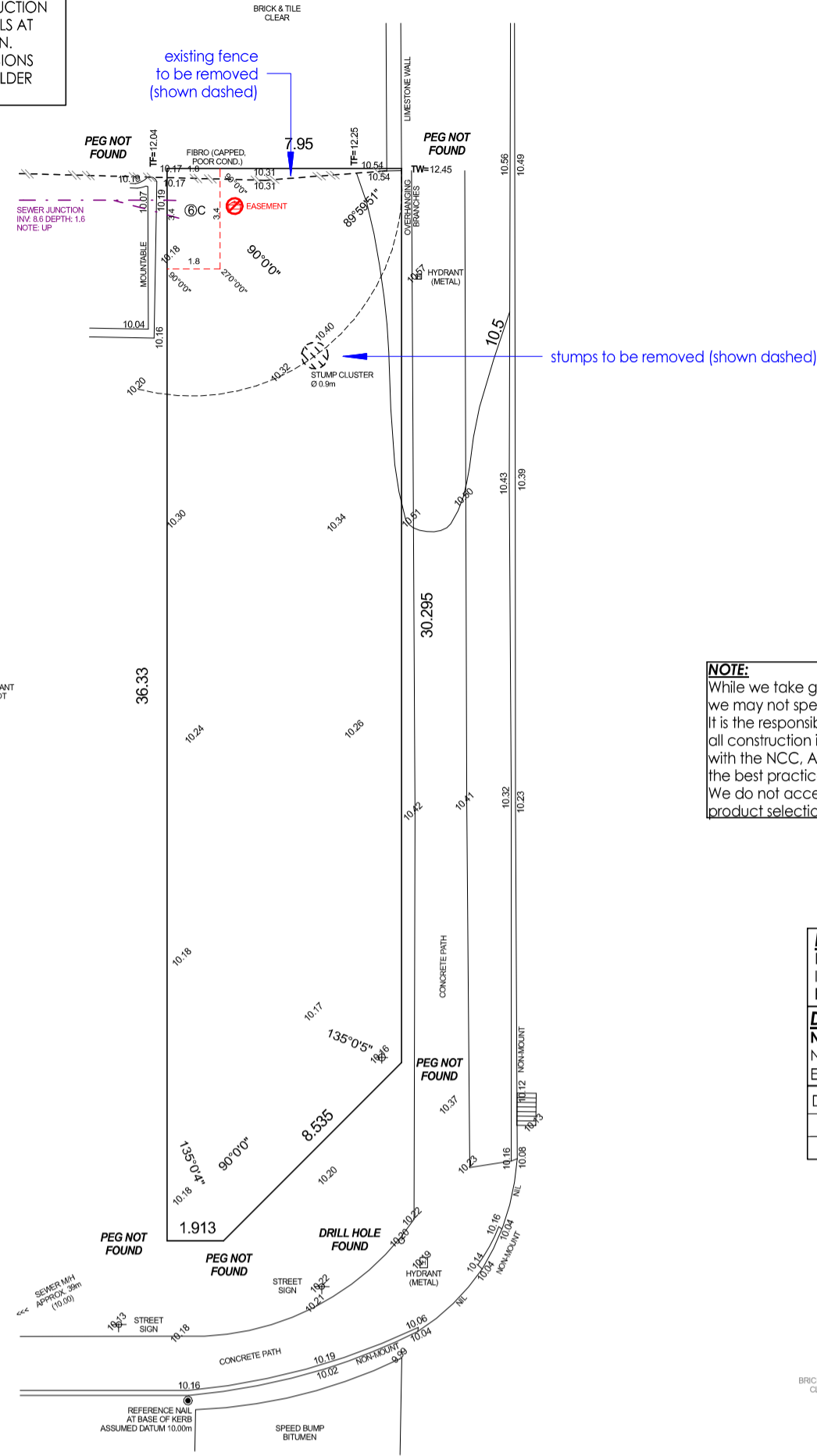


NOTE:
EXISTING FENCES TO BE REMOVED AND REPLACED TO ALLOW CONSTRUCTION OF BOUNDARY WALLS AT BUILDERS DISCRETION. NECESSARY PERMISSIONS TO OBTAINED BY BUILDER PRIOR TO REMOVAL



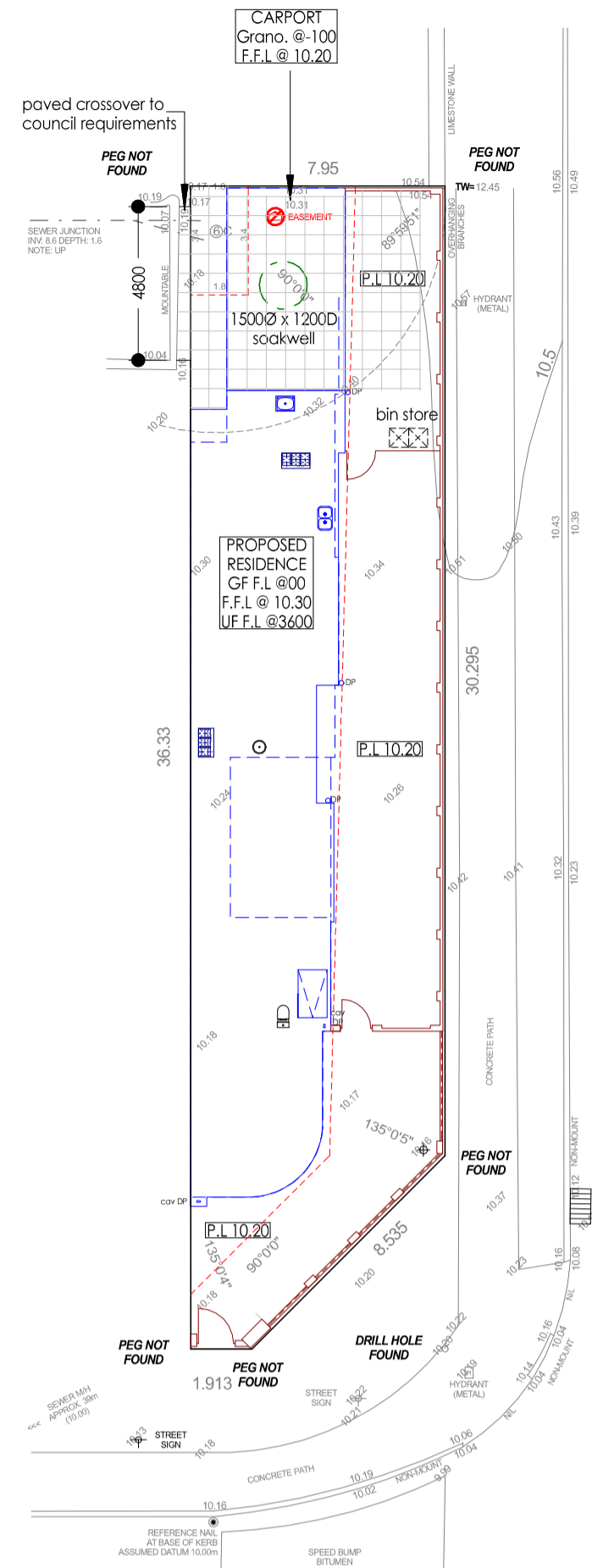
WILCOCK STREET
EXISTING SITE PLAN

NOTE:
While we take great care to document plans accurately, we may not specialize in all construction methods or systems. It is the responsibility of the builder and relevant contractors to ensure all construction is carried out by qualified professionals, in accordance with the NCC, Australian Standards and all relevant codes and regulations using the best practices and the specifications provided by product manufacturers. We do not accept any liability for issues arising from on-site construction methods, product selection, or installation.

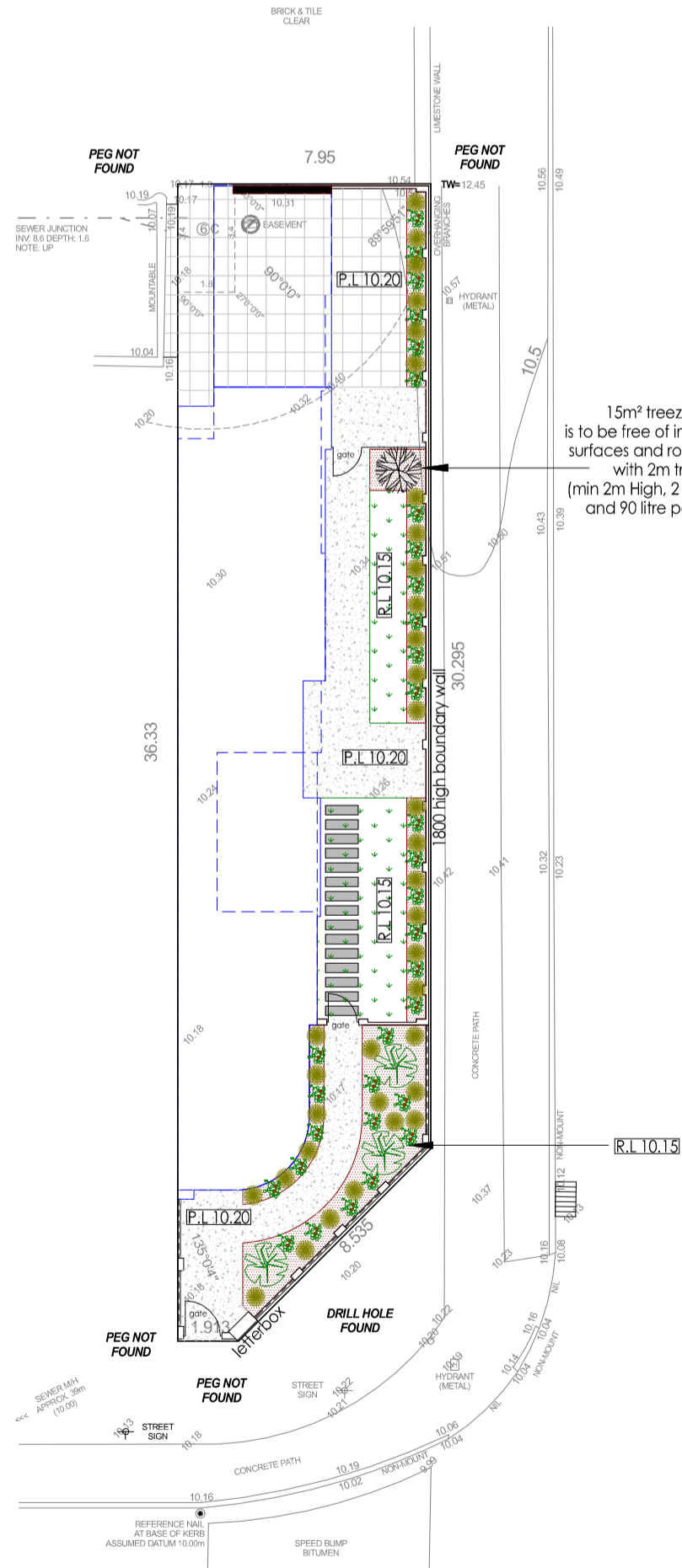
NOTE:
LOCATION AND SIZE OF DOWNPIPES AND SOAKWELLS ARE INDICATIVE ONLY & MAY BE CHANGED ON SITE BY LICENSED PLUMBERS DISCRETION.

DRAINAGE CALCULATIONS:
NEW ROOF AREA TO DWELLING = 121.470 x 0.015 = 1.822m²
No. OF NEW DOWN PIPES SERVING NEW ROOF AREA = 5
EACH DP SERVED VOLUME (ON AVG.) = 0.364m³

DIAMETER	DEPTH	VOLUME	DP SERVED	TOTAL VOLUME
1500	1200	2.100m ³	5	1.822m ³



WILCOCK STREET
PROPOSED SITE PLAN



WILCOCK STREET
LANDSCAPE PLAN

LANDSCAPING LEGEND



RETICULATION
RETICULATION WILL BE PROVIDED TO ALL GARDEN BEDS, LAWN AREA AND STANDARD TREE

DRIPPER/TRICKLE IRRIGATION SYSTEM ONLY
NEW PLANTS TO BE WATERED ONCE-TWICE PER WEEK FOR THE FIRST FEW WEEKS AFTER PLANTING. THEN ONCE PER WEEK AFTER 1-2 YEARS OR TWICE A WEEK IN THE SUMMER PERIODS. WATER IN THE MORNINGS TO AVOID DISEASES. WATERING FROM A COMMON WATER METER. RETIC WILL BE AN AUTOMATIC SYSTEM, WHICH CAN BE TURNED OFF MANUALLY DURING WINTER MONTHS.

NOTE: ALL LANDSCAPING AREAS TO HAVE A MINIMUM SOIL DEPTH OF 300mm

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 OVERHEAD CONSUMER LINES, 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:
ALL STRUCTURES TO BE REMOVED SHOWN DASHED



INNOGREEN
LOT 201 (#2A) WILCOCK STREET
ARROSS
CITY OF MELVILLE

JOB NUMBER		DRAWING NAME		KTR CREATIONS		CONSTRUCTION NOTE:
2024170		SITE PLANS		IMAGINE CREATE CONSTRUCT		
START DATE	REVISION	REVISION DESCRIPTION	IN.	DATE	All drawings to be reviewed and checked by the Builder, Client, Sub-Contractors or the like before commencement of any works. No responsibility will be accepted by KTR Creations if no correspondence was coordinated prior or during construction.	
SEPT 2024	A2	FINAL CONCEPT DESIGN	AJ	23/02/26		
01 of 04		PLANNING DRAWINGS	MT	13/04/26		
SCALE	1:200				COPYRIGHT: This plan shall remain the sole property of KTR Creations and must not be given, or resold and must not be reproduced or copied without the permission in writing by KTR Creations	
REVISION						
				BUILDING DESIGN AND DRAFTING		
				www.ktrcreations.com.au		
				design@ktrcreations.com.au		
				9381 2106		
				1 Carbonate Road,		
				Wangara, WA 6065		

AREAS	
GROUND FLOOR	108.894m ²
CARPORT	23.322m ²
TOTAL GROUND FLOOR AREA	132.216m²
UPPER FLOOR	115.167m ²
BALCONY	15.700m ²
TOTAL UPPER FLOOR AREA	130.867m²
TOTAL AREA	263.083m²

BUILDERS NOTE:
ALL CONSTRUCTION TO COMPLY WITH NCC AND AUSTRALIAN STANDARDS

**STEEL STUDWORK
RENDER AND CLADDING
AS PER ELEVATIONS**

**METAL ROOF
5° PITCH UNLESS
OTHERWISE NOTED**

NOTE:
- WEATHER SEALS TO EXTERNAL DOORS

NOTE:
- INSULATION TO ENERGY REQUIREMENTS

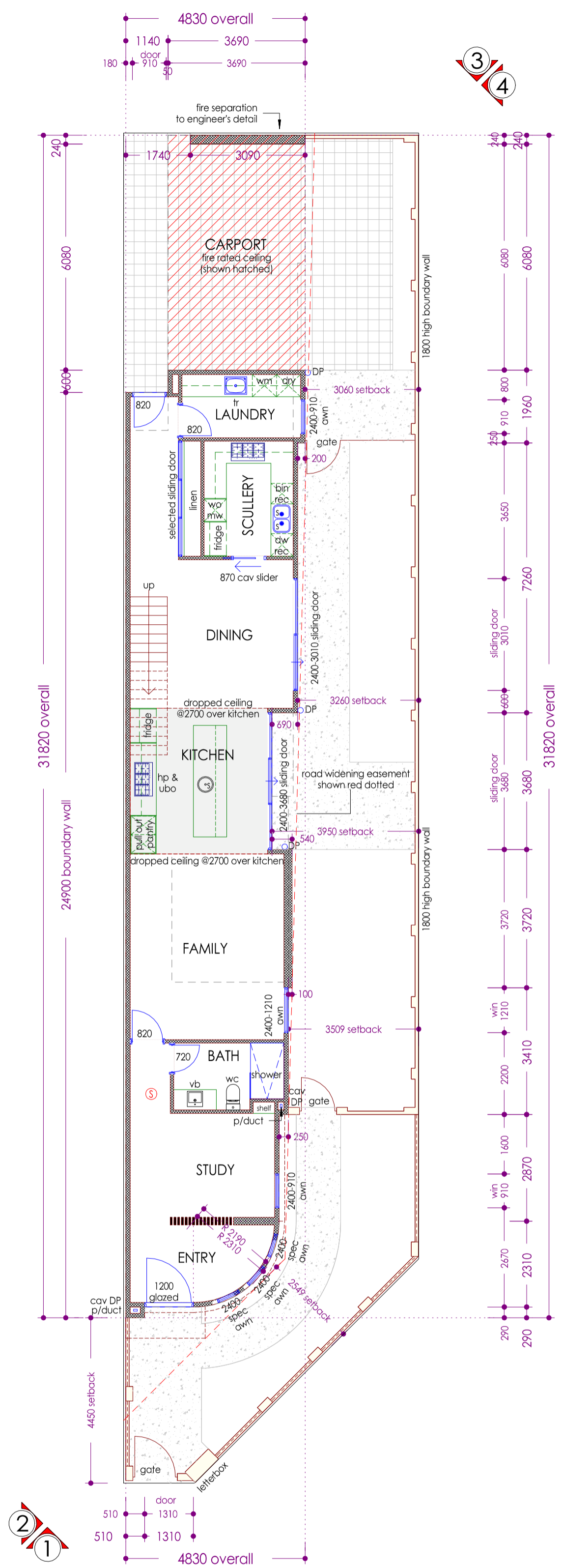
NOTE:
CEILING LEVELS @ 3000 UNLESS NOTED OTHERWISE

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

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

NOTE:
DENOTED STRUCTURAL COLUMN &/or WIND POSTS (REFER ENGINEERING)

NOTE:
Ⓢ DENOTES HARDWIRED INTERCONNECTED SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH PART 9.5.1 OF THE BUILDING CODE AND AS 3786



INNOGREEN

LOT 201 (#2A) WILCOCK STREET
ARDROSS
CITY OF MELVILLE

JOB NUMBER		DRAWING NAME		KTR CREATIONS		CONSTRUCTION NOTE	
2024170		GROUND FLOOR PLAN		IMAGINE CREATE CONSTRUCT		All drawings to be reviewed and checked by the Builder. Client, Sub-Contractors or the like before commencement of any works. No responsibility will be accepted by KTR Creations if no correspondence was coordinated prior or during construction.	
START DATE	SEPT 2024	REVISION DESCRIPTION	IN. DATE	BUILDING DESIGN AND DRAFTING	www.ktrcreations.com.au	COPYRIGHT: This plan shall remain the sole property of KTR Creations and must not be given, or resold and must not be reproduced or copied without the permission in writing by KTR Creations	
SHEET	02 of 04	FINAL CONCEPT DESIGN	AJ 23/02/26	design@ktrcreations.com.au	9381 2106		
SCALE	A2	PLANNING DRAWINGS	MT 29/04/26				
REVISION	-			1 Carbonate Road, Wangara, WA 6065			



AREAS	
GROUND FLOOR	108.894m ²
CARPORT	23.322m ²
TOTAL GROUND FLOOR AREA	132.216m²
UPPER FLOOR	115.167m ²
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OTHERWISE NOTED**

NOTE:
- WEATHER SEALS TO EXTERNAL DOORS

NOTE:
- INSULATION TO ENERGY REQUIREMENTS

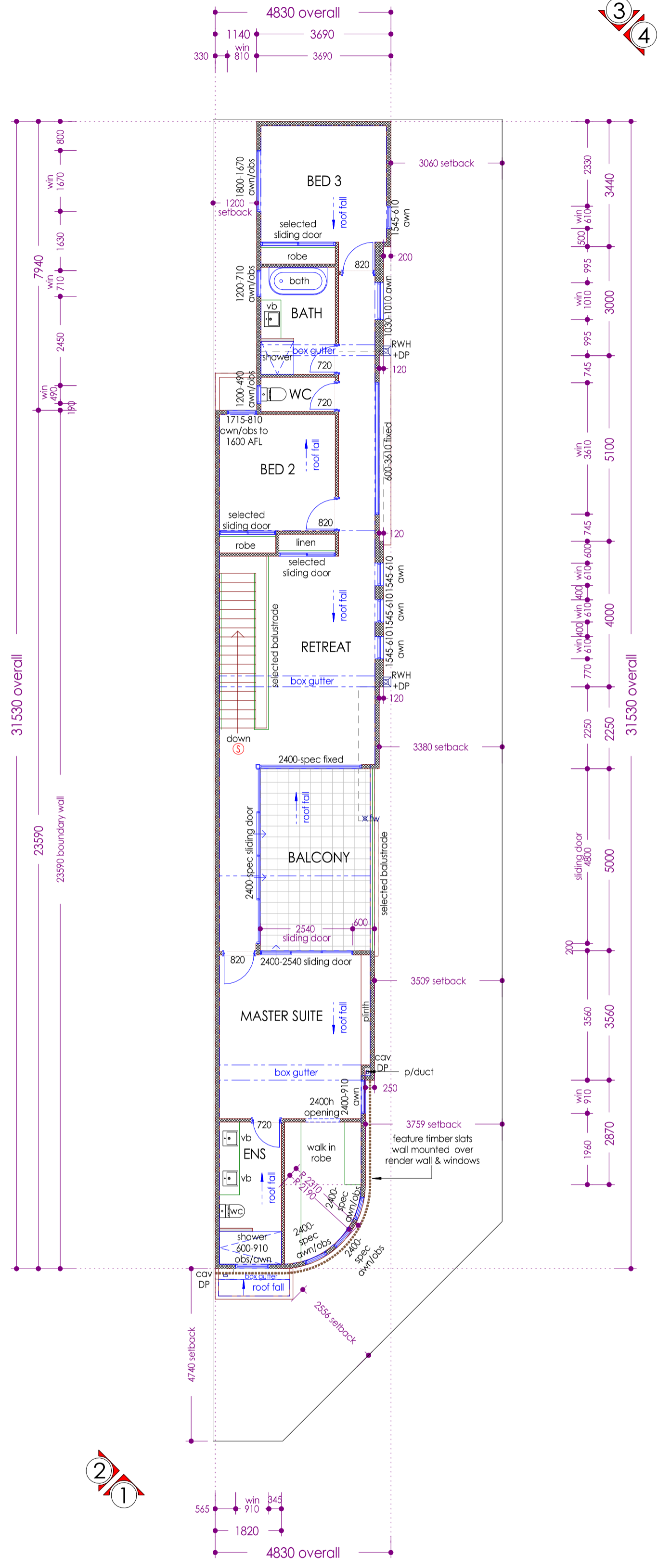
NOTE:
UPPER FLOOR CEILING LEVELS @ 3000 UNLESS NOTED OTHERWISE

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

NOTE:
REFLUX VALVE MAY BE REQUIRED DUE TO HOBBLES SHOWERS. LOCATION TO THE DISCRETION OF THE BUILDER

Ⓢ DENOTES STRUCTURAL COLUMN &/or WIND POSTS (REFER ENGINEERING)

NOTE: Ⓢ DENOTES HARDWIRED INTERCONNECTED SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH PART 9.5.1 OF THE BUILDING CODE AND AS 3786



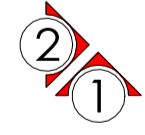
31530 overall

23590 boundary wall

31530 overall

4830 overall

4830 overall



INNOGREEN

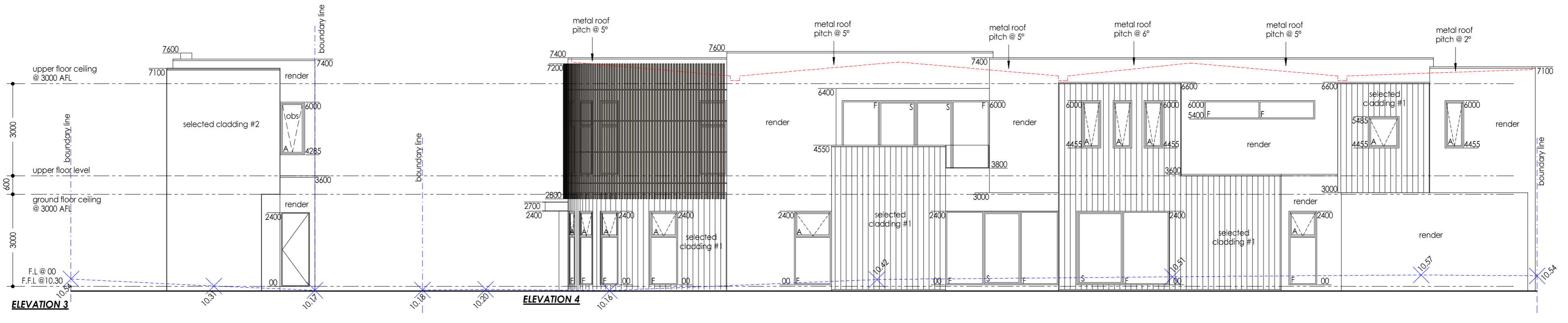
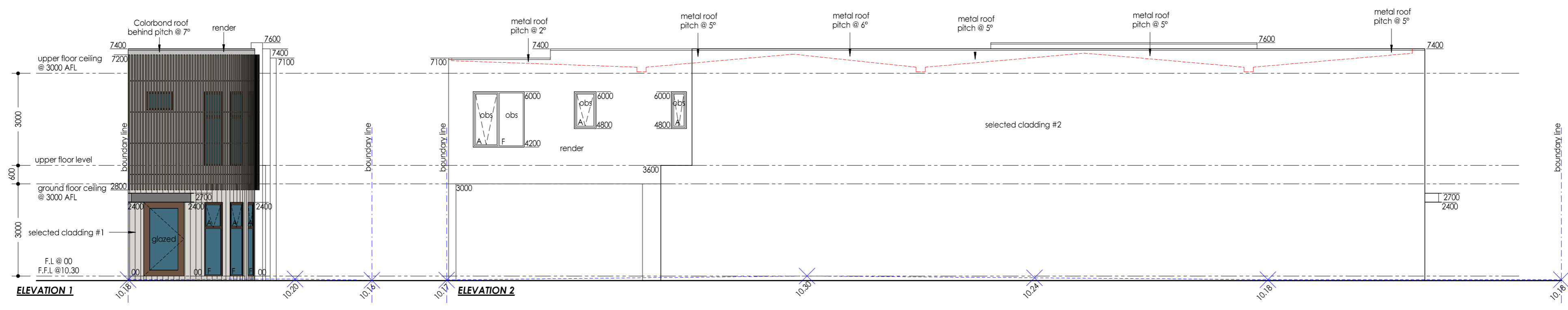
LOT 201 (#2A) WILCOCK STREET
ARDROSS
CITY OF MELVILLE

JOB NUMBER		DRAWING NAME		KTR CREATIONS		CONSTRUCTION NOTE	
2024170		UPPER FLOOR PLAN		IMAGINE CREATE CONSTRUCT		All drawings to be reviewed and checked by the Builder, Client, Sub-Contractors or the like before commencement of any works. No responsibility will be accepted by KTR Creations if no correspondence was coordinated prior or during construction.	
START DATE	SEPT 2024	REVISION DESCRIPTION	PLN	IN	DATE	COPYRIGHT: This plan shall remain the sole property of KTR Creations and must not be given, or resold and must not be reproduced or copied without the permission in writing by KTR Creations	
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SCALE	A2	PLANNING DRAWINGS	MT		29/04/26		
REVISION	-						

1 Carbonate Road,
Wangara, WA 6065

CLADDING NOTE:
 SELECTED CLADDING #1:
 JAMES HARDIE 'AXON' LAID VERTICALLY AS
 PER MANUFACTURER'S INSTALLATION GUIDE

SELECTED CLADDING #2:
 JAMES HARDIE 'SMART ZERO LOT WALL' WITH
 HEAVY DUTY WALL SARKING UNDER SHEETS AS
 PER MANUFACTURER'S INSTALLATION GUIDE.



PROTECTION OF OPENABLE WINDOWS NOTE
 Bedroom openable windows to be fitted with
 a device to limit opening or a suitable screen
 in accordance with the NCC Part 11.3.7



JOB NUMBER 2024170		DRAWING NAME ELEVATIONS		KTR CREATIONS IMAGINE CREATE CONSTRUCT		CONSTRUCTION NOTE: All drawings to be reviewed and checked by the Builder, Client, Sub-Contractors or the like before commencement of any work. No responsibility will be accepted by KTR Creations if no correspondence was coordinated prior or during construction.	
START DATE SEPT 2024		REVISION DESCRIPTION		BUILDING DESIGN AND DRAFTING www.ktrcreations.com.au design@ktrcreations.com.au 9381 2106		COPYRIGHT: This plan shall remain the sole property of KTR Creations and must not be given, or resold and must not be reproduced or copied without the permission in writing by KTR Creations.	
SHEET 04 of 04	A2	FINAL CONCEPT DESIGN	AJ	23/02/26			
SCALE 1:100	REVISION	PLANNING DRAWINGS	MT	29/04/26			