PROPOSED SMITH RESIDENCE



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78 FEDERATION STREET, MOUNT HAWTHORN

PLANNING DRAWINGS

VERSION:

REV A	30/04/26	MN
REV B	14/05/26	MN
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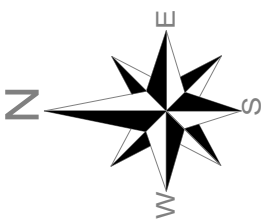
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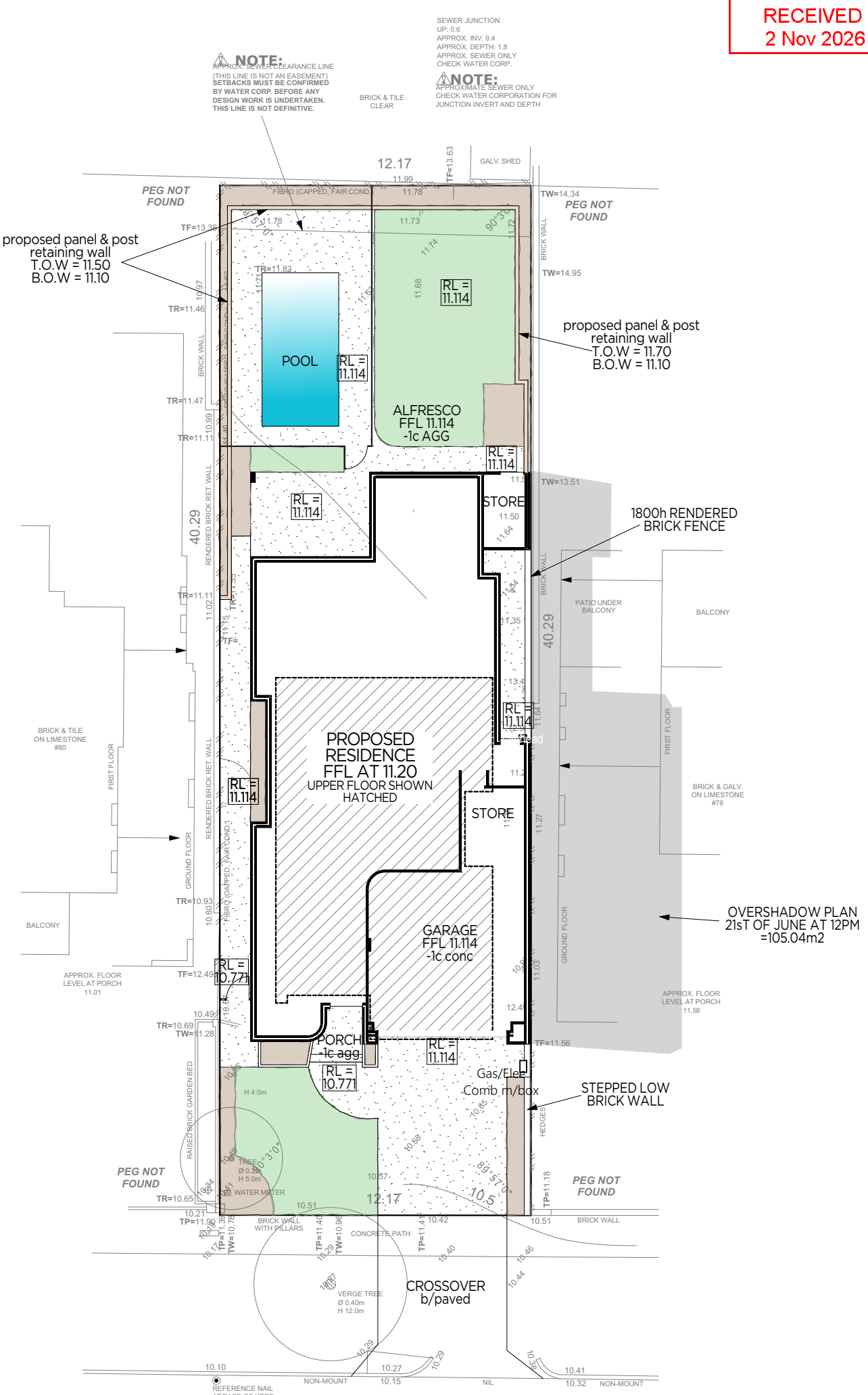
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LEGEND		
		POWER DOME
		POWER POLE
	T / C	PHONE PITS
	W	WATER CONN.
TP=	10.00	TOP PILLAR/POST
TW=	10.00	TOP WALL
TR=	10.00	TOP RETAINING
TF=	10.00	TOP FENCE
TG=	10.00	TOP GUTTER

LOT MISCLOSE
0.000 m

⚠DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.

⚠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.

FEDERATION STREET
BITUMEN

Scale 1:200
0 2 4 6 8

JOB #	644334	GPS	Lat: -31.921217 Long: 115.831557	ROADS	Bitumen	ELEC.	U/Ground
CLIENT				KERBS	Non-Mount / Nil	COMMS.	Yes
ADDRESS	#78 Federation Street	LOT	Lot 590 (Plan 2177)	FOOTPATH	Concrete	WATER	Yes
SUBURB	Mt Hawthorn			SOIL	Sand	GAS	Check Alinta
LGA	CITY OF VINCENT	AREA	491m² VOL. 1012 FOL. 446	DRAINAGE	Good	SEWER	Yes
DRAWN		DATE	17 Apr 26 SSA No	VEGETATION	Light Grass Cover	COASTAL	No (Approximate Only Confirm With Shire)

PLANNING DRAWINGS

SITE PLAN

JASON & ALICIA SMITH RESIDENCE
78 FEDERATION STREET, MOUNT HAWTHORN

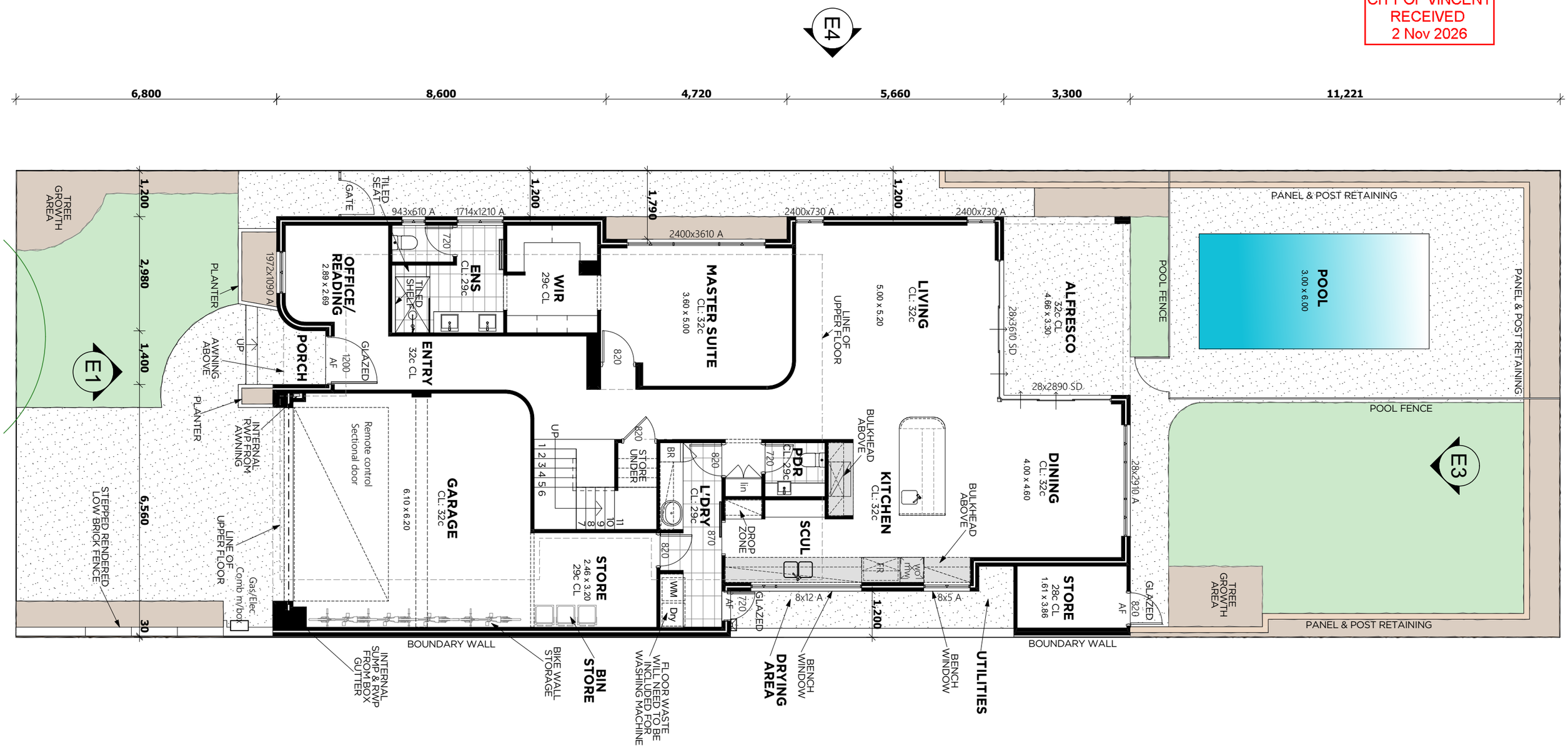
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SITE COVERAGE = 216.53m2 (44%)

PLANNING DRAWINGS

GROUND FLOOR PLAN
1:100

78 FEDERATION STREET, MOUNT HAWTHORN

HOUSE AREAS

. GROUND FLOOR	159.98
. UPPER FLOOR	105.30
. GARAGE	40.86
. STORE	8.85
. STORE 2	5.47
. PORCH	1.37
. BALCONY	8.24
. ALFRESCO	15.38
	345.45 m²

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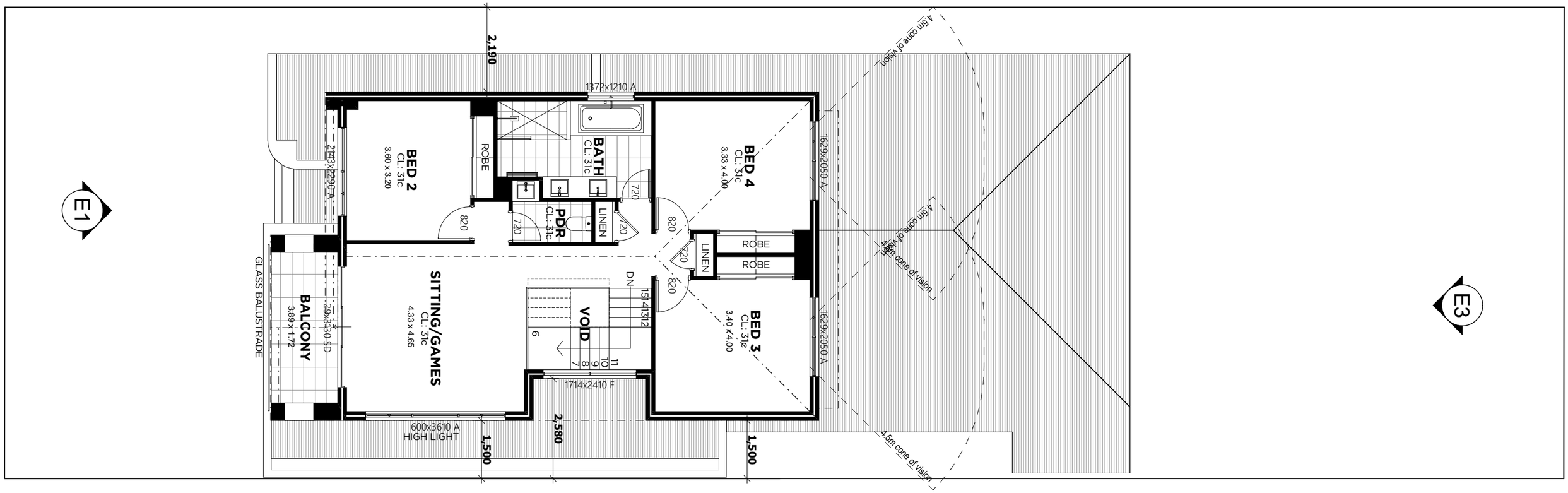
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E4

8,299 | 12,730 | 19,261



E1

E3

E2

6,890 | 1,720 | 5,050 | 2,920 | 4,460 | 19,250

UPPER FLOOR PLAN
1:100

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HOUSE AREAS

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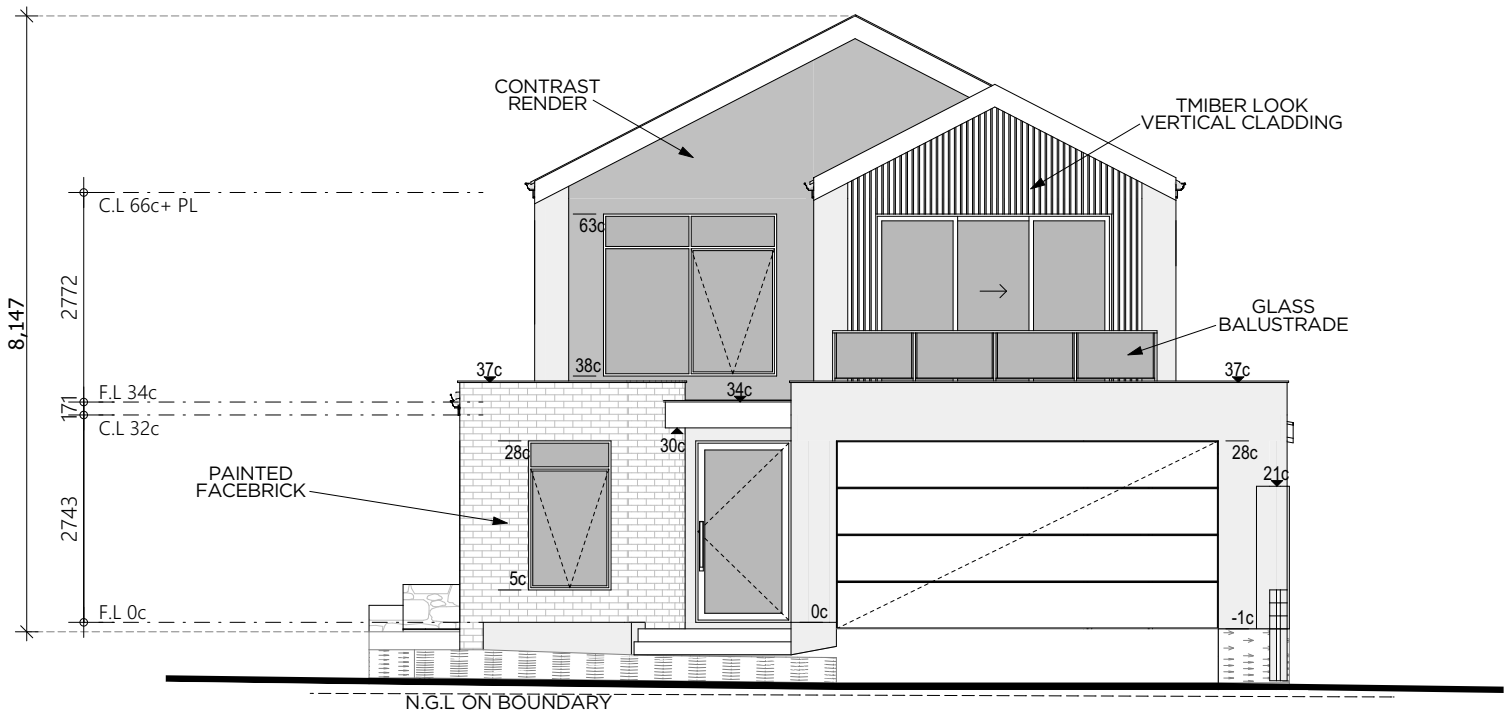
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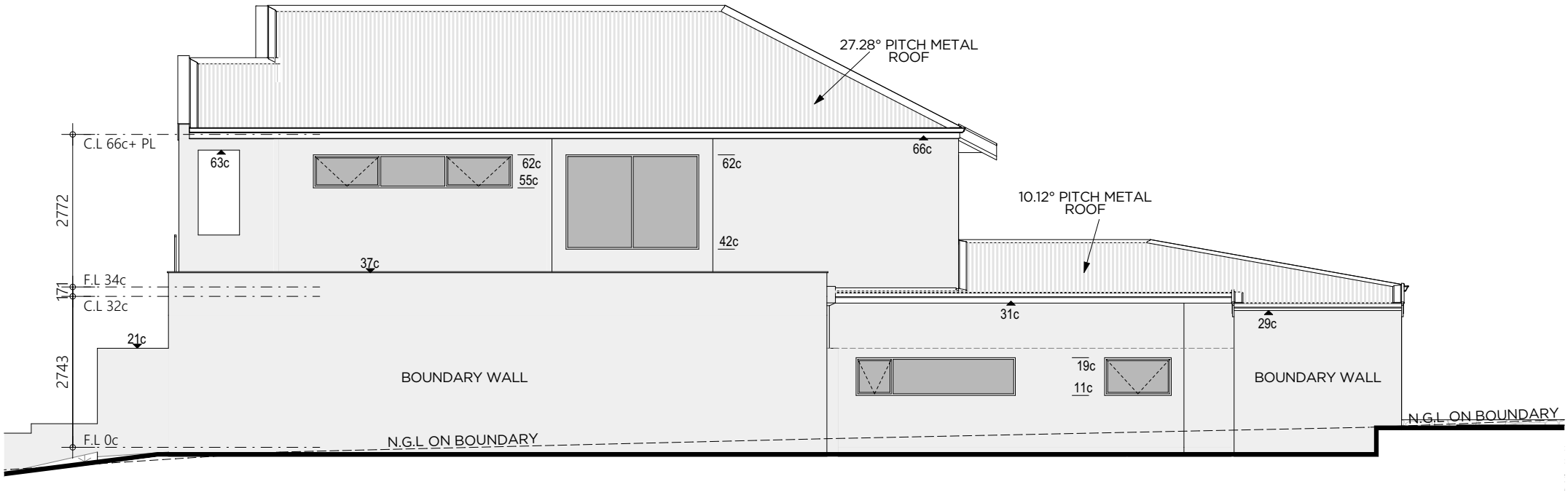


ELEVATION 1
1:100

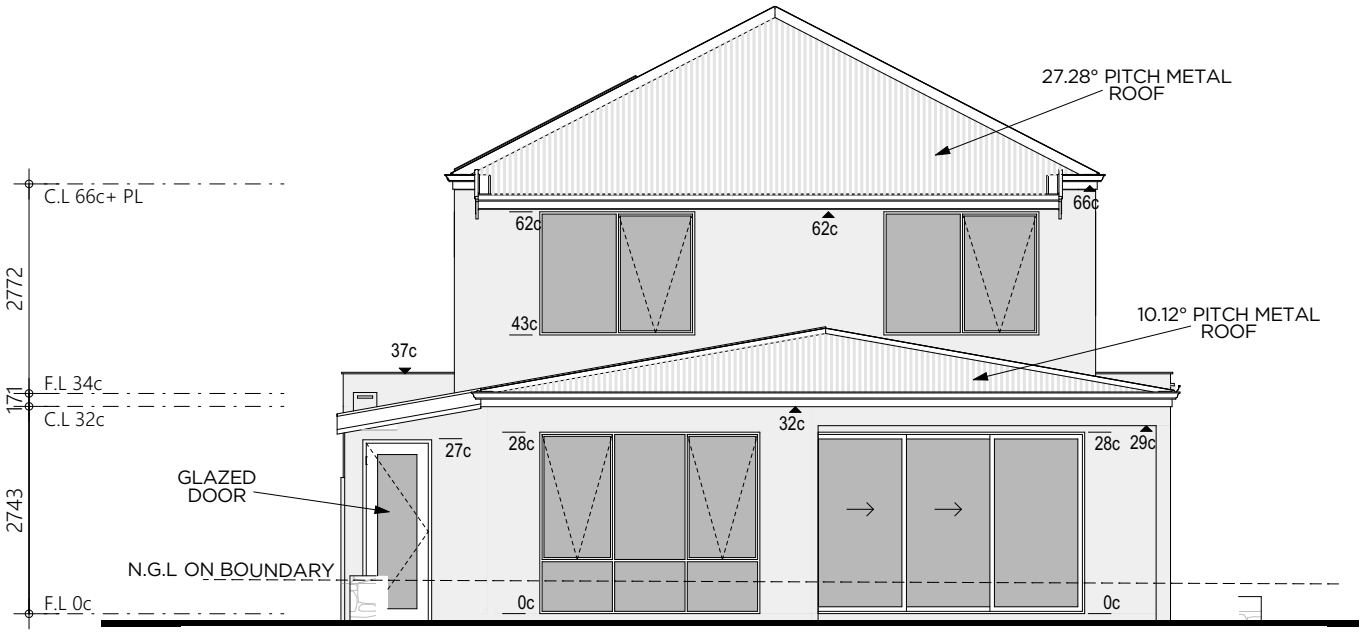
CONSTRUCTION NOTES

GROUND FLOOR: 2°17′ 10°.12′ PITCH
FIRST FLOOR: 27°28′ PITCH
METAL CORRUGATED ROOF COVER

32c/29c/ GROUND FLOOR CEILING HEIGHT
32c FIRST FLOOR CEILING HEIGHT



ELEVATION 2
1:100



ELEVATION 3
1:100

PLANNING DRAWINGS

ELEVATIONS

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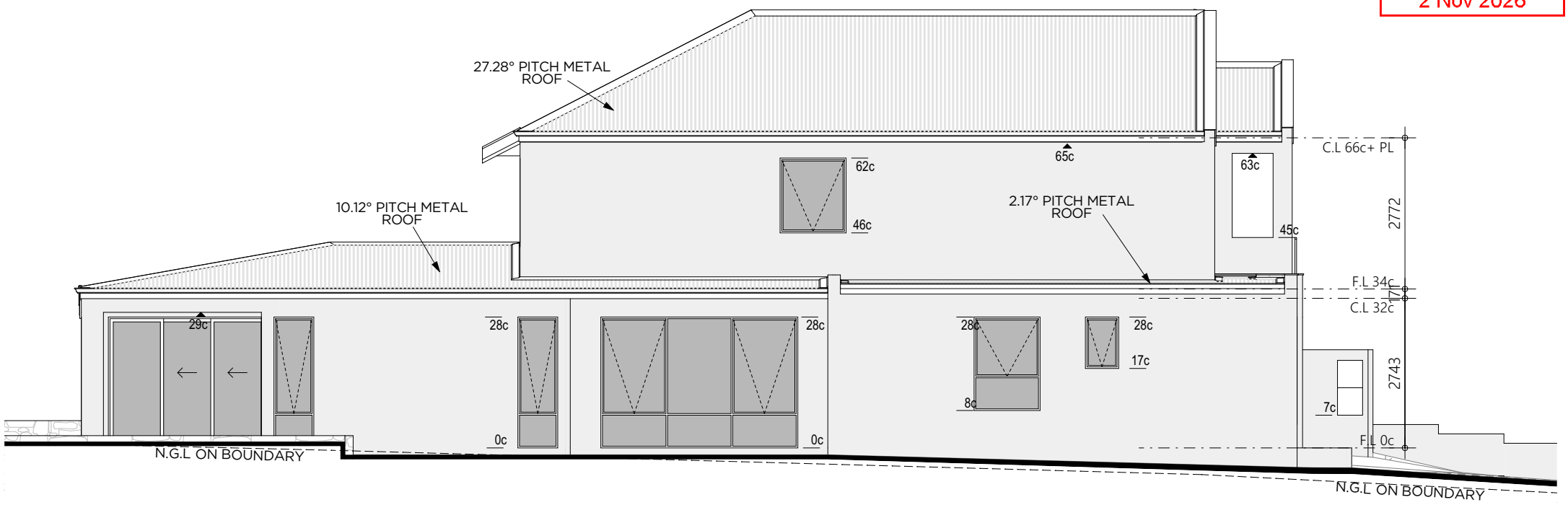
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ELEVATION 4
1:100



SKETCH PERSPECTIVES



ELEVATIONS

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PERSPECTIVES

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