

SERVICE LEGEND	
POWER	
CONSUMER POLE	○ CP
POWER POLE	○ PP
LIGHT POLE	○ LP
STAY POLE	○ SP
S. WIRE ANCHOR	○ SWA
UNI PILLAR	⊗
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	□
LOT PIT	○ LDP
HOUSE CONN.	○ DHC
SIDE ENTRY PIT	□
COMBINATION ENTRY PIT	□
WATER	
STOP VALVE	○ WSV
HYDRANT	○ HY
FLUSH POINT	○ FP
WATER TAP	○ WTP
WATER METER	⊕ M
PRE-LAID CONN.	○ WPL
SURVEY	
DATUM NAIL	◆
PEG FOUND	○ PF
PEG DISTURBED	○ PD
PEG GONE	PG
MARK ON FEATURE	■ MOF

LOT RECORDS				
STATUS	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER	✓			
SEWERAGE	✓			
GAS	✓			✓
TELE.	✓			
DRAINAGE				✓
POWER	U/G	✓		
	O/H			✓
AREA: ESTAB 10/2009				
COASTAL DISTANCE 1.5-10km				
LOT: 2				
AREA: 397 m²				
APPROX. AHD + 20.38m				
SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY. HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.				

NOTE : SERVICE EASEMENT © SEWERAGE

GROUND COVER
SANDY / WEED / RUBBISH

SEWER CONNECTION POSITION 'A'	SEWER CONNECTION POSITION 'B'
APPROXIMATE ONLY	APPROXIMATE ONLY
SEWER INVERT LEVEL 3.56	SEWER INVERT LEVEL 3.6
SEWER BROUGHT UP 0.00	SEWER BROUGHT UP 0.00
DEPTH TO CONNECTION 2.79	DEPTH TO CONNECTION 2.75

TITLE : FEATURE SURVEY	LOT : 2 No. 99/A LEACH HWY
CLIENT : BILL	SUBURB : WILLAGEE
BUILDER : IDEAL HOMES	SSP : 52825
	AUTHORITY : CITY OF MELVILLE
	C/T : 2735/885



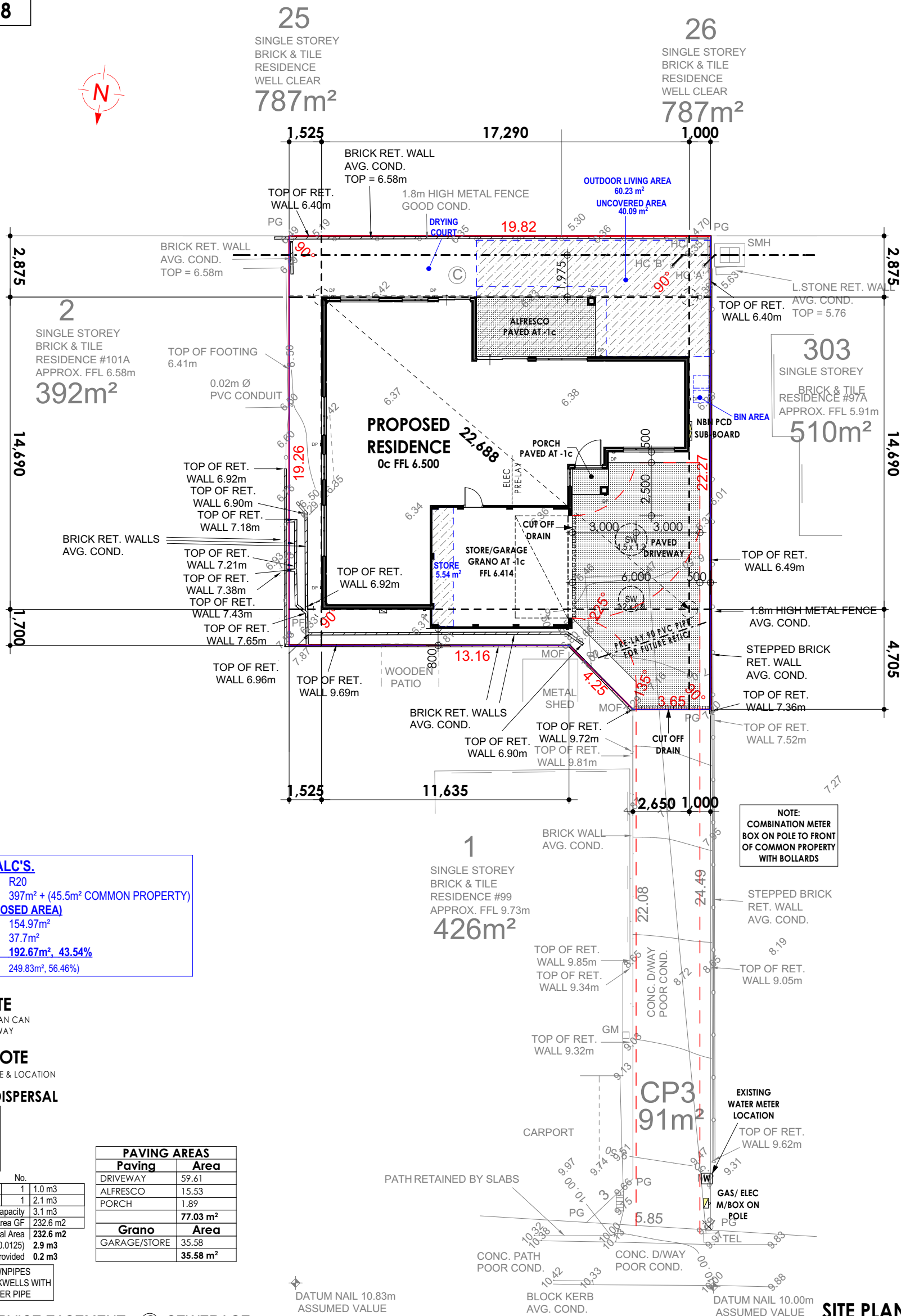
P: (08) 9354 8511
W: www.linkssurveying.com.au
E: info@linkssurveying.com.au

UBD REF : 327 B 7	GPS : S 32.04904°	E 115.79732°
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NOTE This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFAST NOMINEES 1996	SHEET 1 of 1	BUILDER'S REF I20387	SURVEYED 02/12/20	SCALE @ A3 1:200	DWG No 40841-01-100	REV A
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SIGNATURES		DRAWN / AMENDMENTS	
CLIENT 1:	DATE:	17/11/20 FINANCE KT	
CLIENT 2:	DATE:	22/12/20 VO60817 KT	
BUILDERS:	DATE:	09/02/21 WORKING KO/KT	
NO STRUCTURAL CHANGES (PRINTED DATE: 11/02/2021)			



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PEG FOUND	○ PF
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SITE COVER CALC'S.	
R-CODE:	R20
SITE AREA:	397m ² + (45.5m ² COMMON PROPERTY)
SITE COVER (ENCLOSED AREA)	
HOUSE:	154.97m ²
GARAGE & STORE:	37.7m ²
TOTAL:	192.67m², 43.54%
(OPEN SPACE:	249.83m ² , 56.46%)

CLIENT NOTE
-FLOOR LEVELS ON PLAN CAN VARY 100mm EITHER WAY

PLUMBER NOTE
-ASSESS SOAKWELL SIZE & LOCATION

RAINWATER DISPERSAL

- SOAKWELLS
- SILT PIT
- BY BUILDER
- BY OWNER

Soak Well Type	No.	Capacity
SW 1200x900	1	1.0 m ³
SW 1500x1200	1	2.1 m ³
Total Capacity		3.1 m³
Roof Area GF		232.6 m²
Total Area		232.6 m²
Capacity Required (Area x 0.0125)		2.9 m³
Extra Capacity Provided		0.2 m³

PAVING AREAS	
Paving	Area
DRIVEWAY	59.61
ALFRESCO	15.53
PORCH	1.89
Total	77.03 m²
Grano	
Grano	Area
GARAGE/STORE	35.58
Total	35.58 m²

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

NOTE : SERVICE EASEMENT © SEWERAGE

GROUND COVER

SANDY / WEED / RUBBISH

LEACH HWY

BITUMEN

SEWER CONNECTION POSITION 'A'	SEWER CONNECTION POSITION 'B'
APPROXIMATE ONLY	APPROXIMATE ONLY
SEWER INVERT LEVEL	SEWER INVERT LEVEL
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DEPTH TO CONNECTION	DEPTH TO CONNECTION
3.56	3.6
0.00	0.00
2.79	2.75

TITLE : FEATURE SURVEY	LOT : 2 No. 99/A LEACH HWY
CLIENT : BILL	SUBURB : WILLAGEE
BUILDER : IDEAL HOMES	SSP : 52825
	AUTHORITY : CITY OF MELVILLE
	C/T : 2735/885
	UBD REF : 327 B 7
	GPS : S 32.04904° E 115.79732°
	5 0 2.5 5 10 15
SHEET 1 of 1	BUILDER'S REF 120387
SURVEYED 02/12/20	SCALE @ A3 1:200
DWG No 40841-01-100	REV A

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CLIENT NOTE

-DIMENSIONS RELATE TO BRICKWORK SETOUT ONLY.
 NO ALLOWANCE IS MADE FOR PLASTER OR WALL FINISH WHERE THESE APPLY.
 -FIXTURES ARE DIAGRAMMATIC. SIZE MAY VARY DUE TO MANUFACTURERS SPECIFICATIONS.

CONCRETOR/BK LAYER NOTE

-TOP OF ISOLATED PIER FOOTINGS AT -4c

BRICKLAYER NOTE

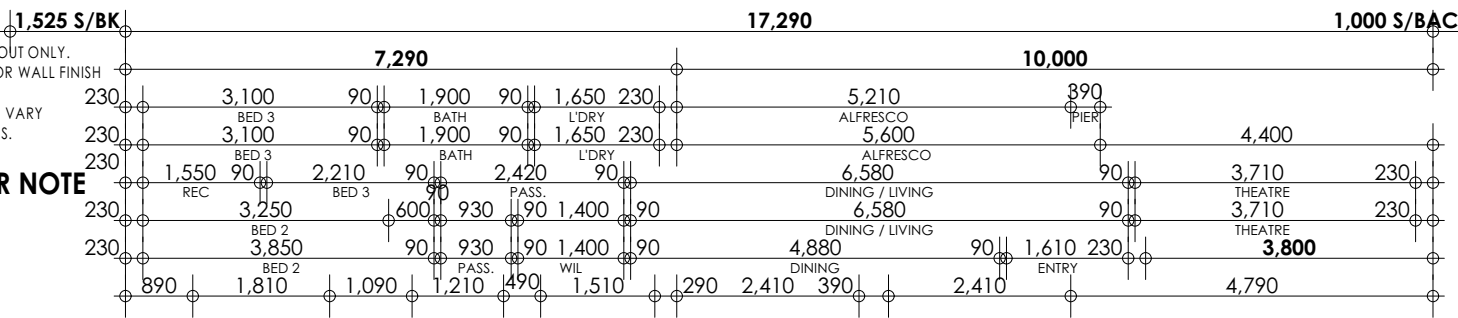
2c FACE BRICKWORK
 -RENDER TO FRONT ELEVATION ONLY
 -290 x 90 x 162 BRICKWORK LAID 1/3 BOND
 -1st COURSE OF BRICKWORK TO FOOTING AND SLAB TO BE 2c CORED BRICK

BRICKLAYER/ WINDOW SUPPLIER NOTE

-TIMBER DOOR FRAMES MARKED TF

PLUMBER NOTE

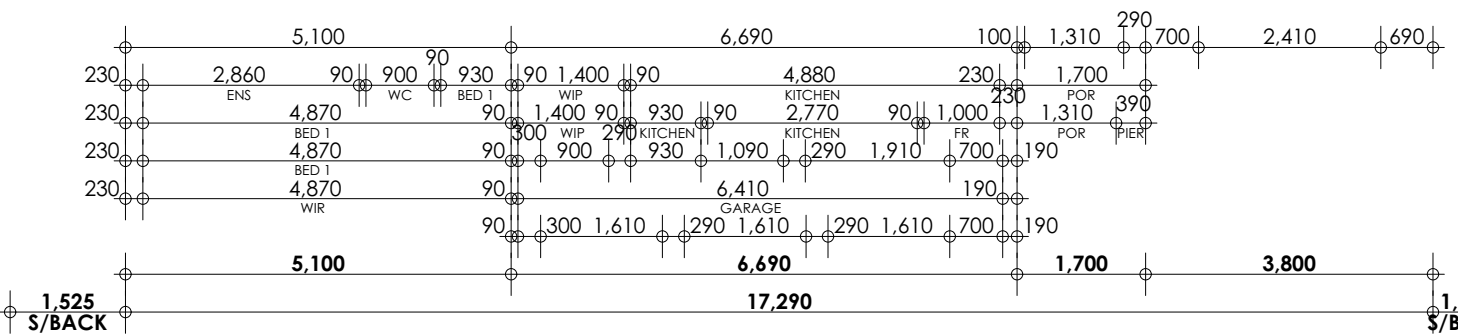
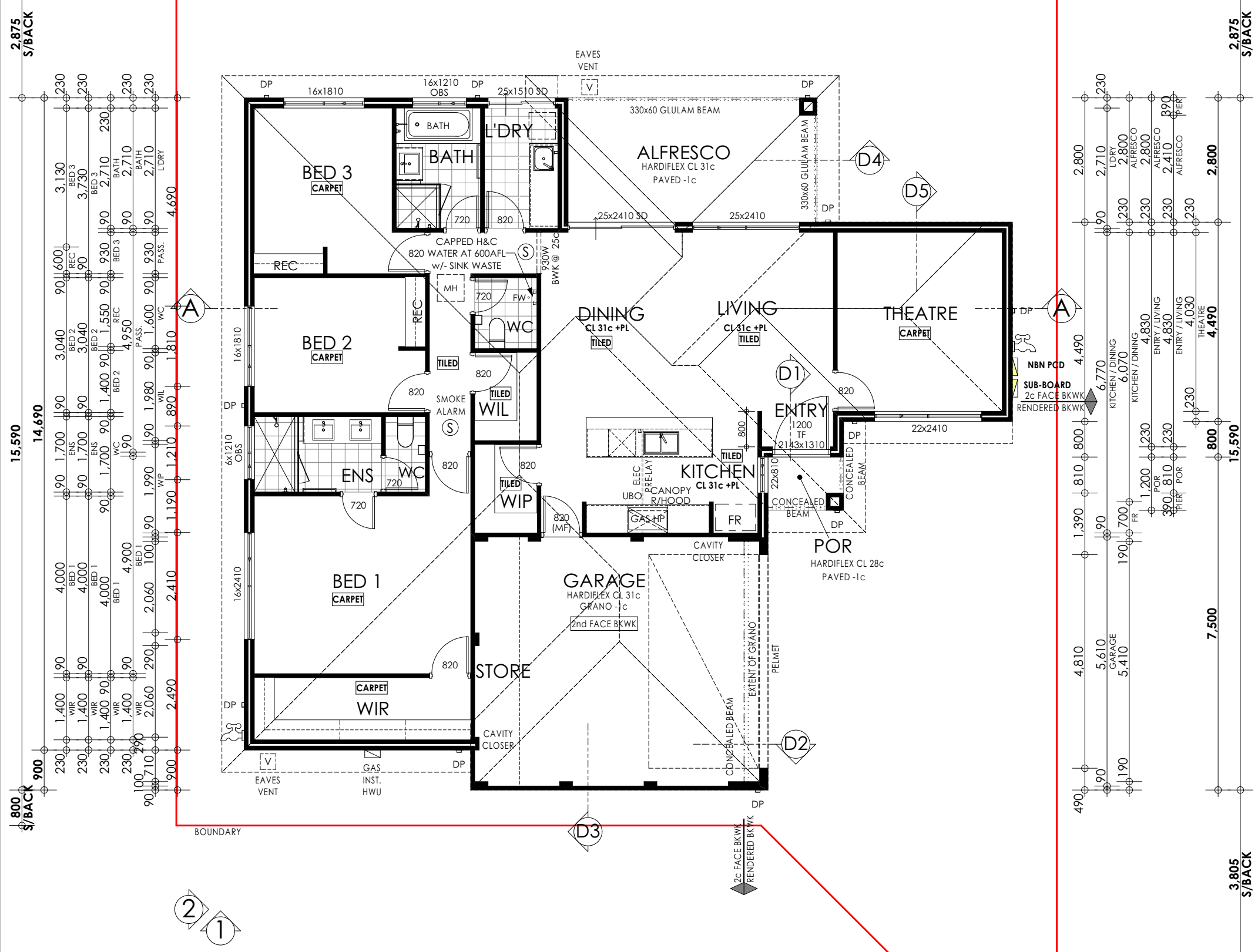
-LOCATION OF FLOOR WASTES TO WET AREAS TO BE DETERMINED ON SITE AT PLUMBERS DISCRETION
 -LOCATION OF DOWNPIPES ARE INDICATIVE AND MAY BE CHANGED ON SITE AT PLUMBERS DISCRETION



FIXING CARPENTER NOTE
 -WEATHERDRAFT SEALS TO EXTERNAL DOORS
 -SHELF & RAIL TO ROBES AT 1700AFL U.O.N.
 -4x SHELVES TO LINENS, STORE & PANTRY AT 500/400/400/400 CTS U.O.N.

INSULATION NOTE
 -R4.1 CEILING INSULATION TO HOUSE & GARAGE

DEVELOPER NOTE
 -HOUSE DESIGNED TO COMPLY WITH QUIET HOUSE DESIGN REQUIREMENTS - PACKAGE 'A'



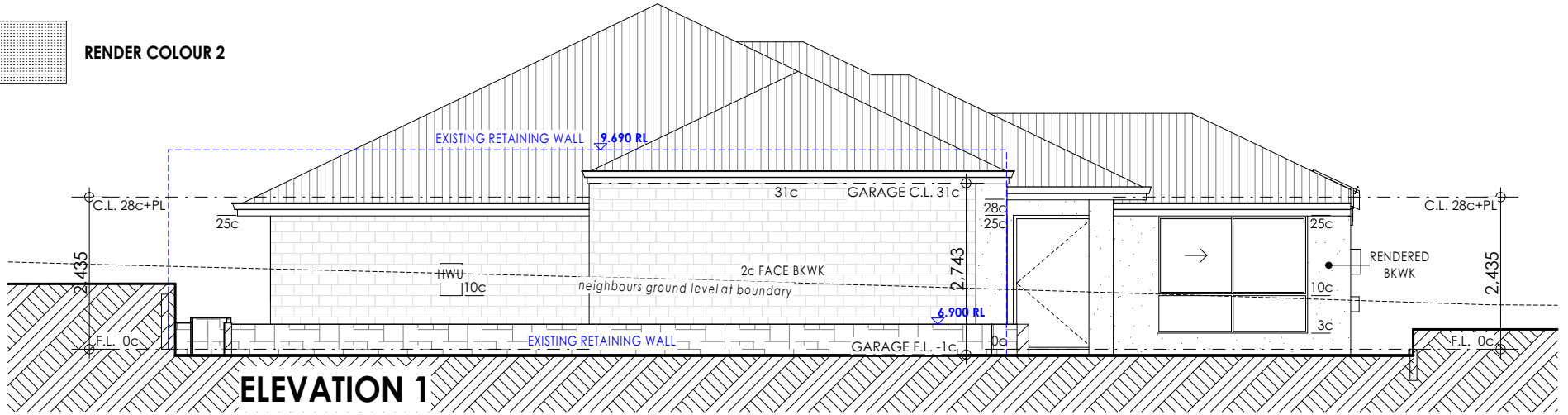
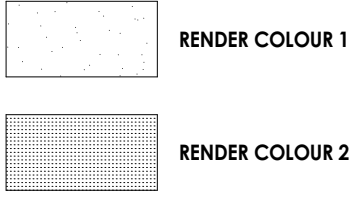
BUILDING AREA	
HOUSE	154.97
GARAGE	31.86
ALFRESCO	16.09
STORE	5.84
POR	2.18
TOTAL	210.94 m²
PERIMETER	
HOUSE	63.96
ROOF AREA	232.63
ROOF AREA	5.99

FLOOR PLAN

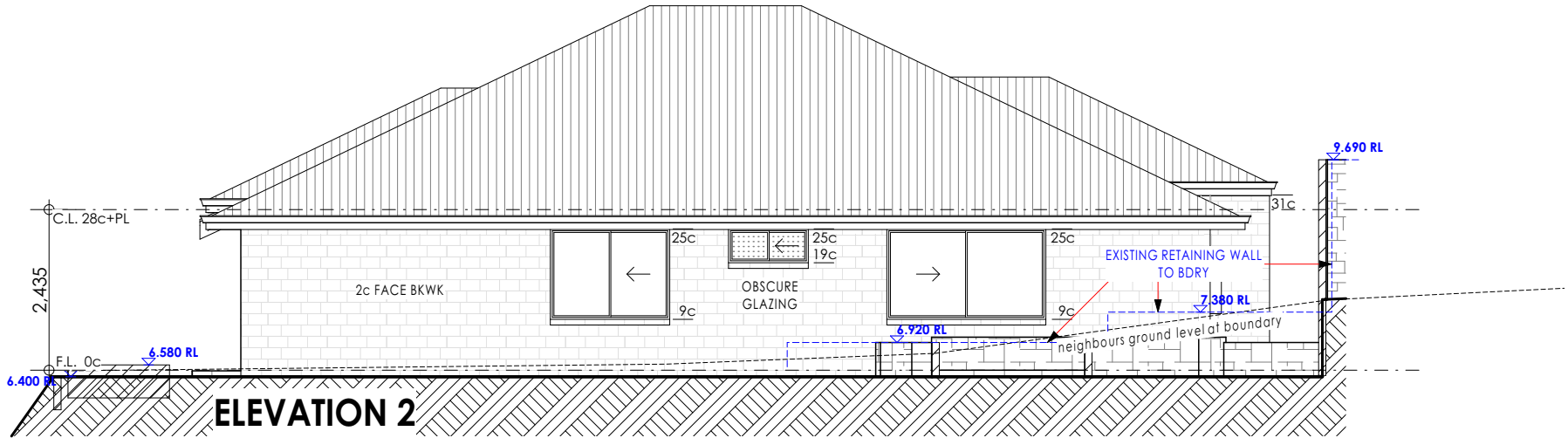
<p>14 LUISINI ROAD WANGARA 6065 PH: 6200 2022 E: info@idealthomes.com.au</p>	<p>CLIENT BILL PROPOSED RESIDENCE LOT 2 LEACH HWY WILLAGEE</p>	<p>SIGNATURES</p> <p>CLIENT 1: DATE:</p> <p>CLIENT 2: DATE:</p> <p>BUILDERS: DATE:</p>	<p>DRAWN / AMENDMENTS</p> <p>17/11/20 FINANCE KT 22/12/20 VO60817 KT 09/02/21 WORKING KO/KT</p>	<p>WORKING DRAWINGS</p> <p>© COPYRIGHT IDEAL HOMES</p> <p>BCA ENERGY EFFICIENCY REQUIREMENTS MAY ALTER THIS DESIGN</p> <p>Dimensions take preference over scaling & to be checked on site prior to commencing construction</p>	<p>JOB NO: I20387</p> <p>QUOTE NO: Q20466.1</p> <p>SCALE: 1:100</p> <p>SHEET: 3 of 8</p>
	<p>HOUSE TYPE: BOSTON PROMO</p>	<p>NO STRUCTURAL CHANGES (PRINTED DATE: 11/02/2021)</p>			
	<p>© COPYRIGHT IDEAL HOMES</p>				

1c SOLID RECESSED SILLS TO 2c FACE BRICKWORK U.O.N.

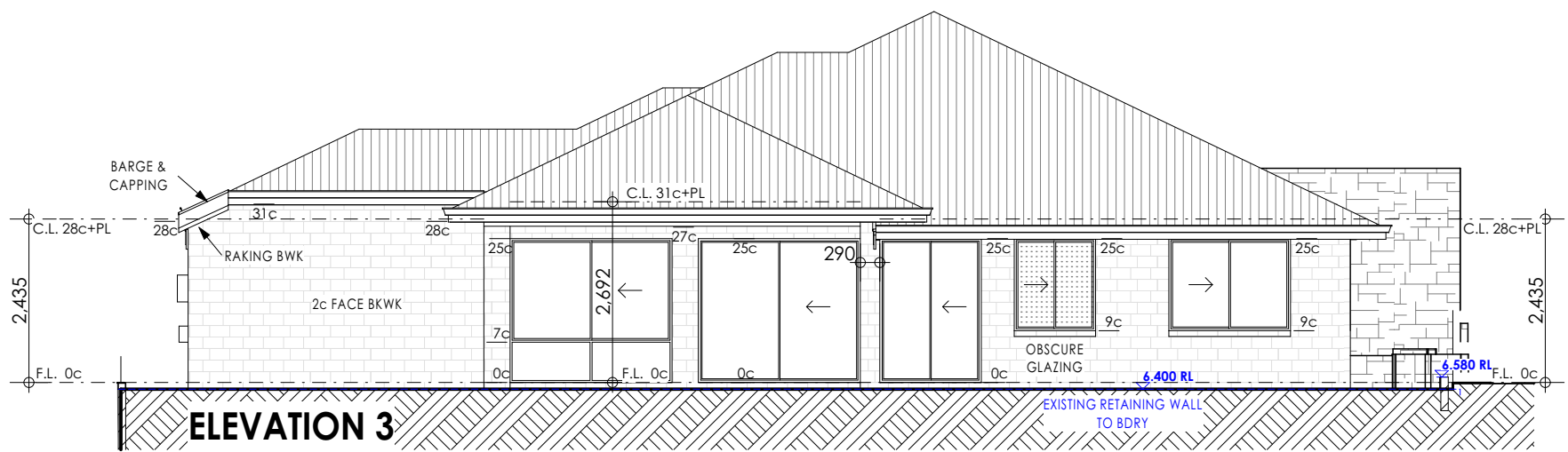
**25° PITCH
METALDECK ROOF**
-ROOF FRAME TO COMPLY WITH AS1684
-R3 CORROSION CLASSIFICATION
-N1 WIND CLASSIFICATION



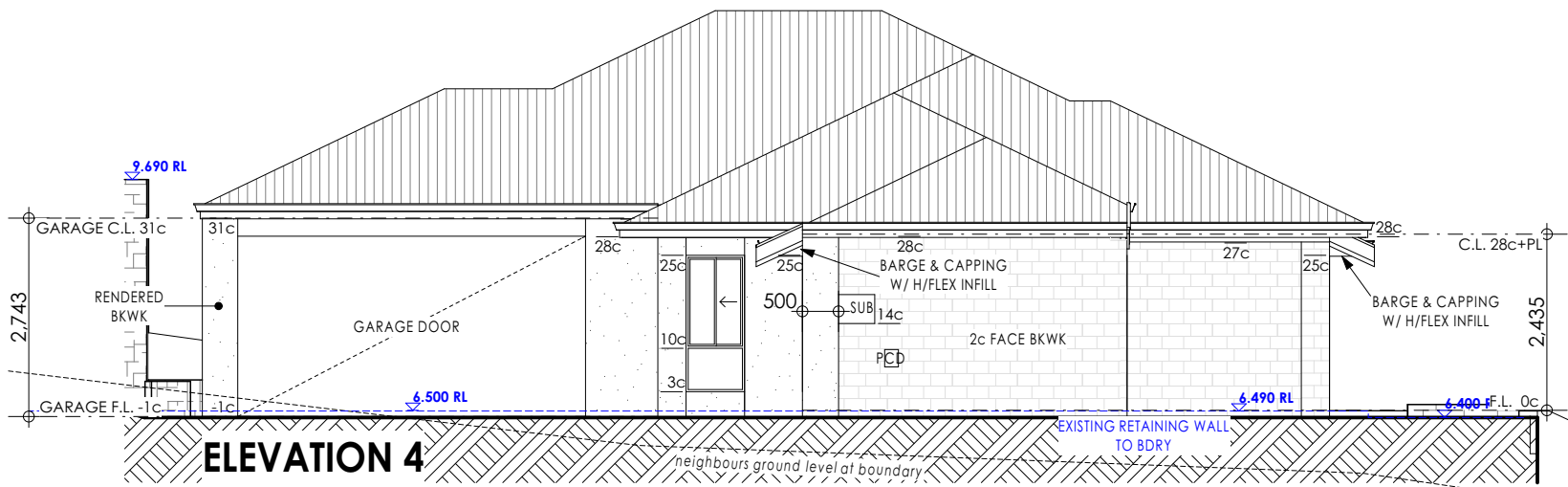
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4