

⊕	SEC Dome
⊖	Power Pole
⊕	Phone Pits
⊖	Water Conn.
[TP 10.00]	Top Pillar/Post
[TW 10.00]	Top Wall
[TR 10.00]	Top Retaining
[TF 10.00]	Top Fence

DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

WARNING:
Check developer/strata company regarding possible future/existing internal service run ins, positions & details. Check for possible private sewer lines & position & details of connection to strata lot. Beware possible building restrictions on strata lot by management statement or by-laws. If strata boundaries not defined on plan only parent lot may be re-pegged and line pegs placed.

WARNING: Plan not yet approved by titles office. Verify lot dimensions & angles with title.
NOTE: Angles and dimensions to be verified with titles office plan when issued.

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

RE-PEG RECOMMENDED PRIOR TO ANY NEW WORKS

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

REFER TO SLAB SETOUT PLAN FOR SLAB, PRE-LAYS & WET AREA SETOUT

STORMWATER DISPOSAL TO COUNCIL REQUIREMENTS (SOAKWELLS)

EARTHWORKER NOTE: F.L. MAY VARY +/- 40mm

POSSIBLE UNDERMINING TO EXISTING RETAINING / SCREEN WALLS TO BE REVIEWED BY ENGINEER

PLUMBER NOTE: REFLUX VALVE TO INTERNAL SEWER LINE

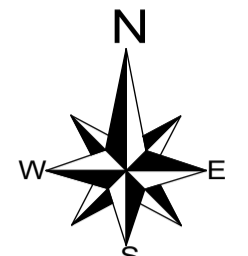
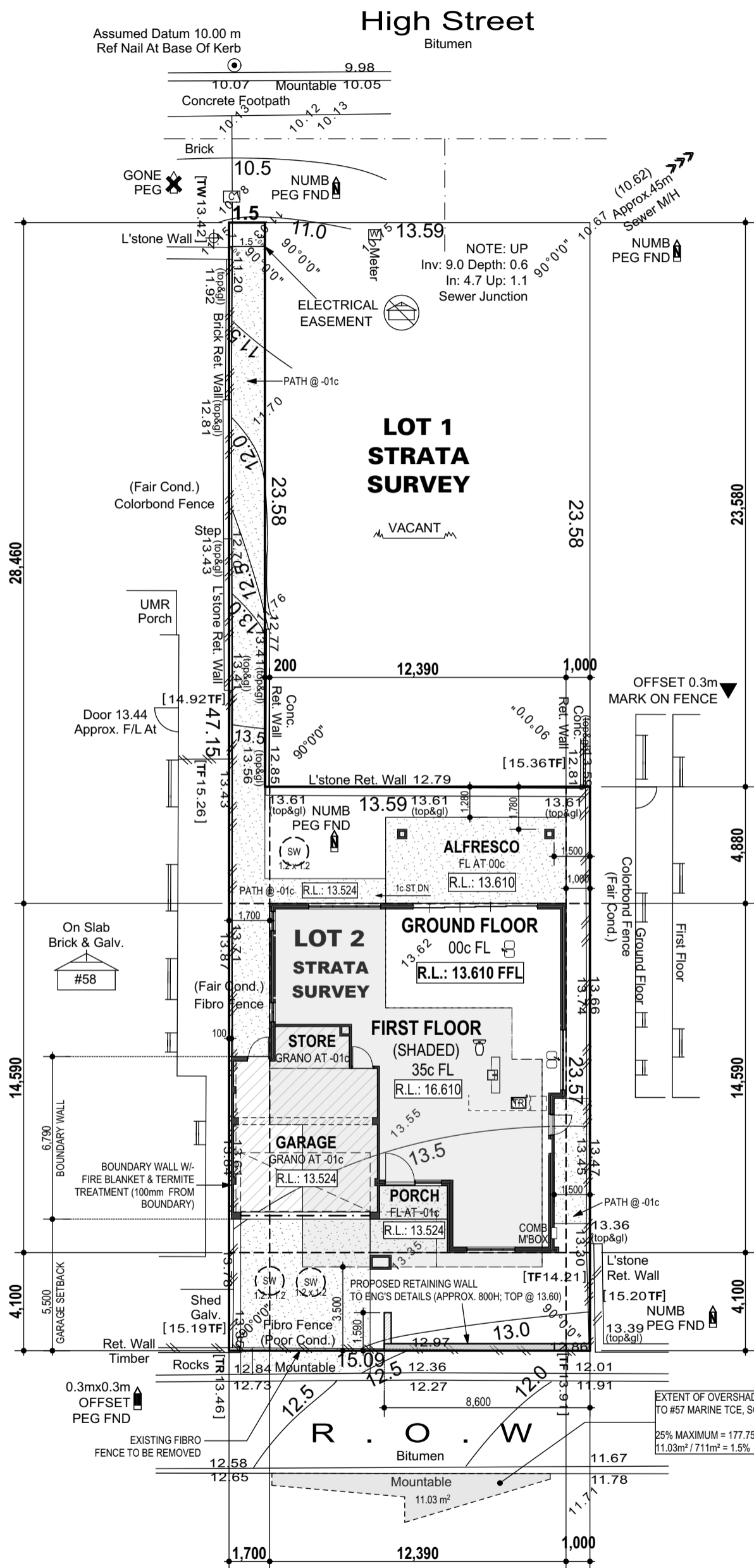
SSL 2 MISCLOSE
0.000 m

SSL 1 MISCLOSE
0.000 m

SOIL DESCRIPTION
Sand
Light Grass Cover

Scale 1:200
0 2 4 6 8

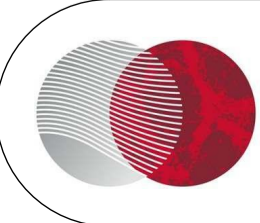
SITE COVERAGE
ZONED R25
% ALLOWED 50%
SITE AREA 391.04m²
SITE COV. AREA 178.01m²
SITE COV. =45.5%



Soak Well Type	No.	Capacity
SW 1200x1200	3	4.1 m ³
Total Capacity		4.1 m ³
Roof Area GF		83.6 m ²
Paved Area		63.3 m ²
Roof Area UF		155.4 m ²
Total Area		302.3 m ²
Capacity Required (Area x 0.0125)		3.8 m ³
Extra Capacity Provided		0.3 m ³

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

EXTENT OF OVERSHADOWING TO #57 MARINE TCE, SORRENTO - 711m²
25% MAXIMUM = 177.75m²
11.03m² / 711m² = 1.5%



BLEND
RESIDENTIAL DESIGNS

The contractor / builder is responsible for setting out and checking all levels and measurements on site. All dimensions are to be checked and verified by the owner / builder and any discrepancies in this document must be resolved before ordering or commencement of any works.
These plans have been prepared for exclusive use by the client of Blend Residential Designs for the purpose expressly notified to the designer. The plans shall remain the sole property of Blend Residential Designs and must not be given, lent, resold or otherwise disposed or copied without the permission in writing from Blend Residential Designs.
Blend Ph: (08) 6465 4425 E: info@blenddesigns.com.au
A: PO Box 1124 Canning Bridge, Applecross WA W: www.blenddesigns.com.au

DRAWING NAME: SITE PLAN
OWNER DATE
OWNER DATE
DESIGNER DATE

SHEET No: 1 OF 5
REVISION: H
JOB No: 0688
CLIENT: RUSSO
ADDRESS: LOT 2 (#60A) HIGH STREET, SORRENTO
CITY OF JOONDALUP
DRAWN BY: BLEND
DATE DRAWN: JAN/2021
SCALE:

NOTE: TO SCALE ON A3 SHEET

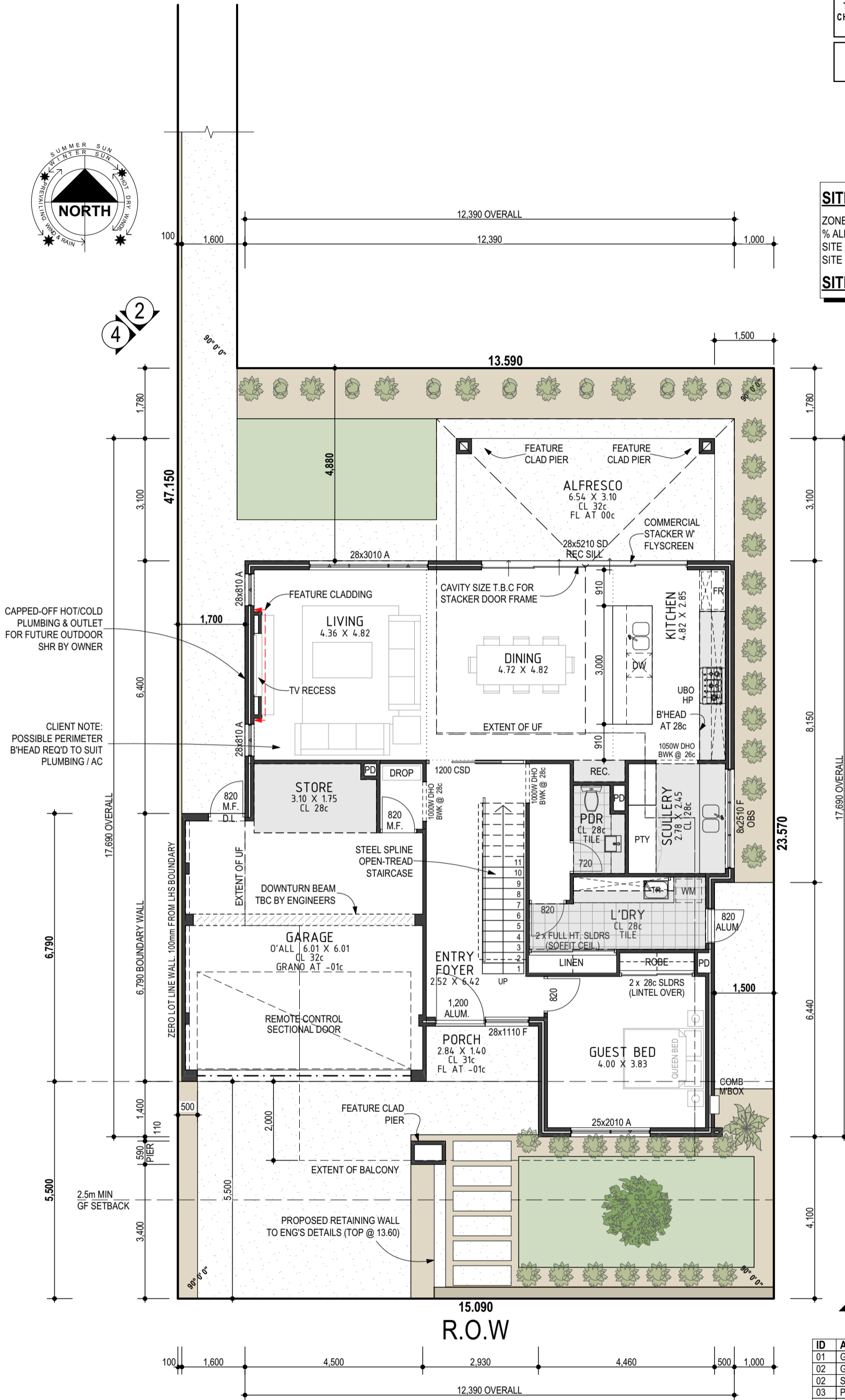
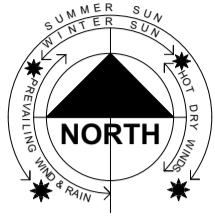
THIS DESIGN MAY BE SUBJECT TO FURTHER CHANGES DUE TO ADDITIONAL REQUIREMENTS IMPOSED BY LOCAL AUTHORITIES

GF CEILINGS AT 31c THROUGHOUT U.N.O

SITE COVERAGE

ZONED	R25
% ALLOWED	50%
SITE AREA	391.04m ²
SITE COV. AREA	178.01m ²

SITE COV. =45.5%



ID	AREA	M ²	PERIM.
01	GROUND FLOOR	128.87	53.96
02	GARAGE	39.34	25.96
02	STORE	5.83	10.16
03	PORCH	3.98	8.48
04	ALFRESCO	27.15	22.28
		205.17 m²	120.84 m

ID	AREA	M ²	PERIM.
05	FIRST FLOOR	120.71	53.16
06	BALCONY	12.86	15.78
		133.57 m²	68.94 m



The contractor / builder is responsible for setting out and checking all levels and measurements on site. All dimensions are to be checked and verified by the owner / builder and any discrepancies in this document must be resolved before ordering or commencement of any works.

These plans have been prepared for exclusive use by the client of Blend Residential Designs for the purpose expressly notified to the designer. The plans shall remain the sole property of Blend Residential Designs and must not be given, lent, resold or otherwise disposed or copied without the permission in writing from Blend Residential Designs.

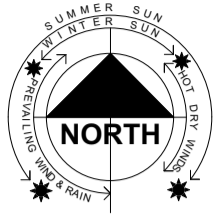
Blend Ph: (08) 6465 4425 E: info@blenddesigns.com.au
A: PO Box 1124 Canning Bridge, Applecross WA W: www.blenddesigns.com.au

DRAWING NAME: GF FLOOR PLAN		SHEET No: 2 OF 5	REVISION: H	JOB No: 0688
OWNER	DATE	CLIENT: RUSSO		
OWNER	DATE	ADDRESS: LOT 2 (#60A) HIGH STREET, SORRENTO CITY OF JOONDALUP		
DESIGNER	DATE	DRAWN BY: BLEND	DATE DRAWN: JAN/2021	SCALE: 1:100

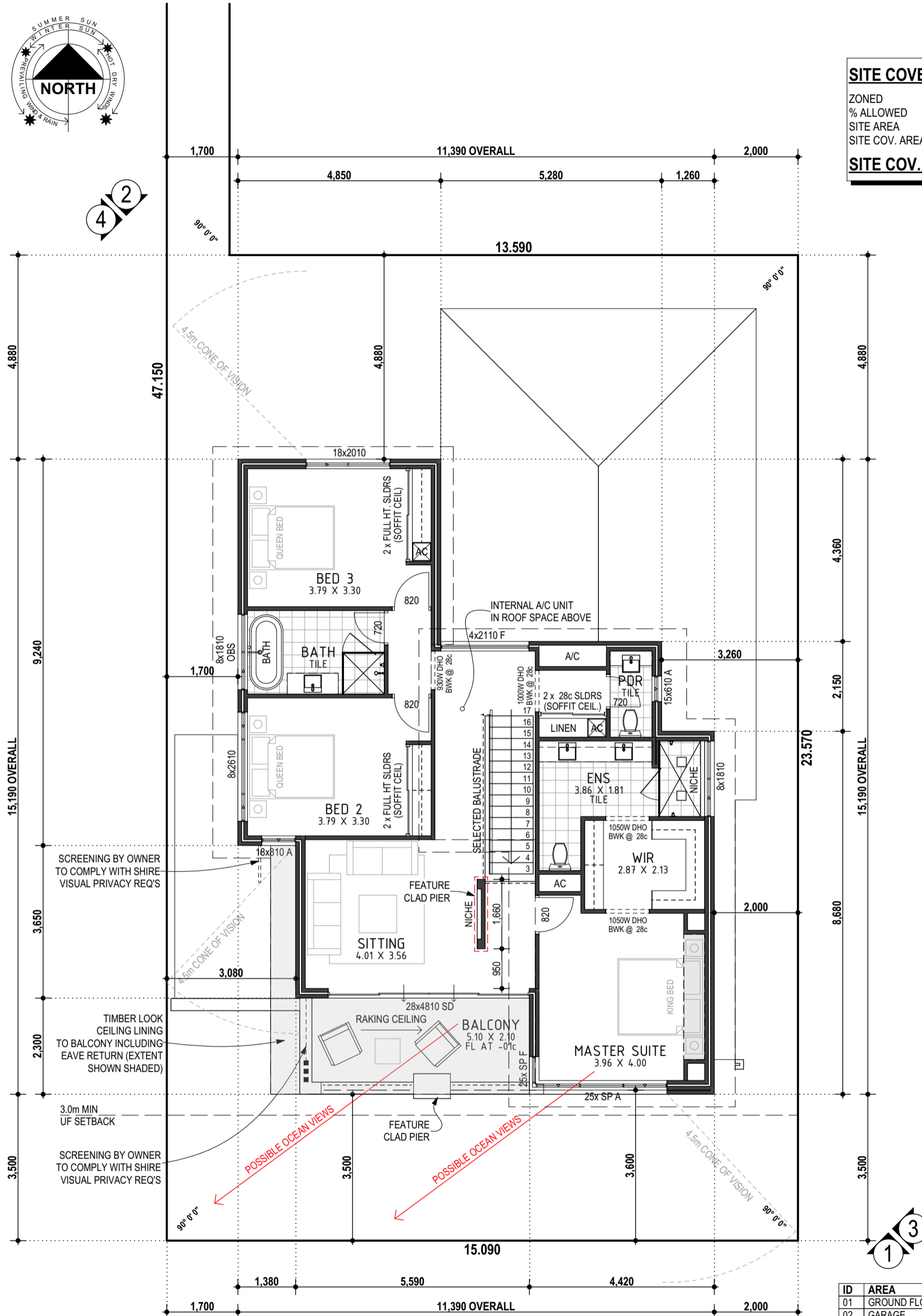
NOTE: TO SCALE ON A3 SHEET

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

UF CEILINGS AT 32c (+PLATE) THROUGHOUT U.N.O



SITE COVERAGE	
ZONED	R25
% ALLOWED	50%
SITE AREA	391.04m ²
SITE COV. AREA	178.01m ²
SITE COV. =45.5%	



ID	AREA	M ²	PERIM.
01	GROUND FLOOR	128.87	53.96
02	GARAGE	39.34	25.96
02	STORE	5.83	10.16
03	PORCH	3.98	8.48
04	ALFRESCO	27.15	22.28
		205.17 m²	120.84 m

ID	AREA	M ²	PERIM.
05	FIRST FLOOR	120.71	53.16
06	BALCONY	12.86	15.78
		133.57 m²	68.94 m



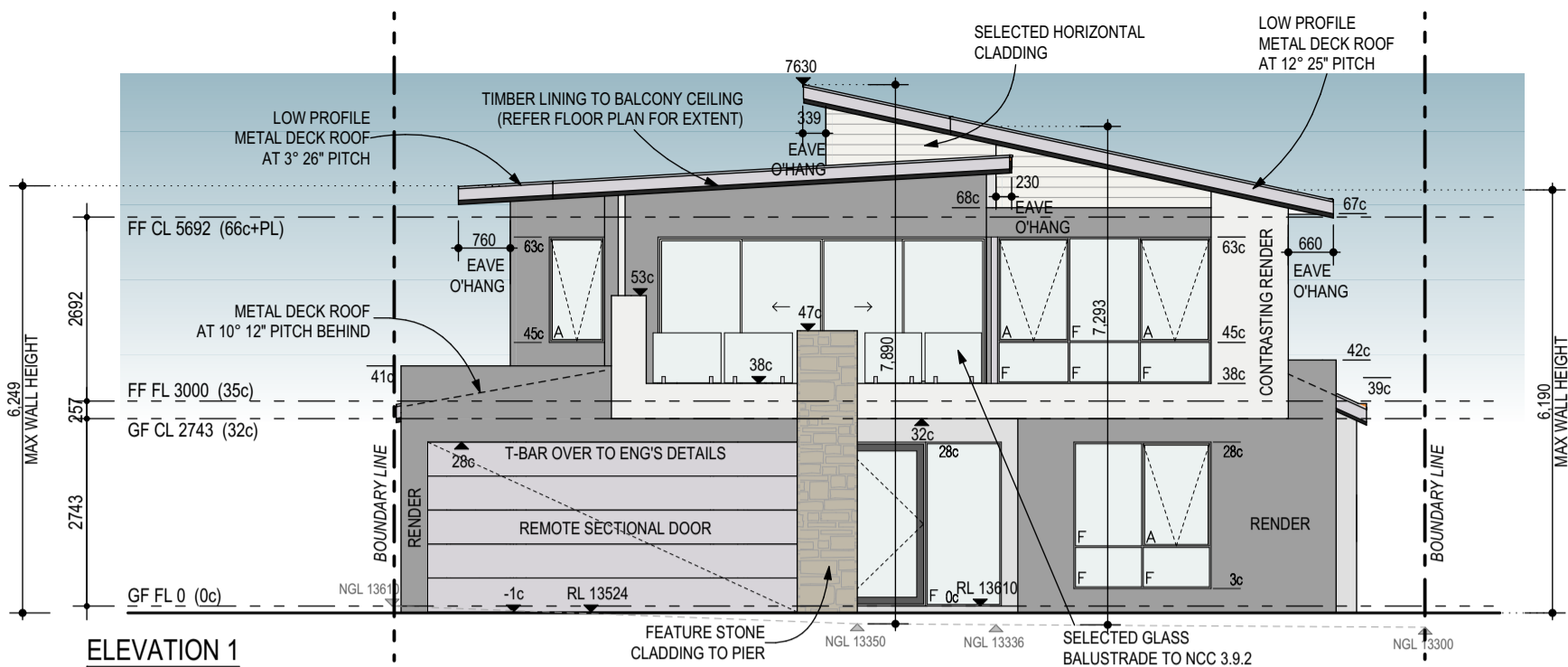
The contractor / builder is responsible for setting out and checking all levels and measurements on site. All dimensions are to be checked and verified by the owner / builder and any discrepancies in this document must be resolved before ordering or commencement of any works.

These plans have been prepared for exclusive use by the client of Blend Residential Designs for the purpose expressly notified to the designer. The plans shall remain the sole property of Blend Residential Designs and must not be given, lent, resold or otherwise disposed or copied without the permission in writing from Blend Residential Designs.

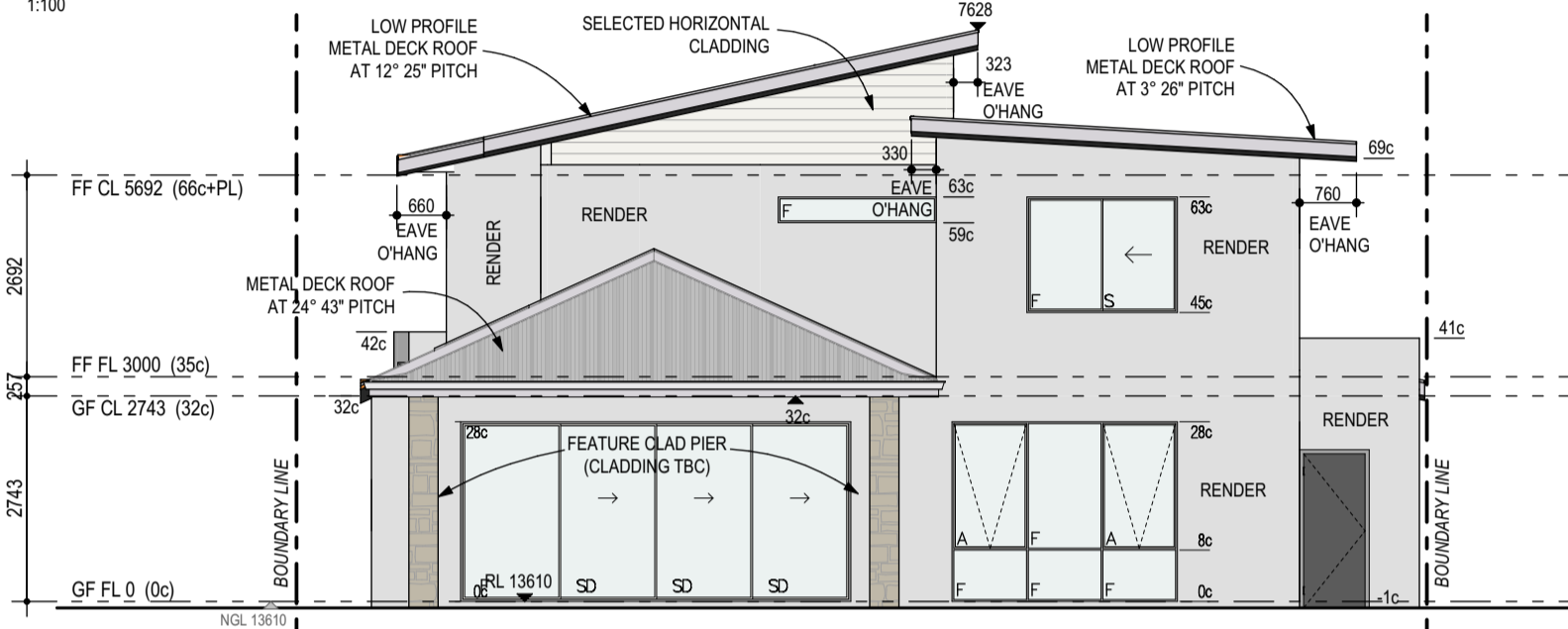
Blend Ph: (08) 6465 4425 E: info@blenddesigns.com.au
A: PO Box 1124 Canning Bridge, Applecross WA W: www.blenddesigns.com.au

DRAWING NAME: FF FLOOR PLAN		SHEET No: 3 OF 5	REVISION: H	JOB No: 0688
OWNER	DATE	CLIENT: RUSO		
OWNER	DATE	ADDRESS: LOT 2 (#60A) HIGH STREET, SORRENTO CITY OF JOONDALUP		
DESIGNER	DATE	DRAWN BY: BLEND	DATE DRAWN: JAN/2021	SCALE: 1:100

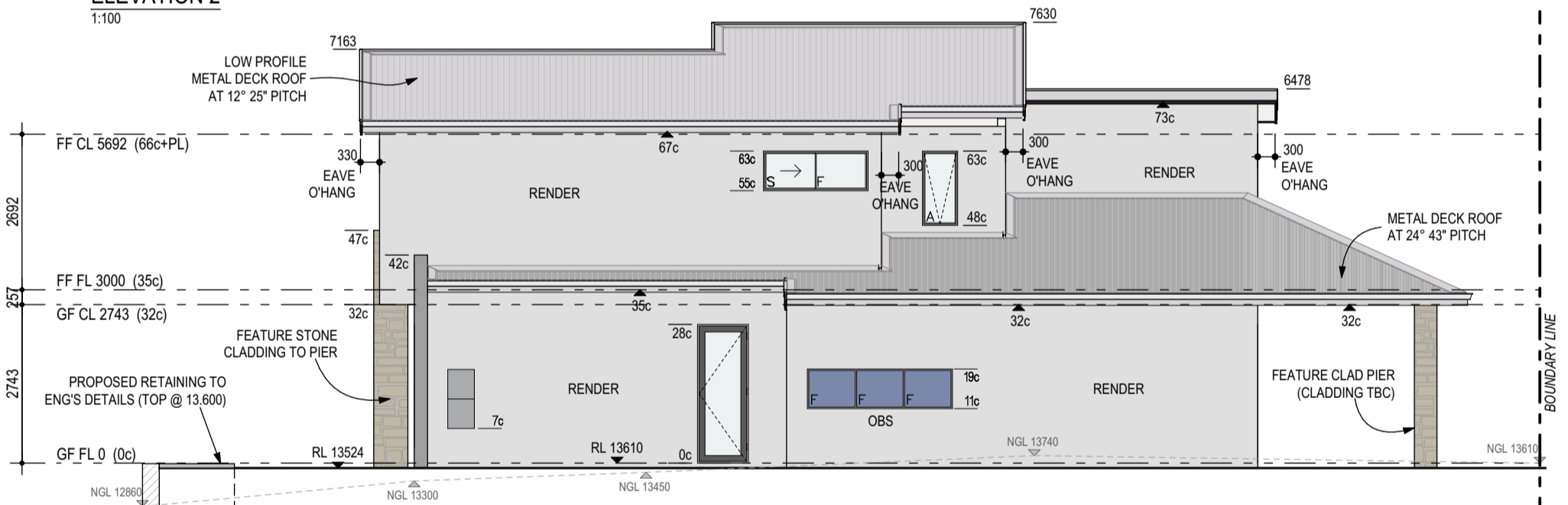
NOTE: TO SCALE ON A3 SHEET



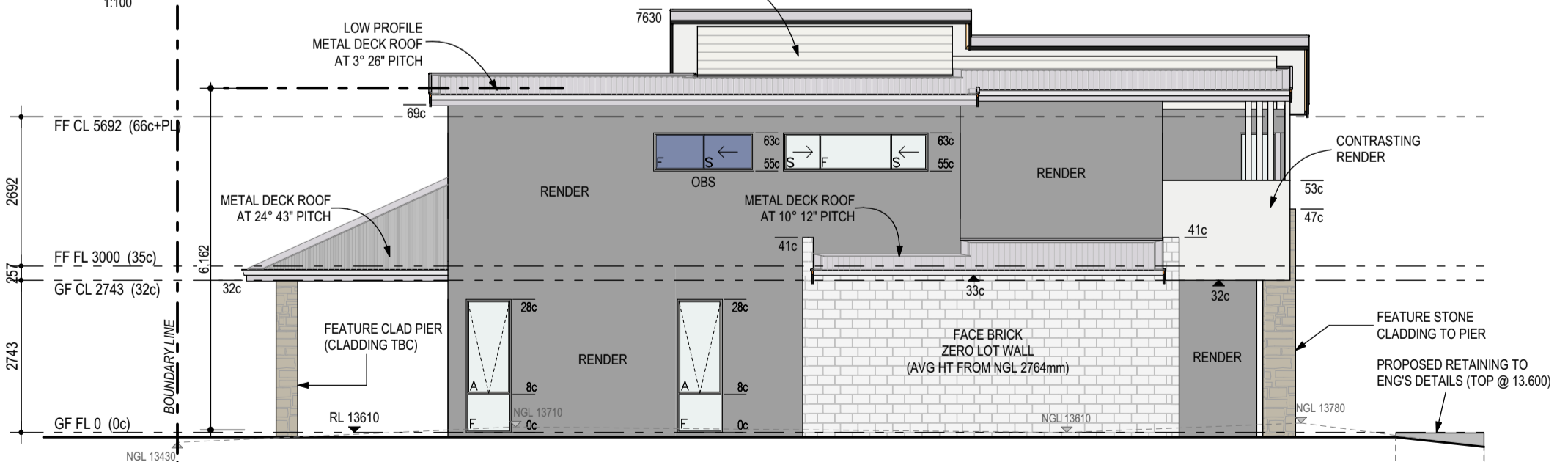
ELEVATION 1
1:100



ELEVATION 2
1:100



ELEVATION 3
1:100



ELEVATION 4
1:100



The contractor / builder is responsible for setting out and checking all levels and measurements on site. All dimensions are to be checked and verified by the owner / builder and any discrepancies in this document must be resolved before ordering or commencement of any works.

These plans have been prepared for exclusive use by the client of Blend Residential Designs for the purpose expressly notified to the designer. The plans shall remain the sole property of Blend Residential Designs and must not be given, lent, resold or otherwise disposed or copied without the permission in writing from Blend Residential Designs.

Blend Ph: (08) 6465 4425 E: info@blenddesigns.com.au
A: PO Box 1124 Canning Bridge, Applecross WA W: www.blenddesigns.com.au

DRAWING NAME: ELEVATIONS		SHEET No: 4 OF 5	REVISION: H	JOB No: 0688
OWNER	DATE	CLIENT: RUSSO ADDRESS: LOT 2 (#60A) HIGH STREET, SORRENTO CITY OF JOONDALUP		
OWNER	DATE	DRAWN BY: BLEND	DATE DRAWN: JAN/2021	SCALE: 1:100
DESIGNER	DATE	NOTE: TO SCALE ON A3 SHEET		