

NOTES:

VERTICAL DATUM IS AHD AND HEIGHTS HAVE BEEN ADOPTED FROM SSM BALGA 81A

THIS PLAN MAY ONLY BE USED FOR CONTOUR AND FEATURE PLAN PURPOSES. THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY, POSITIONED OVER EVIDENCE OF OCCUPATION

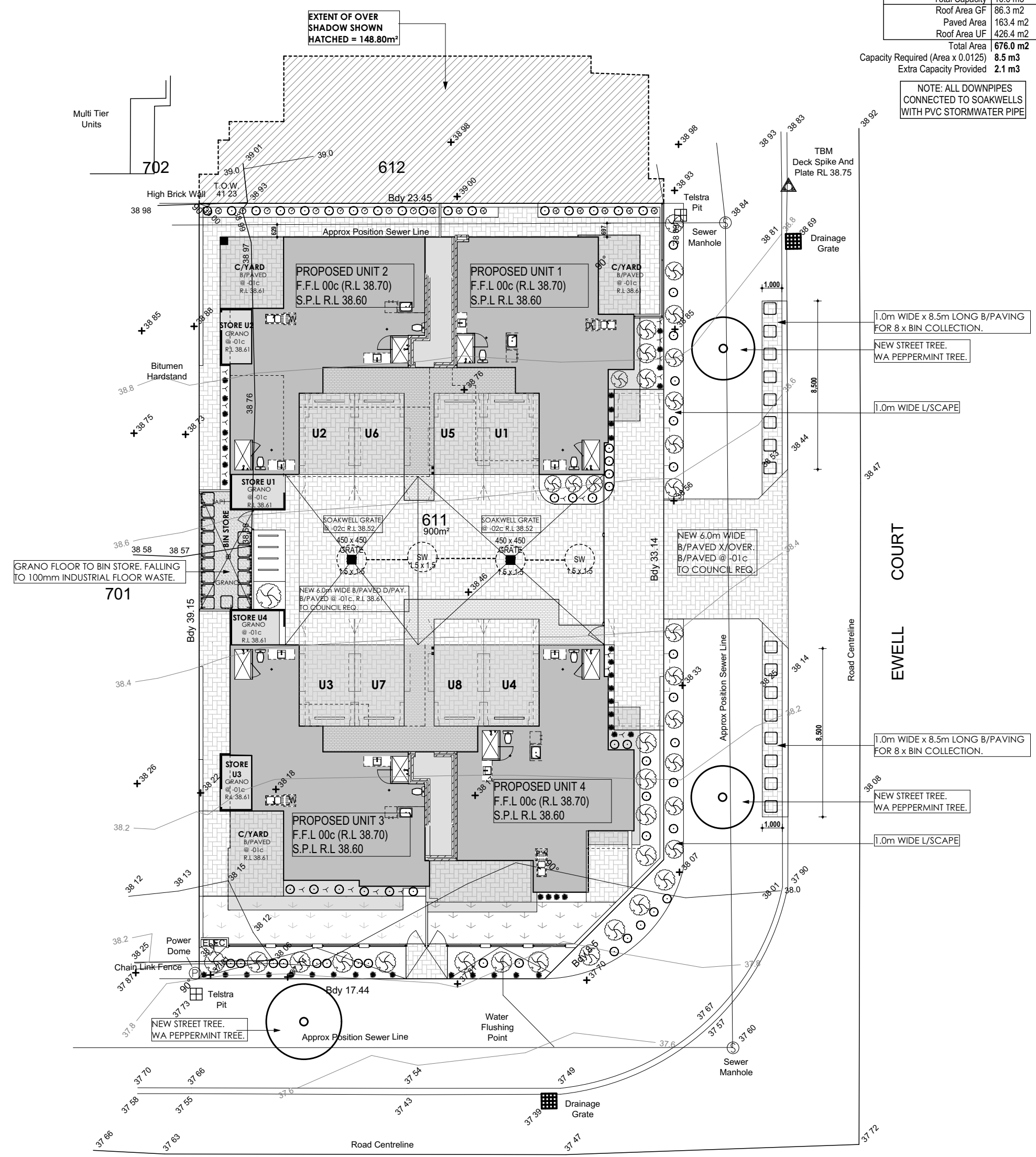
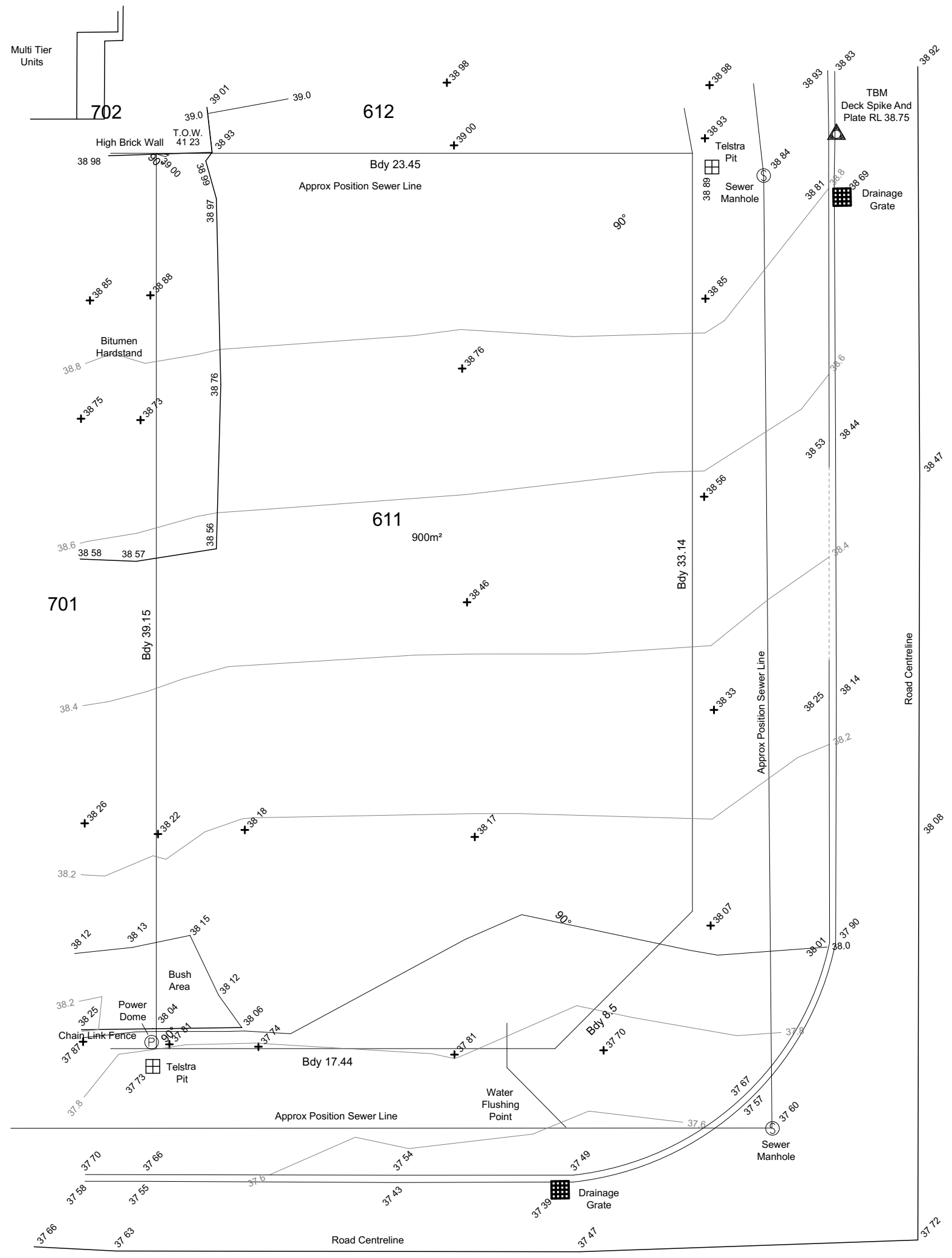
IT SHOULD BE NOTED THAT UNDERGROUND SERVICES DID NOT FORM PART OF THIS SURVEY, THEREFORE PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION, THE RELEVANT AUTHORITY SHOULD BE CONTACTED, AND THE CERTIFICATE OF TITLE CHECKED FOR EASEMENTS AND ENCUMBRANCES

SOAKWELL CALC:

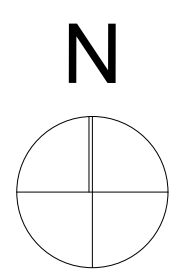
Soak Well Type	No.	
SW 1500x1500	4	10.6 m3
Total Capacity		10.6 m3
Roof Area GF		86.3 m2
Paved Area		163.4 m2
Roof Area UF		426.4 m2
Total Area		676.0 m2

Capacity Required (Area x 0.0125) 8.5 m3
Extra Capacity Provided 2.1 m3

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE



SITE PLAN
SCALE 1:200



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FEATURE SURVEY

2 HADLOW PLACE
MARANGAROO, WA 6064
LOT 611 ON P 15765



DRAWN	E. PITSONIS	09.10.17
SURVEYOR	S. KOHLSCHHEIN	06.10.17
CHECKED	P. SAID	09.10.17

HORIZONTAL DATUM: ARBITRARY
VERTICAL DATUM: APPROX AHD

0	09.10.17	APPROVED AND ISSUED TO CLIENT	EP	SK	PS	CLIENT	DRAWING NUMBER	REV	SIZE
No.	DATE	REVISION	DRAWN	SURVEYOR	CHECKED	LEXO DEVELOPMENTS	17267-01	0	A3

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Rev	Date	Notes
01	16.02.18	ISSUED FOR D.A
01	20.06.18	D.A AMENDMENTS

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Client :
Date :
Client :
Date :
Builder :
Date :

Client Name:
Lexo Developments

Site Address:
**Lot 611
#2 Hadlow Place
Marangaroo**

Job number:	17-05677	Scale:	1:200
Drawn By:	K.Breach	Date Drawn:	16.02.18
Revision No:	01	Sheet No:	01 OF 05
Drawing Name: SURVEY & SITE PLAN			



Dianella revoluta



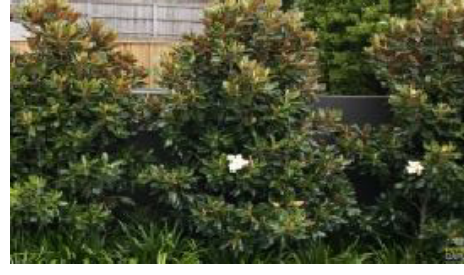
Orthrosanthus laxus



Angiozathos Manglesii



Westringia damieri



Magnolia Kya Parris

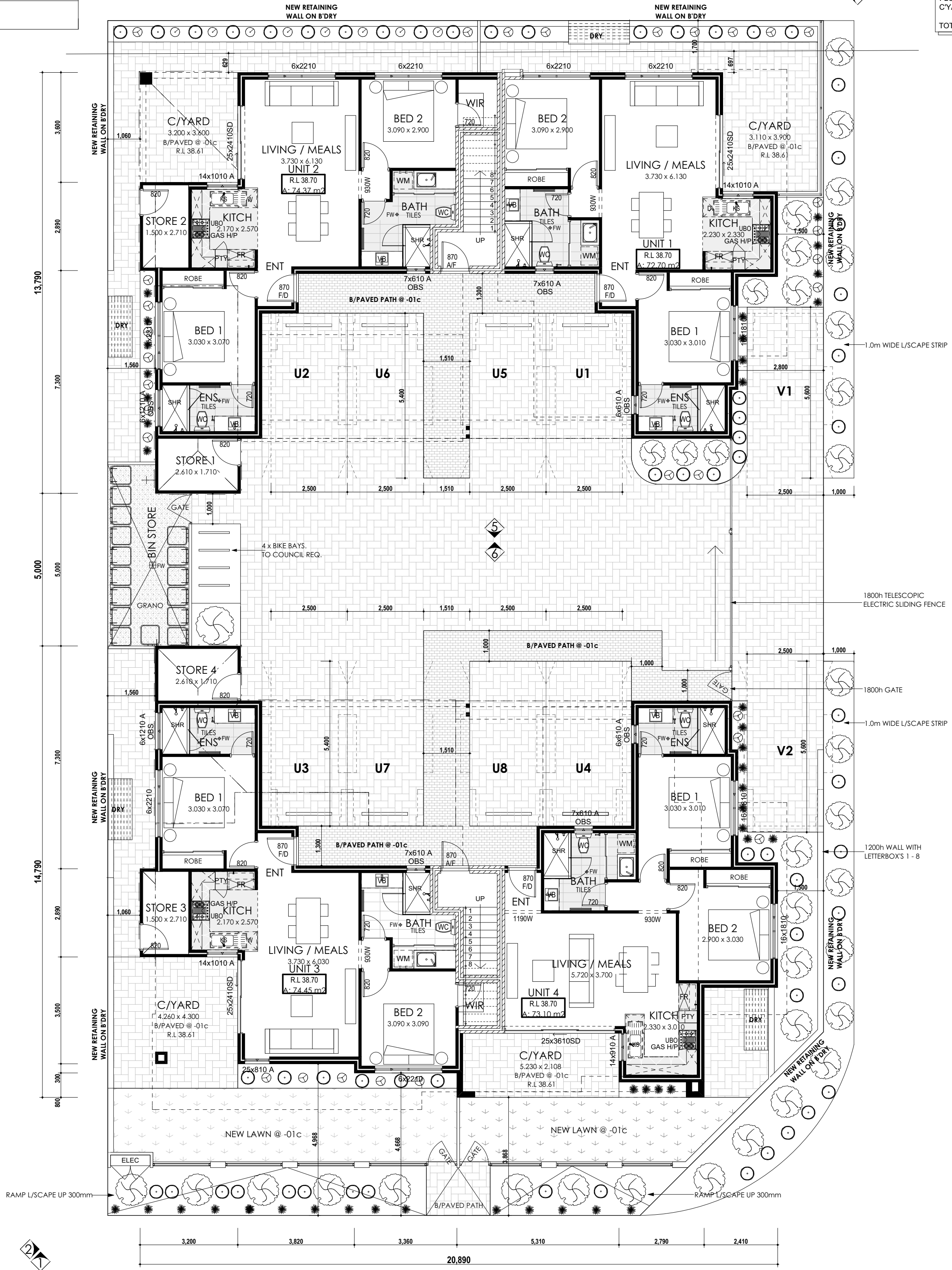
UNIT 1 AREAS	
FLOOR AREA	: 72.70 m ²
C'YARD AREA	: 12.87 m ²
TOTAL AREA	: 85.57 m ²

UNIT 2 AREAS	
FLOOR AREA	: 71.80 m ²
C'YARD AREA	: 11.52 m ²
TOTAL AREA	: 83.32 m ²

UNIT 3 AREAS	
FLOOR AREA	: 72.29 m ²
C'YARD AREA	: 18.32 m ²
TOTAL AREA	: 90.61 m ²

UNIT 4 AREAS	
FLOOR AREA	: 74.95 m ²
C'YARD AREA	: 13.78 m ²
TOTAL AREA	: 88.73 m ²

Landscape Legend		
Symbol	Botanical Name	Common Name
	Dianella revoluta	Blueberry Lilly
	Orthrosanthus laxus	Morning Iris
	Angiozathos Manglesii	Reg & Green Kangaroo Paw
	Westringia damieri	Native Rosmary
	Magnolia Kya Parris	



GROUND FLOOR PLAN
SCALE 1:100

Open Space Calculation

G.Floor Area:	294.29 m ²	Lot Area :	900 m ²
Store Area:	19.04 m ²	Allowable Site Coverage 55%:	495 m ²
Bin Store:	15.27 m ²	Actual Site Coverage:	455.74 m ² (50.63%)
Stairs:	19.44 m ²		
Carports:	107.70 m ²		
Total:	455.74 m ²		

PLOT RATIO CALCULATION

UNIT 1:	72.70m ²
UNIT 2:	71.80m ²
UNIT 3:	72.29m ²
UNIT 4:	74.95m ²
UNIT 5:	73.15m ²
UNIT 6:	68.70m ²
UNIT 7:	67.97m ²
UNIT 8:	76.36m ²
TOTAL:	577.92m²

LOT AREA = 900m²
ALLOWABLE PLOT RATIO @ 0.6 = 540m²
ACTUAL PLOT RATIO = 577.92 / 900 = 0.64

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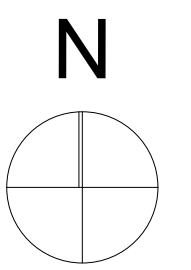
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Date :
Builder :
Date :

Client Name: Lexo Developments
Site Address: Lot 611 #2 Hadlow Place Marangaroo

Job number:	17-05677	Scale:	1:100, 1:125
Drawn By:	K.Breach	Date Drawn:	16.02.18
Revision No:	01	Sheet No:	02 OF 05
Drawing Name:		G.FLOOR PLAN	

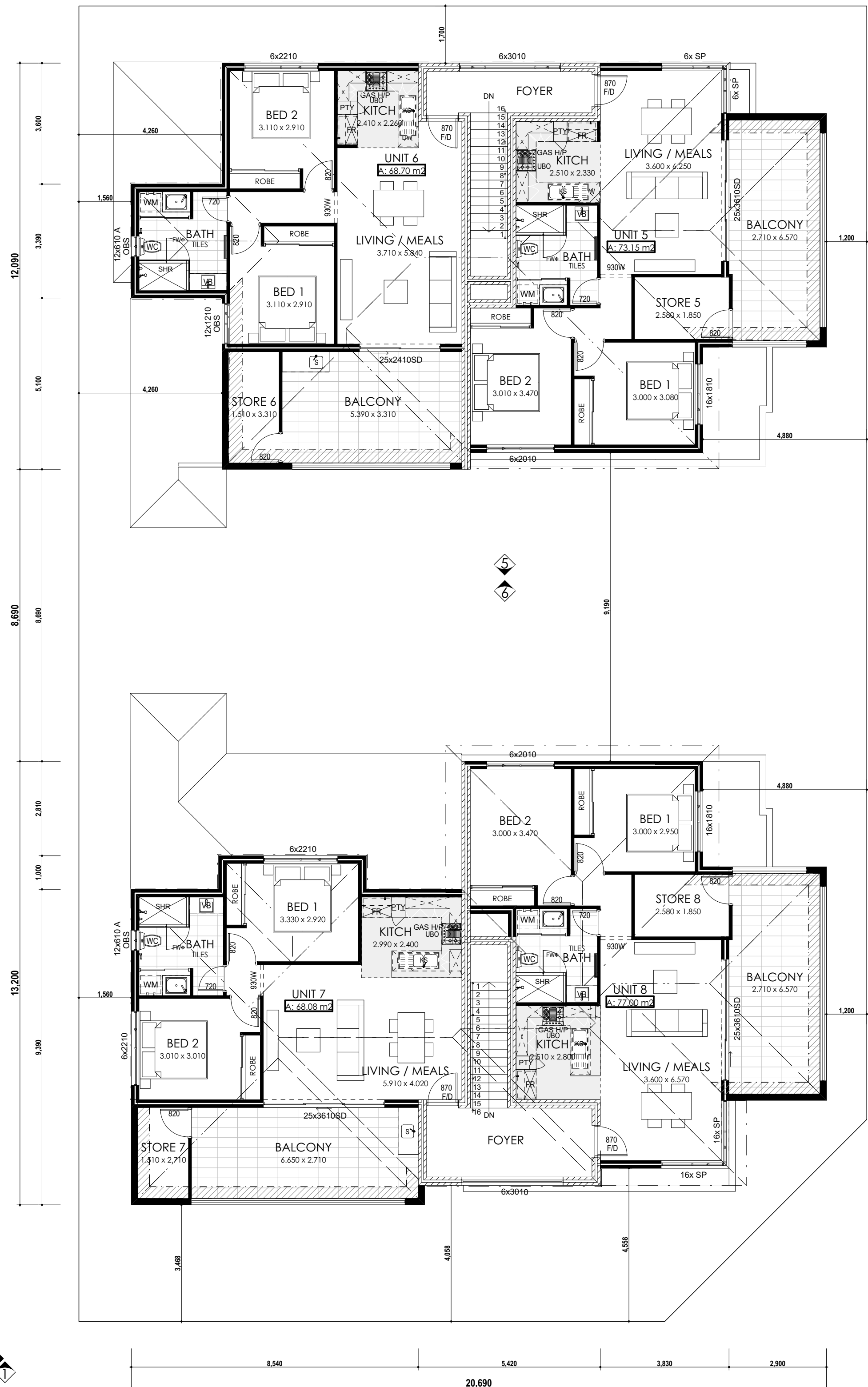


UNIT 5 AREAS	
FLOOR AREA	: 73.15 m ²
B'CONY AREA	: 20.15 m ²
TOTAL AREA	: 93.30 m ²

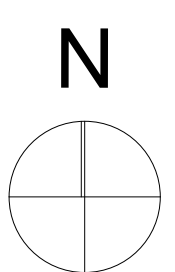
UNIT 6 AREAS	
FLOOR AREA	: 68.70 m ²
B'CONY AREA	: 21.00 m ²
TOTAL AREA	: 89.70 m ²

UNIT 7 AREAS	
FLOOR AREA	: 67.97 m ²
B'CONY AREA	: 20.07 m ²
TOTAL AREA	: 88.04 m ²

UNIT 8 AREAS	
FLOOR AREA	: 76.36 m ²
B'CONY AREA	: 20.15 m ²
TOTAL AREA	: 96.51 m ²



UPPER FLOOR PLAN
SCALE 1:100



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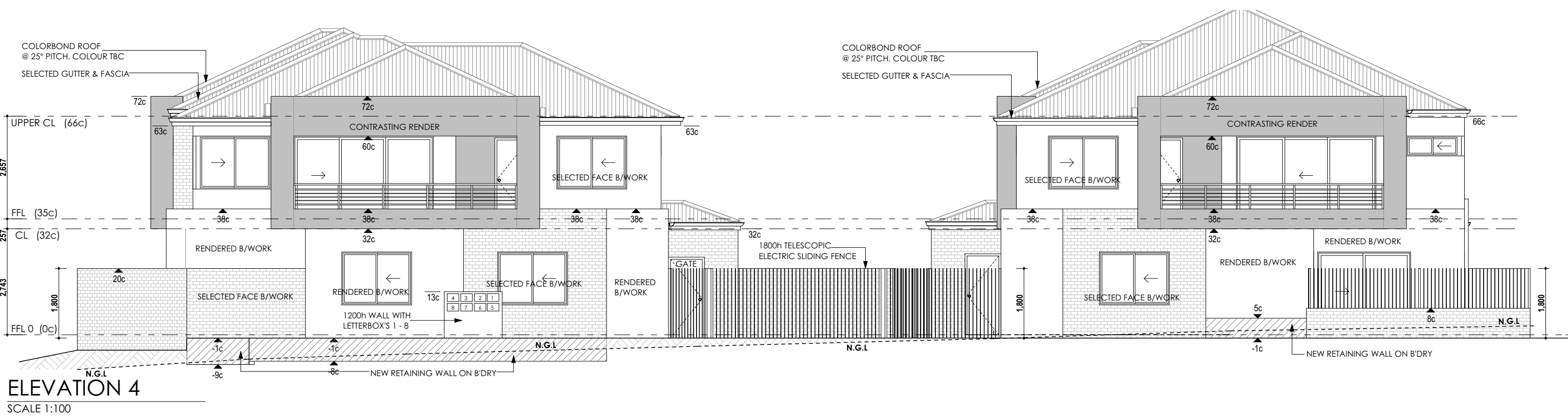
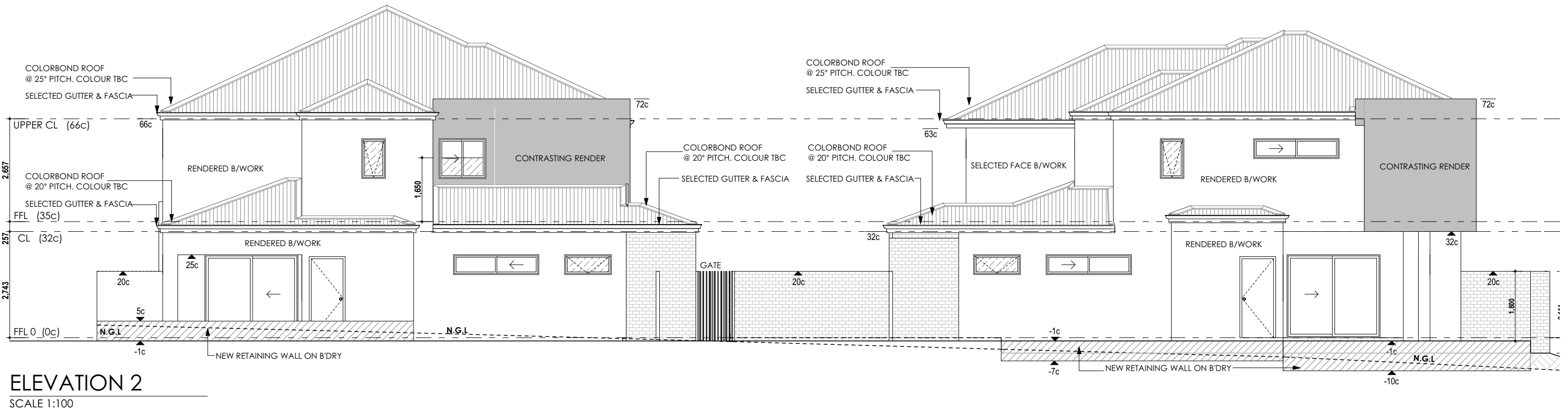
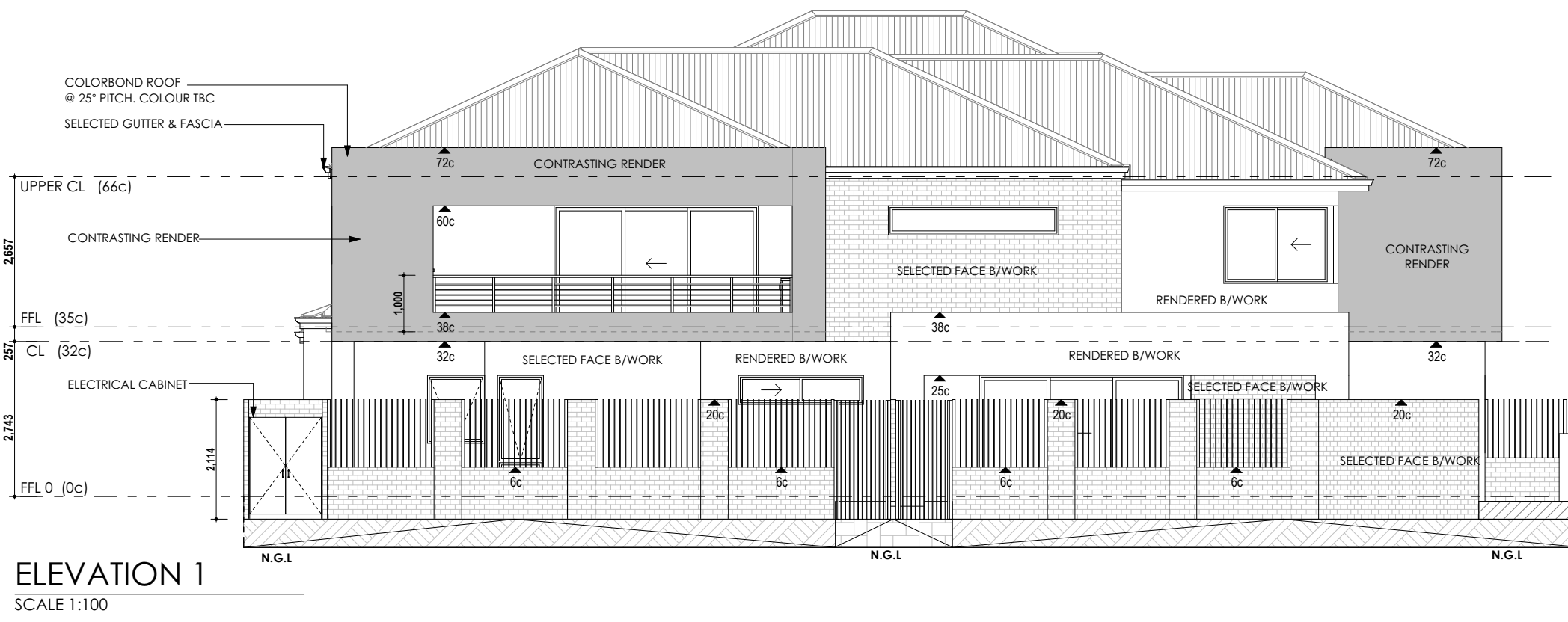
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Date :
Builder :
Date :

Client Name: **Lexo Developments**
Site Address: **Lot 611 #2 Hadlow Place Marangaroo**

Job number: 17-05677	Scale: 1:100
Drawn By: K.Breach	Date Drawn: 16.02.18
Revision No: 01	Sheet No: 03 OF 05
Drawing Name: U. FLOOR PLAN	



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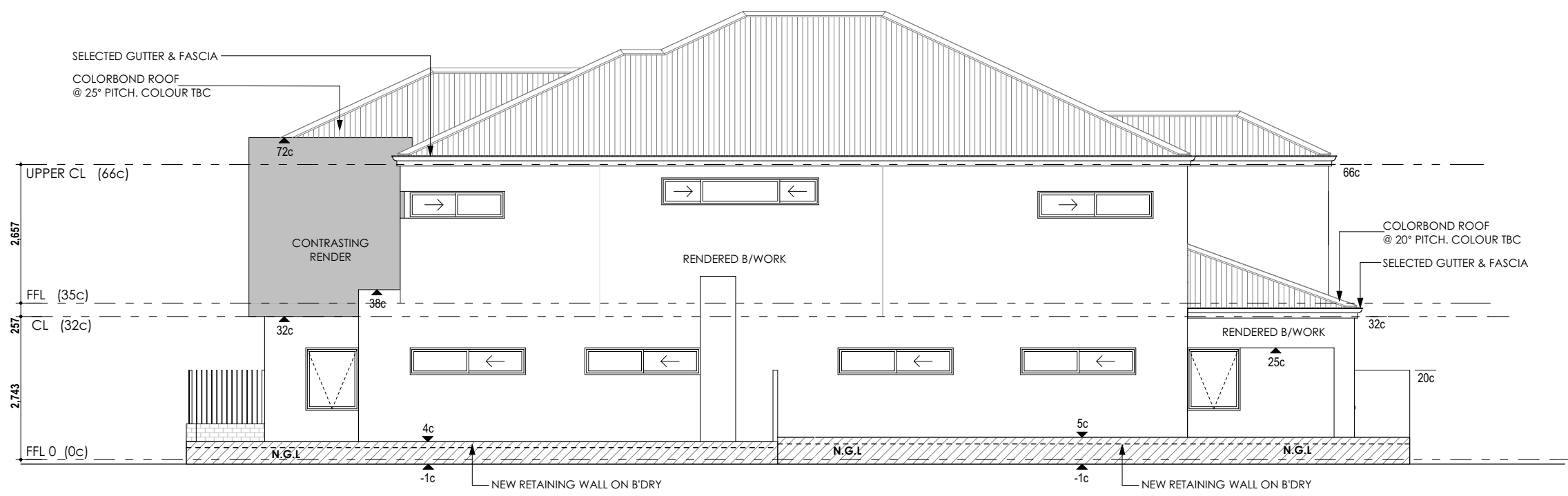
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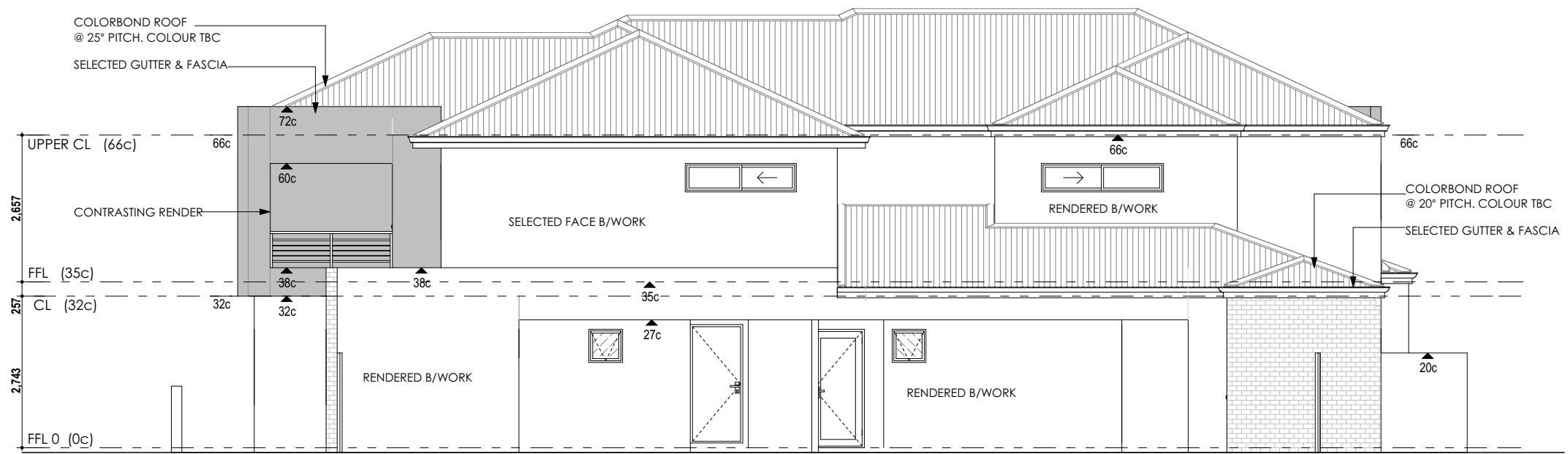
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Date :
Builder :
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Client Name: Lexo Developments
Site Address: Lot 611 #2 Hadlow Place Marangaroo

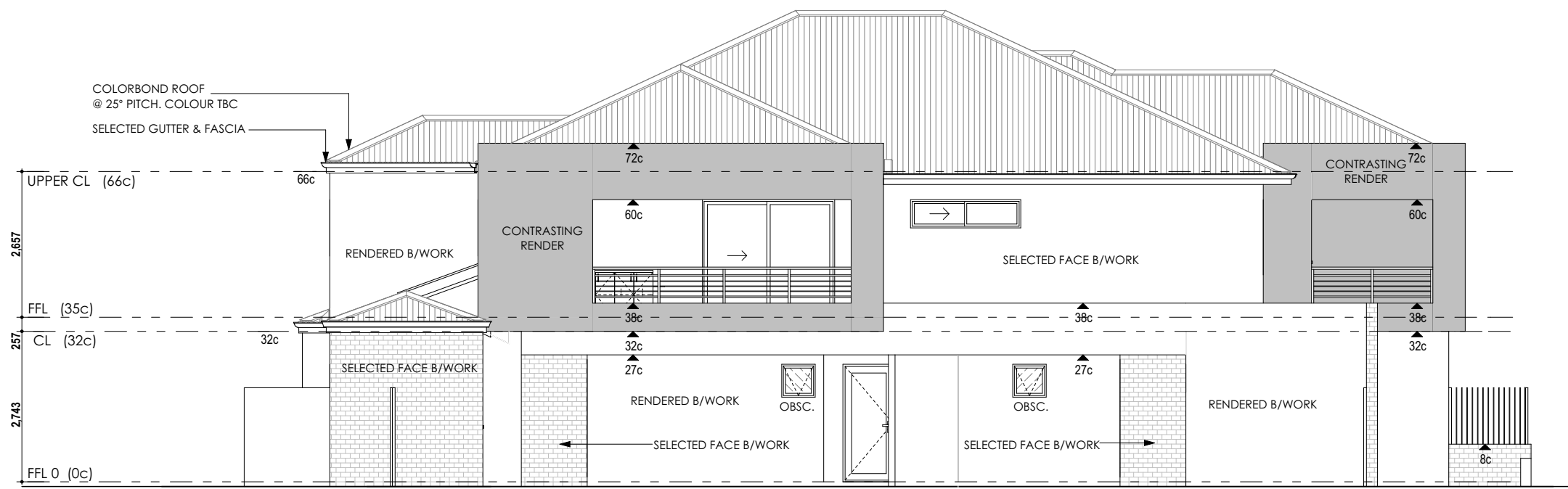
Job number: 17-05677	Scale: 1:100
Drawn By: K.Breach	Date Drawn: 16.02.18
Revision No: 01	Sheet No: 04 OF 05
Drawing Name: ELEVATIONS	



ELEVATION 3
SCALE 1:100



ELEVATION 5
SCALE 1:100



ELEVATION 6
SCALE 1:100

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Job number: 17-05677	Scale: 1:100
Drawn By: K.Breach	Date Drawn: 16.02.18
Revision No: 01	Sheet No: 05 OF 05
Drawing Name: ELEVATIONS	