

⊕	SEC Dome
⊖	Power Pole
⊕	Phone Pits
⊖	Water Conn.
[TP 10.00]	Top Pillar/Post
[TW 10.00]	Top Wall
[TR 10.00]	Top Retaining
[TF 10.00]	Top Fence

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 for information supplied by Water Corporation.

WARNING:
Check developer/strata company regarding possible future/existing internal service run ins, positions & details. Check for possible private sewer lines & position & details of connection to strata lot. Beware possible building restrictions on strata lot by management statement or by-laws. If strata boundaries not defined on plan only parent lot may be re-pegged and line pegs placed.

NOTE:
RESTRICTIVE COVENANT.
SEE DOCUMENT T7852/1936



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SEE DOCUMENT T7852/1936



LOT MISCLOSE
0.000 m

SOIL DESCRIPTION
Sand
Light Grass Cover

NOTE:
3 PHASE POWER

SITE CLASSIFICATION : A
WIND CATEGORY : N1
COASTAL CONDITIONS : NO
CORROSION CLASS : R3
GAS AVAILABILITY : Y

NOTE:
PLUMBING & ELECTRICAL
PRELAY FOR ISLAND
CUPBOARD REFER TO FLOOR
PLAN

STORMWATER DISPOSAL
BY BUILDER TO COUNCIL
REQUIREMENTS
(SOAKWELLS)

TERMITE TREATMENT IS TO
BE IN ACCORDANCE WITH
NCC 2016 PART 3.1.3, 2.1.1 &
1.0.7 USING TERMICO
TERMITE MANAGEMENT
SYSTEM

NOTE:
PROVIDE PHYSICAL TERMITE
BARRIER TO GARAGE ZERO
LOT LINE WALL

NOTE:
SET DOWN SHOWER RECESS
BASE 30mm & FIT REFLUX
VALVE.

PROVIDE GATE VALVE
TO WATER METER

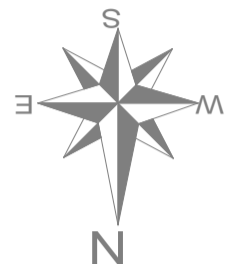
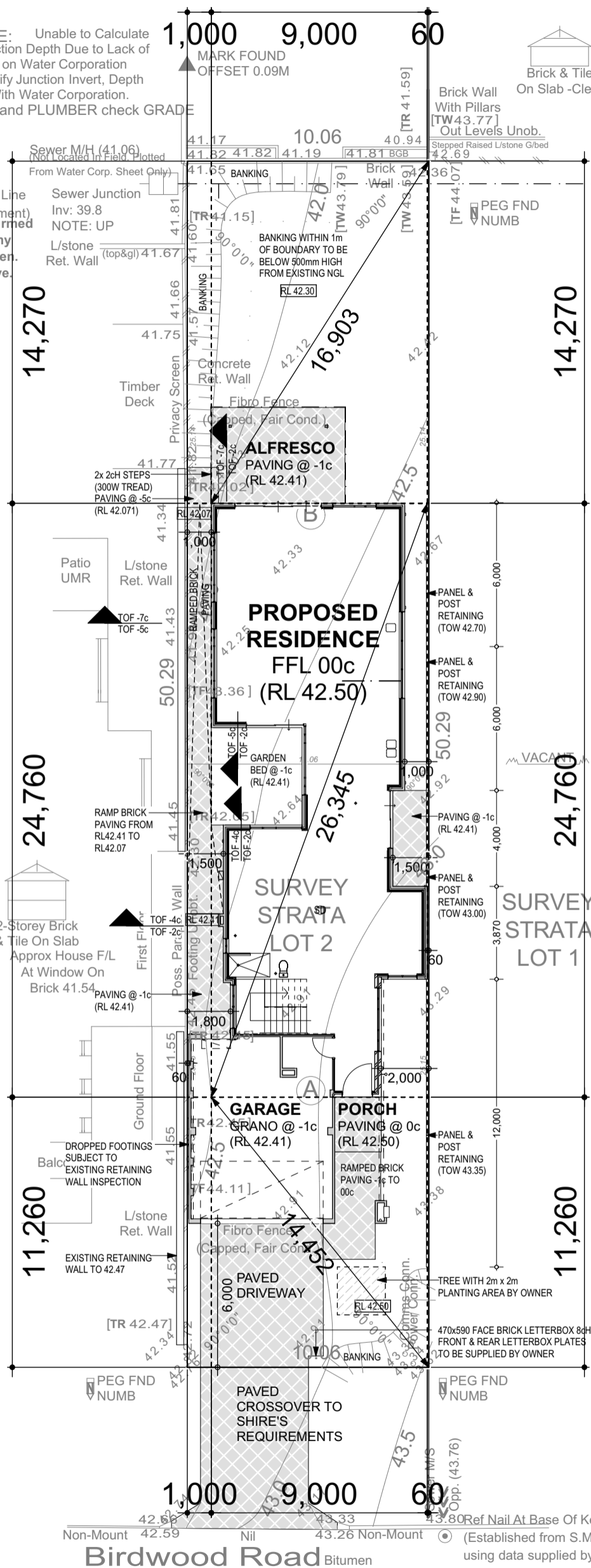
Paving AREAS		
Paving	ALFRESCO	21.83
Paving	CROSSOVER	31.98
Paving	DRIVEWAY	30.39
Paving	FRONT PATH	8.76
Paving	LH PATH	29.00
Paving	PORCH	4.44
Paving	RH PATH	6.00
		132.40 m²

Roof Areas	
Pitch	Area
21.00°	103.42
25.63°	178.98
282.40 m²	



NOTE: Unable to Calculate Sewer Junction Depth Due to Lack of Information on Water Corporation E-Plan. Verify Junction Invert, Depth & Details With Water Corporation. BUILDER and PLUMBER check GRADE

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.

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OWNER(S):
Andrew & Cynthia MATTIN

ADDRESS:
Lot 2 on D12575
(#4) BIRDWOOD RD,
MELVILLE

LOCALITY:
MELVILLE

STRUCTURAL PRESTART

REV	DATE	DETAILS	DWN	CHK	REV	DATE	DETAILS	DWN	CHK
1	27.05.21	DA	MG	MG					
2	10.06.21	STRUCT. PRESTART	MG	MG					

OWNER..... DATE.....

OWNER..... DATE.....

BUILDER..... DATE.....

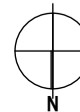
JOB NO: 1131

SITE Plan

SCALE: 1:200, 1:1

LAYOUT NO.: 02 of 5

REV NO:



2

CEILING/ ROOF NOTE

GROUND FL 31c +PL
UPPER FL 28c +PL CEILING LEVEL
UNLESS NOTED OTHERWISE.

METAL DECK ROOF:

- 25° PITCH W/- 480mm WIDE EAVES
- 21° PITCH W/- 600mm WIDE EAVES (REAR GF ROOF ONLY)

ACRYLIC TEXTURE ON RENDER

FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.

ENERGY EFFICIENCY

WALL INSULATION: NO
CEILING INSULATION: R4.1
ROOF INSULATION: N/A
GARAGE INSULATION: R4.1
WINDOW GLAZING: STD SINGLE CLEAR

HOUSE AREAS			
Home	Name	Area	Perim...
GFL	ALFRESCO	22.28	19.14
GFL	GARAGE	47.29	27.92
GFL	GFL HOUSE	163.07	75.08
GFL	PORCH	4.20	8.22
		236.84 m²	
FFL	FFL HOUSE	125.46	57.76
		125.46 m²	
		362.30 m²	

Roof Areas	
Pitch	Area
21.00°	103.42
25.63°	178.98
282.40 m²	

BRICKLAYER NOTE
1. ACRYLIC TEXTURED RENDER TO ENTIRE RESIDENCE UNLESS NOTED OTHERWISE.

FIXING CARPENTER NOTE
1. 480mm WIDE SHELVES TO LINENS TOP SHELF AT 1800mm A.F.L. EQ. SPACE ALL SHELVES TO FL.
2. LIFT OFF HINGES TO DOOR FRAMES ON ALL SANITARY COMPARTMENTS WITHOUT 1.2m CLEAR SPACE TO COMPLY WITH BCA.
3. PRIVACY SETS TO WET AREA DOORS EXCLUDING LAUNDRY
4. PROVIDE DRAFTPROOF DOOR SEALS TO ENTRY & GARAGE DOORS.
5. PROVIDE 67x18 HALF SPLAYED PAINTED PRE PRIMED SKIRTING THROUGHOUT EXCLUDING WET AREAS, CABINET KICKRAILS & STAIRS

PLUMBER NOTE
1. ALLOW FOR REFLUX VALVE & OVERFLOW RELIEF GULLY TO ENSURE SHOWER PLUMBING FOR HOBBESS SHOWERS

CONCRETOR NOTE
1. TERMITE TREATMENT TO BE IN ACCORDANCE WITH NCC PART 3.1.3, 2.1.1 & 1.0.7 USING TERMICO TERMITE MANAGEMENT SYSTEM
2. CONDUIT TO BE PLACED IN FOOTING UNDER SUB-MAINS BOARD TO CENTRELINE OF CAVITY.
3. ALL EXTERNAL WALLS TO BE 230mm CAVITY BRICKWORK (UNLESS OTHERWISE NOTED).
4. TOP OF ALFRESCO POST FOOTINGS AT -04c.

PLASTERER NOTE
1. 10mm SCORE LINES TO RENDER AS INDICATED ON ELEVATIONS.

ROOF CARPENTER NOTE
1. REFER TO ELEVATIONS FOR EAVE HEIGHTS.
2. ALL EXTERNAL FIXING NAILS MUST BE GALVANIZED AS PER AUSTRALIAN STANDARDS.
3. BARGE BOARD NAILING TO BE COUNTERSUNK.
4. PROVIDE TYPE 'S' SLOTTED GUTTERS
5. COLORBOND FASCIA, GUTTER & DOWNPIPES
6. TRIM OUT 800 x 550 OPENING FOR STD MAN HOLE OPENING AS SHOWN.

STRUCTURAL PRESTART

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LOCALITY:
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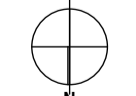
JOB NO: **1131**

GROUND FLOOR Plan

SCALE: 1:100, 1:1

LAYOUT NO.: 03 of 11

REV No: **2**




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CLIENT NOTE
ALL DIMENSIONS TO TAKE PREFERENCE TO SCALE.

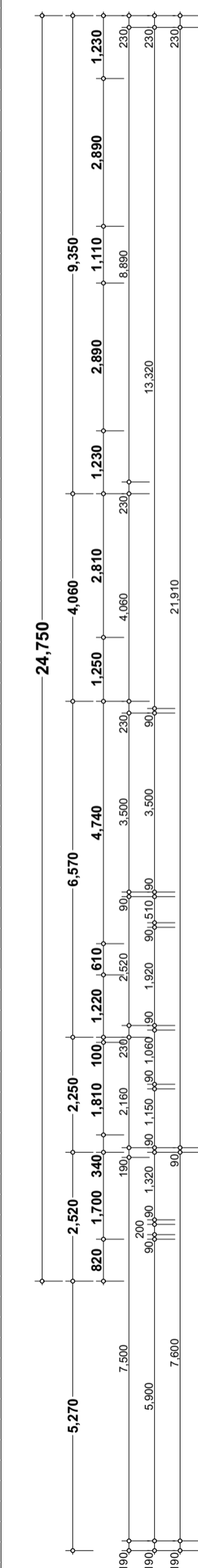
H/FLEX TO ALL EXTERNAL CEILINGS & EAVE LININGS UNLESS OTHERWISE NOTED.

DIMENSIONS SHOWN ON PLANS ARE BRICK SIZES. PLEASE ALLOW AN EXTRA 10mm TO EACH WALL FOR PLASTER SET.

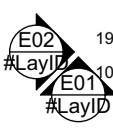
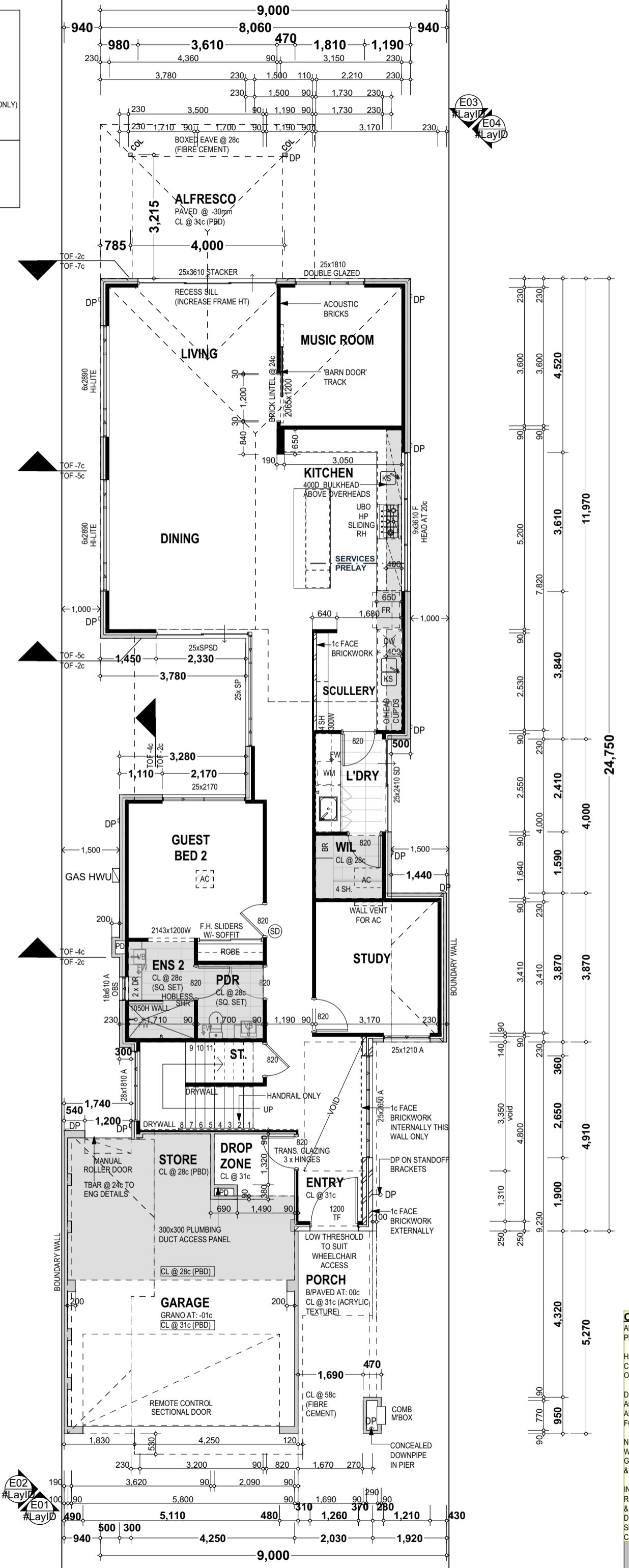
NUMBER AND PLACING OF RAIN WATER PIPES IS APPROXIMATE & GOVERNED BY ROOF STRUCTURE & AT THE PLUMBERS DISCRETION.

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ALL STRUCTURAL BEAMS TO BE IN ACCORDANCE WITH BCA REQUIREMENTS.



GROUND Floor Plan
SCALE 1:100



CEILING/ ROOF NOTE

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282.40 m²	

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2	10.06.21	STRUCT. PRESTART	MG MG

OWNER..... DATE.....
OWNER..... DATE.....
BUILDER..... DATE.....

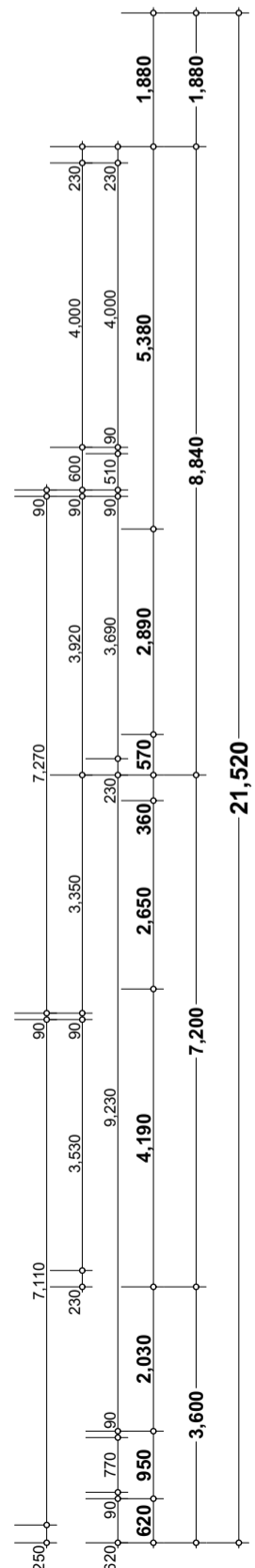
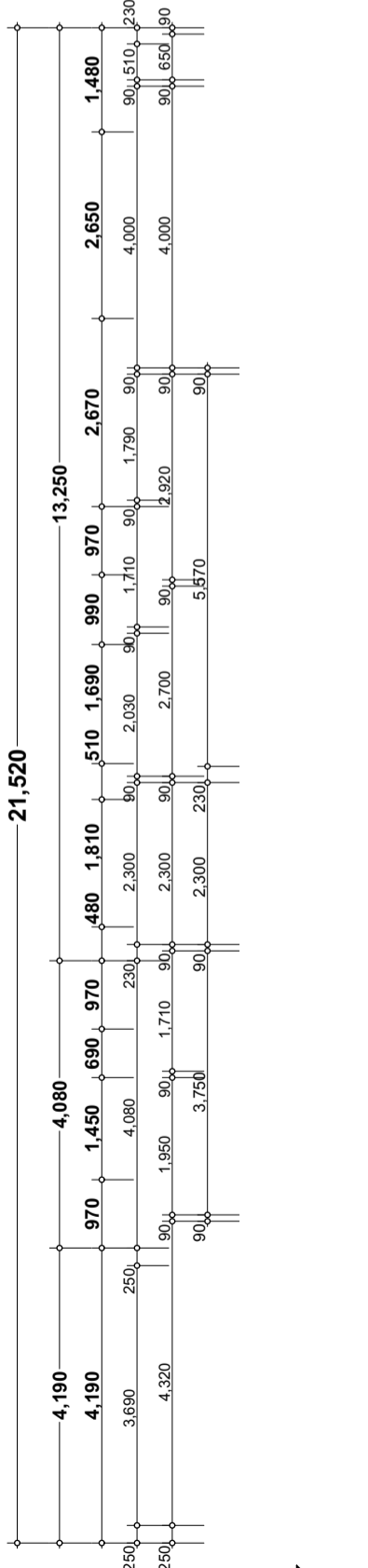
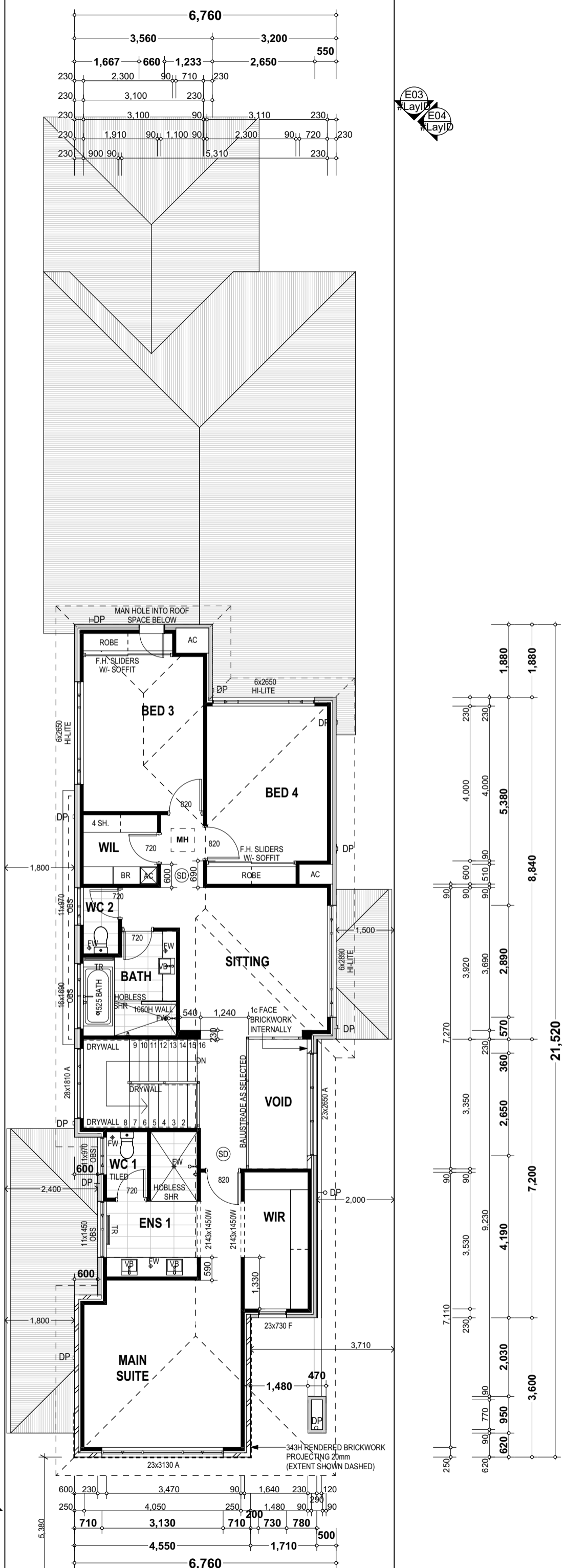
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ADDRESS:
Lot 2 on D12575 (#4) BIRDWOOD RD, MELVILLE
LOCALITY:
MELVILLE
JOB NO: **1131**
FIRST FLOOR Plan

SCALE: 1:100, 1:1
LAYOUT NO.: 04 of 11
REV No: **2**

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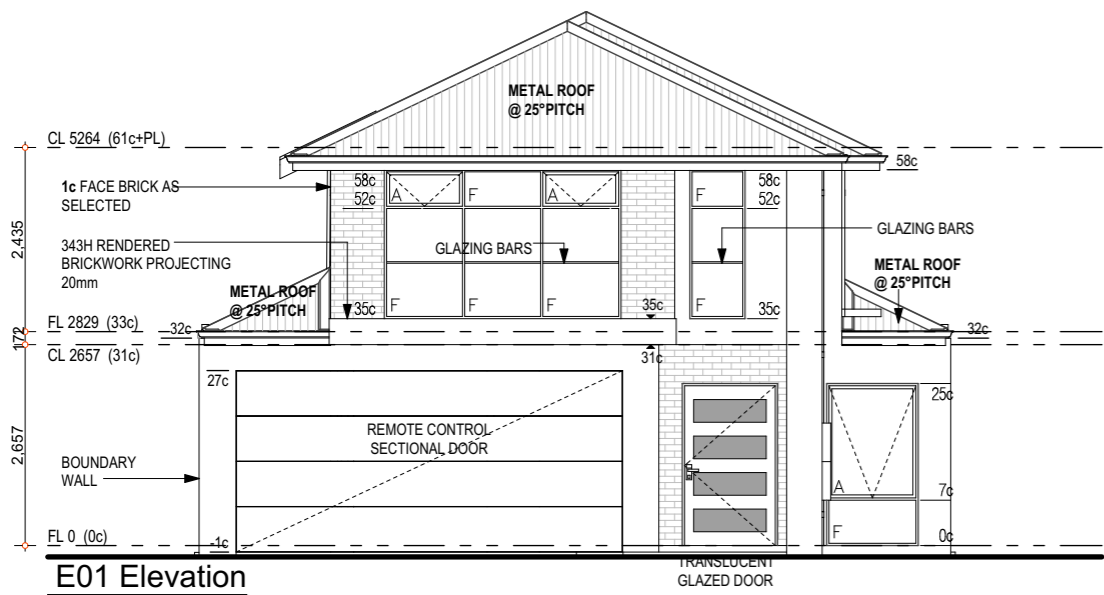
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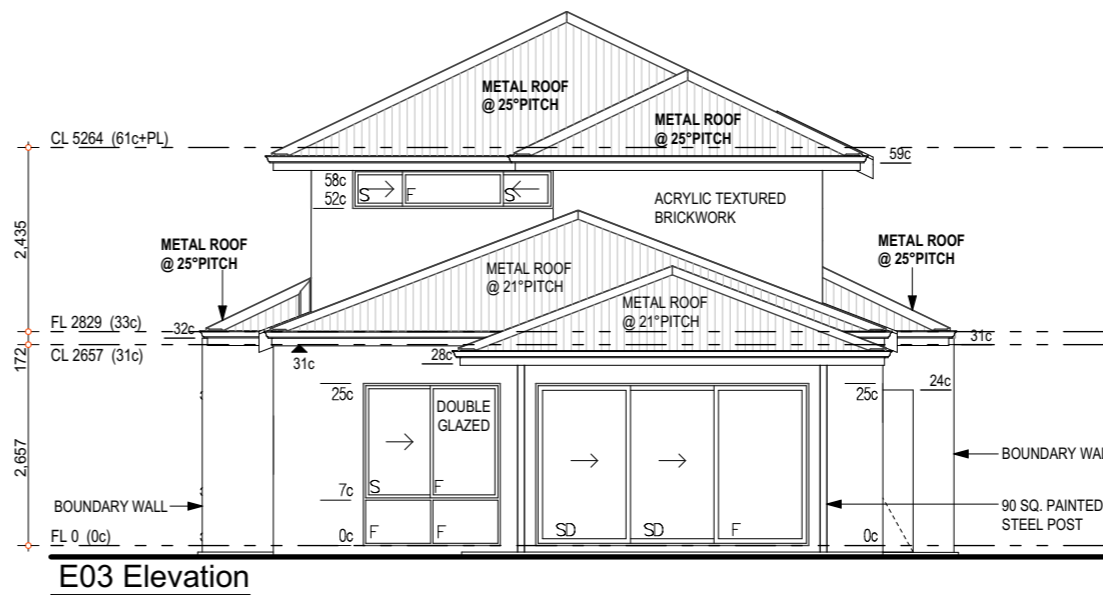


FIRST Floor Plan
SCALE 1:100

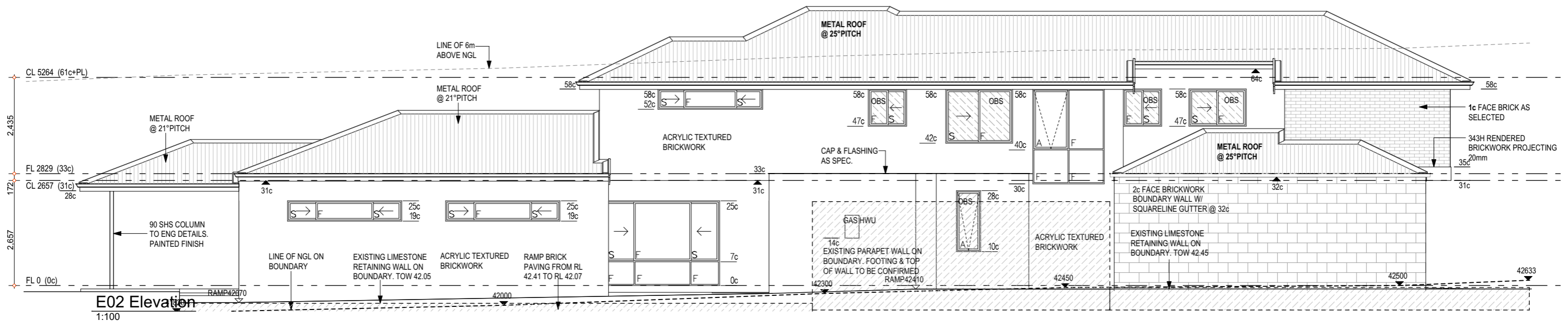




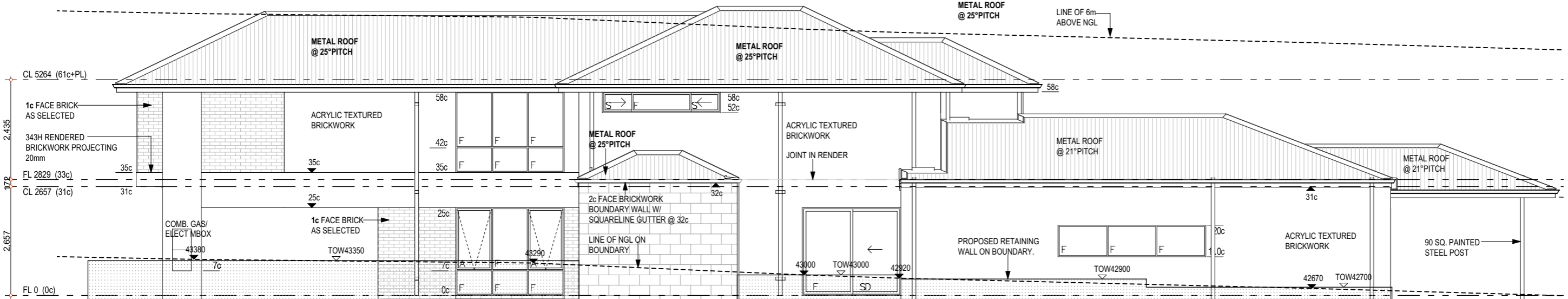
E01 Elevation
1:100



E03 Elevation
1:100



E02 Elevation
1:100



E04 Elevation
1:100

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2	10.06.21	STRUCT. PRESTART	MG	MG	

OWNER..... DATE.....

OWNER..... DATE.....

BUILDER..... DATE.....

JOB NO: **1131**

ELEVATIONS

SCALE: 1:100

LAYOUT NO.: 05 of 5

REV No: **2**