

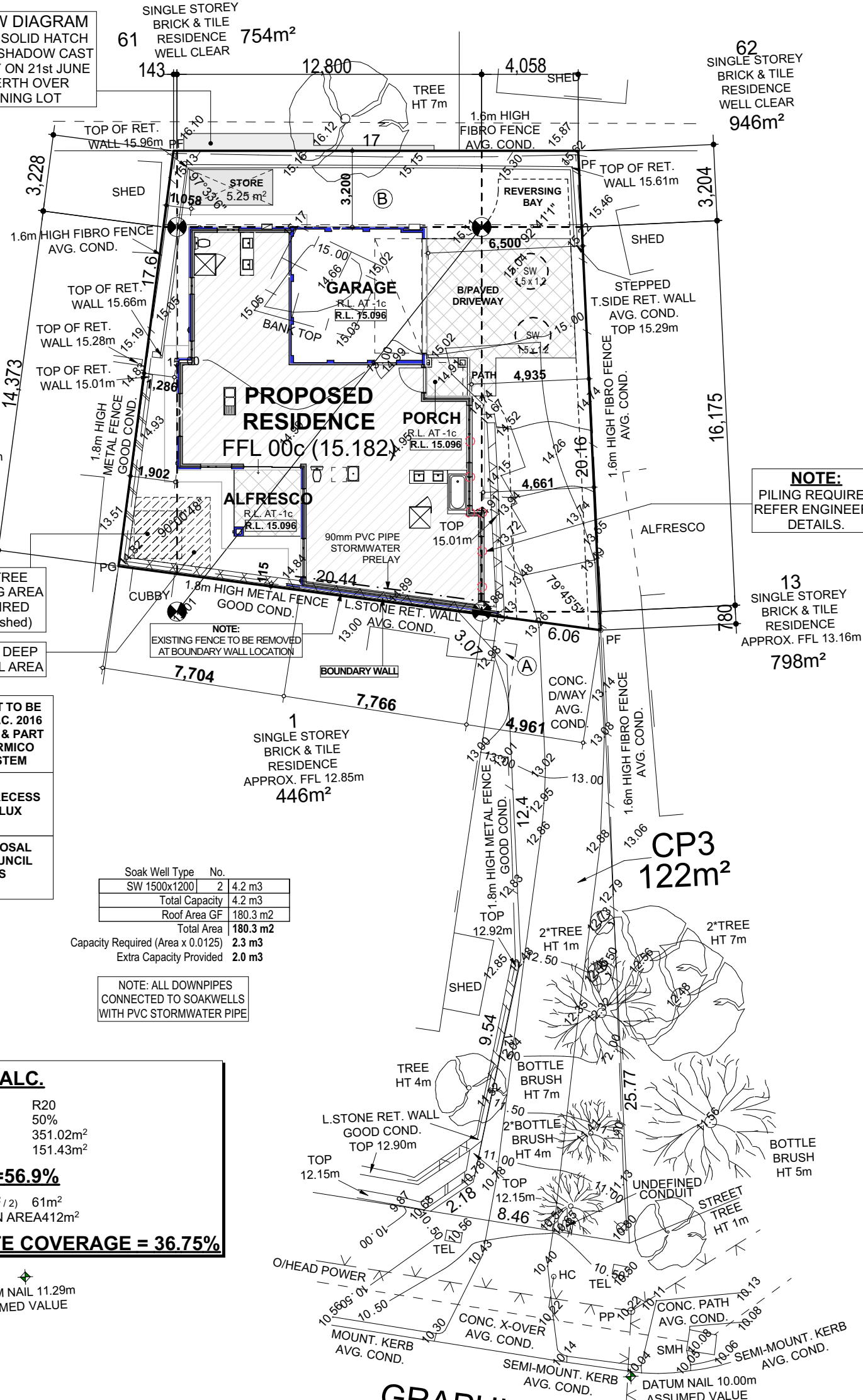


**newera**  
HOMES  
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COUNCIL: <b>JOONDALUP</b>			PROJECT: CHOICE SPECIFICATION <b>Custom</b>			OWNER(S): <b>LE GEOIS</b>		
REV	DETAILS	DWN DATE	CHK/REV	DETAILS	DWN DATE	CHK	ADDRESS: <b>LOT 2a GRAPHIC COURT BELDON</b>	
01	W.DWGS	LM OCT'23	-				JOB NO: -	SHEET 01 of 06
OWNER..... DATE.....						JOB NO: -		REV No:
BUILDER..... DATE.....						SCALE:		<b>01</b>

SERVICE LEGEND	
<b>POWER</b>	
CONSUMER POLE	○ CP
POWER POLE	○ PP
LIGHT POLE	○ LP
STAY POLE	○ SP
S. WIRE ANCHOR	○ SWA
UNI PILLAR	⊗
EXPOSED CABLES	○ EC
<b>GAS</b>	
PRE-LAID CONN.	○ GPL
METER	□ GM
<b>SEWERAGE</b>	
MANHOLE	○ SMH
INSPECT. SHAFT	○ IS
INSPECT. OPENING	○ IO
HOUSE CONNECTION	○ HC
HOUSE CONN. INDICATOR	○ HCI
INSPECT. SHAFT CONNECTION	○ ISC
<b>TELE.</b>	
PIT	□ TEL
PRE-LAID CONN.	○ TPL
<b>DRAINAGE</b>	
MANHOLE	○ DMH
GULLY PIT	□
LOT PIT	○ LDP
HOUSE CONN.	○ DHC
SIDE ENTRY PIT	□
COMBINATION ENTRY PIT	□
<b>WATER</b>	
STOP VALVE	○ WSV
HYDRANT	○ HY
FLUSH POINT	○ FP
WATER TAP	⊕ WTP
WATER METER	⊕ M
PRE-LAID CONN.	○ WPL
<b>SURVEY</b>	
DATUM NAIL	◆
PEG FOUND	○ PF
PEG DISTURBED	○ PD
PEG GONE	PG
STAKE FOUND	○ STF

**SHADOW DIAGRAM**  
5.06 m<sup>2</sup> SOLID HATCH  
SHOWING SHADOW CAST  
AT MIDDAY ON 21st JUNE  
FOR PERTH OVER  
ADJOINING LOT



**NOTE:**  
PILING REQUIRED  
REFER ENGINEERS  
DETAILS.

**TERMITE TREATMENT TO BE  
IN ACCORDANCE N.C.C. 2016  
PART 3.1.3 PART 2.1.1 & PART  
1.0.7 USING THE TERMICO  
MANAGEMENT SYSTEM**

**NOTE:**  
SET DOWN SHOWER RECESS  
BASE 30mm & FIT REFLUX  
VALVE.

**STORMWATER DISPOSAL  
BY BUILDER TO COUNCIL  
REQUIREMENTS  
(SOAKWELLS)**

Soak Well Type	No.	Capacity
SW 1500x1200	2	4.2 m <sup>3</sup>
Total Capacity		4.2 m <sup>3</sup>
Roof Area GF		180.3 m <sup>2</sup>
Total Area		180.3 m <sup>2</sup>
Capacity Required (Area x 0.0125)		2.3 m <sup>3</sup>
Extra Capacity Provided		2.0 m <sup>3</sup>

**NOTE: ALL DOWNPIPES  
CONNECTED TO SOAKWELLS  
WITH PVC STORMWATER PIPE**



**SITE COVER CALC.**

ZONED	R20
% ALLOWED	50%
SITE AREA	351.02m <sup>2</sup>
SITE COVER	151.43m <sup>2</sup>

**OPEN SPACE = 56.9%**

COMMON AREA (122m <sup>2</sup> /2)	61m <sup>2</sup>
SITE AREA + COMMON AREA	412m <sup>2</sup>

**ADJUSTED SITE COVERAGE = 36.75%**

DATUM NAIL 11.29m  
ASSUMED VALUE

**GRAPHIC CT**

**GROUND COVER**  
SANDY / WEED

NOTE : INTRUSION EASEMENT (A)  
NOTE : SEWERAGE EASEMENT (B)

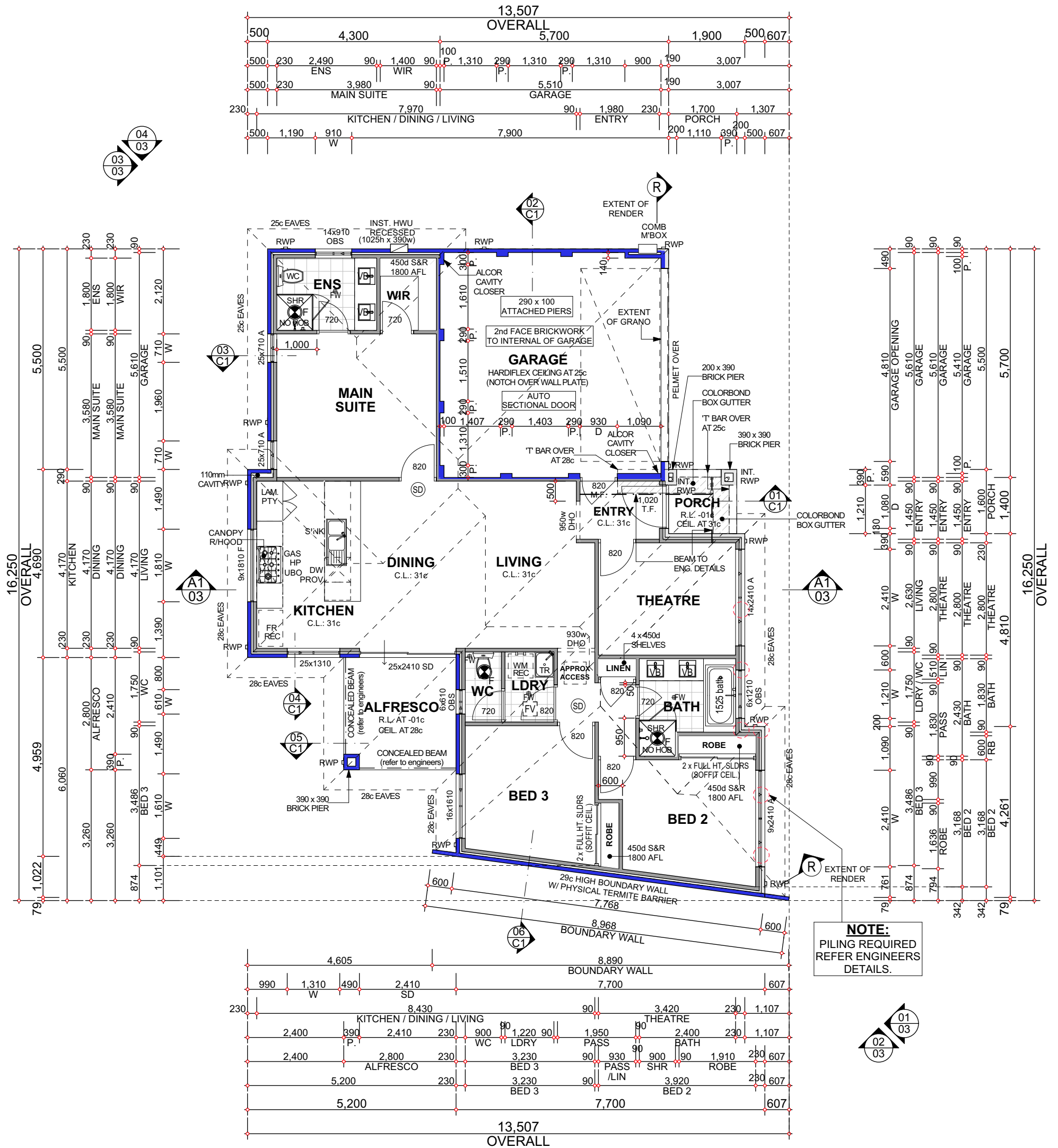
LOT RECORDS					
LOT SERVICE	STATUS	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER	✓	✓	✓	✓	✓
SEWERAGE	✓	✓	✓	✓	✓
GAS	✓	✓	✓	✓	✓
TELE.	✓	✓	✓	✓	✓
DRAINAGE	✓	✓	✓	✓	✓
POWER	U/G	✓	✓	✓	✓
AREA: ESTAB 01/2015					
COASTAL DISTANCE 1.5-10km					
LOT: 2					
AREA: 351 m <sup>2</sup>					
APPROX. AHD + 23.95m					
SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY. HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.					
SEWER CONNECTION POSITION APPROXIMATE ONLY					
SEWER INVERT LEVEL 8.69					
SEWER BROUGHT UP 0.00					
DEPTH TO CONNECTION 1.71					

TITLE : FEATURE SURVEY	LOT : 2 No. 2/A GRAPHIC CT
CLIENT : SONYA GOULDSTONE	SUBURB : BELDON
BUILDER : FIRST HOME BUYERS DIRECT	SSP : 70342
	AUTHORITY : CITY OF JOONDALUP
	C/T : 2864/136
	UBD REF : 166 A 12
	GPS : S 31.77060° E 115.75779°
	5 0 2.5 5 10 15
SHEET 1 of 1	BUILDER'S REF
SURVEYED 26/05/21	SCALE @ A3
DWG No 42421-01-200	REV A

**NOTE** This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFAST NOMINEES 1996

**NOTE:**  
 -230mm CAVITY DOUBLE BRICK  
 -EXT. WALLS 2c FACE BRICK (162x290x90mm)  
 -INT. WALLS PLASTERED 90mm BRICK  
 -FRONT ELEVATION ACRYLIC TEXTURE COAT (EXTENT AS PER PLANS)  
 -ALL STRUCTURAL TIMBER H2 TREATED (min)  
 -RWP's INDICATIVE ONLY & FINAL POSITION TO PLUMBERS DISCRETION.  
 -REFER ELEVATIONS FOR EAVE HEIGHTS  
 -HARDIFLEX TO ALL EXTERNAL CEILINGS & EAVE LININGS UNLESS OTHERWISE NOTED  
 -ALL DIMENSIONS MEASURED TO BWK ONLY, DOES NOT INCLUDE PLASTER.

**NOTE:**  
 28c +PLATE CEILING LEVEL UNLESS NOTED OTHERWISE.  
**METAL DECK ROOF AT 25° EAVE AT 500mm**  
 02c DOUBLE HEIGHT FACE BWK, 1c FACE BWK & ACRYLIC TEXTURE COAT FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.



**NOTE:**  
 PILING REQUIRED REFER ENGINEERS DETAILS.



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AREA	PERIM	COUNCIL:	PROJECT:	CHOICE SPECIFICATION	OWNER(S):
GR. FLOOR	118.88	57.19	JOONDALUP	Custom	LE GEOIS
GARAGE	32.49				
ALFRESCO	7.84				
PORCH	2.88				
<b>TOTAL AREA</b>	<b>162.09 m²</b>				

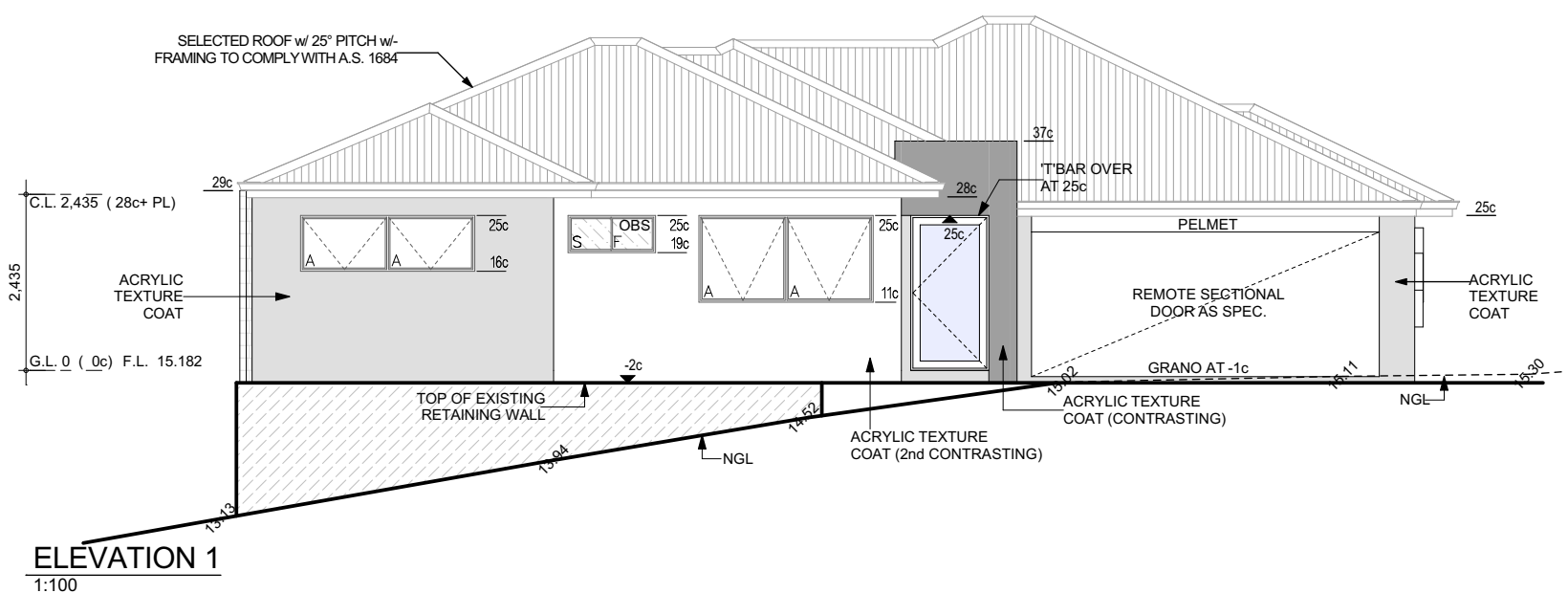
REV	DETAILS	DWN DATE	CHK	REV	DETAILS	DWN DATE	CHK
01	W.DWGS	LM OCT'23	-				

OWNER	DATE	JOB NO. -	SHEET	02 of 06	REV No:

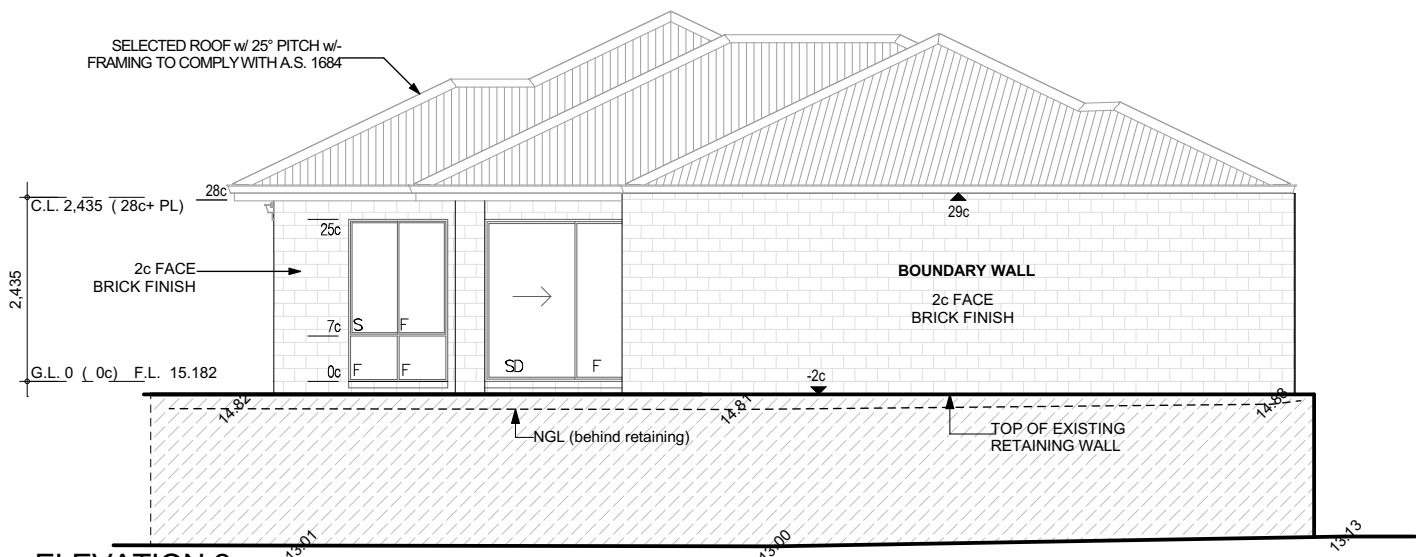
ADDRESS:  
**LOT 2a  
 GRAPHIC COURT  
 BELDON**

FLOOR PLAN  
 SCALE: 1:100  
**01**

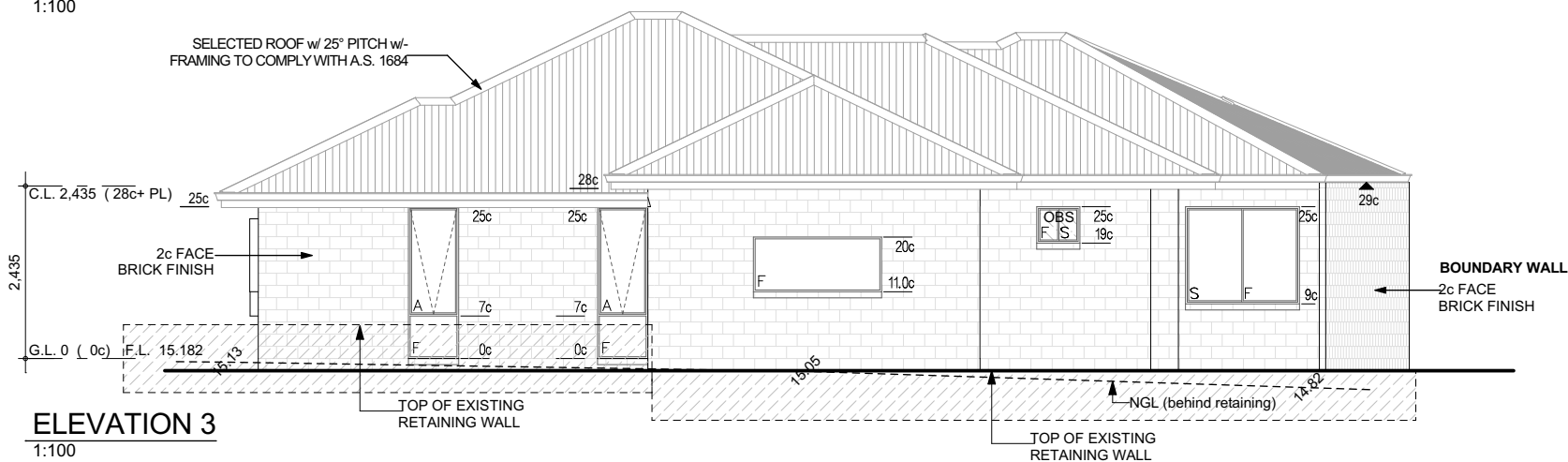
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 BWK, 1c FACE BWK &  
 ACRYLIC TEXTURE COAT FINISH  
 TO EXTERNAL BWK UNLESS  
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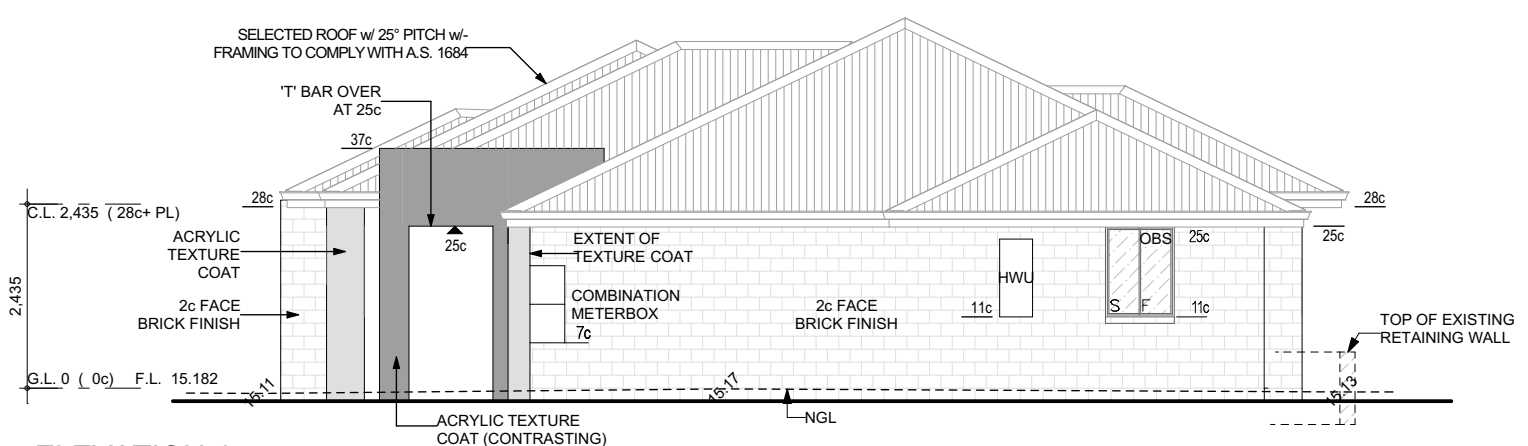
**ELEVATION 1**  
1:100



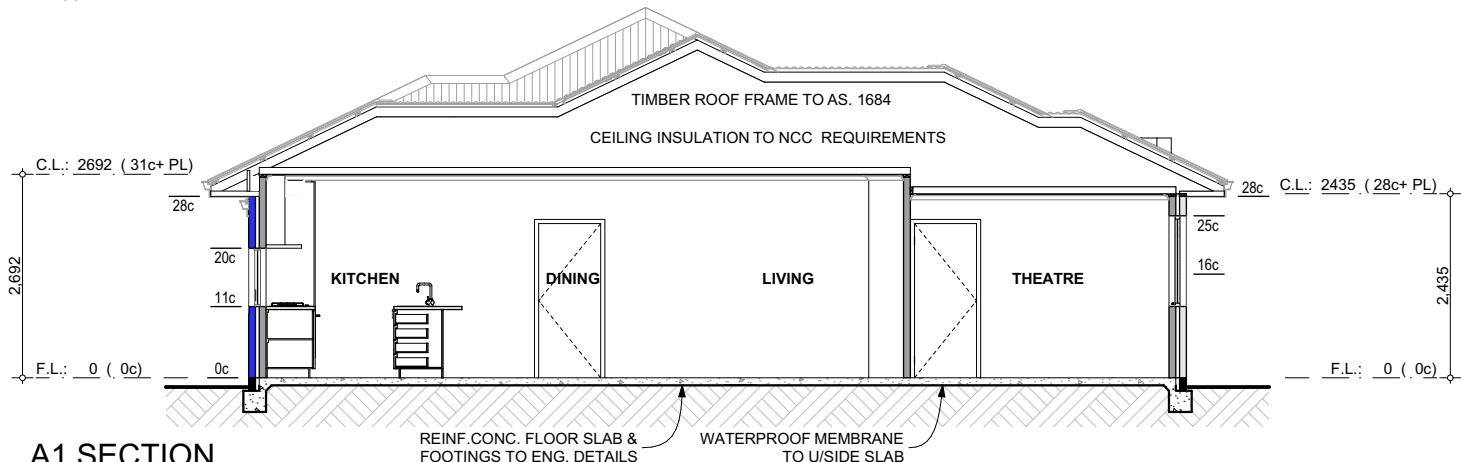
**ELEVATION 2**  
1:100



**ELEVATION 3**  
1:100



**ELEVATION 4**  
1:100



**A1 SECTION**  
1:100



COUNCIL: <b>JOONDALUP</b>		PROJECT: CHOICE SPECIFICATION <b>Custom</b>		OWNER(S): <b>LE GEOIS</b>	
REV	DETAILS	DWN DATE	CHK/REV	DETAILS	DWN DATE
01	W.DWGS	LM OCT'23	-		
OWNER..... DATE.....				JOB NO: -	
BUILDER..... DATE.....				SHEET 03 of 06	
ELEVATION / SECTION				SCALE: 1:100	
				<b>01</b>	

ADDRESS:  
**LOT 2a**  
**GRAPHIC COURT**  
**BELDON**

REV No:  
**01**