

ALL CONTRACTORS WORKING ON THIS PROJECT TO CHECK ALL DIMENSIONS AND NOTES PRIOR TO INITIATING ANY WORKS. ALL DISCREPANCIES TO BE NOTIFIED TO THE PROJECT MANAGER STRAIGHT AWAY.

TOWN OF VICTORIA PARK
Received: 12/09/2019

SERVICE LEGEND

POWER

CONSUMER POLE ○ CP
POWER POLE ○ PP
LIGHT POLE ○ LP
STAY POLE ○ SP
S. WIRE ANCHOR ○ SWA
UNI PILLAR ○ UP
EXPOSED CABLES ○ EC

GAS

PRE-LAID CONN. ○ GPL
METER ○ GM

SEWERAGE

MANHOLE ○ SMH
INSPECT. SHAFT ○ IS
INSPECT. OPENING ○ IO
HOUSE CONNECTION ○ HC
HOUSE CONN. INDICATOR ○ HCI
INSPECT. SHAFT CONNECTION ○ ISC

TELE.

PIT ○ TEL
PRE-LAID CONN. ○ TPL

DRAINAGE

MANHOLE ○ DMH
GULLY PIT ○ GP
LOT PIT ○ LDP
HOUSE CONN. ○ DHC
SIDE ENTRY PIT ○ SEP
COMBINATION ENTRY PIT ○ CEP

WATER

STOP VALVE ○ WSV
HYDRANT ○ HY
FLUSH POINT ○ FP
WATER TAP ○ WTP
WATER METER ○ M
PRE-LAID CONN. ○ WPL

SURVEY

DATUM NAIL ○ DN
PEG FOUND ○ PF
PEG DISTURBED ○ PD
PEG GONE ○ PG
STAKE FOUND ○ STF

LOT RECORDS

STATUS	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
LOT SERVICE				
WATER				
SEWERAGE				
GAS				
TELE.				
DRAINAGE				
POWER				

AREA: ESTAB 05/1970
COASTAL DISTANCE >10km
LOT: 21
AREA: 1897 m²
APPROX. AHD + 10.55m

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY. HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.

GROUND COVER
SANDY / GRASS / WEED

TITLE : FEATURE SURVEY
CLIENT : N/A
BUILDER : RAPID TILT CONSTRUCTION

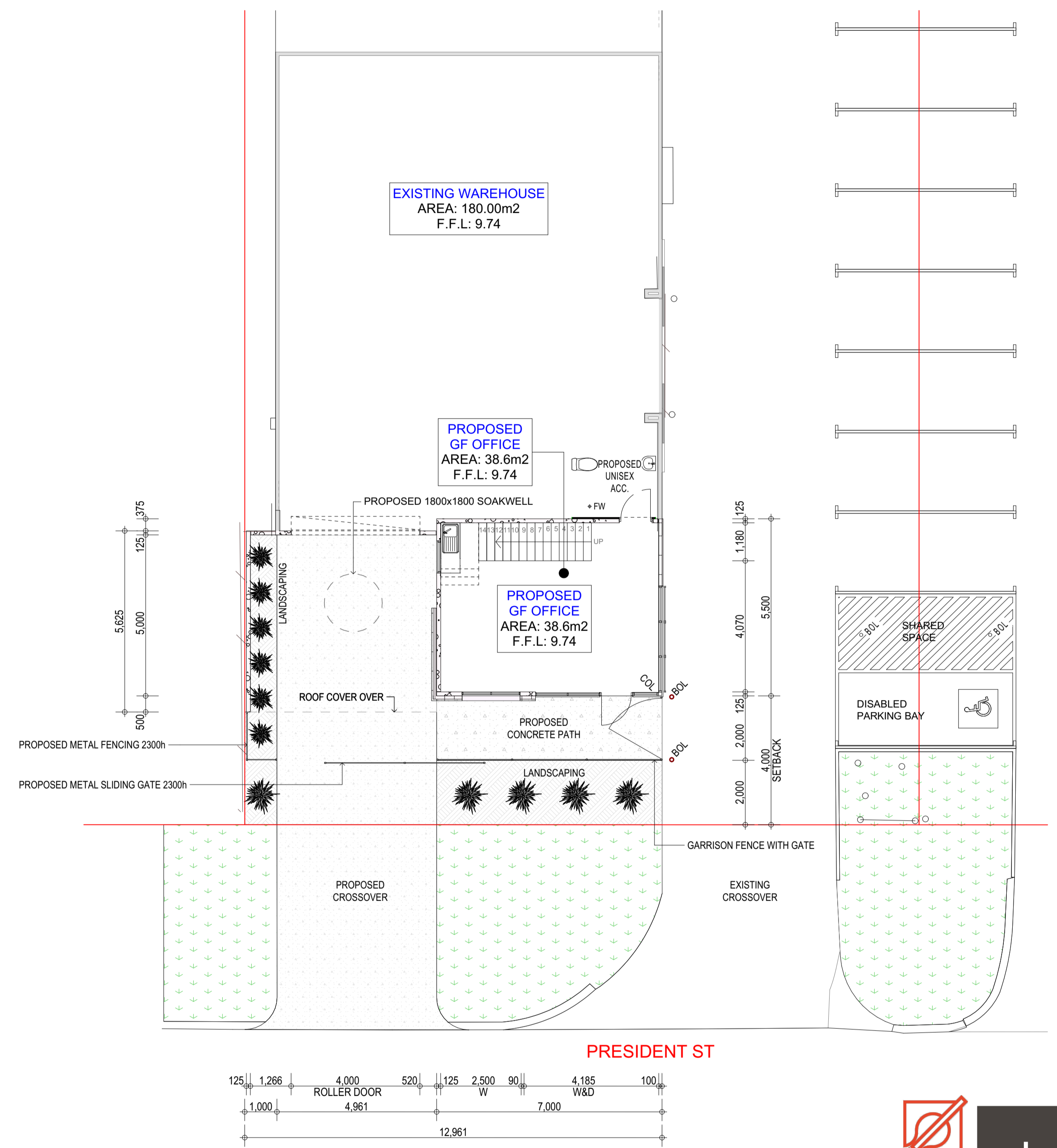
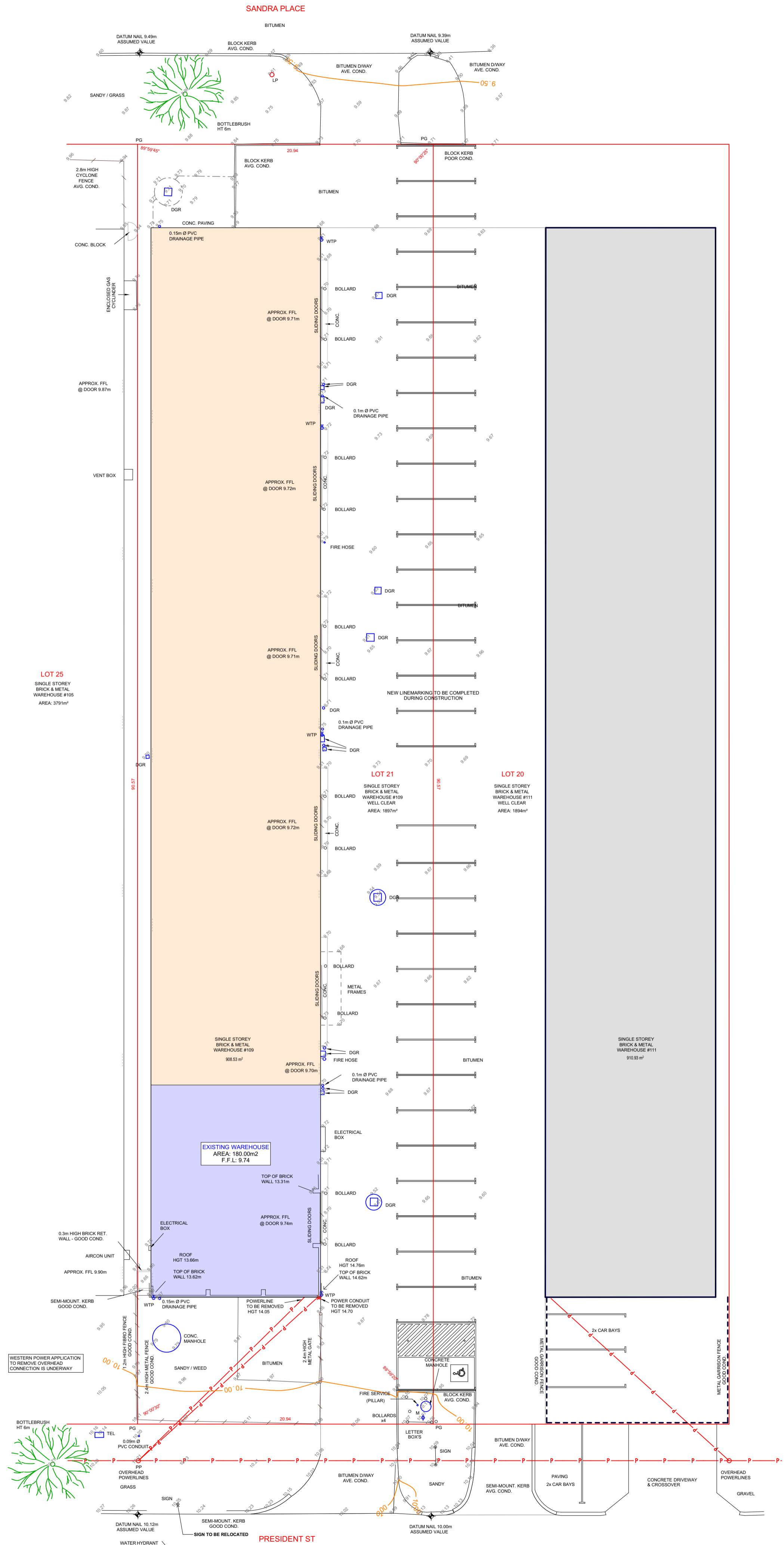
LINKS SURVEYING P: (08) 9354 8511
W: www.linksurveying.com.au
E: info@linksurveying.com.au

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

LOT : 21 No. 109 PRESIDENT ST
SUBURB : WELSHPOOL P: 9617
AUTHORITY : TOWN OF VICTORIA PARK C/T: N/A
UBD REF : 290 G 9 GPS: S 31.98349° E 115.92977°

5 0 2.5 5 10 15

SHEET	BUILDER'S REF	SURVEYED	SCALE @ A1	DWG No	REV
1 of 1			1:200	37271-01-100	A



DESIGN CALCULATIONS

LOT 20 (WAREHOUSE/INDUSTRIAL)	LOT 21 (WAREHOUSE/INDUSTRIAL)
SITE AREA: 1897m ²	SITE AREA: 1887m ²
BUILDING AREA: 916.50m ²	BUILDING AREA: 900.50m ²
PLOT RATIO: 48.10%	PLOT RATIO: 47.86%
NUMBER OF TENANCIES: 4	NUMBER OF TENANCIES: 6
AVERAGE SIZE OF EACH TENANCY: 227.75m ²	AVERAGE SIZE OF EACH TENANCY: 150.42m ²
WAREHOUSE FINING (FRET 100%): 3	WAREHOUSE FINING (FRET 100%): 3
(1 BAY PER 75m ² 77.575m ²): 1.94	(1 BAY PER 75m ² 1427m ²): 0.02
BAYS PER UNIT: 4.04	BAYS PER UNIT: 3.02
BAYS REQUIRED FOR TENANCY (ROUNDED): 95	BAYS REQUIRED FOR TENANCY (ROUNDED): 95
OFFICE FINING (FRET 100%): 2	OFFICE FINING (FRET 100%): 2
(1 BAY PER 40m ² 75m ²): 1.81	(1 BAY PER 40m ² 75m ²): 1.81
BAYS REQUIRED FOR TENANCY (ROUNDED): 2	BAYS REQUIRED FOR TENANCY (ROUNDED): 2
TOTAL PARKING REQUIRED FOR LOT 20 & 21: 97	TOTAL PARKING REQUIRED FOR LOT 20 & 21: 97
PROVIDED PARKING: 97	PROVIDED PARKING: 97

Proposed Site Plan
1:100

GENERAL NOTES:
- DO NOT SCALE FROM DRAWINGS.
- THESE PLANS ARE THE SOLE PROPERTY OF DESIGNER AND MAY NOT BE REPRODUCED OR MODIFIED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.
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ISSUED FOR PRELIMINARY COMMENTS

Client: **Perth Autobody Repairs**
Project Title: **Lot 21 #1-109 President Street Welshpool**

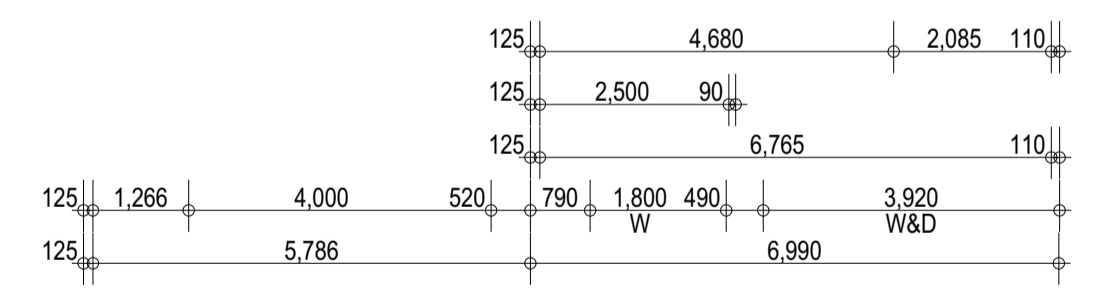
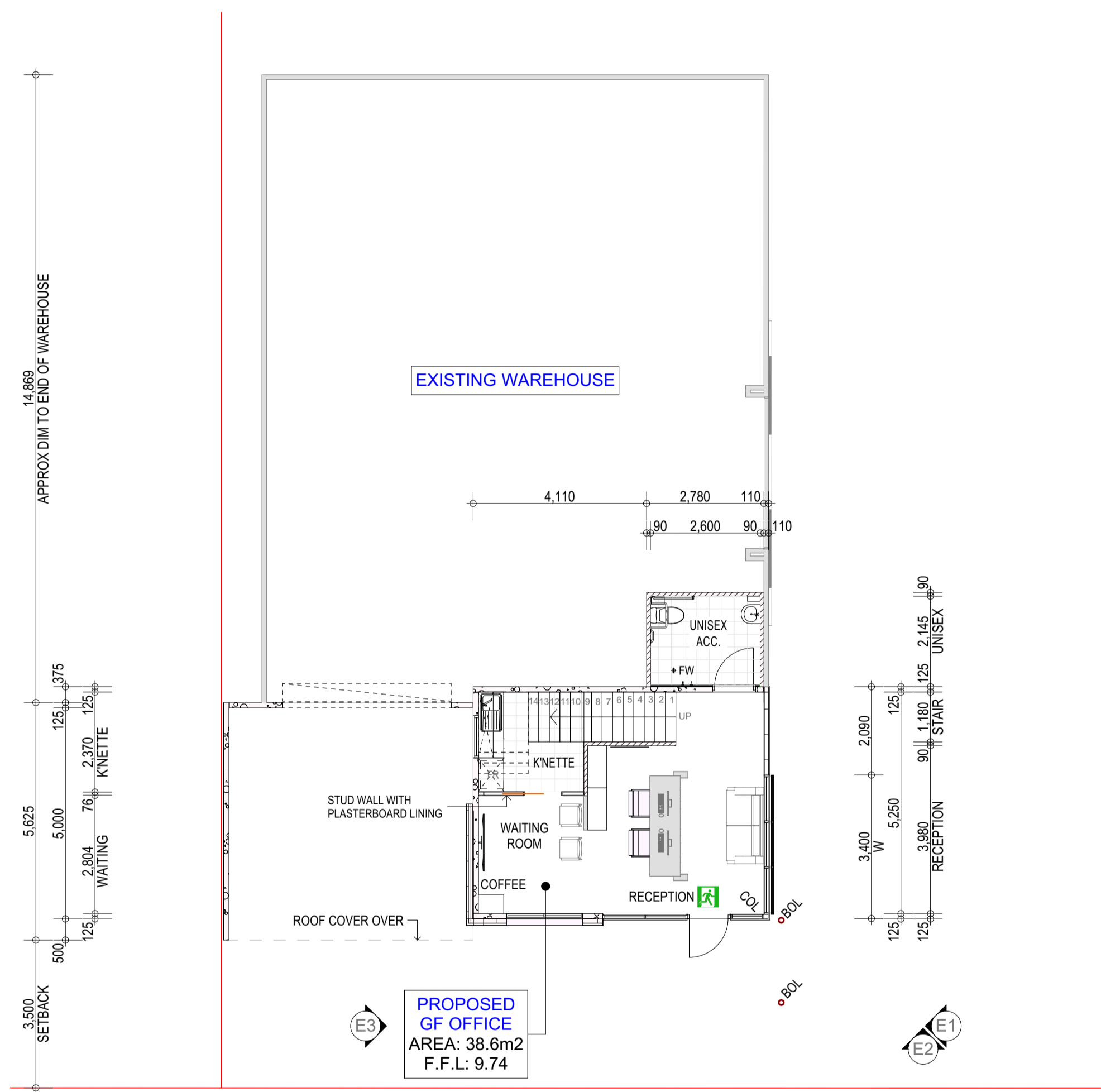
Site Plans

Project Number: **1939** Drawing Number: **A1** DATE OF ISSUE: 01.07.19
DRAWN: MB
SCALE: 1:200, 1:100 (A1)

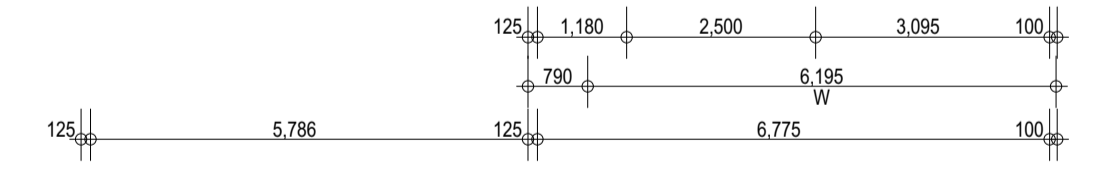
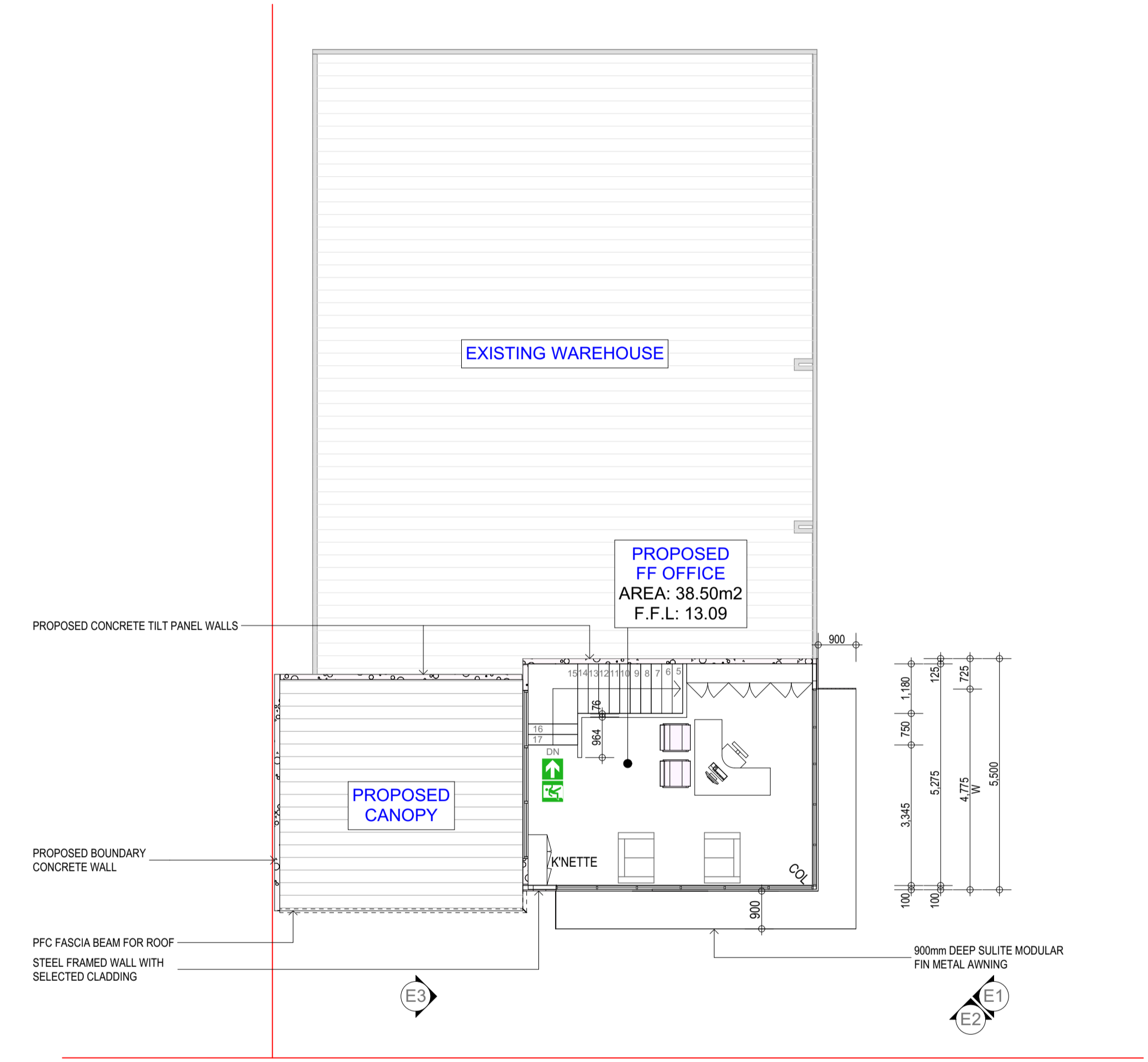
REVISION	DATE	DESCRIPTION
A	18.07.19	Preliminary Issue for Comments
B	09.08.19	Design Development
C	xx.xx.xx	-
D	xx.xx.xx	-

QDS QUALITY DESIGN SOLUTIONS
PO Box 2655, Malaga WA 6944
Email: mike@qds.com.au Mobile: 0403 165 270

NOTES:
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Ground Floor Plan
1:100



First Floor Plan
1:100



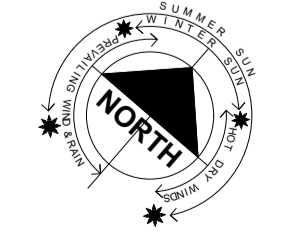
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Client:
Perth Autobody Repairs
Project Title:
Lot 21 #1-109 President Street Welshpool

Floor Plans

Project Number: **1939** Drawing Number: **A2** DATE OF ISSUE: 01.07.19
DRAWN: MB
SCALE: 1:100 (A1)

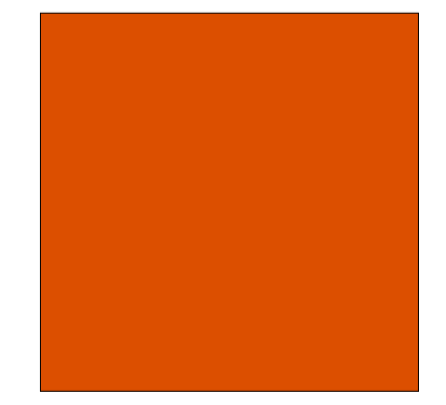
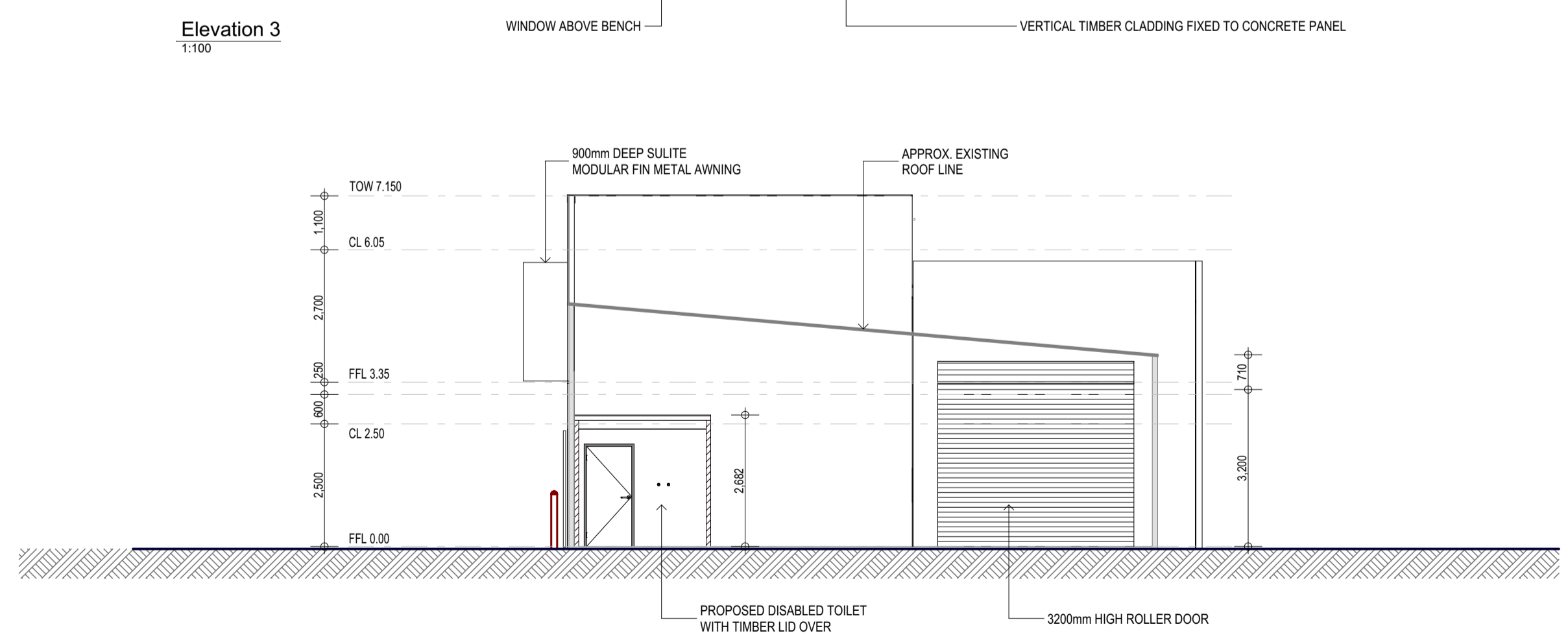
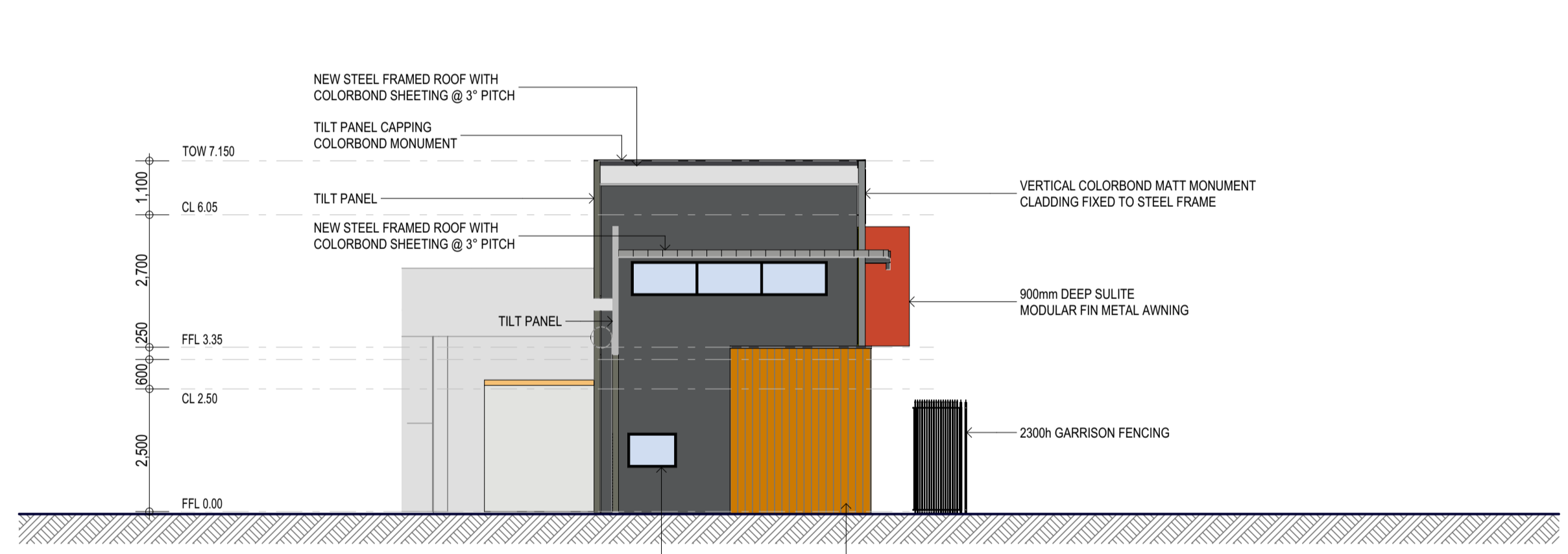
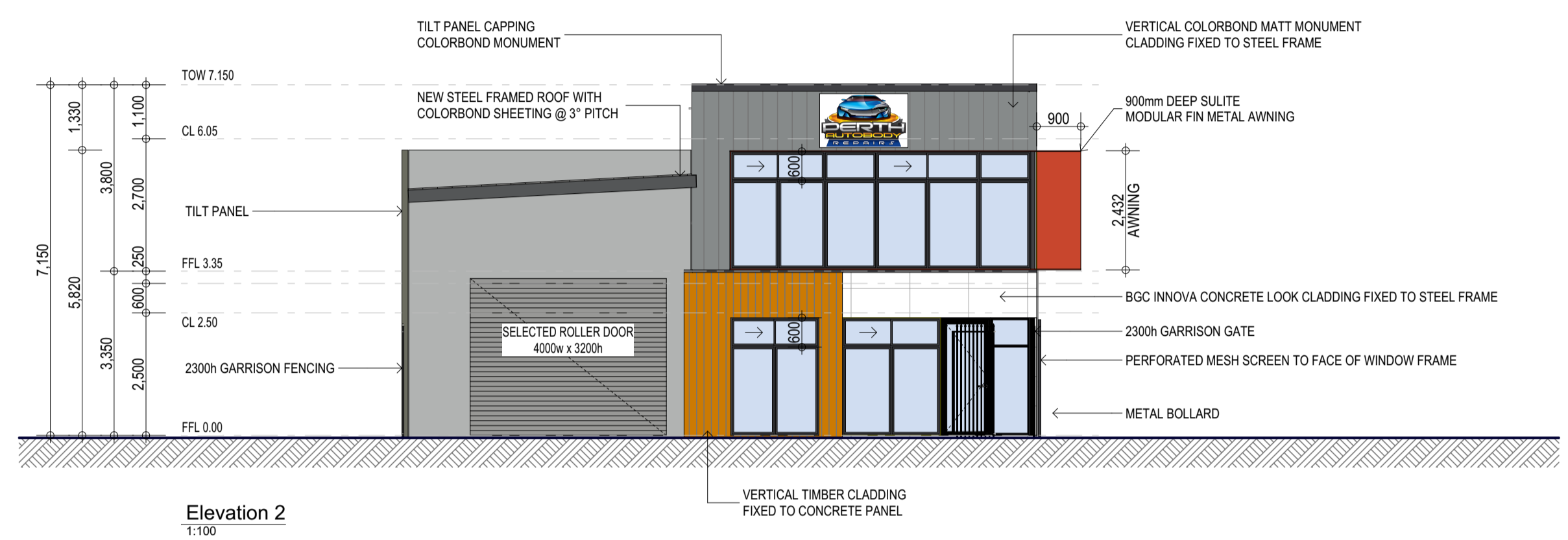
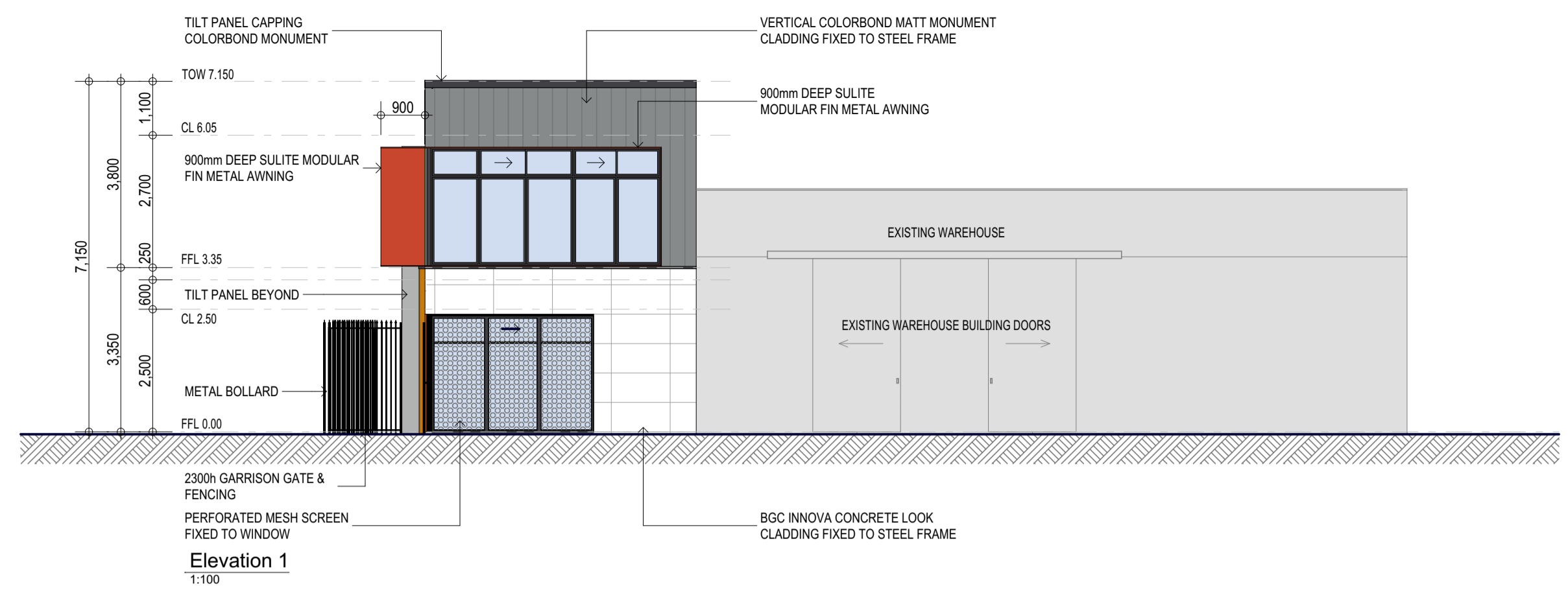
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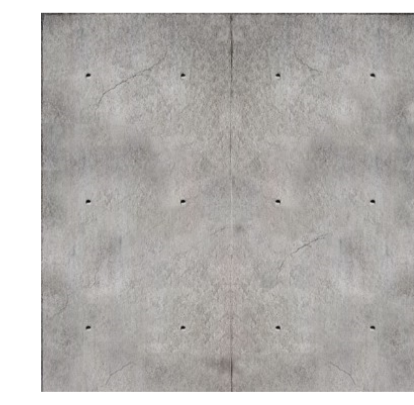
QDS QUALITY DESIGN SOLUTIONS
PO Box 2655, Malaga WA 6944
Email: mike@qds.com.au Mobile: 0403 165 270

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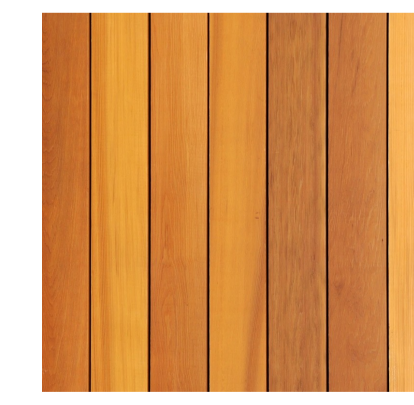
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METAL POWDERCOATED AWNINGS AS SELECTED



FIBRE CEMENT CONCRETE LOOK PANEL CLADDING AS SELECTED



VERTICAL TIMBER CLADDING AS SELECTED



COLORBOND MATT MONUMENT VERTICAL CLADDING AS SELECTED



ISSUED FOR PRELIMINARY COMMENTS

Client:
Perth Autobody Repairs
Project Title:
Lot 21 #1-109 President Street Welshpool

Elevations

Project Number: **1939** Drawing Number: **A3** DATE OF ISSUE: 01.07.19
DRAWN: MB SCALE: 1:100, 1:133.33 (A1)

REVISION	DATE	DESCRIPTION
A	18.07.19	Preliminary Issue for Comments
B	09.08.19	Design Development
C	xx.xx.xx	-
D	xx.xx.xx	-



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