

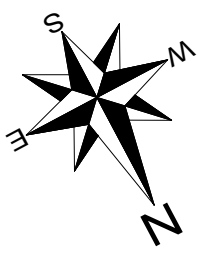
**DISCLAIMER:**  
 Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

**NOTE:** EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES. RETAINING NOT INCLUDED IN CONTRACT - REMAINS OWNERS RESPONSIBILITY. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

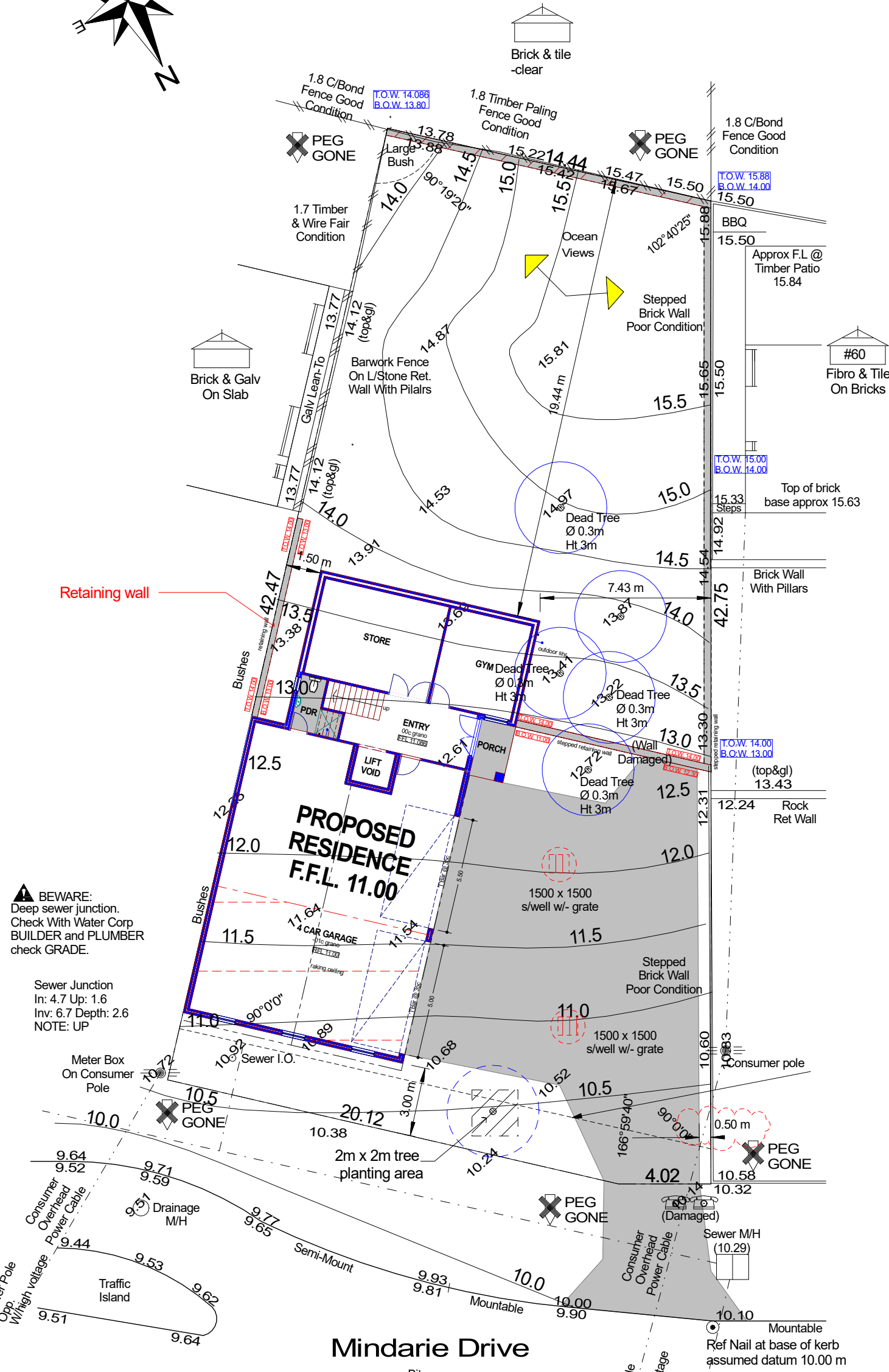
**DISCLAIMER:**  
 Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those 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.



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**BEWARE:**  
 Deep sewer junction. Check With Water Corp BUILDER and PLUMBER check GRADE.

Sewer Junction  
 In: 4.7 Up: 1.6  
 Inv: 6.7 Depth: 2.6  
 NOTE: UP

Meter Box On Consumer Pole

**Mindarie Drive**  
 Bitumen

**NOTE/BEWARE: ADVISE TRADES**  
 O/Head power lines

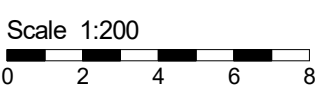
**NOTE:**  
 Approx. Sewer clearance line. (THIS IS NOT AN EASEMENT) No encasing. To be verified with Water Corp.

**LOT MISCLOSE**  
 0.025 m

**SOIL DESCRIPTION**  
 Sand / L/Stone(Poss)  
 Light Grass Cover

**DISCLAIMER:**  
 HIGH TENSION POWER LINES. CHECK TITLE FOR EASEMENTS AND WESTERN POWER FOR SET-BACKS.

**SITE PLAN**  
 SCALE 1:200



**RISBEC**  
 RESIDENTIAL COMMERCIAL  
**RB**  
 DESIGN AND DRAFTING  
 CHRIS BECVAROVSKI  
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**UNDERCROFT FLOOR PLAN**  
 SCALE 1:100

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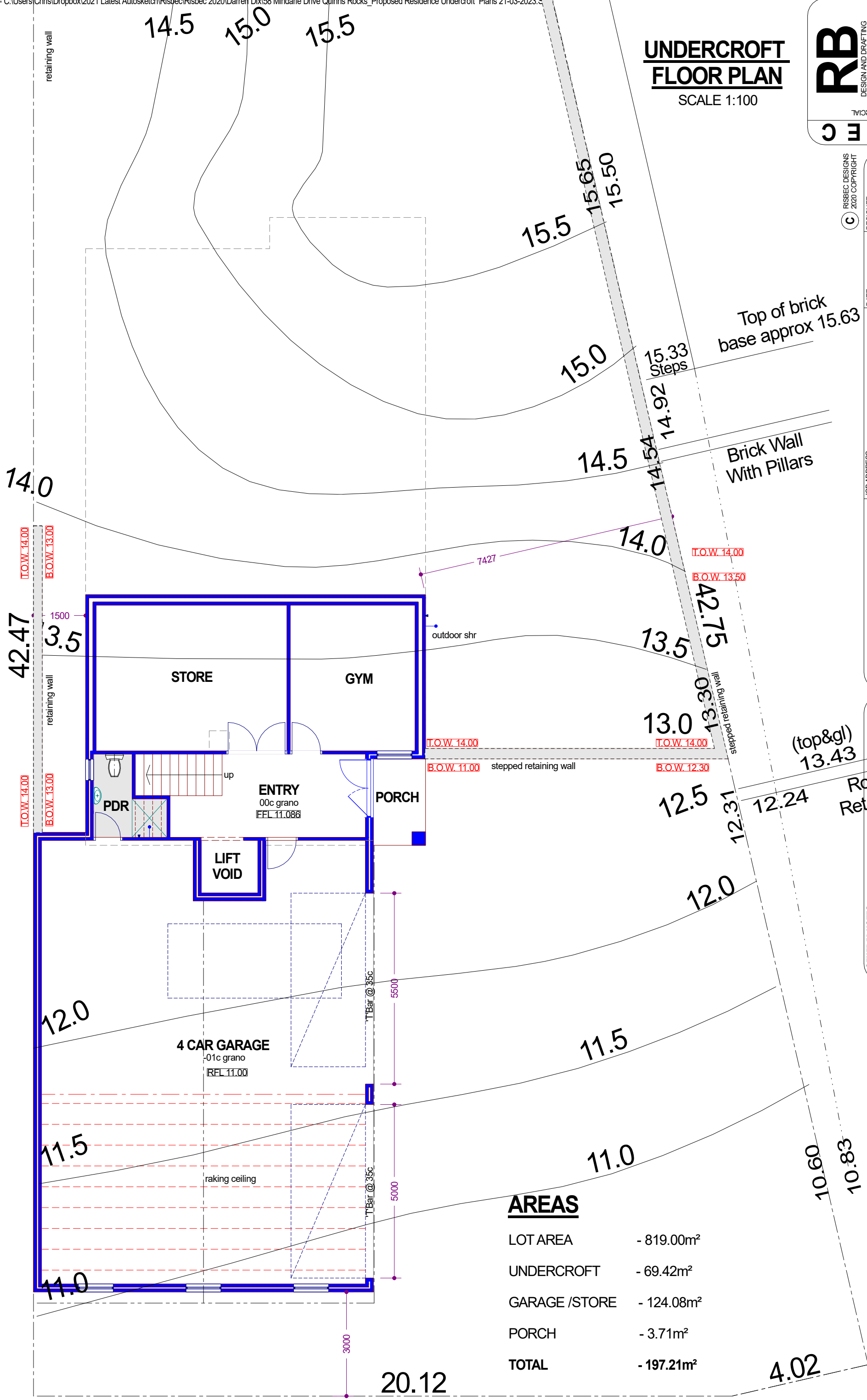
DATE:	11-08-20	DESIGNER:	CHRIS BECVAROVSKI
SCALE:	1:100	REVN:	21-03-23
DRAWN:	RS	SHEET	OF
PRINTED:	23/03/2023 10:38 AM		

JOB ADDRESS:

LOT 464 #58  
 MINDARIE DRIVE,  
 QUINNS ROCKS.

CLIENT:  
 MS. EVELYN DIX

- GENERAL NOTES**
- DO NOT SCALE FROM THE DRAWINGS.
  - CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
  - REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL WORK AND CONCRETE WORK.
  - ALL WORKS TO BE IN ACCORDANCE WITH MOST CURRENT AUSTRALIAN STANDARDS AND NCCS/B.C.A REQUIREMENTS.
  - VERIFY ALL PLUMBING AND A/C DUCTS PRIOR TO POURING CONCRETE SUSPENDED SLAB.
  - WET AREA & APPLIANCE DETAILS PROVIDED BY OWNER/CONFIRM FIXTURES WITH OWNER PRIOR TO POURING CONCRETE SLAB.
  - ALL DETAILS MAY VARY ACCORDING TO ON SITE CONSTRUCTION BY OWNER/ BUILDER.



**AREAS**

LOT AREA	- 819.00m <sup>2</sup>
UNDERCROFT	- 69.42m <sup>2</sup>
GARAGE /STORE	- 124.08m <sup>2</sup>
PORCH	- 3.71m <sup>2</sup>
<b>TOTAL</b>	<b>- 197.21m<sup>2</sup></b>





# FIRST FLOOR PLAN

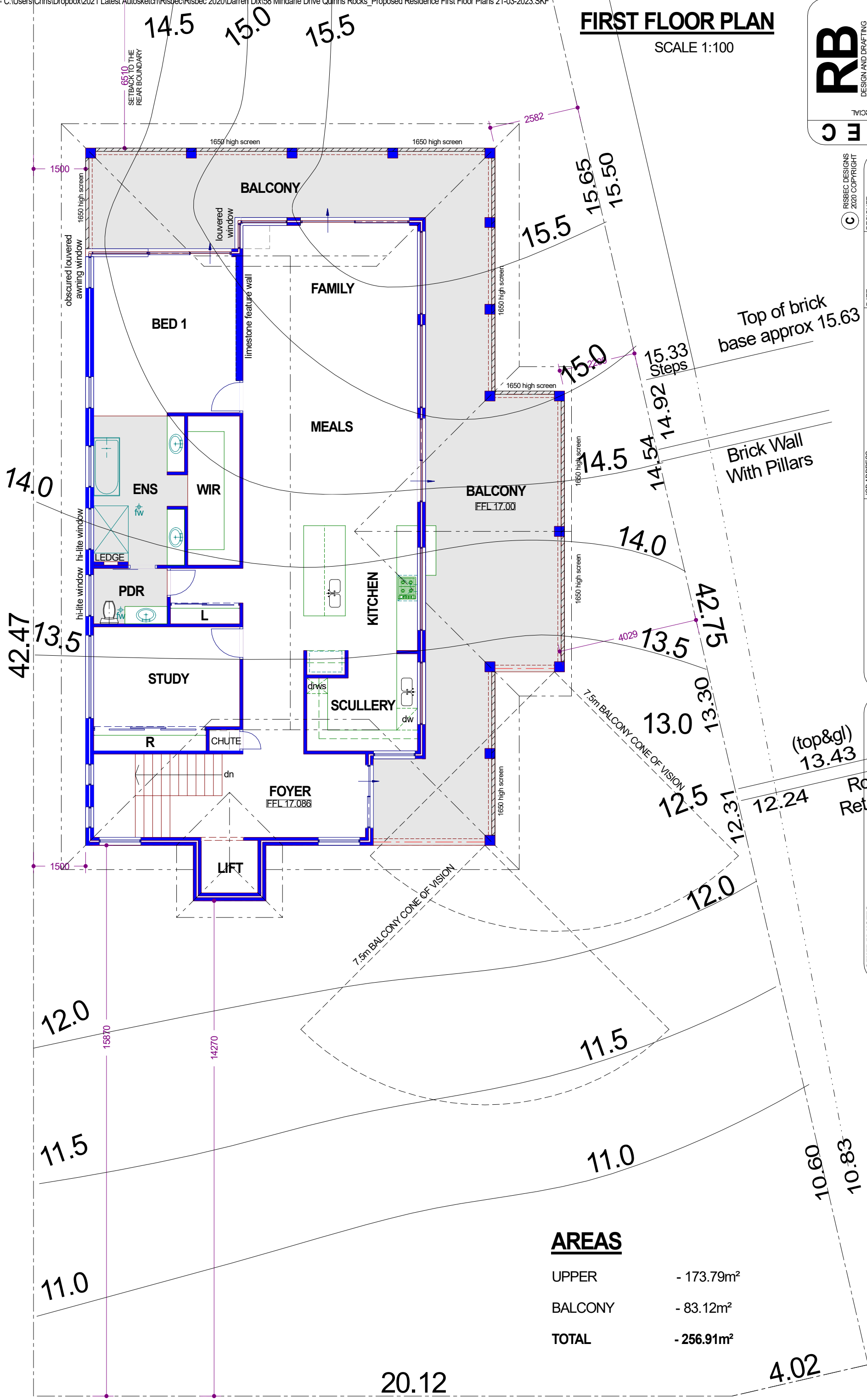
SCALE 1:100

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CLIENT:	MS. EVELYN DIX

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## AREAS

UPPER	- 173.79m <sup>2</sup>
BALCONY	- 83.12m <sup>2</sup>
TOTAL	- 256.91m <sup>2</sup>

Top of brick base approx 15.63

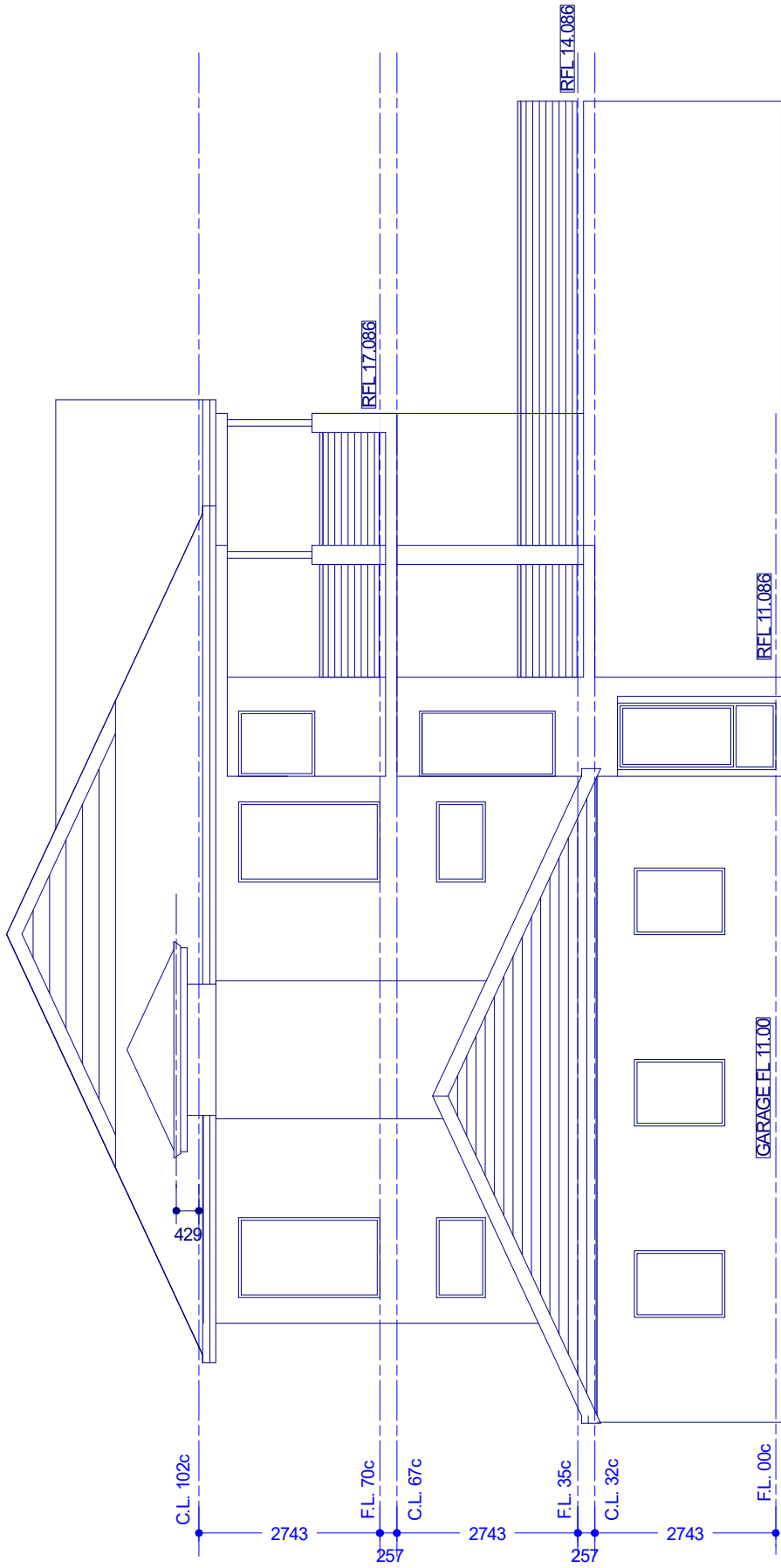
Brick Wall With Pillars

7.5m BALCONY CONE OF VISION

7.5m BALCONY CONE OF VISION

(top&gl) 13.43

Rock Ret Wall



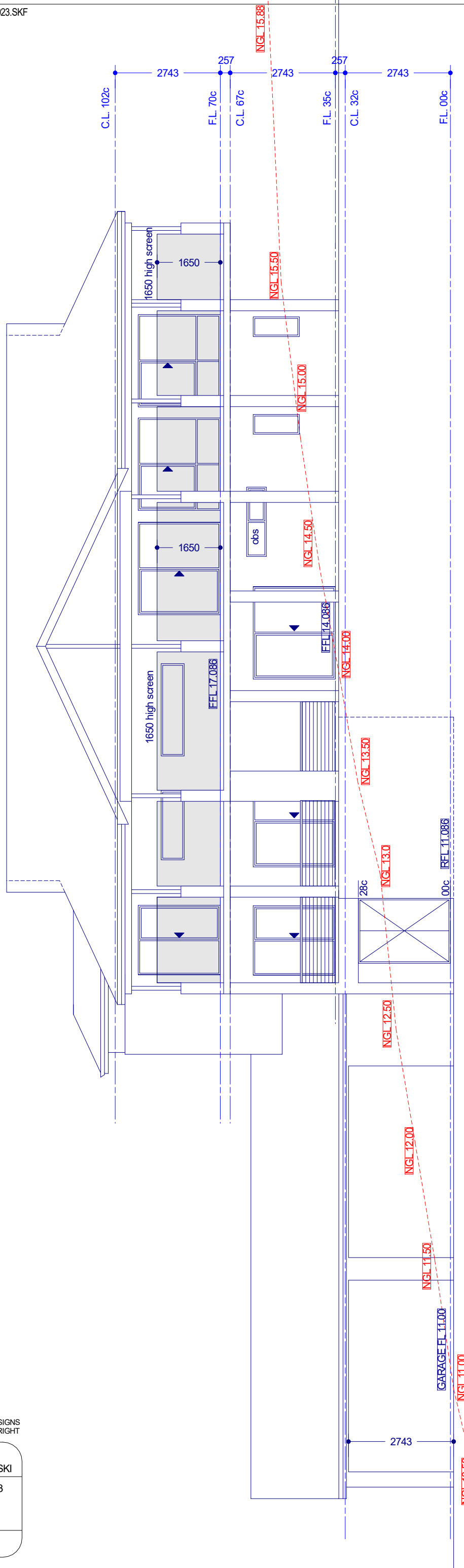
NGL 10.72

NGL 10.38

NGL 10.24

NGL 10.14

## ELEVATION 1



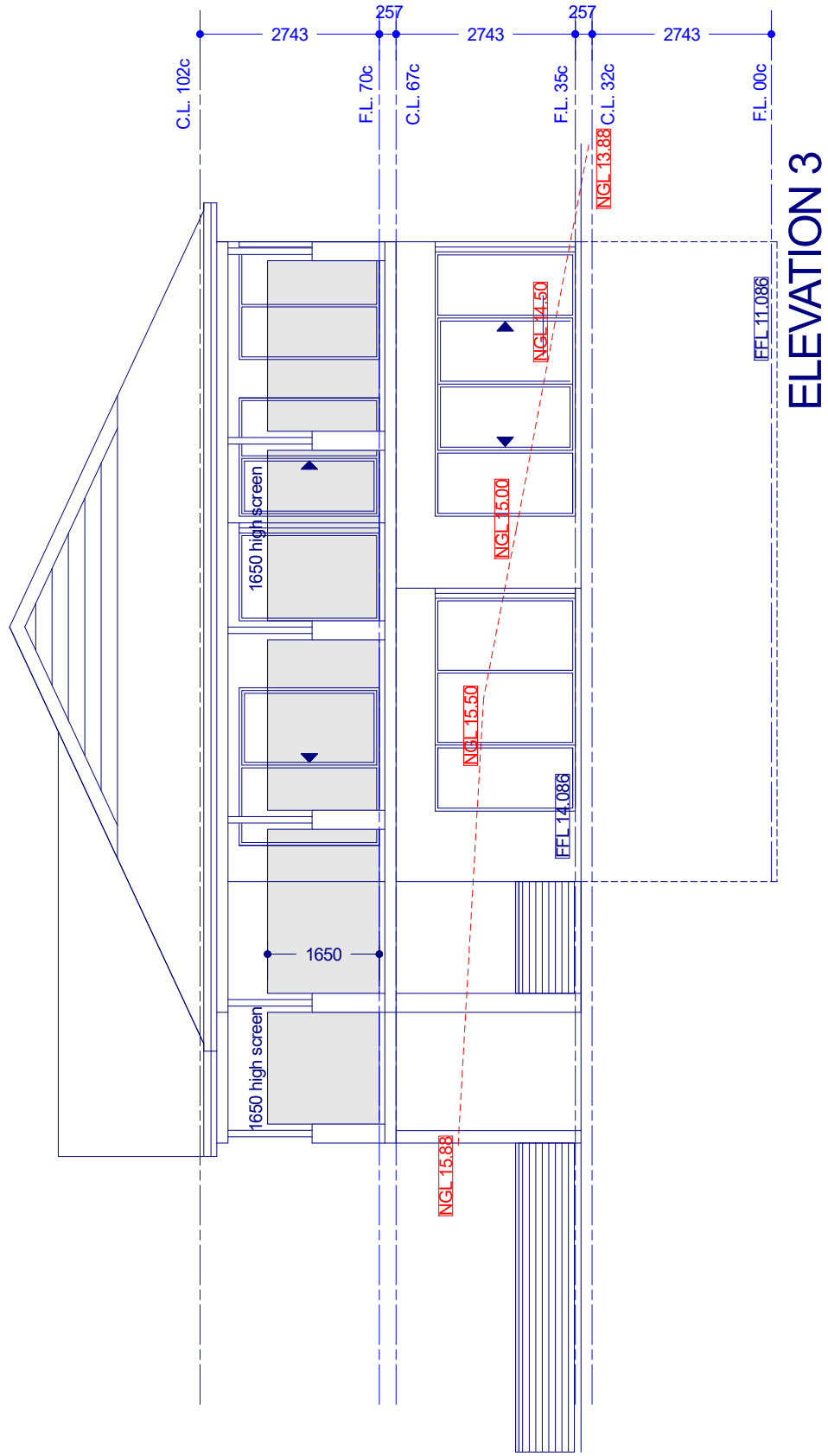
## ELEVATION 2

<b>PROPOSED RESIDENCE</b>	JOB ADDRESS :	DATE :	DESIGNER :
	<b>LOT 464 #58 MINDARIE DRIVE, QUINNS ROCKS.</b>	11-08-20	CHRIS BECVAROVSKI
CLIENT :		SCALE :	REVN :
<b>MS. EVELYN DIX</b>		1 : 100	21-03-23
		DRAWN :	
		<b>RS</b>	
		PRINTED : 23/03/2023 10:39 AM	SHEET OF

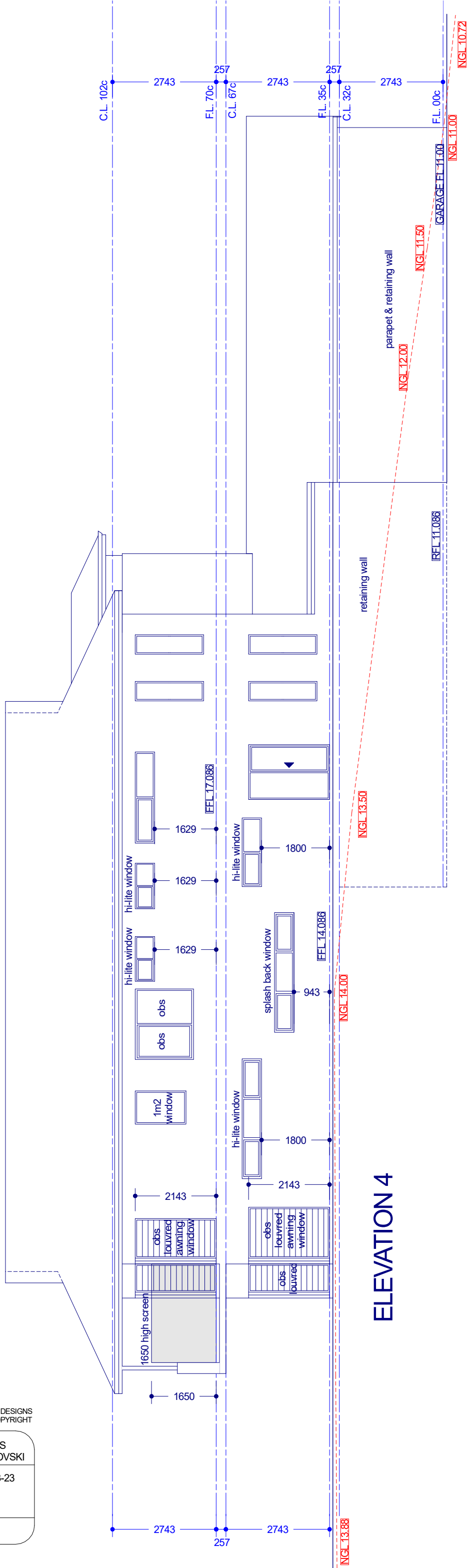
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<b>PROPOSED RESIDENCE</b> CLIENT: <b>MS. EVELYN DIX</b>	JOB ADDRESS: <b>LOT 464 #58          MINDARIE DRIVE,          QUINNS ROCKS.</b>	DATE: 11-08-20	DESIGNER: CHRIS BECVAROVSKI
		SCALE: 1 : 100	REVN: 21-03-23
		DRAWN: <b>RS</b>	
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### ELEVATION 3



### ELEVATION 4