



OUTDOOR LIVING AREA = 66.48m²
UNCOVERED = 52.08m²

NOTE:
SHALLOW SEWER JUNCTION
CHECK WITH WATER CORP
BUILDER AND PLUMBER
CHECK GRADE.

NOTE:
UNABLE TO CALCULATE SEWER JUNCTION INVERT
DUE TO LACK OF INFORMATION ON WATER
CORPORATION E-PLAN. VERIFY JUNCTION INVERT,
DEPTH & DETAILS WITH WATER CORPORATION.

NOTE:
APPROXIMATE SEWER ONLY
CHECK WATER CORPORATION FOR
JUNCTION INVERT AND DEPTH

NOTE:
SEWER MIH (NOT LOCATED
IN FIELD - PLOTTED FROM
WATER CORP PLANS ONLY)

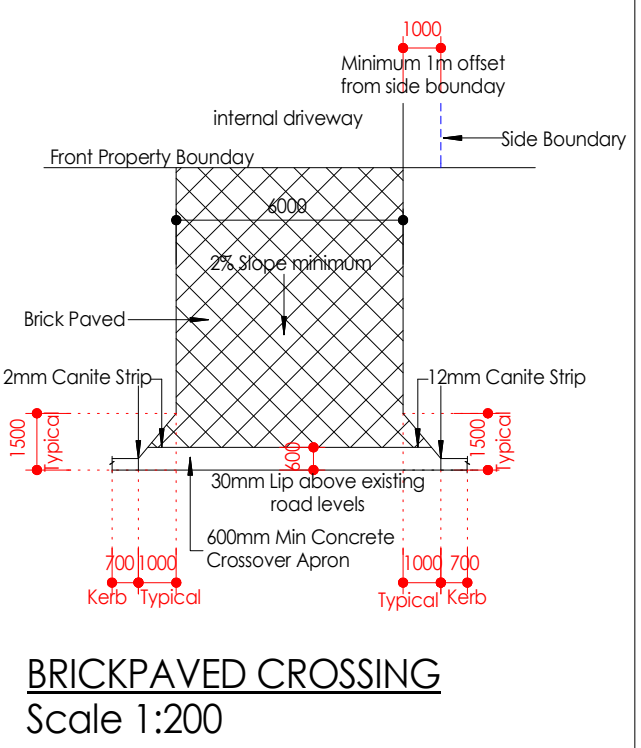
NOTE:
APPROX. SEWER CLEARANCE LINE
(THIS LINE IS NOT AN EASEMENT)
SETBACKS MUST BE CONFIRMED
BY WATER CORP. BEFORE ANY
DESIGN WORK IS UNDERTAKEN.
THIS LINE IS NOT DEFINITIVE.

NOTE:
BUILDER TO COMPLETE
SITE INSPECTION TO
DETERMINE EXISTING
RETAINING BOTTOM OF
WALL DEPTH TO ENSURE
NEW STRUCTURES
WILL NOT UNDERMINE

NOTE:
BUILDER TO LIAISE WITH
WESTERN POWER REGARDING
POWER DOMES AND
DISTRIBUTION BOARDS.
ALL PROVISIONS AND
LOCATIONS TO WESTERN
POWERS DISCRETION.

NOTE:
BUILDER TO LIAISE WITH
WATER CORPORATION
REGARDING WATER METERS.
ALL PROVISIONS AND
LOCATIONS TO WATER
CORPORATION'S DISCRETION.

NOTE:
REFLUX VALVE MAY BE
REQUIRED DUE TO HOBLESS
SHOWERS. LOCATION TO THE
DISCRETION OF THE PLUMBER



CARLE
LOT 2 No 25A OTISCO CRESCENT
JOONDALUP
CITY of JOONDALUP

JOB NUMBER		DRAWING NAME		
2023107		PROPOSED SITE PLAN		
START DATE		REVISION DESCRIPTION		
NOVEMBER 2023		IN.	DATE	
SHEET 02 of 05		TR	23/11/2023	
A3		TR	1/12/2023	
SCALE 1:200		SDP	09/02/2024	
REVISION -		TR	28/02/2024	

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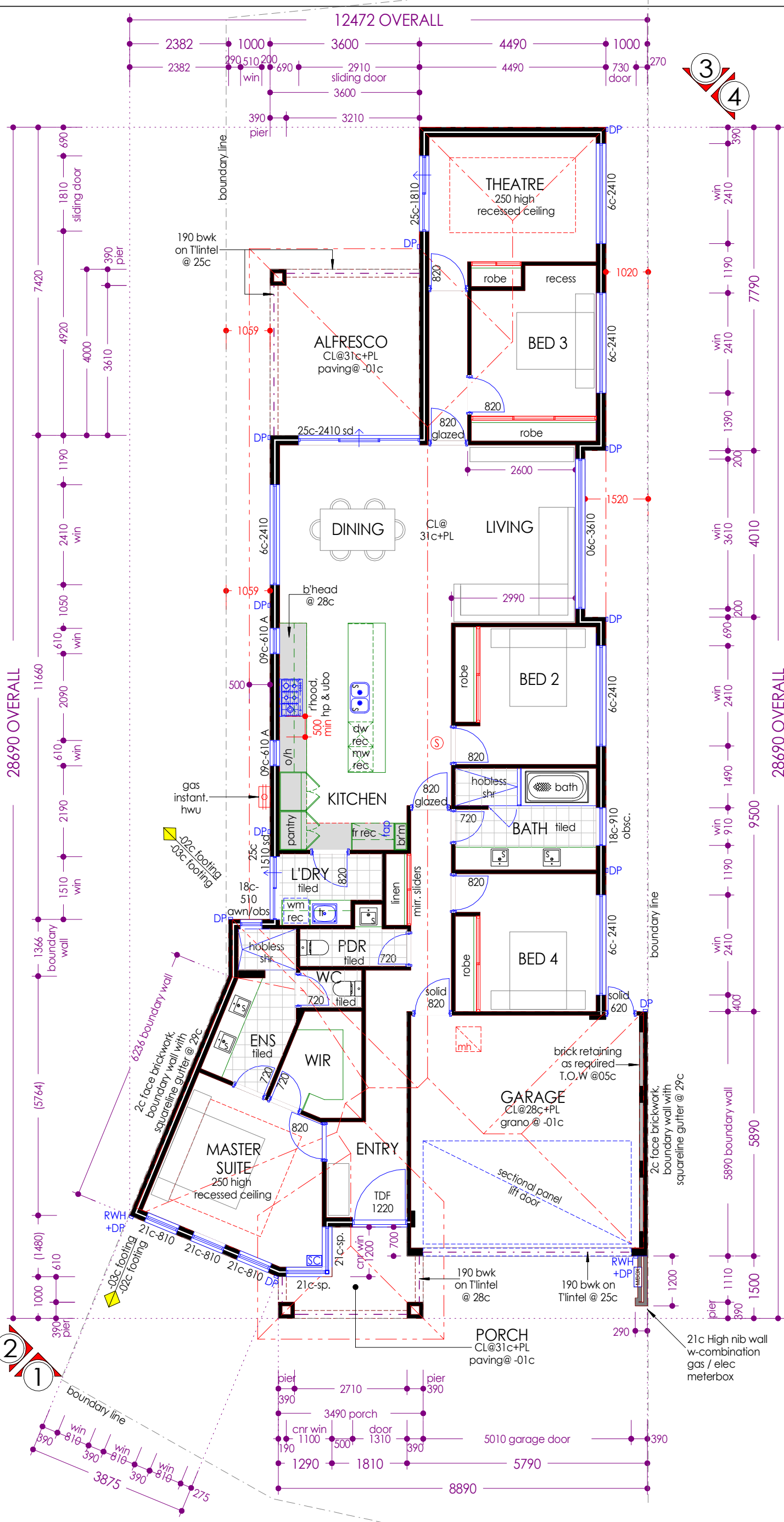
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2c FACE BRICKWORK
BASED ON
290 x 90 x 162mm
RENDER AND CLADDING
AS PER ELEVATIONS
 - USE ONE THIRD BONDING
 METHOD WITH STD CUTS
 WHERE APPLICABLE
 AND SQUINTS TO 45°
EXT CORNERS
 - 1st COURSE OF BWK ABOVE
 FOOTING
 & SLAB TO BE 76mm
 CORED BRICK

COLORBOND ROOF
25°38' PITCH U.O.N
 WIND CLASSIFICATION
 AS PER ENGINEER'S DETAILS

AREAS		PERIM.
HOUSE	178.860m ²	
GARAGE	34.100m ²	
PORCH	5.860m ²	
ALFRESCO	14.400m ²	
TOTAL AREA	231.220m²	
OPEN SPACE CALC.		
LOT AREA	399.930m ²	R20
OPEN SPACE REQUIRED	199.965m ²	(50%)
PROPOSED SITE COVER	212.960m ²	(53.2%)
OPEN SPACE PROVIDED	186.970m²	(46.8%)



NOTE:
 230 CAVITY
 BRICKWORK GENERALLY

NOTE:
 CEILING LEVELS @ 31c + PLATE
 TO LIVING/DINING
 /KITCHEN/ALFRESCO

CEILING LEVELS @ 28c + PLATE
 UNLESS NOTED OTHERWISE

NOTE:
 LOCATION OF DOWNPIPES
 AND FLOOR WASTES ARE
 INDICATIVE ONLY & MAY BE
 CHANGED ON SITE
 TO PLUMBERS DISCRETION

NOTE:
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 HOBLESS SHOWERS.
 LOCATION TO THE DISCRETION
 OF THE PLUMBER

⊠ DENOTES STRUCTURAL
 COLUMN &/or WIND POSTS
 (REFER ENGS.)

⊙ DENOTES SMOKE DETECTOR



CARLE
 LOT 2 No 25A OTISCO CRESCENT
JOONDALUP
 CITY of JOONDALUP

JOB NUMBER		DRAWING NAME		
2023107		GROUND FLOOR PLAN		
START DATE	REVISION DESCRIPTION	IN.	DATE	
NOVEMBER 2023	CONCEPT DESIGN	SP	23/11/2023	
	CONCEPT DESIGN - REV A	TR	1/12/2023	
	CONCEPT DESIGN - REV B	SDP	09/02/2024	
	PLANNING DRAWINGS	TR	28/02/2024	
SHEET	SCALE	REVISION		
03 of 05	1:100	A3		

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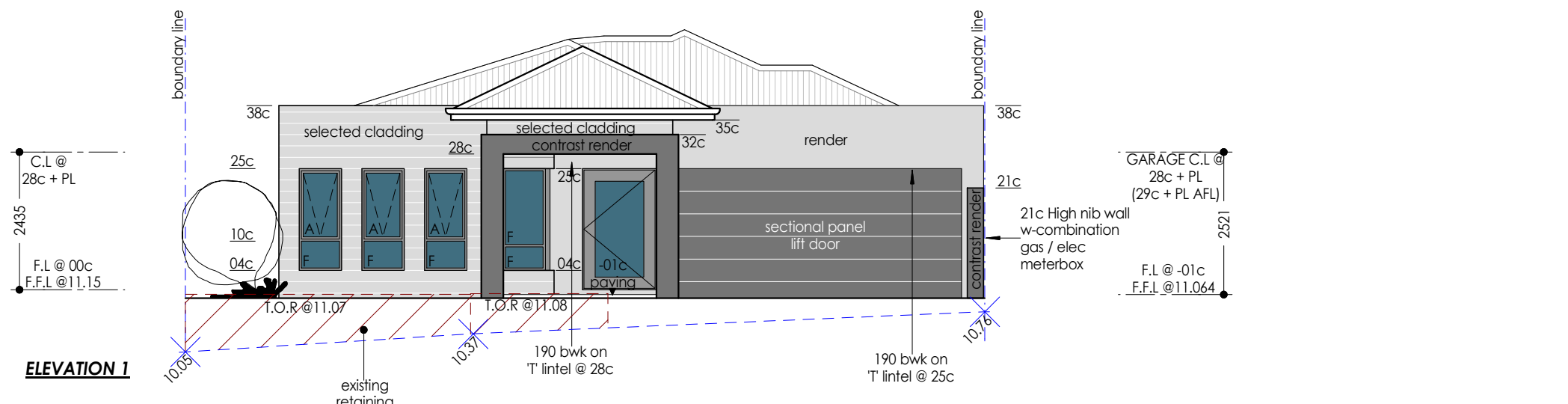
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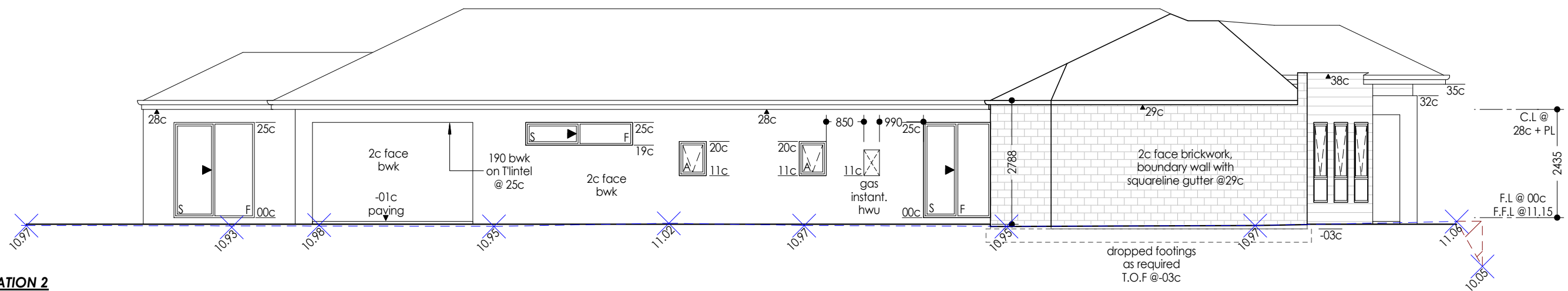
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WIND CLASSIFICATION
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ELEVATION 1



ELEVATION 2



CARLE
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JOONDALUP
CITY of JOONDALUP

JOB NUMBER 2023107		DRAWING NAME ELEVATIONS 1	
START DATE NOVEMBER 2023	REVISION DESCRIPTION	IN.	DATE
SHEET 04 of 05	CONCEPT DESIGN	SP	23/11/2023
SCALE 1:100	CONCEPT DESIGN - REV A	TR	1/12/2023
	CONCEPT DESIGN - REV B	SDP	09/02/2024
REVISION	PLANNING DRAWINGS	TR	28/02/2024

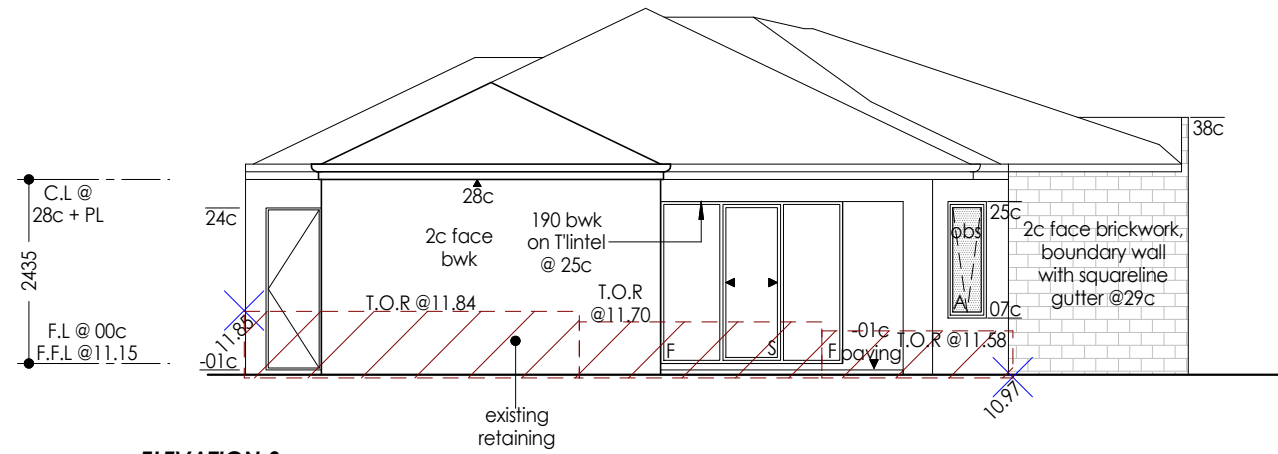
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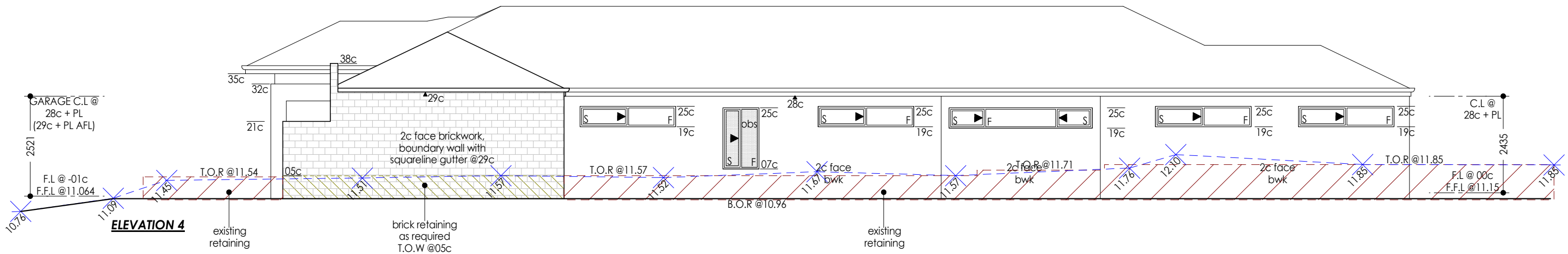
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ELEVATION 3



ELEVATION 4



CARLE

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JOB NUMBER 2023107		DRAWING NAME ELEVATIONS 2	
START DATE NOVEMBER 2023	REVISION DESCRIPTION	IN.	DATE
	CONCEPT DESIGN	SP	23/11/2023
SHEET 05 of 05	CONCEPT DESIGN - REV A	TR	1/12/2023
SCALE 1:100	CONCEPT DESIGN - REV B	SDP	09/02/2024
REVISION	PLANNING DRAWINGS	TR	28/02/2024

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