decking
metal patio
alfresco
metal patio
2m high brick wall
PG
25.18
25.41
25.74
25.76
25.39
25.09
24.98
24.94
12.63 (cal)
116° 41'21" (cal)
5.42 (cal)
sand pile
metal shed
90° (cal)
SETBACK
5,903
9,680
25.09
25.01
25.07
24.91
3,020
660
1,570
3,010
760
SB
PG
1052
4348
9,500
90
25.22
25.02
BATTEN OUT EXTERNAL WALL OF WC & L'DRY
FIBRE CEMENT LINEA' CLADDING
X
90 x 90 TIMBER POSTS
PAINT FINISH
DP
DP
DP
TIMBER GLULAM BEAM TO
ENGINEER'S REQUIREMENTS
VERANDAH
LINED ON THE RAKE
B/PAVED FLUSH WITH FFL
OBS
7x3 F
18x6.5 F
28x15 STACKER
18x7
2,530
25.05
WM
720
820
LIVING
SLAB ON GROUND @ -370mm
RAKING CEILING
18x6
3,066 mm
24.70
UP
UP
WALL MOUNTED
GAS INST. HWS
1.7-1.9m high timber fence
1500x750 C
1950x2300 A
1500x780 C
25.03
25.00
24.99
24.96
EXISTING TIMBER
GLULAM BEAM
STUDY/
BED 3
RAKING CEILING
14x5.5
500
1,830
4,210
study/ bed 3
24.59
7,200
820
2/820
NEW CAVITY
SL/DOOR
720
1,160
820
25x510 A
OBS
510
2,700
ensuite
24.71
1500x6.5 C
1500x6.5 C
ELECTRIC
METERBOX
timber gate
steel post
1.7m high timber fence
New downpipe
Ø100mm
grated sump overflow
Existing HWU under
Existing A/C unit
24.66
existing flat roof carport
to be demolished
(red dashed)
New downpipe
Ø100mm
grated sump overflow
GM
24.97
24.93
24.86
24.82
New stormwater pipe
Ø100mm at 1:100
steel post
5,000 mm
1,130
1,325
1,470
5 m
6 m
new gable roof carport (blue shading)
steel post & beam construction
zincalume custom orb roof
CFC cladding on sides
steel post
4 m
24.76
property boundary
NEW SOAKWELL
Ø900mm x 600mm deep = 0.38m³
(under soft landscaping)
23m² roof area x 0.0125m = 0.3m³
AEP 20% rainfall = 163mm/hr
89°20'11"
25.00
brick path
90°
SETBACK OF
EXISTING
CARPORT
5 m
CB
M
P
M
25.03
PG
15.36
24.93
24.75
HC
24.85
24.83
24.83
PG
24.84
low brick wall
0.8m high timber fence
flush kerb
25.18
25.13
25.09
25.03
24.89
24.87
24.83
flush kerb
concrete
crossover
flush kerb
tree
ø0.6
Ht: 8
canopy: 8
25.20
tree
ø0.6
Ht: 10
canopy: 8
bitumen
crossover
bitumen
crossover
25.18
25.16
25.09
25.00
24.89
24.88
24.87
24.85
24.78
barrier kerb
IRWIN STREET
tbm nail 25.11m
tbm nail 24.77m

12,895

228

residence well clear

SCALE 1:100 @ A3

1,000 mm
2,000 mm
5,000 mm

78 IRWIN STREET
CARPORT REPLACEMENT
APR 2023