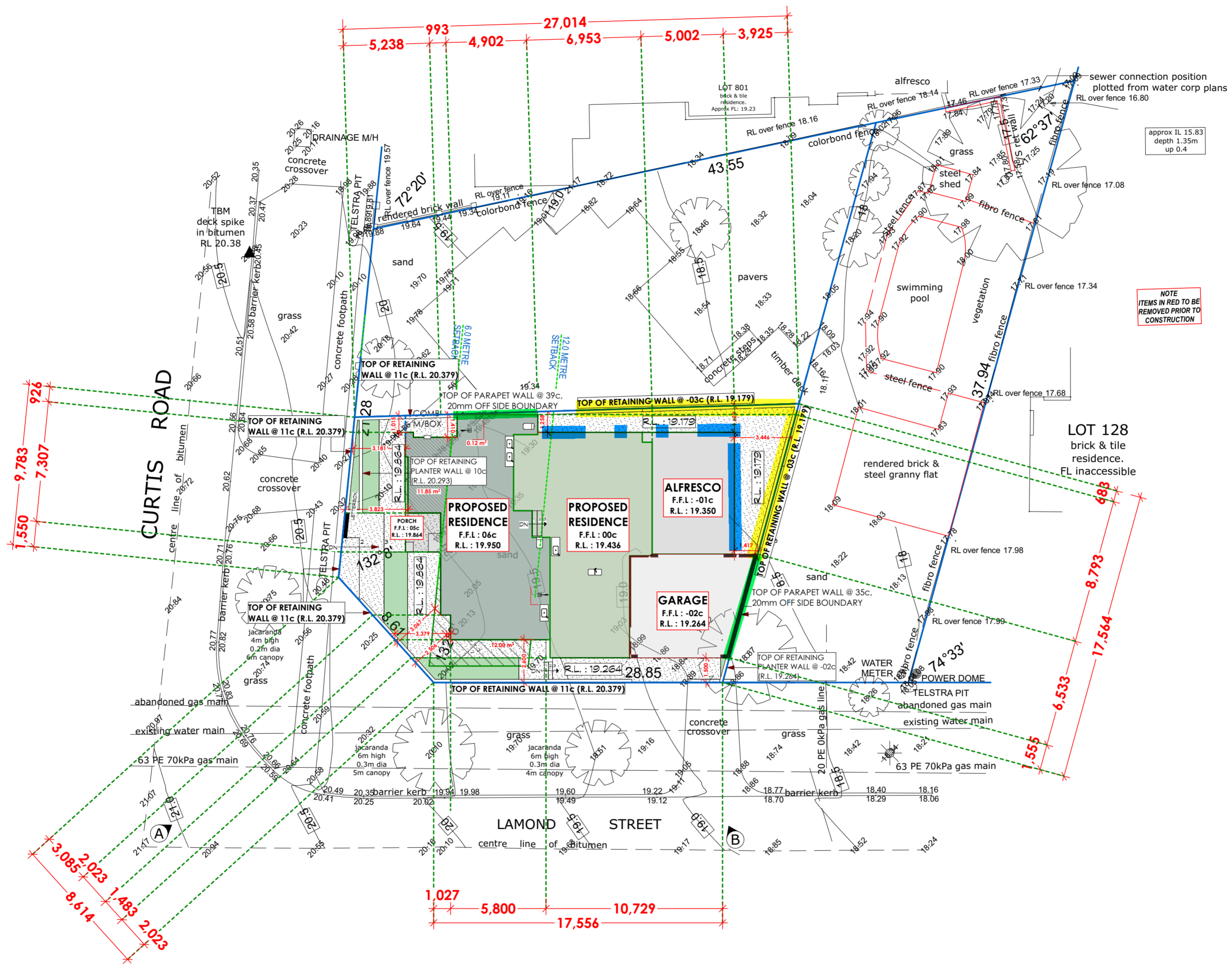


OPEN SPACE CALC'S.	
SITE AREA:	399.40m <sup>2</sup>
TRUNCATION AREA:	20.43m <sup>2</sup>
TOTAL AREA:	419.83m <sup>2</sup>
TOTAL HOUSE AREA:	218.12m <sup>2</sup>
OPEN SPACE ACHIEVED:	48.1%

DWELLING AREAS	
TOTAL AREA (ALL STORIES)	
PORCH:	4.23
ALFRESCO:	37.36
GARAGE:	43.56
GROUND FLOOR:	174.56
259.71 m <sup>2</sup>	

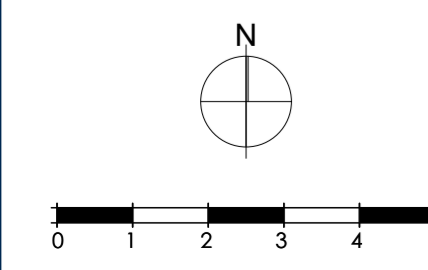
SET-BACK AVERAGING	
BEHIND 6m LINE	
12.00	
0.12	
Total = 12.12m <sup>2</sup>	
IN FRONT OF 6m LINE	
11.85	
Total = 11.85m <sup>2</sup>	
12.12m <sup>2</sup> - 11.85m <sup>2</sup> = 0.27m <sup>2</sup>	



OVERSHADOWING DOES NOT AFFECT ANY ADJOINING PROPERTIES

LANDSCAPING SHOWN INDICATIVELY FOR ILLUSTRATION PURPOSES. (LANDSCAPING BY OWNER)

**SITE PLAN**  
SCALE 1:200



client: <b>SPICCIA</b>	REVISION DESCRIPTION ISSUED FOR DA	REV. NO. 03	DRAWN ES	REV. DATE 28/03/2022	reference: <b>SITE PLAN</b>	drawn by: EVS/SCALETTI	date drawn: 02/02/2022
address: 14b Curtis Road Melville						sheet size: SIZE	scale: 1:200
					<b>danielcassettai Design</b>		
					© COPYRIGHT Suite 174/05 Oxford Street, Mount Hawthorn, W.A., Australia t: (08) 92019993 e: admin@dcdesign.com.au f: dcdesign.com.au		
						job no: DI559	sheet no: A02

**GENERAL NOTES**

ALL DIMENSIONS AND AREAS TO BE CHECKED AND ANY DISCREPANCIES TO BE REPORTED TO BUILDER OR DANIEL CASSETTAI DESIGN BEFORE COMMENCEMENT OF WORKS.

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS

ALL WORK TO BE CARRIED OUT TO THE APPROPRIATE AUSTRALIAN STANDARDS & NCC REQUIREMENTS

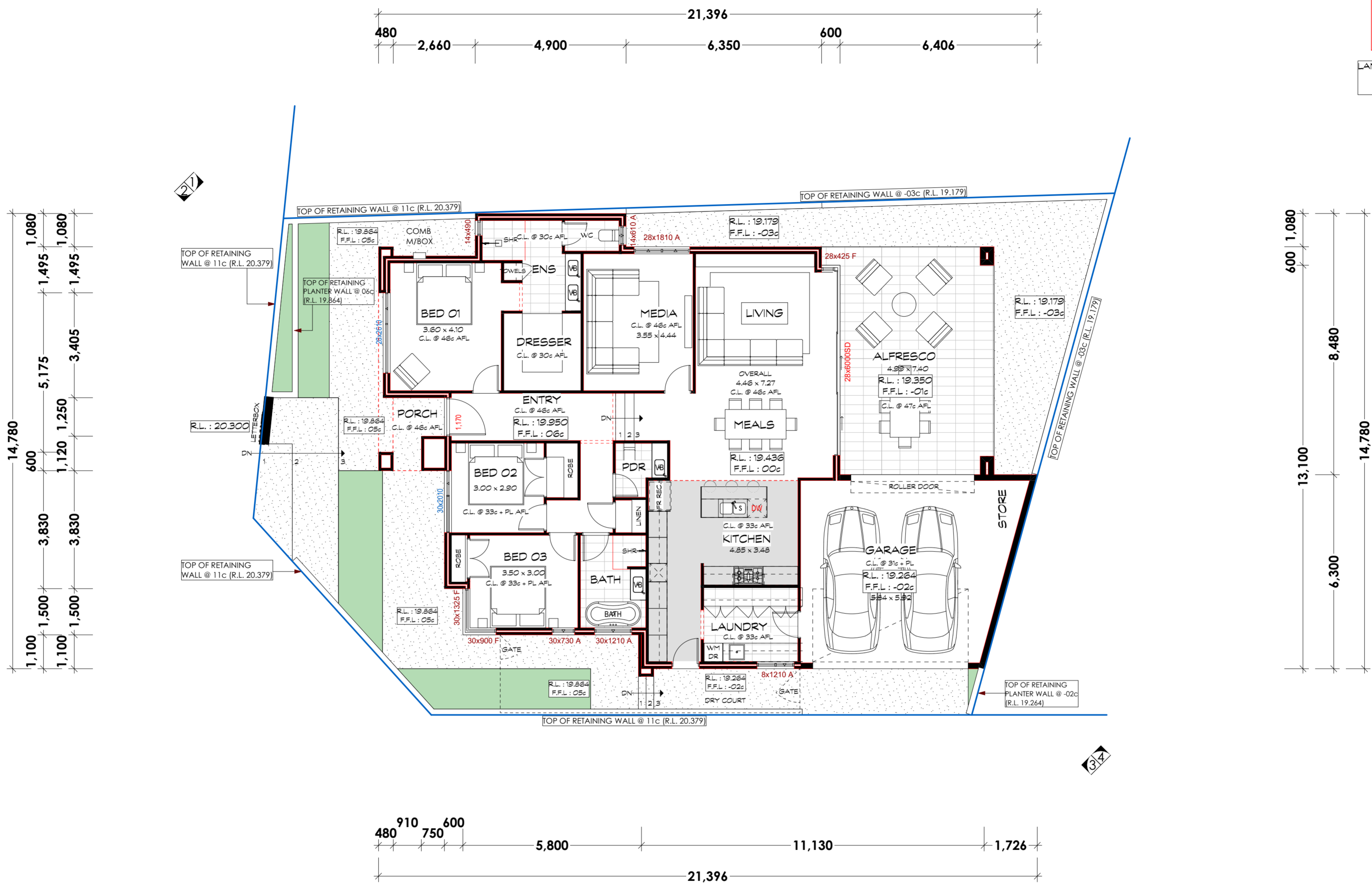
ALL RAINWATER DOWNPIPES TO BE CONNECTED TO SOAKWELLS. LOCATIONS ARE APPROX & POSITIONED AT PLUMBERS DISCRETION

- TIMBER ROOF FRAMING : A.S 1684
- TILING TO WET AREAS : NCC 3.8.1.7 - 3.8.1.22
- VENTILATION : AS1688
- GAS BAYONETS, WALL AND CEILING VENTS : AS5601 & AG601
- SMOKE ALARMS : AS3786
- BE CONNECTED TO THE CONSUMER POWER MAIN
- TO HAVE A STAND-BY POWER SUPPLY
- LOCATION OF SMOKE ALARM DEVICES SHALL BE AS SHOWN ON PLAN.
- RESTRICTED WINDERS WINDOWS: NCC 3.9.2.5

**DWELLING AREAS**

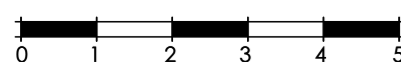
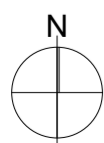
TOTAL AREA (ALL STORIES)	
PORCH:	4.23
ALFRESCO:	37.36
GARAGE:	43.56
GROUND FLOOR:	174.56
	259.71 m <sup>2</sup>

LANDSCAPING SHOWN INDICATIVELY FOR ILLUSTRATION PURPOSES. (LANDSCAPING BY OWNER)



**GROUND FLOOR PLAN**

SCALE 1:100



client: <b>SPICCIA</b>	REVISION DESCRIPTION	REV. NO.	DRAWN	REV. DATE	reference:	drawn by:	date drawn:
	ISSUED FOR DA	03	ES	28/03/2022	<b>GROUND FLOOR</b>	EVS CALETTI	02/02/2022
address: 14b Curtis Road Melville						sheet size:	scale:
						SIZE	1:100
					<b>danielcassettai Design</b>		
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