

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.

SITE COVERAGE

ZONED R30
% ALLOWED 55%
SITE AREA 505.92m²
SITE COV. AREA 165.86m²
OPEN SPACE = 67.2%

Soak Well Type	No.	Capacity
SW 1200x900	1	1.0 m3
SW 1200x1200	2	2.7 m3
Total Capacity		3.7 m3
Roof Area GF		102.4 m2
Paved Area		34.5 m2
Roof Area UF		107.3 m2
Total Area		244.2 m2
Capacity Required (Area x 0.0125)		3.1 m3
Extra Capacity Provided		0.7 m3

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

CONCRETE NOTE:

SET SHOWER RECESS'S DOWN 50mm (25mm BELOW 25mm SET DOWN) & FIT REFLUX VALVE. MAINTAIN REQUIRED SLAB THICKNESS TO ENGINEERS REQUIREMENTS

STORMWATER NOTE:

STORMWATER DISPOSAL TO BUILDER'S SPECIFICATIONS.

SITE CLASSIFICATION : P
FOOTING DETAIL : R. T. ENG.
WIND CATEGORY : N1
CORROSION CLASS : R3

TERMITE TREATMENT NOTE:

TERMITE TREATMENT WILL BE CARRIED OUT IN ACCORDANCE WITH PART 3.1.3.2 OF THE NCC - BUILDING CODE OF AUSTRALIA AND AS3660.1:2014 THROUGH THE USE OF TERMITE RESISTANT MATERIALS FOR ALL PRIMARY BUILDING ELEMENTS, AS FOLLOWS:
*CONCRETE SLAB IN ACCORDANCE WITH AS2870 & AS3600
*MASONRY IN ACCORDANCE WITH AS3700
*PRESERVATIVE TREATED TIMBER IN ACCORDANCE WITH AS1604 AND APPENDIX D OF AS3660.1:2014

ELECTRICAL NOTE:

3 - PHASE POWER

PRELAY NOTE:

PLUMBING PRELAY REQUIRED FOR ISLAND CUPBOARD REFER TO FLOOR PLAN

Location of Services

NOTE: TELSTRA/COMMS. PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA.

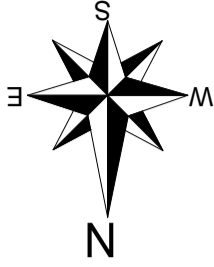
LOT MISCLOSE

0.000 m

SOIL DESCRIPTION

Sand
Light Grass Cover

Scale 1:200

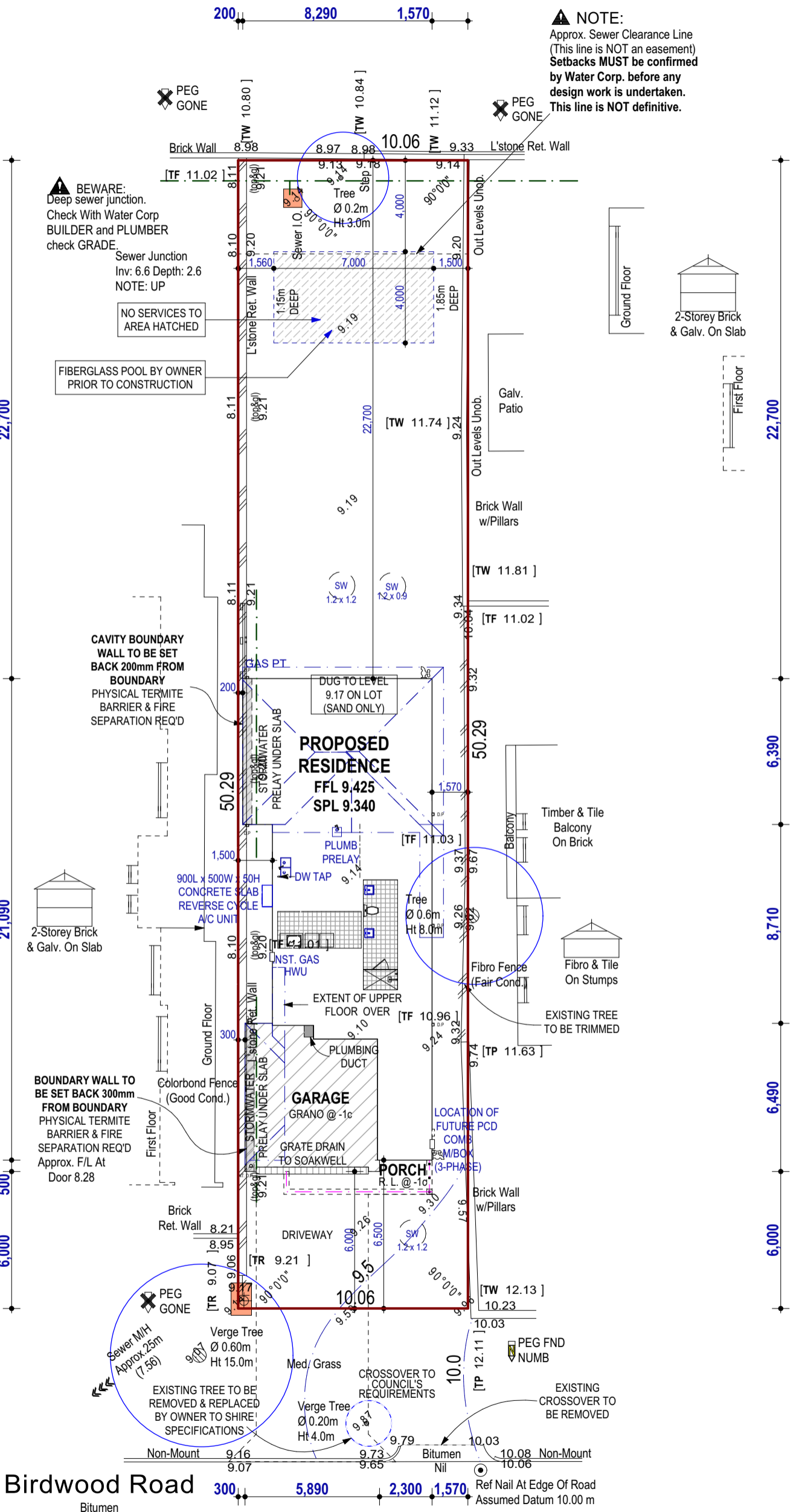


Brick & Galv. Alfresco
Brick & Galv. -Obstr.

NOTE:

Approx. Sewer Clearance Line (This line is NOT an easement) Setbacks MUST be confirmed by Water Corp. before any design work is undertaken. This line is NOT definitive.

WARNING: Plan not yet approved by titles office. Verify lot dimensions & angles with title.



Birdwood Road

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT:

OWNERDATE.....

OWNERDATE.....

BUILDERDATE.....



BUILDERS REGISTRATION N° 13521
9 SANGIORGIO COURT
OSBORNE PARK WA 6017
Phone (08) 9208 9100. Fax (08) 9208 9102

© Copyright 2011

VARIATIONS:

REV.	DESCRIPTION	INT.	DATE:
'1'	CONTRACT SILVER & SVO 1	ZL	09.11.2020
'2'	VO1 (ITEMS 1-57)	SA	29.03.2021
'3'			
'4'			
'5'			
'6'			
'7'			
'8'			
'9'			

CLIENT: **JACKSON & AMOROSO**

SITE ADDRESS:
**LOT 878 (#2A) BIRDWOOD ROAD
MELVILLE WA 6156**

SALES: CL DRAWN: ZL CHECKED: KB

PREMIUM CARABELLO

SITE PLAN

DATE: 31/03/2021 SHEET N°: 03 of 11
SCALE: 1:200, 1:100
REVISION N°: 01 JOB N°: 2009011

INTERNAL DOORS NOTE:

ALL INTERNAL DOORS TO BE 2340H (28c) U.N.O

BUILD METHOD: CFTW
 GROUND FLOOR: Double Brick, Slab on Ground
 UPPER FLOOR SLAB: Concrete on Metal Truss
 UPPER FLOOR WALLS: Double Brick
 ROOF TYPE: Colorbond
 INTERNAL PLASTER: Float & Set

SITE CLASSIFICATION : P
 FOOTING DETAIL : R. T. ENG
 WIND CATEGORY : N1
 CORROSION CLASS : R3

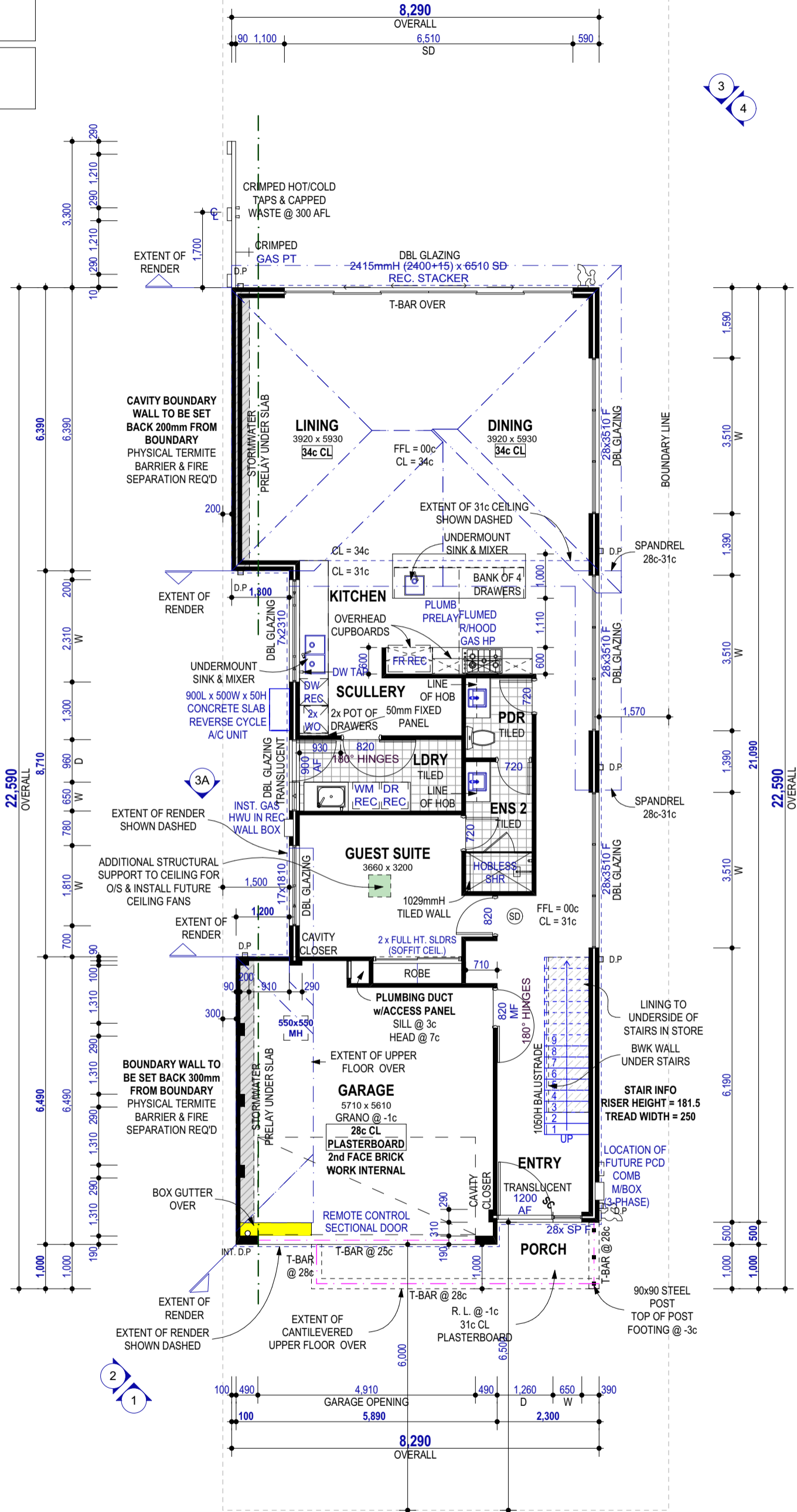
BRICK LAYER NOTES:

EXTENT OF ACRYLIC RENDER: EXTENT OF ACRYLIC RENDER TO GROUND FLOOR EXCLUDING BOUNDARY WALLS & UPPER FLOOR.

CL @ 31c THRU'OUT

ALL UNLESS OTHERWISE NOTED

FIRE PROTECTION
 BOX GUTTER



AREAS		
Name	Area	Perimeter
HOUSE - GROUND	130.212	58.760
HOUSE - UPPER	101.997	45.440
GARAGE	35.647	24.760
PORCH	4.050	8.800
TOTAL	271.906 m²	

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT :

OWNERDATE.....
 OWNERDATE.....
 BUILDERDATE.....



BUILDERS REGISTRATION N° 13521
 9 SANGIORGIO COURT
 OSBORNE PARK WA 6017
 Phone (08) 9208 9100 Fax (08) 9208 9102

Copyright 2011

VARIATIONS:

REV: DESCRIPTION:
 '1' CONTRACT SILVER & SVO 1
 '2' VO1 (ITEMS 1-57)

INT: DATE:
 ZL 09.11.2020
 SA 29.03.2021

CLIENT: **JACKSON & AMOROSO**

SITE ADDRESS:
**LOT 878 (#2A) BIRDWOOD ROAD
 MELVILLE WA 6156**

SALES: CL DRAWN: ZL CHECKED: KB

**PREMIUM CARABELLO
 GROUND FLOOR PLAN**

DATE: 31/03/2021 SHEET N°:
 SCALE: 1:1, 1:100 04 of 11
 REVISION N°: 01 JOB N°: 2009011

INTERNAL DOORS NOTE:
ALL INTERNAL DOORS TO BE 2340H (28c) U.N.O

BUILD METHOD: CFTW
GROUND FLOOR: Double Brick, Slab on Ground
UPPER FLOOR SLAB: Concrete on Metal Truss
UPPER FLOOR WALLS: Double Brick
ROOF TYPE: Colorbond
INTERNAL PLASTER: Float & Set

SITE CLASSIFICATION : P
FOOTING DETAIL : R. T. ENG
WIND CATEGORY : N1
CORROSION CLASS : R3

UPPER FLOOR CONSTRUCTION NOTE

ALLOW EXTRA STUDWORK FOR:
- WC ROLL HOLDER @ 750mm
- TOWEL RAIL @ 1000mm
- TOWEL RING @ 1200mm
- TOILET @ 750mm

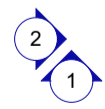
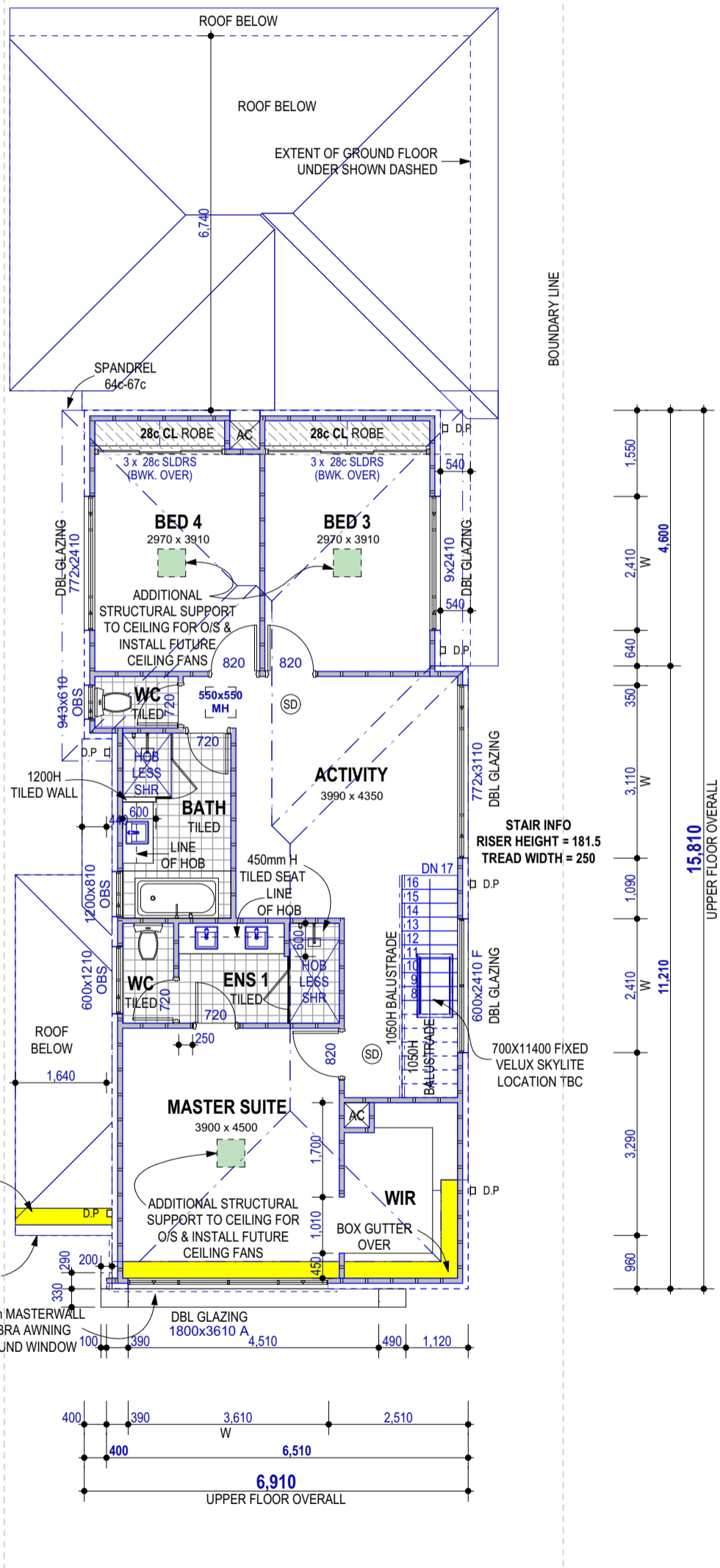
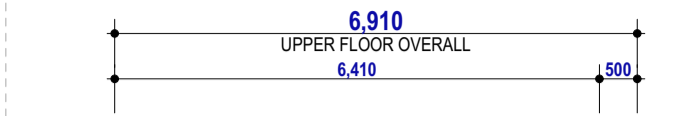
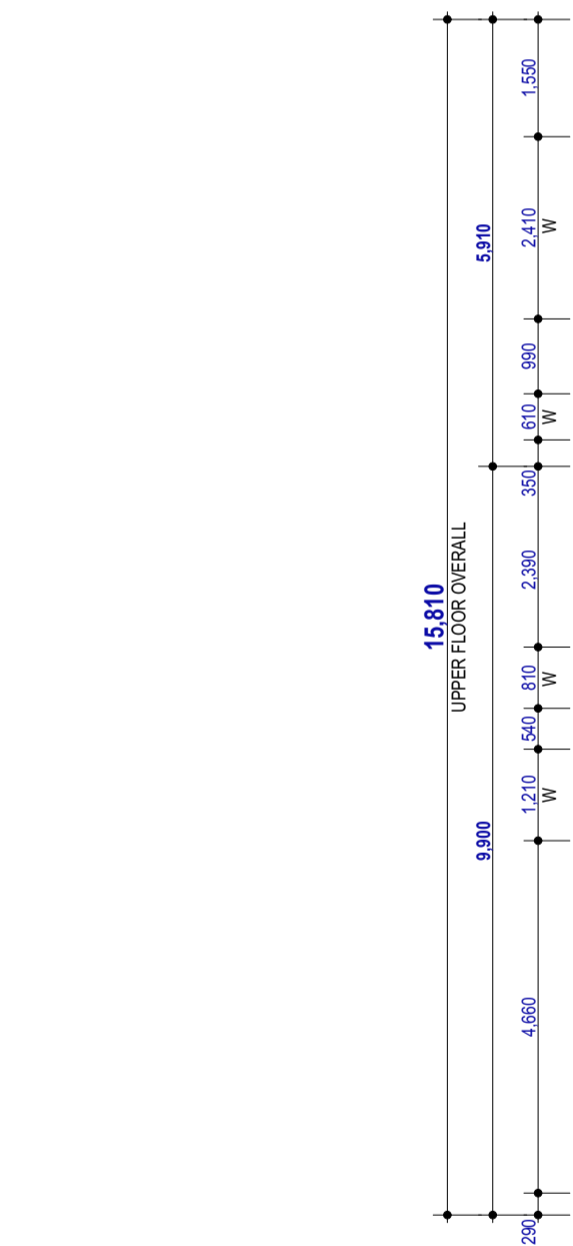
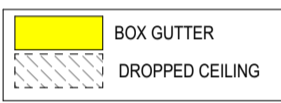
UPPER FLOOR HEIGHTS

FFL = 3086mm
CL = 5778mm
HEIGHT O/A = 2692mm (31c)

UPPER FLOOR GLAZING
UPPER FLOOR WINDOWS TO COMPLY WITH BCA 3.9.2.5

BRICK LAYER NOTES:
EXTENT OF ACRYLIC RENDER: EXTENT OF ACRYLIC RENDER TO GROUND FLOOR EXCLUDING BOUNDARY WALLS & UPPER FLOOR.

CL @ 31c THRU'OUT
ALL UNLESS OTHERWISE NOTED



AREAS		
Name	Area	Perimeter
HOUSE - GROUND	130.212	58.760
HOUSE - UPPER	101.997	45.440
GARAGE	35.647	24.760
PORCH	4.050	8.800
TOTAL	271.906 m²	

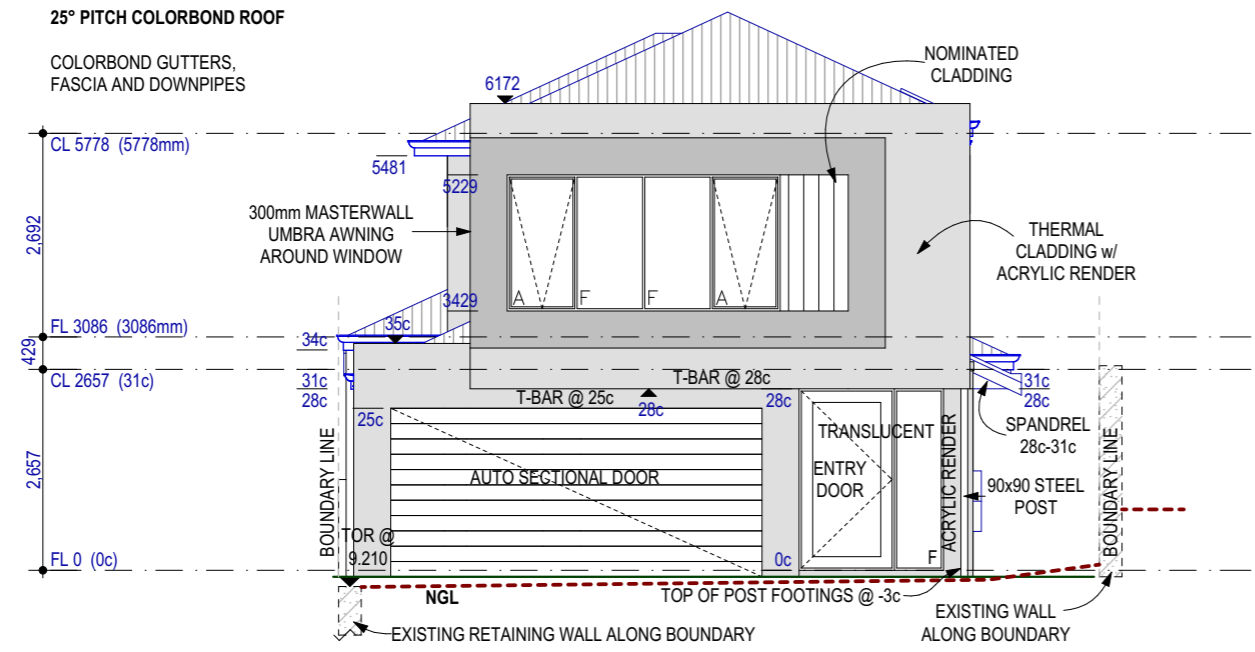
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT :
OWNERDATE.....
OWNERDATE.....
BUILDERDATE.....

101
BUILDERS REGISTRATION N° 13521
9 SANGIORGIO COURT
OSBORNE PARK WA 6017
Phone (08) 9208 9100. Fax (08) 9208 9102

REV.	DESCRIPTION	INT.	DATE
'1'	CONTRACT SILVER & SVO 1	ZL	09.11.2020
'2'	VO1 (ITEMS 1-57)	SA	29.03.2021
'3'			
'4'			
'5'			
'6'			
'7'			
'8'			
'9'			

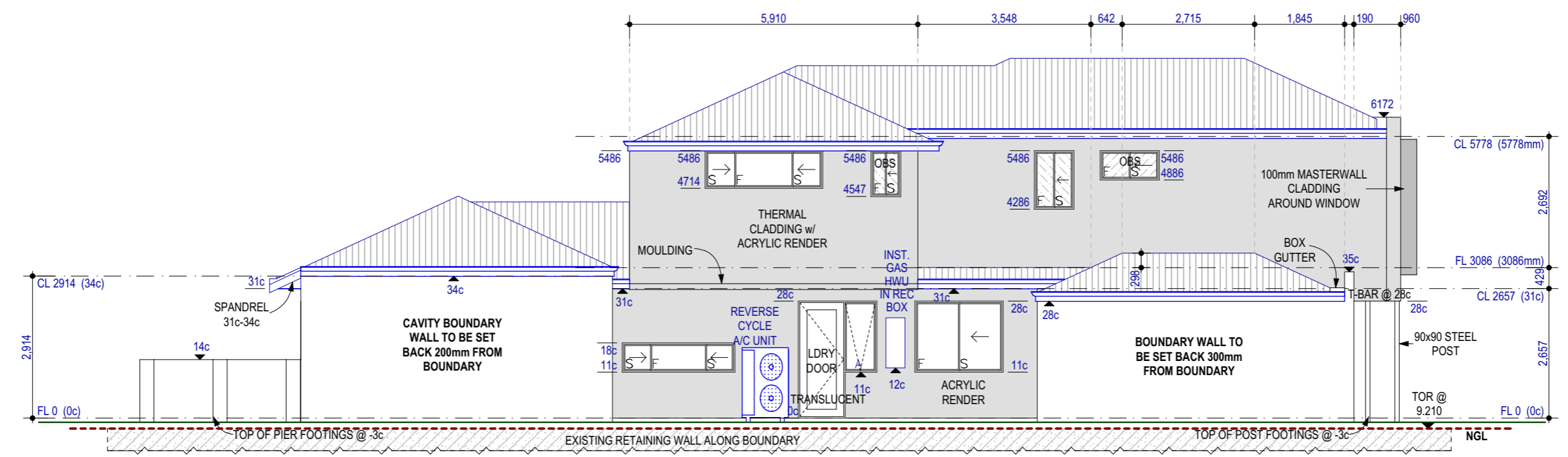
CLIENT:
JACKSON & AMOROSO
SITE ADDRESS:
**LOT 878 (#2A) BIRDWOOD ROAD
MELVILLE WA 6156**
SALES: CL DRAWN: ZL CHECKED: KB

**PREMIUM CARABELLO
UPPER FLOOR PLAN**
DATE: 31/03/2021 SHEET N°:
SCALE: 1:1, 1:100 05 of 11
REVISION N°: 01 JOB N°: 2009011



BRICK LAYER NOTES:
 EXTENT OF ACRYLIC RENDER: EXTENT OF ACRYLIC RENDER TO GROUND FLOOR EXCLUDING BOUNDARY WALLS & UPPER FLOOR.

1 ELEVATION
 1:100



2 ELEVATION
 1:100

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT :
 OWNERDATE.....
 OWNERDATE.....
 BUILDERDATE.....

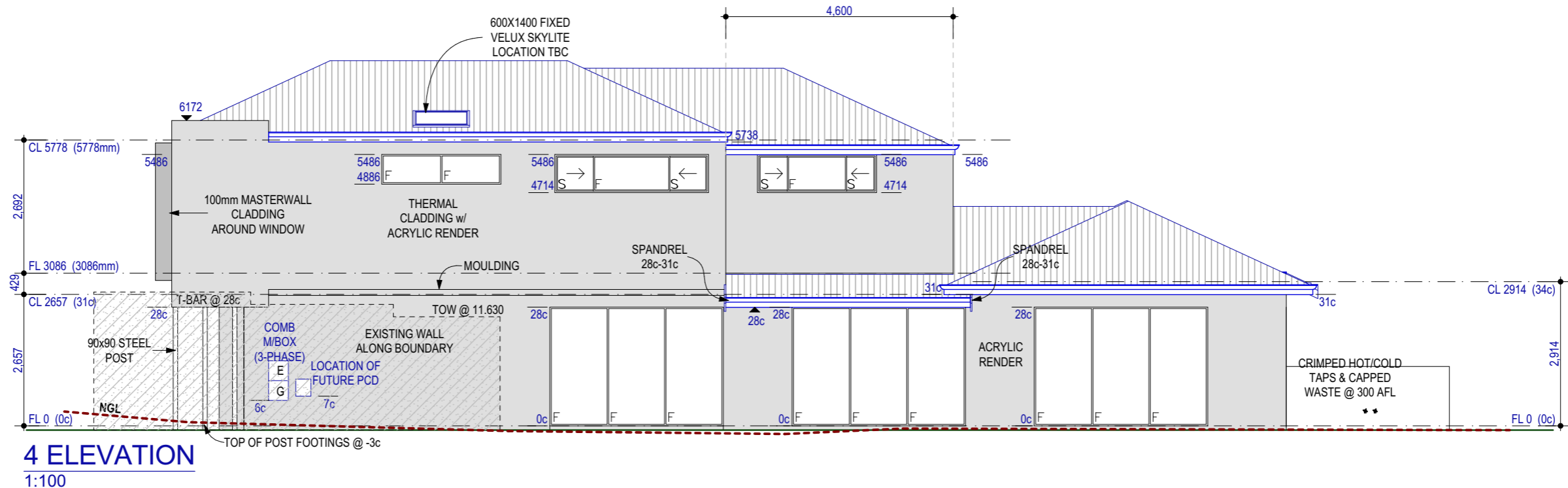
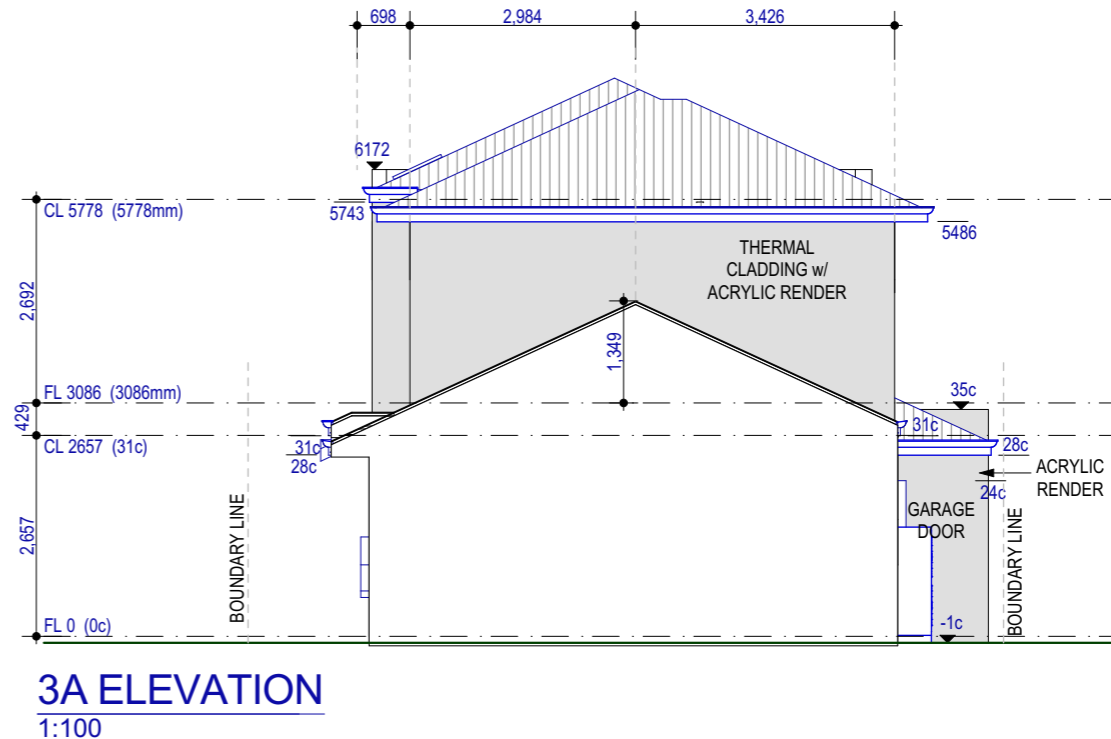
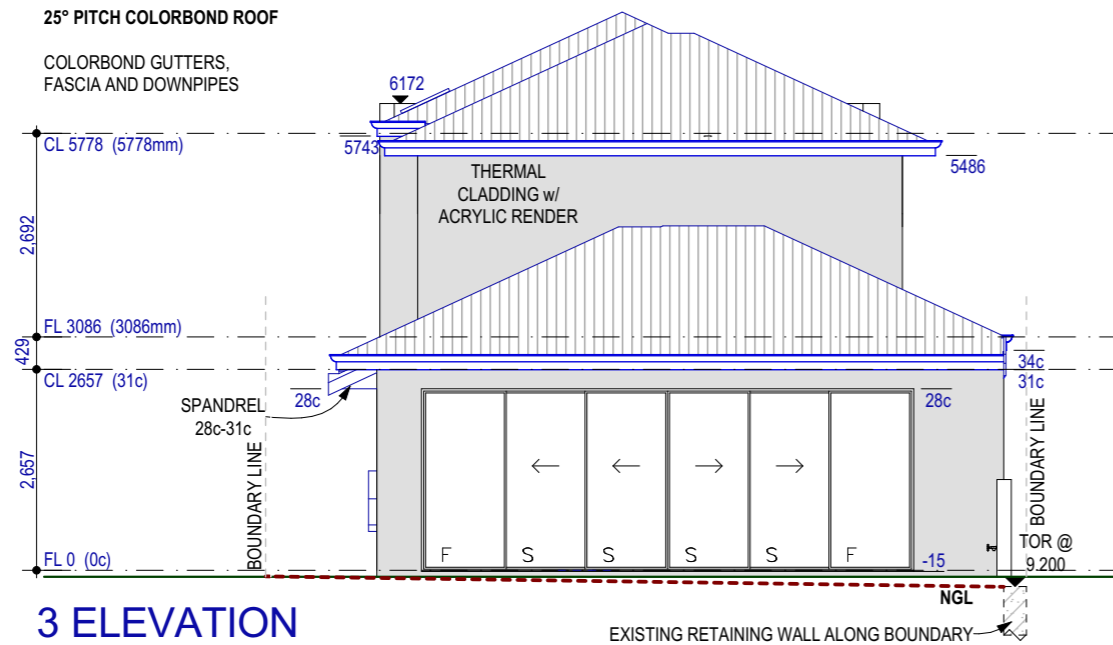
101
 © Copyright 2011
 BUILDERS REGISTRATION N° 13521
 9 SANGIORGIO COURT
 OSBORNE PARK WA 6017
 Phone (08) 9208 9100 Fax (08) 9208 9102

REV.	DESCRIPTION:	INT.	DATE:
1	CONTRACT SILVER & SVO 1	ZL	09.11.2020
2	VO1 (ITEMS 1-57)	SA	29.03.2021
3			
4			
5			
6			
7			
8			
9			

CLIENT:
JACKSON & AMOROSO
 SITE ADDRESS:
**LOT 878 (#2A) BIRDWOOD ROAD
 MELVILLE WA 6156**
 SALES: CL DRAWN: ZL CHECKED: KB

PREMIUM CARABELLO
ELEVATIONS 01
 DATE: 31/03/2021 SHEET N°:
 SCALE: 1:100 06 of 11
 REVISION N°: 01 JOB N°: 2009011

25° PITCH COLORBOND ROOF
COLORBOND GUTTERS,
FASCIA AND DOWNPIPES



THIS IS ONE OF THE DRAWINGS
REFERRED TO IN THE CONTRACT :

OWNERDATE.....

OWNERDATE.....

BUILDERDATE.....



BUILDERS REGISTRATION N° 13521
9 SANGIORGIO COURT
OSBORNE PARK, WA 6017
Phone (08) 9208 9100 Fax (08) 9208 9102

© Copyright 2011

VARIATIONS:

REV.	DESCRIPTION:	INT.	DATE:
1	CONTRACT SILVER & SVO 1	ZL	09.11.2020
2	VO1 (ITEMS 1-57)	SA	29.03.2021
3			
4			
5			
6			
7			
8			
9			

INT.

DATE:

ZL 09.11.2020

SA 29.03.2021

CLIENT:

JACKSON & AMOROSO

SITE ADDRESS:

LOT 878 (#2A) BIRDWOOD ROAD
MELVILLE WA 6156

SALES: CL DRAWN: ZL CHECKED: KB

PREMIUM CARABELLO

ELEVATIONS 02

DATE: 31/03/2021
SCALE: 1:100

SHEET N°:
07 of 11

REVISION N°:
01

JOB N°:
2009011