

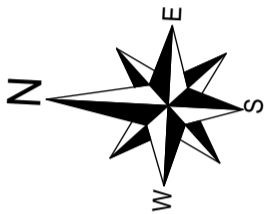
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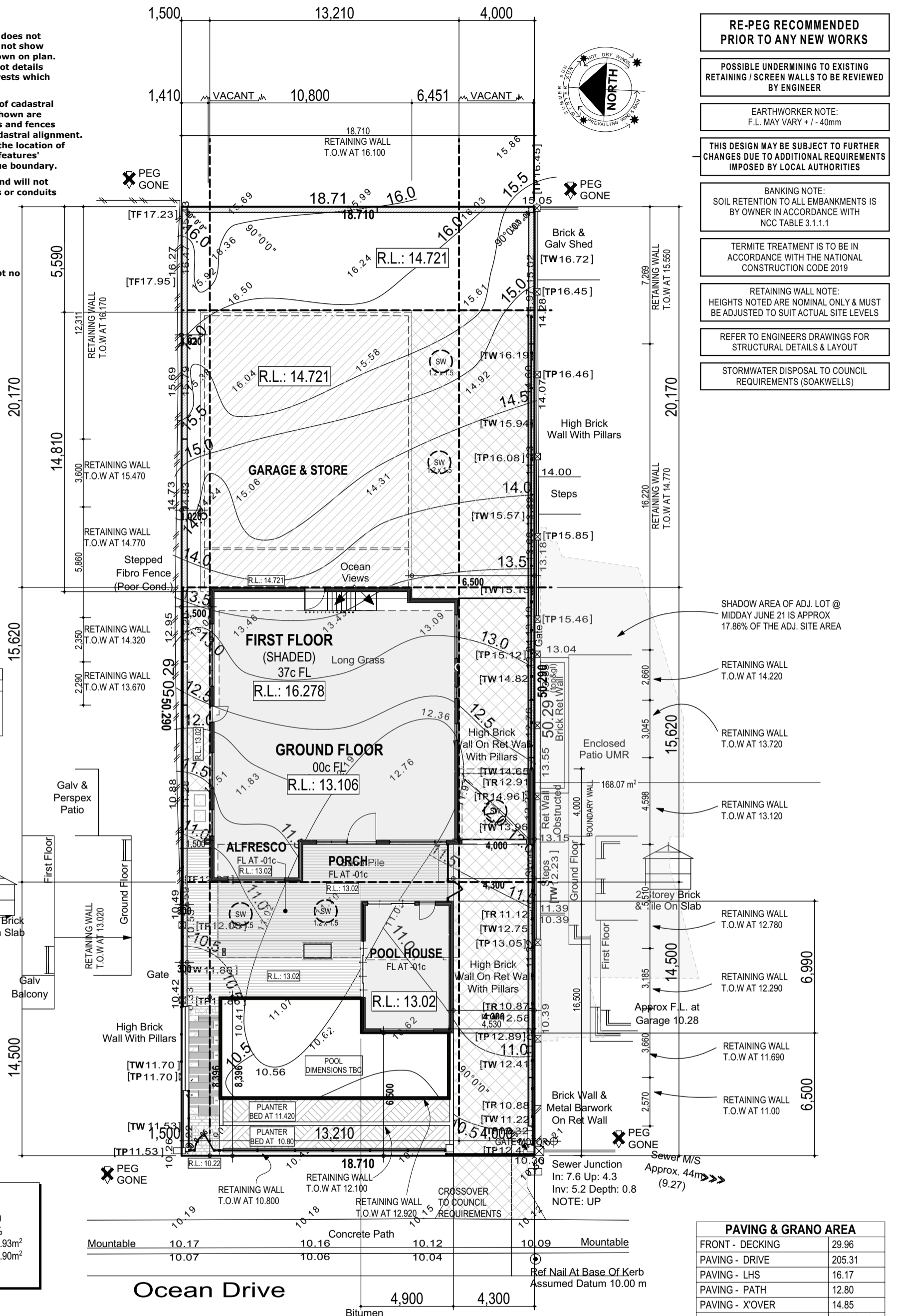
Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work

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Soak Well Type	No.	Capacity
SW 1200x1500	5	8.5 m3
Total Capacity		8.5 m3
Roof Area GF		25.9 m2
Paved Area		215.8 m2
Roof Area UF		241.9 m2
Roof Area 3rd		158.3 m2
Total Area		642.0 m2
Capacity Required (Area x 0.0125)		8.0 m3
Extra Capacity Provided		0.5 m3

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE



- RE-PEG RECOMMENDED PRIOR TO ANY NEW WORKS**
- POSSIBLE UNDERMINING TO EXISTING RETAINING / SCREEN WALLS TO BE REVIEWED BY ENGINEER
- EARTHWORKER NOTE:
F.L. MAY VARY +/- 40mm
- THIS DESIGN MAY BE SUBJECT TO FURTHER CHANGES DUE TO ADDITIONAL REQUIREMENTS IMPOSED BY LOCAL AUTHORITIES
- BANKING NOTE:
SOIL RETENTION TO ALL EMBANKMENTS IS BY OWNER IN ACCORDANCE WITH NCC TABLE 3.1.1.1
- TERMITE TREATMENT IS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE 2019
- RETAINING WALL NOTE:
HEIGHTS NOTED ARE NOMINAL ONLY & MUST BE ADJUSTED TO SUIT ACTUAL SITE LEVELS
- REFER TO ENGINEERS DRAWINGS FOR STRUCTURAL DETAILS & LAYOUT
- STORMWATER DISPOSAL TO COUNCIL REQUIREMENTS (SOAKWELLS)

SHADOW AREA OF ADJ. LOT @ MIDDAY JUNE 21 IS APPROX 17.86% OF THE ADJ. SITE AREA

RETAINING WALL T.O.W AT 14.220

RETAINING WALL T.O.W AT 13.720

RETAINING WALL T.O.W AT 13.120

RETAINING WALL T.O.W AT 12.780

RETAINING WALL T.O.W AT 12.290

RETAINING WALL T.O.W AT 11.690

RETAINING WALL T.O.W AT 11.000

VARIATION TO OPEN SPACE.

SITE COVERAGE	
ZONED	R20
% ALLOWED	50%
SITE AREA	940.93m ²
SITE COV. AREA	563.90m ²
SITE COV. =59.9%	

PAVING & GRANO AREA	
FRONT - DECKING	29.96
PAVING - DRIVE	205.31
PAVING - LHS	16.17
PAVING - PATH	12.80
PAVING - X'OVER	14.85
TOTAL	279.09 m²

COTTAGE & ENGINEERING SURVEYS
 Licensed Surveyors

87-89 Guthrie Street, Osborne Park, Western Australia
 Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
 Email: perth@cottage.com.au Website: www.cottage.com.au
 J/N: 499667 DATE: 05 May 21 SCALE: 1:200 DRAWN: J. Jee

Builder : Design-Construct Residential
 CLIENT : Ferrell
 LOT 196 #124 Ocean Drive, Quinns Rocks
 Plan7318



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DRAWING NAME: SITE PLAN	SHEET No: 2 OF 7	REVISION: K	JOB No: 0770
OWNER: FERRELL & COSTELLO	DATE:	DATE:	DATE:
OWNER: LOT 196 #124 OCEAN DRIVE, QUINNS ROCKS CITY OF WANNEROO	DATE:	DATE:	DATE:
DESIGNER: BLEND	DATE: MAY 2022	SCALE:	

NOTE: TO SCALE ON A3 SHEET

THIS DESIGN MAY BE SUBJECT TO FURTHER CHANGES DUE TO ADDITIONAL REQUIREMENTS IMPOSED BY LOCAL AUTHORITIES

CEILINGS THROUGHOUT 34c U.N.O

EV CHARGING STATION IN GARAGE PROVISIONS T.B.C

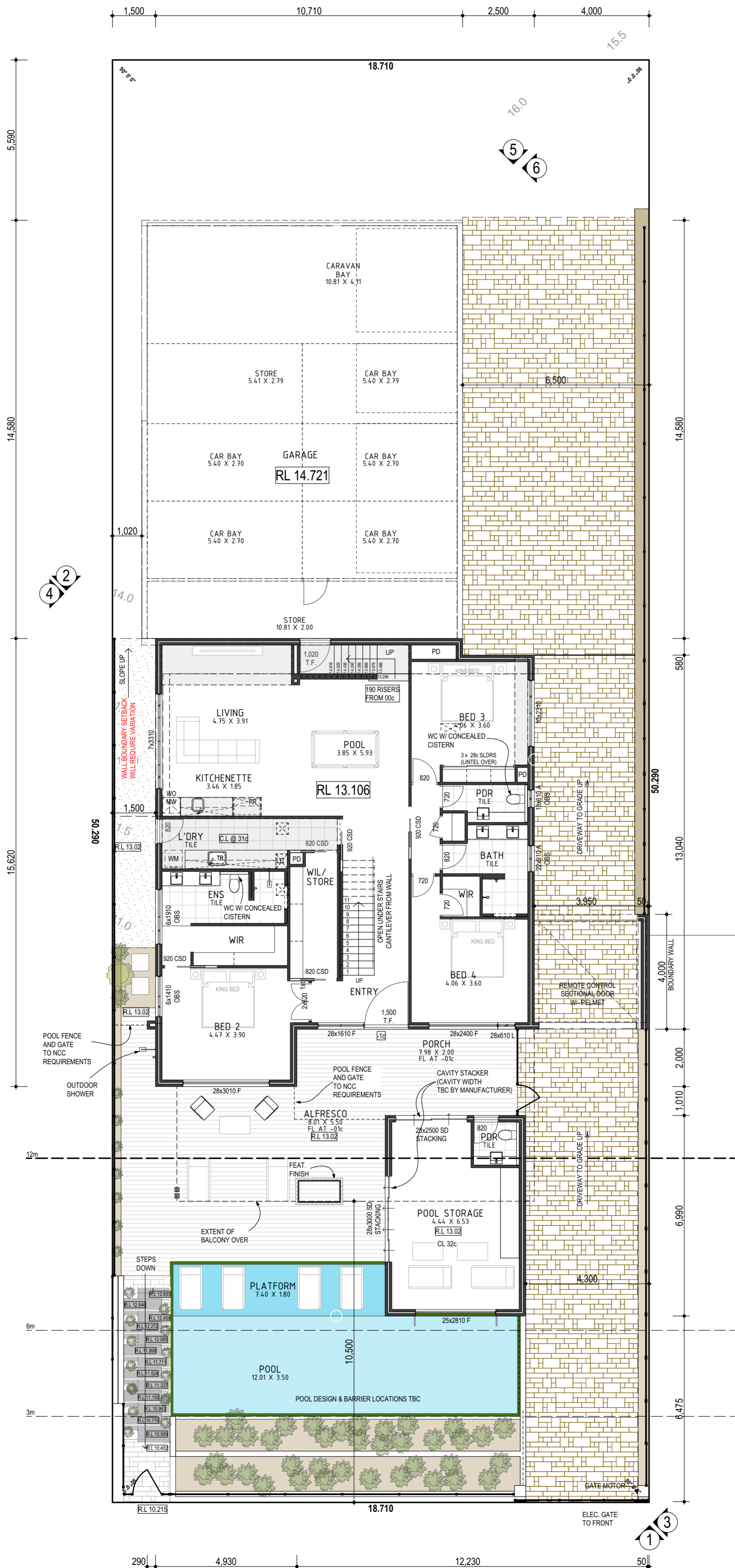
ALL INTERNAL DOORS AT 28c U.N.O

ID	AREA	M ²	PERIM.
01	GROUND FLOOR	182.12	56.50
02	GARAGE & STORE	164.33	51.75
03	POOL HOUSE	33.81	23.60
04	PORCH	14.38	18.38
04	ALFRESCO	24.83	22.22
		419.47 m ²	172.45 m

ID	AREA	M ²	PERIM.
05	FIRST FLOOR	160.96	51.20
06	BALCONY	76.68	37.56
06	BALCONY 2	19.19	17.80
		256.83 m ²	106.56 m

SITE COVERAGE

ZONED	R20
% ALLOWED	50%
SITE AREA	940.93m ²
SITE COV. AREA	563.90m ²
SITE COV. =59.9%	



DESIGN & CONSTRUCT RESIDENTIAL

Ph: 0419 911 888
 E: tom@design-construct.com.au
 W: www.design-construct.com.au
 A: 19C Salvado St, Cottesloe WA

In Conjunction With

BLEND RESIDENTIAL DESIGN

Ph: (08) 6465 4425 W: www.blendresidential.com.au

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NO	DATE	DESCRIPTION	BY
A	09/21	Floor Plan Design	ALM
B	07/21	Floor Plan Design	NW
C	06/21	Floor Plan Design	NW
D	06/21	Floor Plan Design	NW
E	06/21	Elevation Design	NW
F	09/21	Elevation Design	NW
G	11/21	Elevation Design	NW
H	12/21	Elevation Design	NW
I	02/22	Client Changes	NW
J	18/22	Planting Drawings	NW

CLIENT: FERRELL & COSTELLO
 ADDRESS: LOT 198 #124 OCEAN DRIVE, GUINNS ROCKS, CITY OF WANNEROO

DRAWING NAME: GF FLOOR PLAN
 SCALE: 1:100
 NOTE: TO SCALE ON A2 SHEET

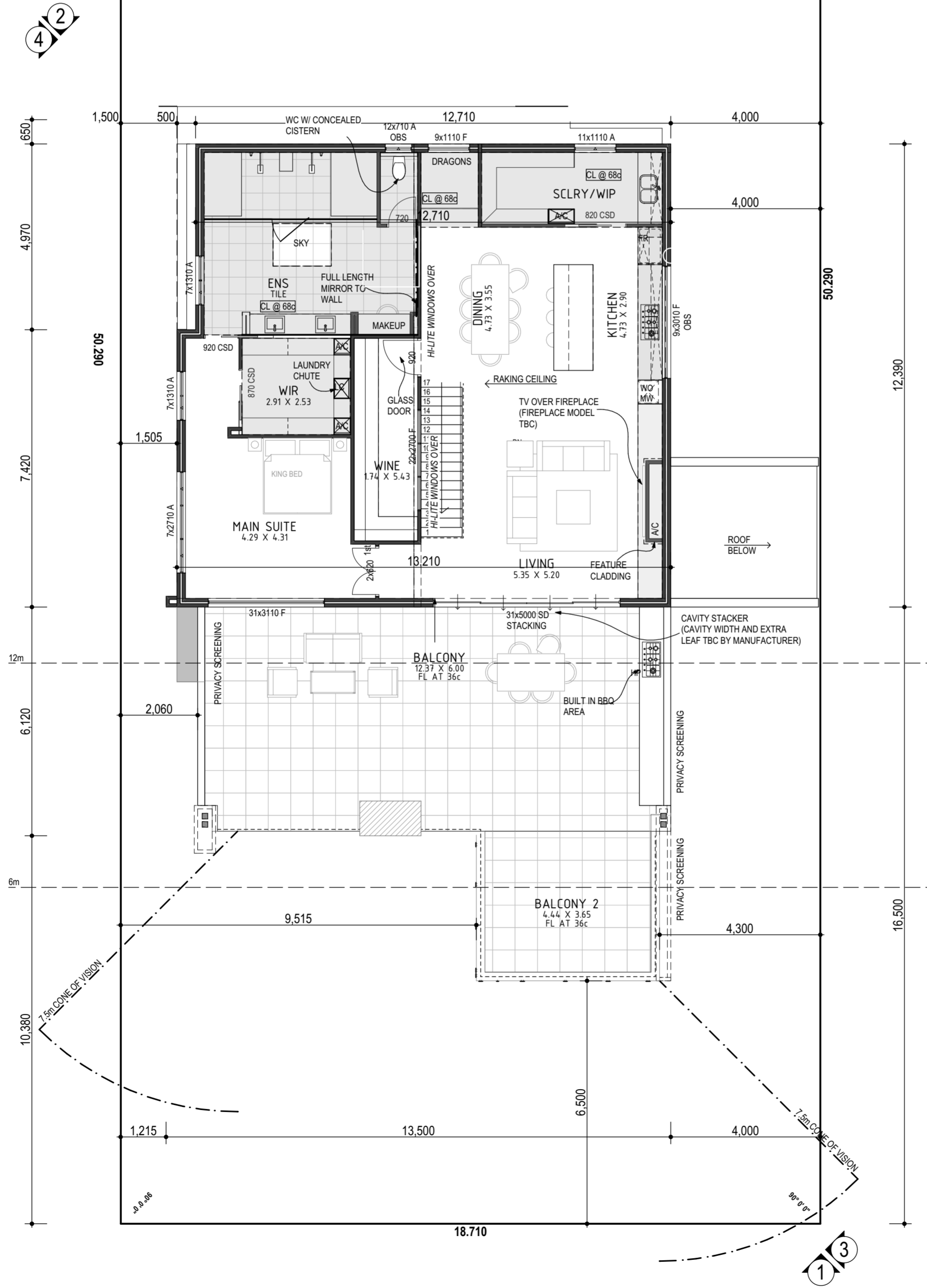
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CEILING THROUGHOUT 34c
U.N.O

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05	FIRST FLOOR	160.96	51.20
06	BALCONY	76.68	37.56
06	BALCONY 2	19.19	17.80
		256.83 m ²	106.56 m

SITE COVERAGE

ZONED R20
% ALLOWED 50%
SITE AREA 940.93m²
SITE COV. AREA 563.90m²
SITE COV. = 59.9%



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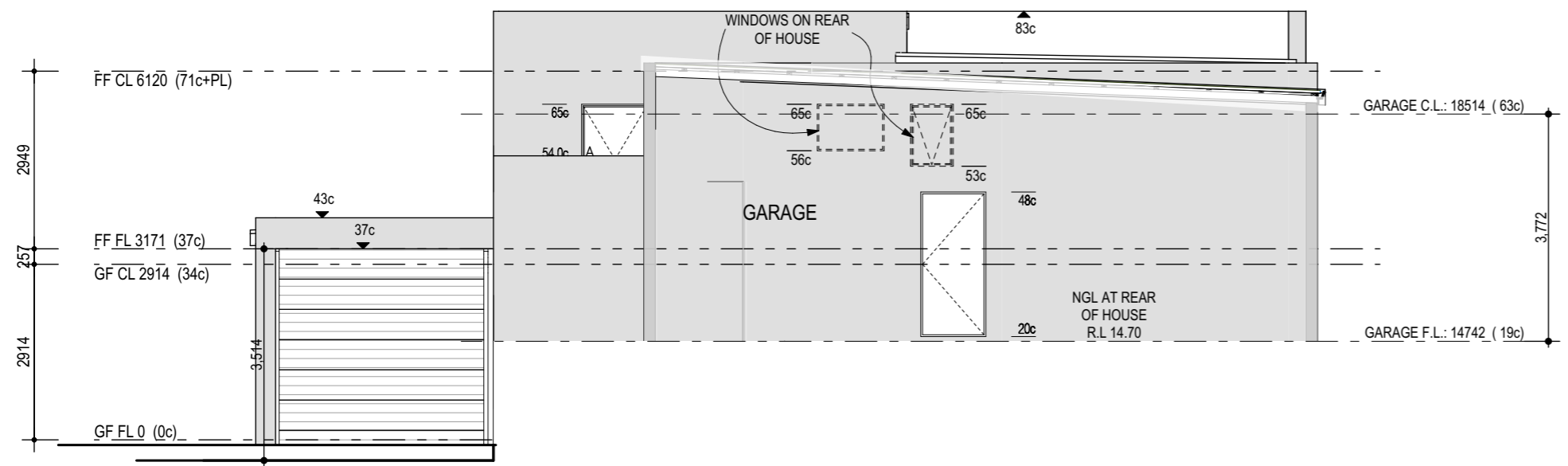
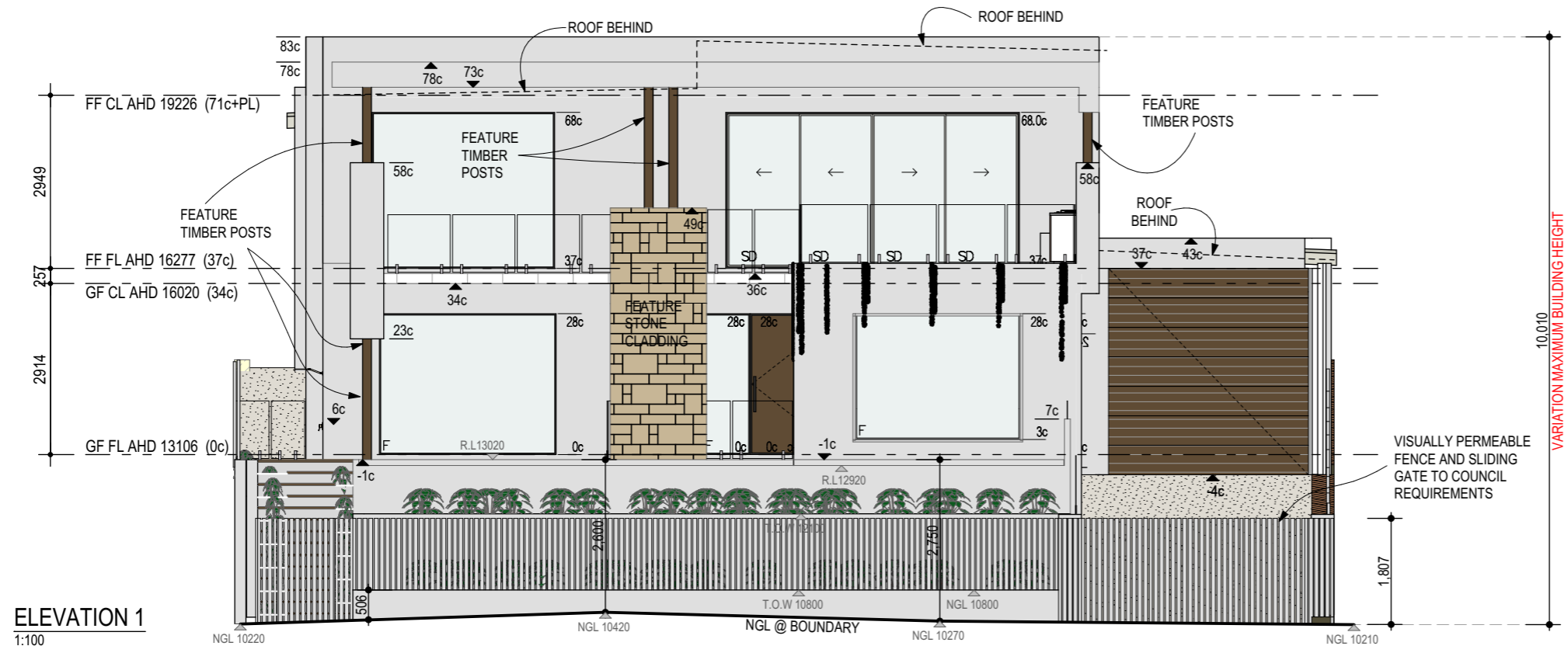
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G	11/21	Elevation Design	NW
H	12/21	Elevation Design	NW
I	02/22	Client Changes	NW
J	18/22	Planning Drawings	NW

CLIENT: **FERRELL & COSTELLO**
ADDRESS: LOT 198 #124 OCEAN DRIVE, QUINNS ROCKS, CITY OF WANNEROO

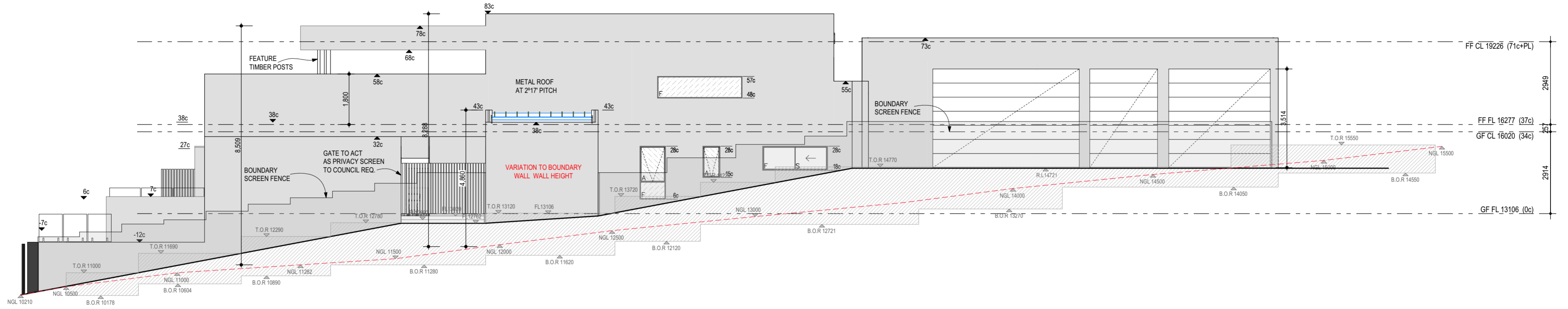
DRAWING NAME: **FF FLOOR PLAN**
SCALE: 1:100
NOTE: TO SCALE ON A2 SHEET



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	OWNER	DATE	OWNER	DATE	OWNER
DESIGNER	DATE	DESIGNER	DATE	DESIGNER	DATE
		CLIENT: FERRELL & COSTELLO			
		ADDRESS: LOT 196 #124 OCEAN DRIVE, QUINNS ROCKS CITY OF WANNEROO			
		DRAWN BY: BLEND	DATE DRAWN: MAY 2022	SCALE: 1:100	

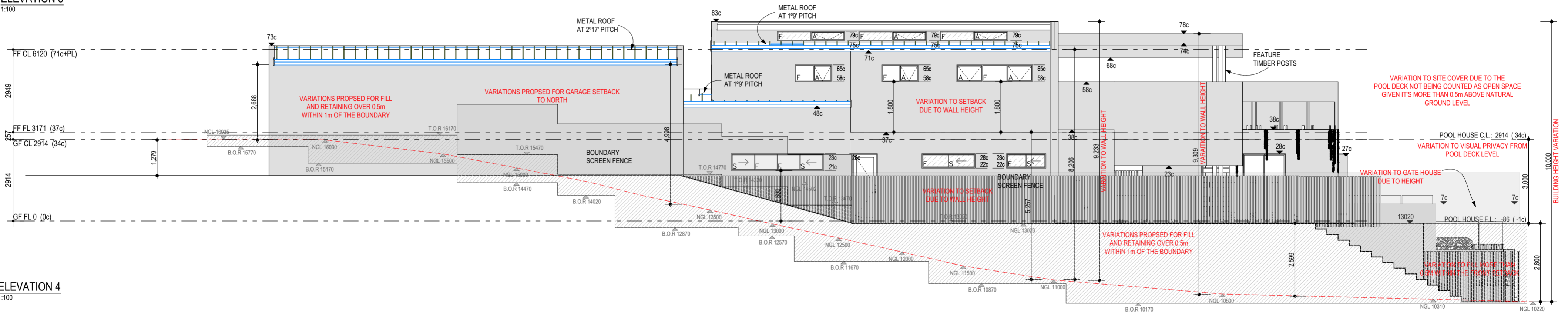
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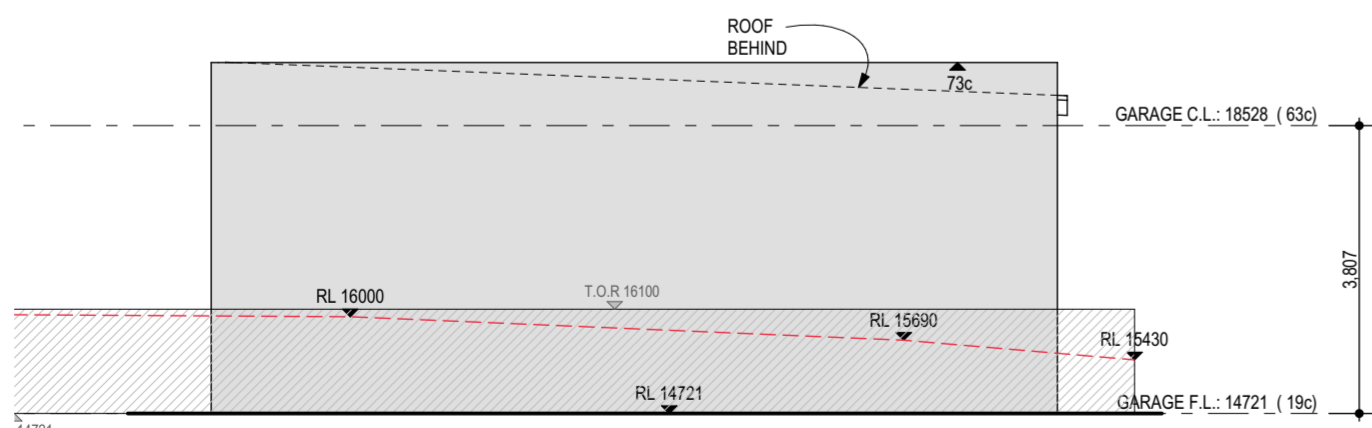
ELEVATION 3

1:100



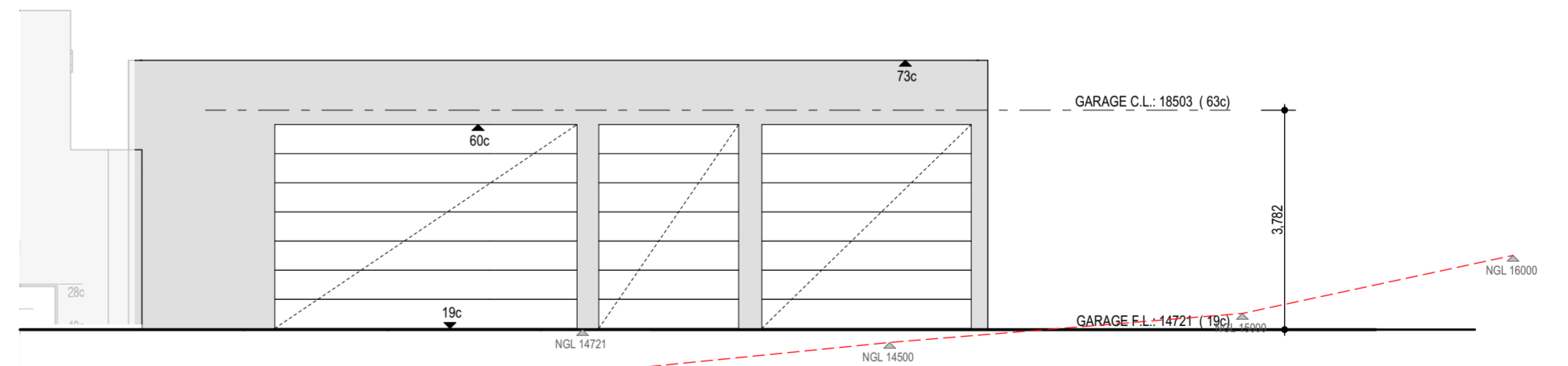
ELEVATION 4

1:100



ELEVATION 5

1:100



ELEVATION 6

1:100



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 A: PO Box 1124 Canning Bridge, Applecross WA W: www.blendresidential.com.au

DRAWING NAME:	ELEVATIONS 2	SHEET No:	6 OF 7	REVISION:	K	JOB No:	0770
OWNER:	DATE:	CLIENT:	FERRELL & COSTELLO				
OWNER:	DATE:	ADDRESS:	LOT 196 #124 OCEAN DRIVE, QUINNS ROCKS				
DESIGNER:	DATE:	CITY:	CITY OF WANNEROO				
		DRAWN BY:	BLEND	DATE DRAWN:	MAY 2022	SCALE:	1:100

NOTE: TO SCALE ON A2 SHEET



PERSPECTIVE 1



PERSPECTIVE 2



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DRAWING NAME: PERSPECTIVES		SHEET No: 7 OF 7	REVISION: K	JOB No: 0770
OWNER	DATE	CLIENT: FERRELL & COSTELLO		
OWNER	DATE	ADDRESS: LOT 196 #124 OCEAN DRIVE, QUINNS ROCKS CITY OF WANNEROO		
DESIGNER	DATE	DRAWN BY: BLEND	DATE DRAWN: MAY 2022	SCALE:

NOTE: TO SCALE ON A3 SHEET

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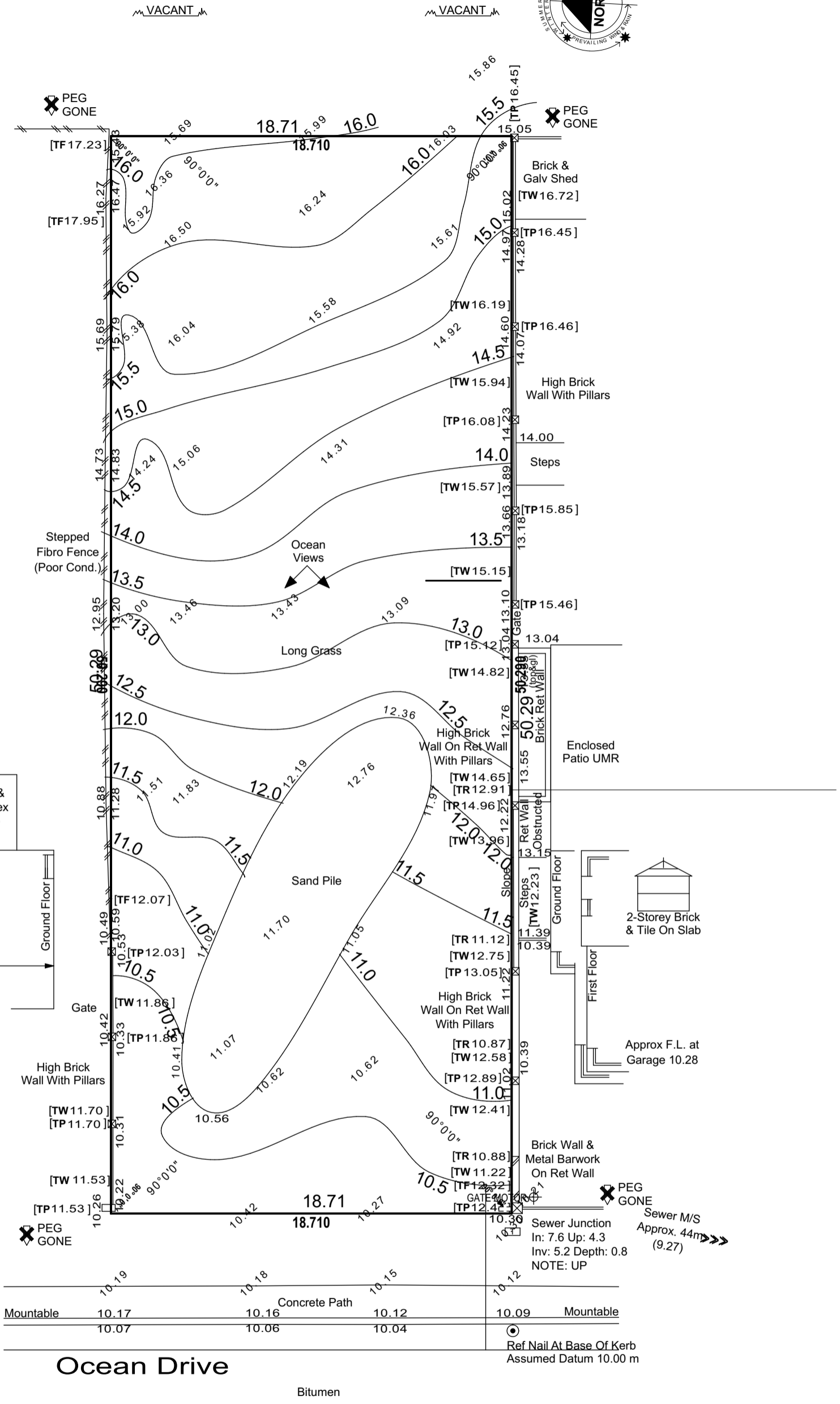
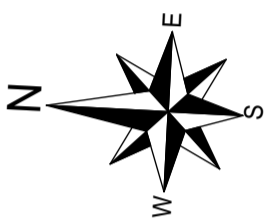
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**RE-PEG RECOMMENDED
 PRIOR TO ANY NEW WORKS**



COTTAGE & ENGINEERING SURVEYS
 Licensed Surveyors ©

87-89 Guthrie Street, Osborne Park, Western Australia
 Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
 Email: perth@cottage.com.au Website: www.cottage.com.au
 J/N: 499667 DATE: 05 May 21 SCALE: 1:200 DRAWN: J. Jee

Builder : Design-Construct Residential
CLIENT : Ferrell
LOT 196 #124 Ocean Drive, Quinns Rocks
 Plan7318

SEC Dome	Power Pole	Phone Pits	Water Conn.	Top Pillar/Post	Top Wall	Top Retaining	Top Fence
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DRAWING NAME: EXISTING SITE PLAN	SHEET No: 1 OF 7	REVISION: K	JOB No: 0770
OWNER:	DATE:	OWNER:	DATE:
DESIGNER:	DATE:	CLIENT: FERRELL & COSTELLO	ADDRESS: LOT 196 #124 OCEAN DRIVE, QUINNS ROCKS CITY OF WANNEROO
DESIGNER:	DATE:	DRAWN BY: BLEND	DATE DRAWN: MAY 2022

NOTE: TO SCALE ON A3 SHEET