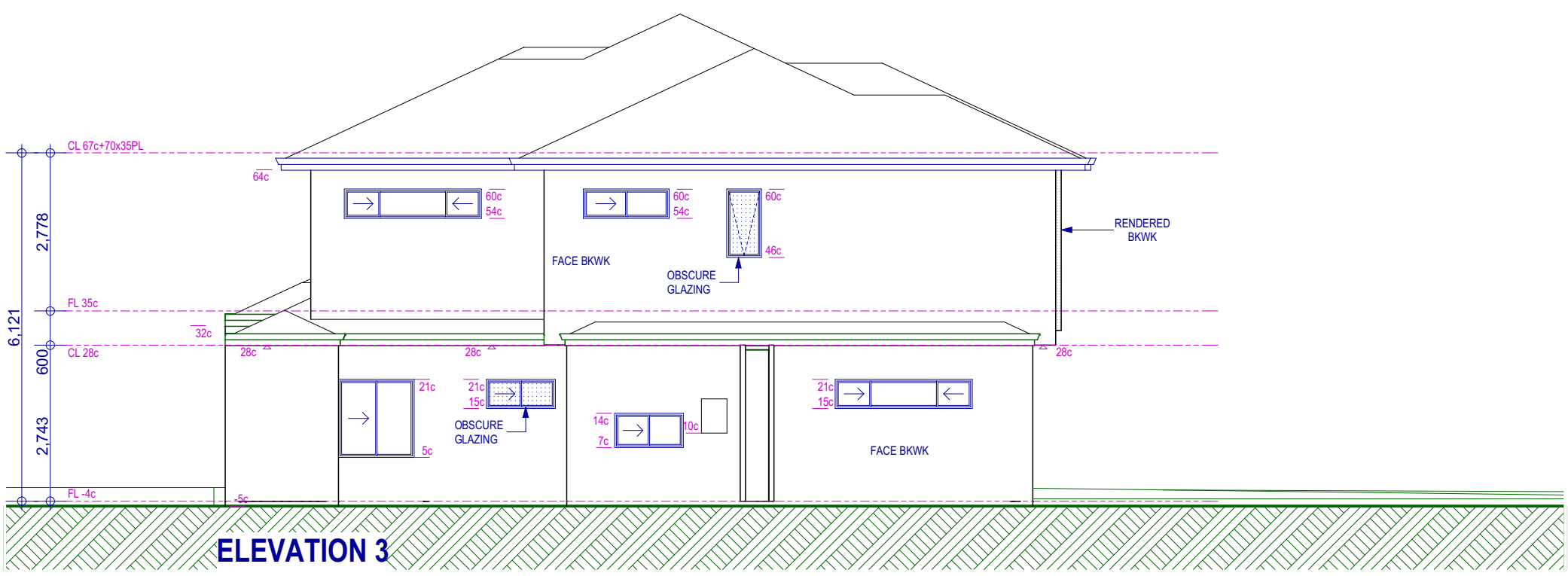
UPPER STOREY 25° PITCH
LOWER STOREY 25° PITCH
TILED ROOF



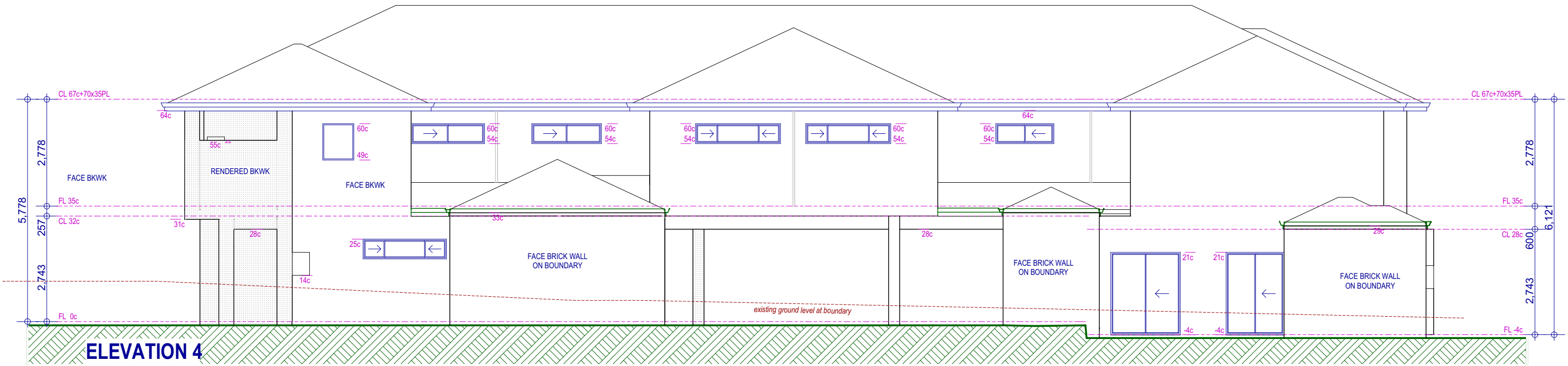
ELEVATION 1



ELEVATION 2









ELEVATION 3



ELEVATION 4





LANDSCAPING LEGEND

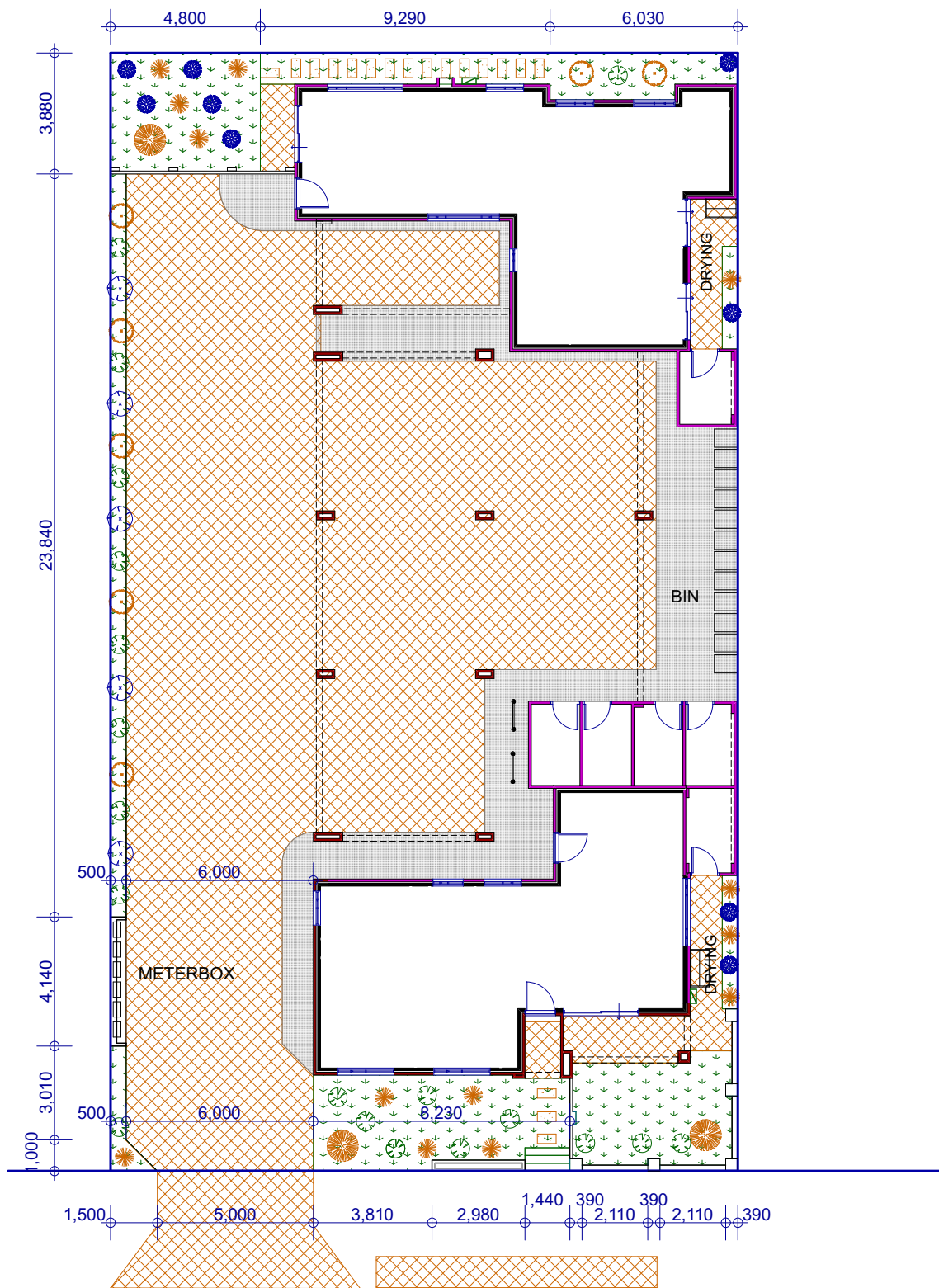
TREES	SCRUBS	GROUNDCOVERS & GRASSES
 HAKEA LAURINA (PIN CUSHION HAKEA)	 BORONIA ALATA (WINGED BORONIA)	 GREVILLEA CRITHMIFOLIA
	 LEPTOSPERMUM SP (TEA TREE)	 EREMOPHILLA GLABRA (KALBARRI CARPET)
		 CAREX TESTACEA (CAREX)

NOTE:

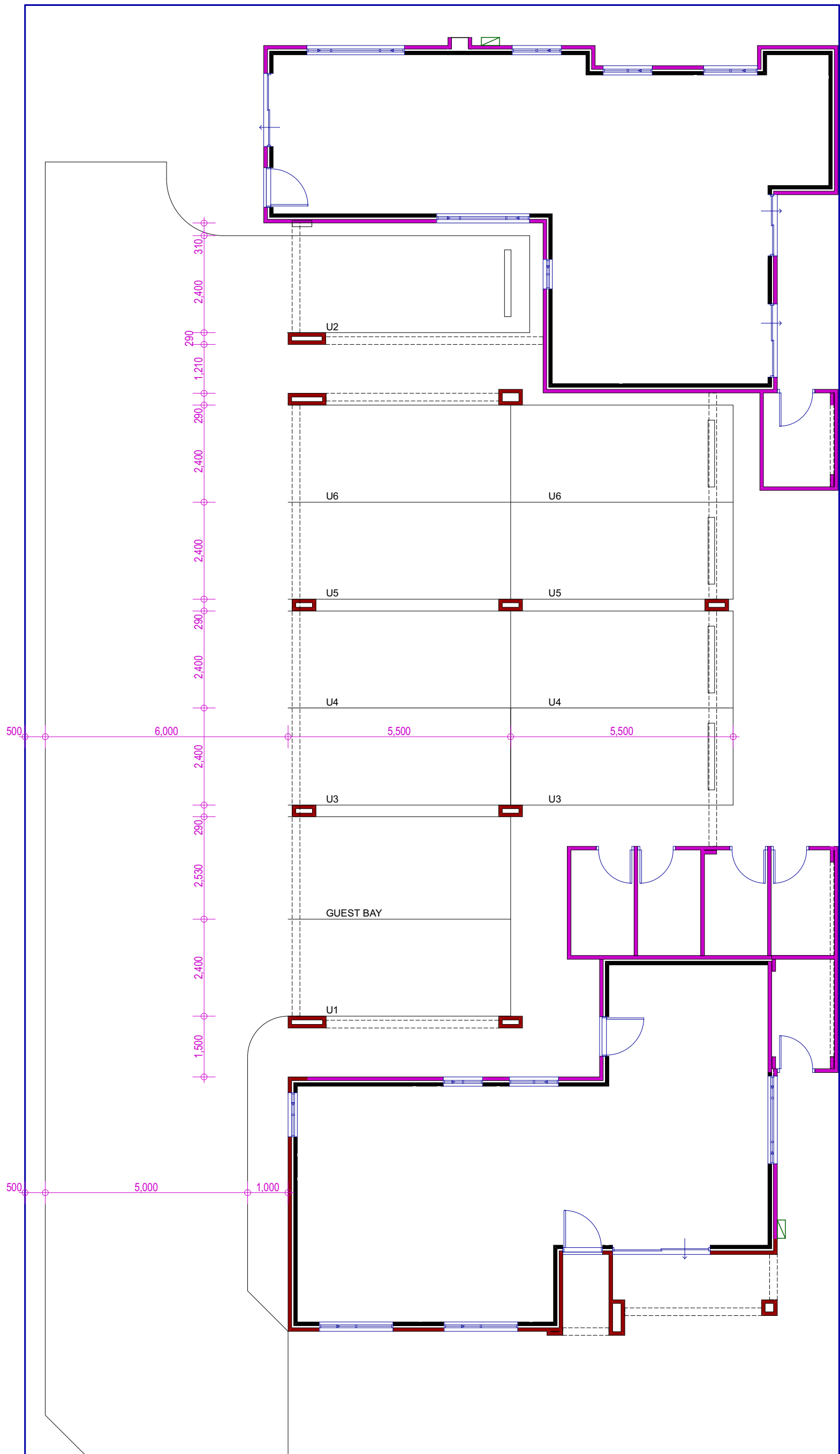
- ALL GARDEN BEDS AREA TO BE MULCHED (PINE MULCH) TO DEPTH OF 100mm.
- ALL GARDEN BEDS AREA ARE TO BE IRRIGATED.

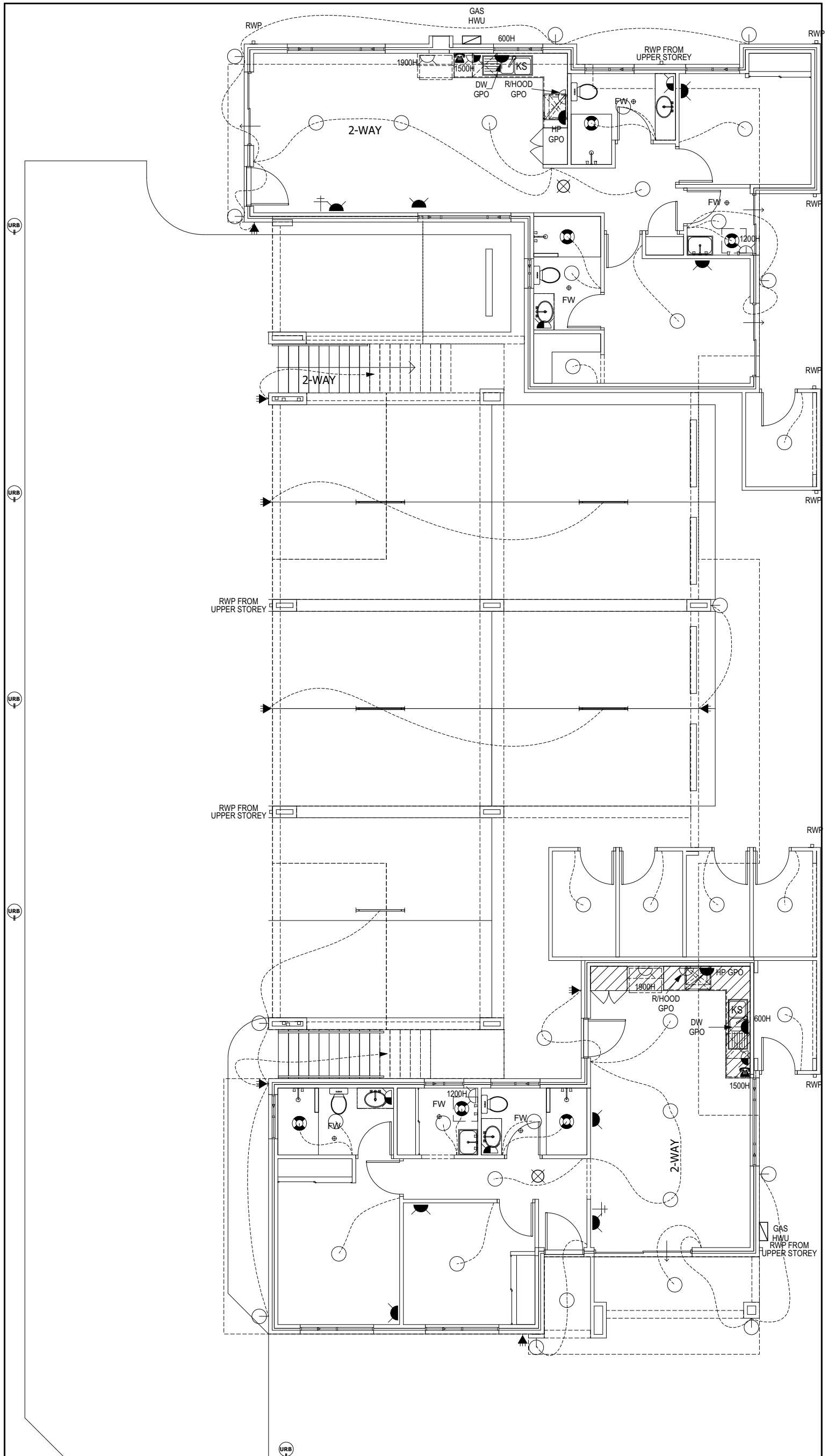
LEGEND

	PAVING 1
	PAVING 2
	LANDSCAPING
	BLOCK PAVING



LANDSCAPING PLAN





ELECTRICAL LEGEND

ELECTRICIAN/ CLIENT NOTE

-GPO & LIGHT POINT LOCATIONS ARE APPROX. UNLESS OTHERWISE NOTED OR DIMENSIONED
 -GPO CENTRELINE ABOVE VANITIES AT 950H APPROX UON
 -GPO CENTRELINE ABOVE KITCHEN BENCH AT 1020H APPROX. U.O.N.
 -GPO FOR HOT PLATE AT 700 AFL
 -GPO FOR DISHWASHER AT 600 AFL
 -GPO FOR RANGEHOOD AT 1000 ABOVE BENCH, & 150 OFF CENTRELINE OF RANGEHOOD
 -GPO FOR MW AT 25 FROM TOP & RH SIDE OF BOX
 -BEDSIDE LIGHT SWITCHES AT 800 AFL
 -EXHAUST FAN LOCATIONS ARE APPROXIMATE ONLY, POSITIONED TO SUIT ROOF/CEILING MEMBERS
 -SMOKE ALARM TO BE MIN 300 FROM WALL

GROUND STOREY ELECTRICAL PLAN



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RKM BUILDERS
 ADDRESS:
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 PLANNING REV 1
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SHEET No.
9 of 12

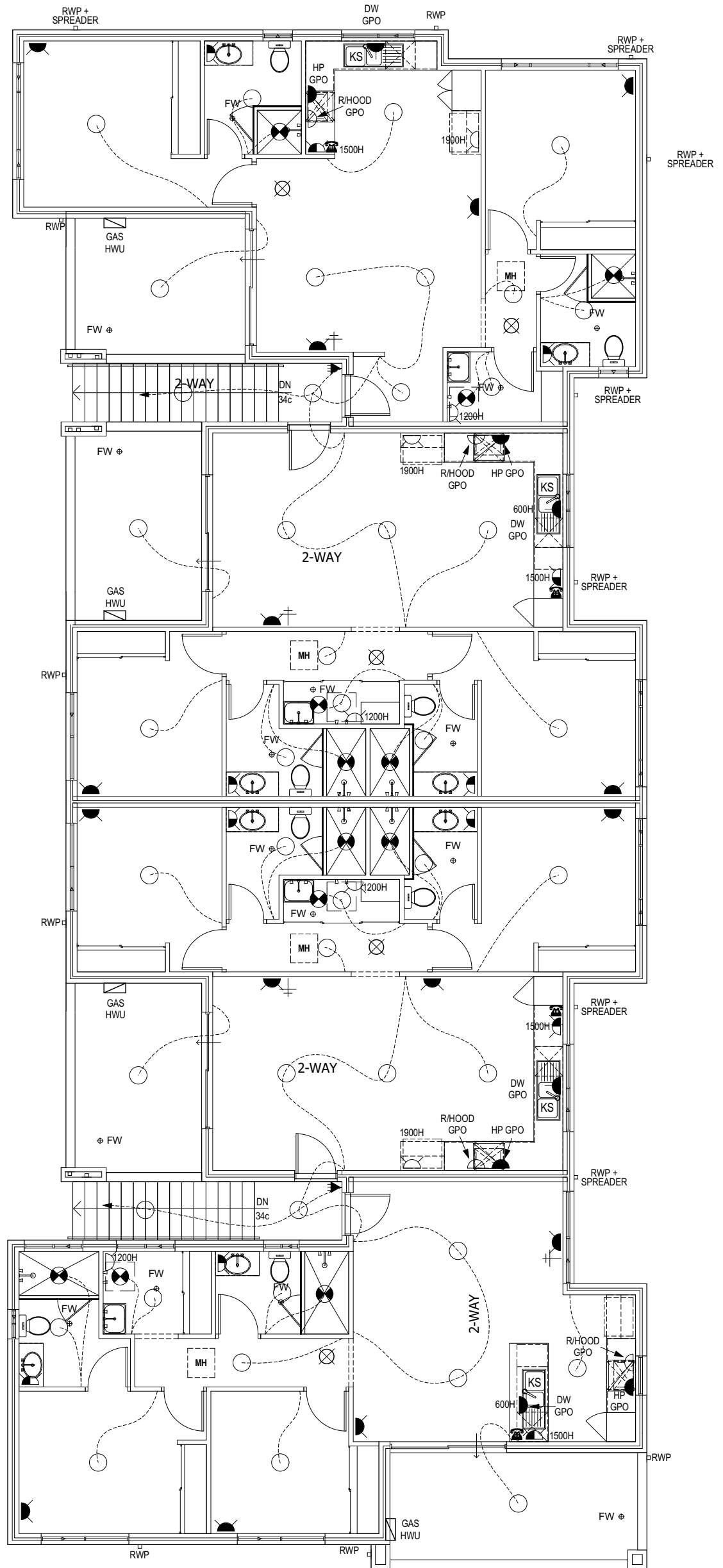
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ELECTRICAL LEGEND

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DESIGN AND LIVING
DESIGN AND DRAFTING

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PLANNING REV 1
REDESIGN

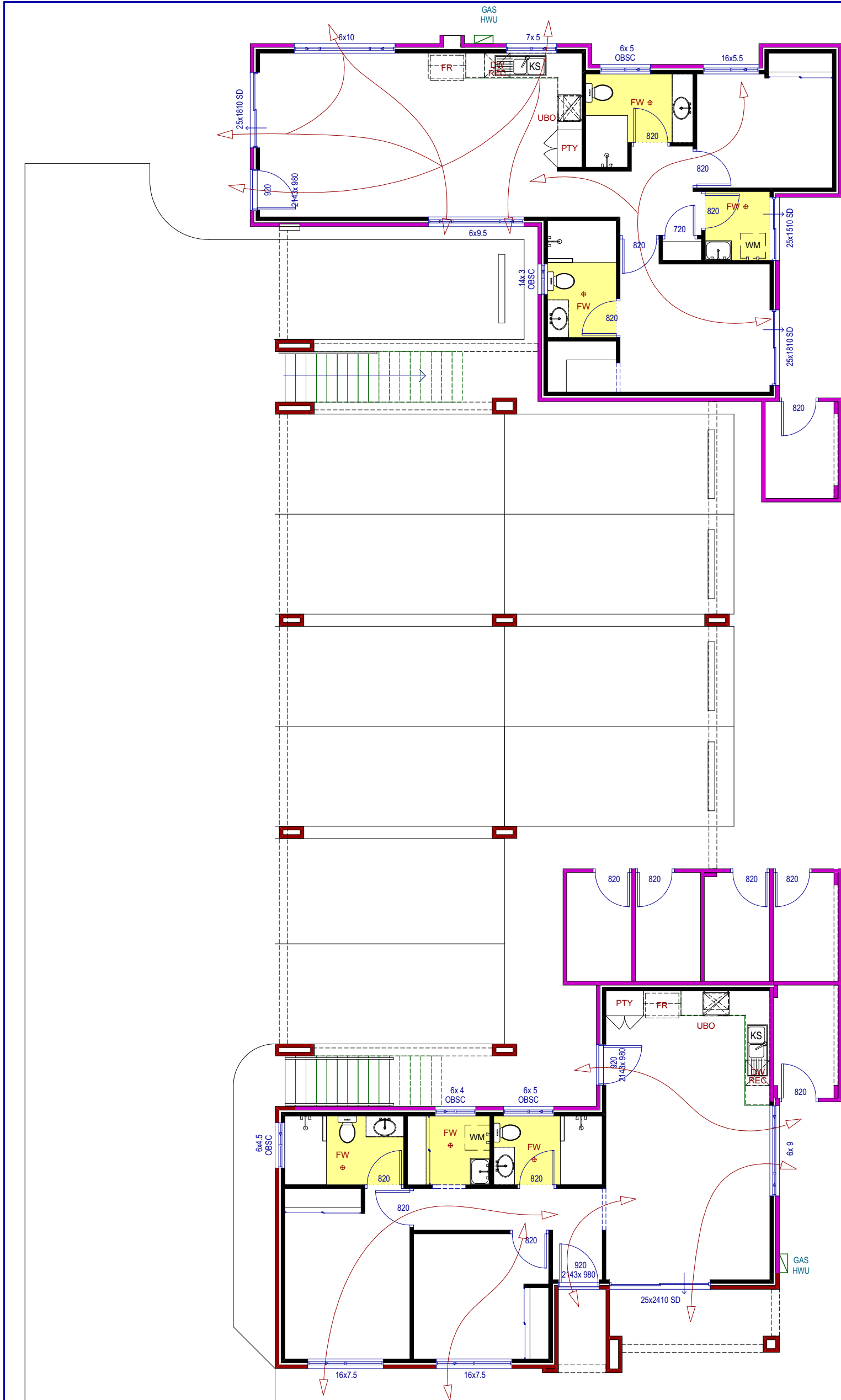
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GROUND FLOOR VENTILATION PLAN



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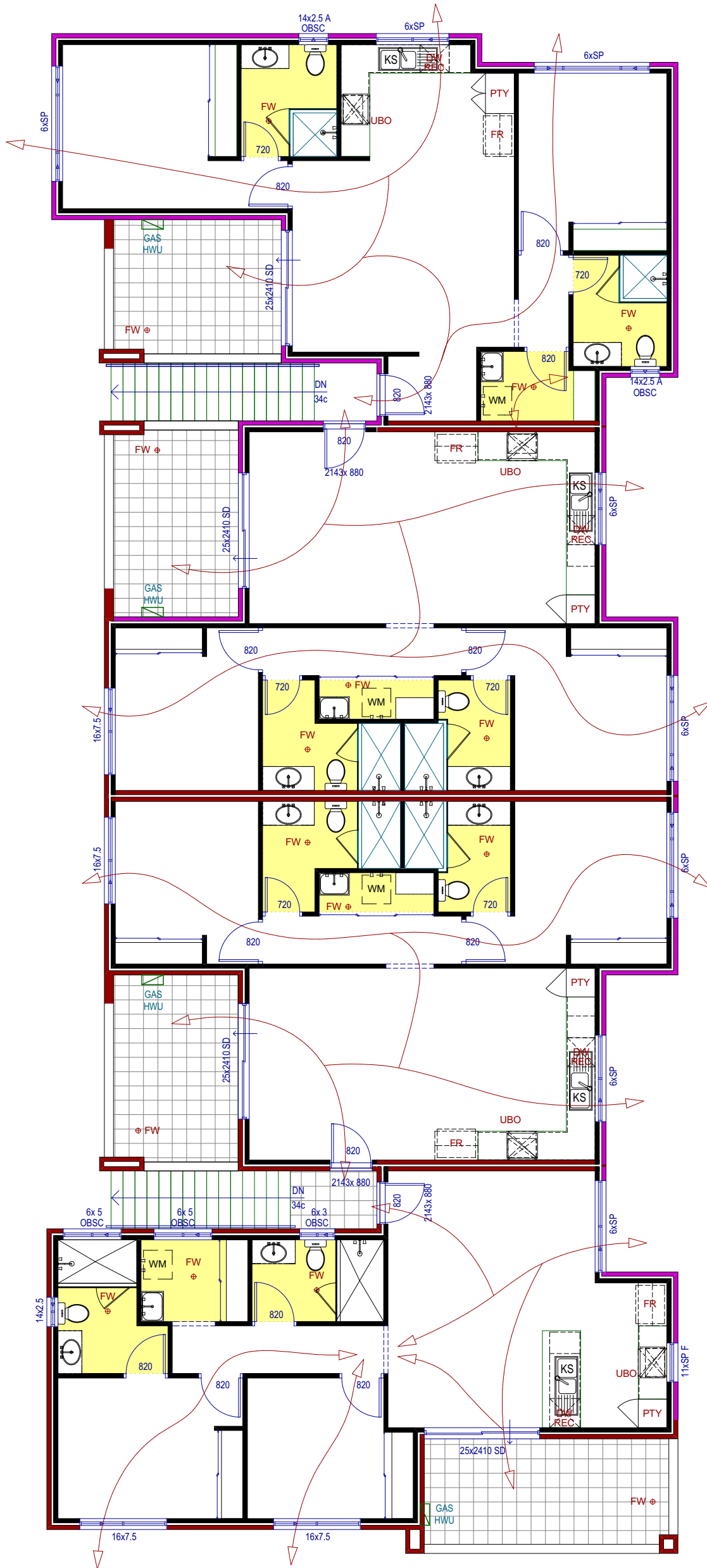
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UPPER FLOOR VENTILATION PLAN


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 DESIGN AND DRAFTING
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SPECIAL
 SHEET No. **12 of 12**
 SCALE: 1:100, 1:200



NOTE:
WALL AND ROOF COLOUR FOR ILLUSTRATION PURPOSE ONLY.



FRONT PERSPECTIVE



SIDE PERSPECTIVE



SIDE PERSPECTIVE