

1							2	3	4	5	6	7	8																												
A							B							C							D							E							F						
APPROX TRUE NORTH														OFFICE USE ONLY LP211395M EDITION 1 ARISH / TOWNSHIP / CHART																											
														NOTATIONS LAND APPROPRIATED OR SET APART E - 3, E - 4 SEWERAGE E - 5 DRAINAGE ROAD WITHIN THE CONTINUOUS THICK LINES FOR WAY, DRAINAGE, SEWERAGE AND SUPPLY OF WATER, ELECTRICITY, TELEPHONE & GAS LAND SUBJECT TO EASEMENT E - 1, E - 4 DRAINAGE VIDE LP52777 AND LP65751 E - 2 DRAINAGE VIDE LP65751 OTHER NOTATIONS NIL																											
CERTIFICATION BY SURVEYOR I, MICHAEL WILLIAM HAND of 45 BANYAN STREET, WARRNAMBOOL, certify that this plan has been prepared from a survey made under my immediate direction and supervision, in accordance with the Surveyors Act 1978 and completed on 7 - 8 - 1987 and that this plan is accurate and correctly represents the adopted boundaries and the classification of the survey is ☒ <i>M. W. Hand</i> Date: 10 - 8 - 1987 Licensed Surveyor, Surveyors Act 1978														CERTIFICATE OF MUNICIPAL CLERK MUNICIPALITY BOROUGH OF PORT FAIRY COUNCIL REF. 70/201E CERTIFICATE A THIS PLAN ACCORDS WITH A PLAN SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON CONFIRMED BY THE PLANNING APPEALS BOARD ON AND A REQUIREMENT/TWO REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE DATE MUNICIPAL CLERK							OFFICE USE ONLY																				
AMENDMENTS M. W. HAND PTY LTD LAND SURVEYOR & CIVIL ENGINEER 45 BANYAN STREET, WARRNAMBOOL TEL. 10551 62 3389														CERTIFICATE B THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (9) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY THE COUNCIL ON THE PLANNING APPEALS BOARD ON DATE MUNICIPAL CLERK							PLAN APPROVED AT 12.01 pm ON 22.7.92 <i>Assistant Registrar of Titles</i> (ASSISTANT) REGISTRAR OF TITLES																				
PLAN OF SUBDIVISION COUNTY VILLIERS PARISH BELFAST (CHART 5) PART OF ATKINSONS CROWN SPECIAL SURVEY NUMBER OF SHEETS IN PLAN : 1 NUMBER OF THIS SHEET : 1 SCALE 10 0 10 20 LENGTHS ARE IN METRES ORIGINAL SCALE SHEET SIZE 1:500 A2 LP211395M VICTORIA																																									

June 1998

PROPOSED RESIDENCE
AT Lot 4 Baxter st. Port Fairy
FOR [REDACTED]

MBB (Master Builders Association) &
Building Practitioners Board
Member PP 1821.

Colorbond corrugated
roofing as selected
by proprietor.

2700w. x 2100d.
panel lift doors.

Face brickwork
as selected
by proprietor.

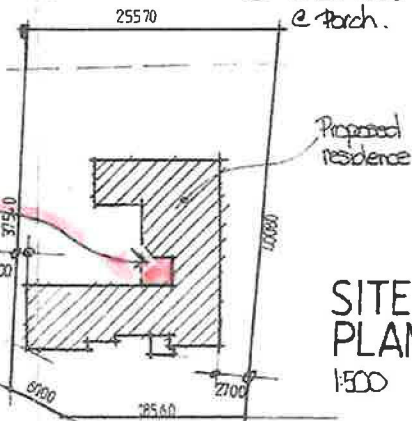
SOUTH ELEVATION

1:100

20 sq. oregon
posts.

Brick on edge sills.
Brick base pillars
& porch.

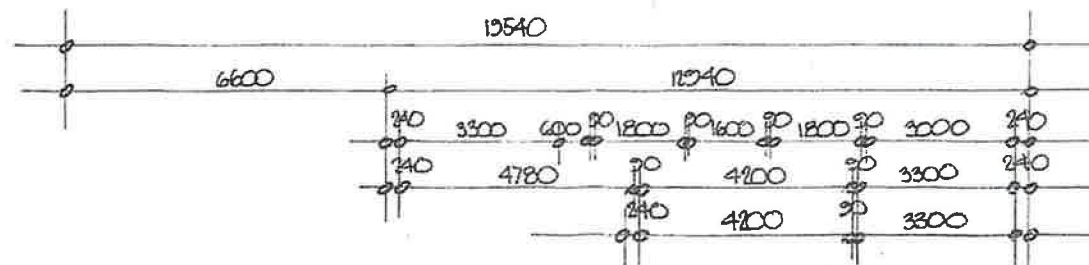
Attention
under existing
back line



SITE PLAN

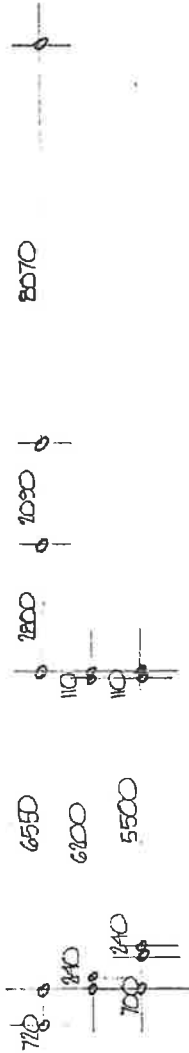
1:500

baxter st.



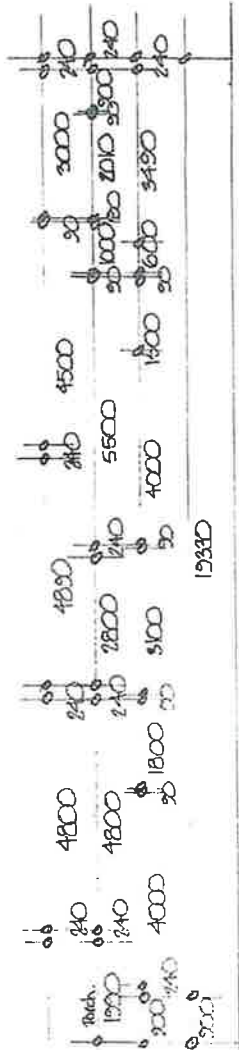
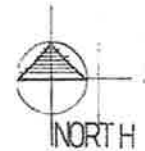
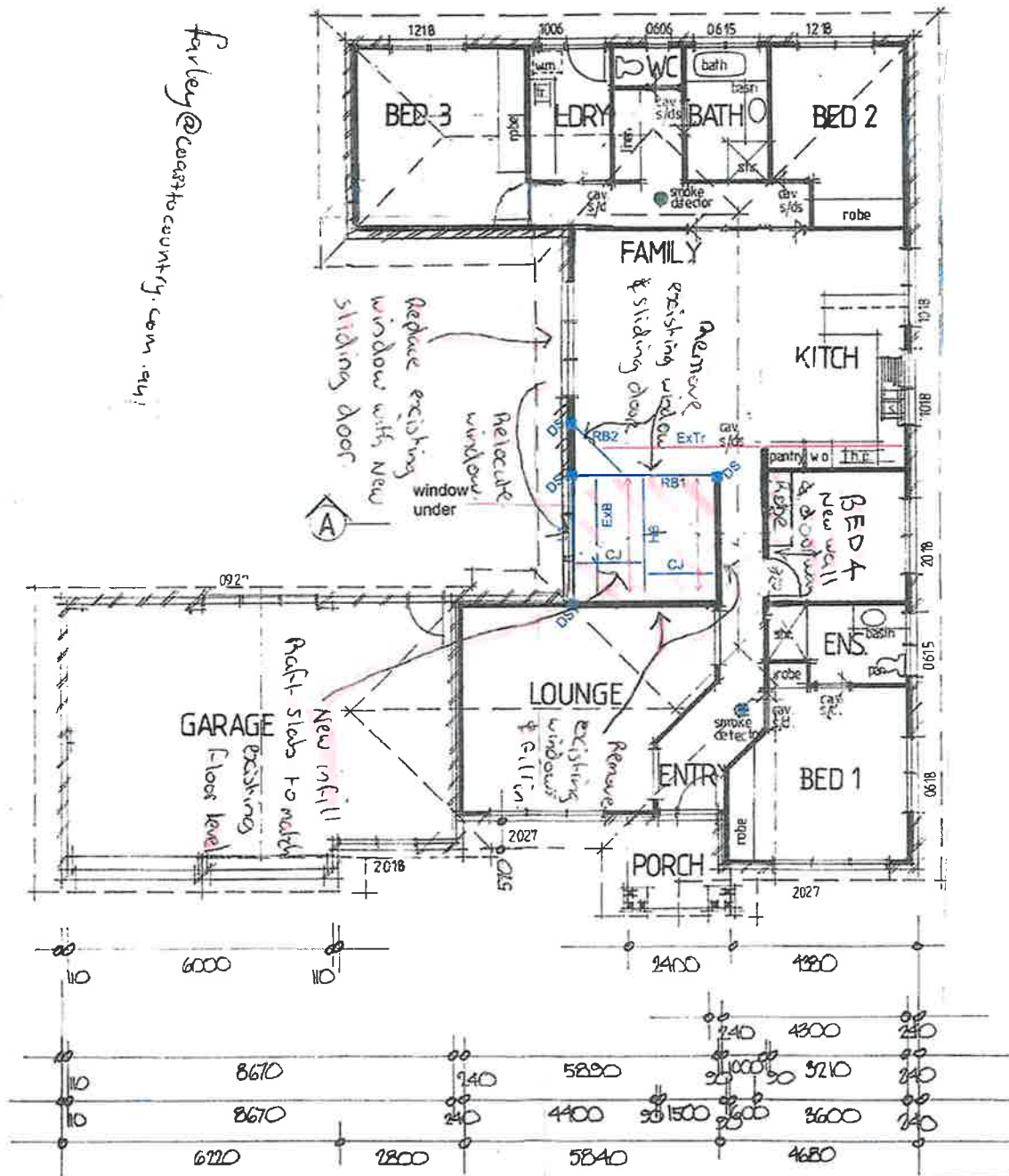
NOTES :

1. All work shall be in accordance with the Building Control of Australia & local authority requirements.
2. Given dimensions to be used in preference to scaled dimensions.
3. Site verify all dimensions & levels prior to work commencing.
4. Windows to be anodised aluminium (sizes on ground plan) - awning style - obscure glass to WC, bath & ens.
5. Insulation to be provided to walls via R1.5 bulk insulation & to ceilings via R2.5 bulk insulation.
6. Smoke detectors to be installed to A.S. 3786 & manufacturers specifications.
7. Area analysis:-
Residence 194.26 m² (21sq's)
Garage 55.72 m² (6sq's)
8. Soil classification M
(See report).



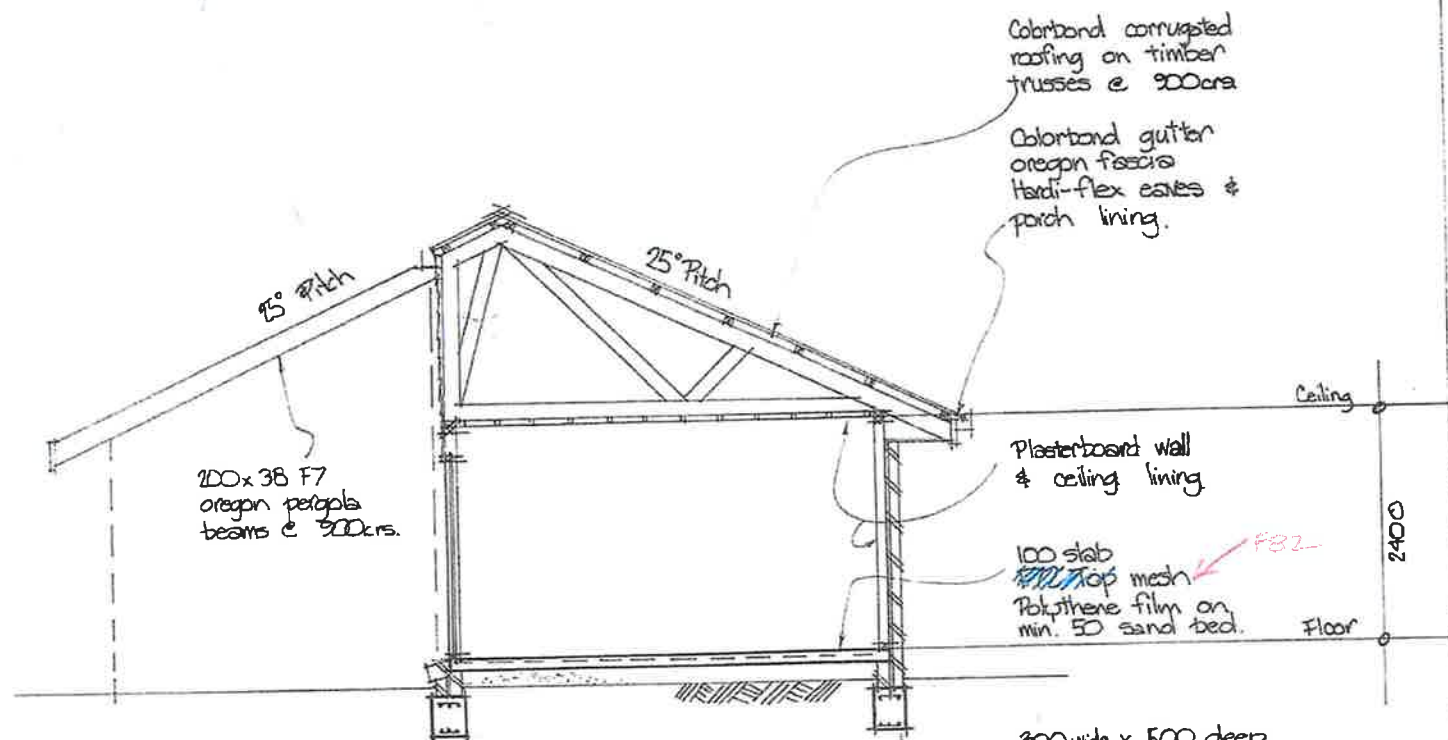
GROUND PLAN
1:100

farley@coastcountry.com.au



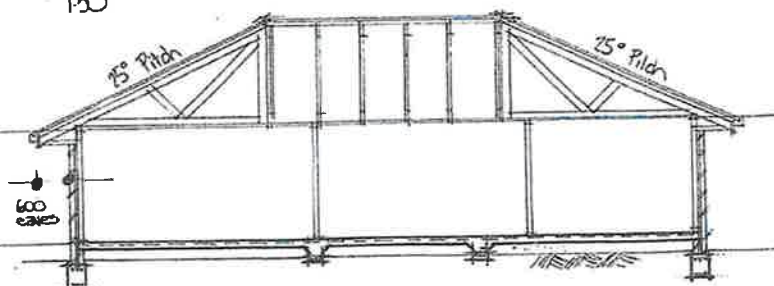
FRAMING SCHEDULE

BOTTOM PLATE
 90x45 F5 Pine
 REGULAR STUDS
 90x35 F5 Pine @ 450cs.
 CORNER STUDS
 90x45 F5 Pine.
 JAMB STUDS
 90x45 F5 Pine (up to 1500 span)
 90x70 " " (" " 3000)
 90x90 " " (" " 4500)
 TOP PLATE
 90x45 F5 Pine
 CEILING BATTENS
 42x35 F5 Pine @ 450cs.
 Fascia
 190x30 F7 oregon
 LINTELS
 150x38 F8 H.W. (up to 1800 span)
 225x45 F17 KDHW (" " 3000)
 TRUSSES
 Design by manufacturer - 900cs.
 VERANDAH POSTS
 90x90 F7 oregon.



SECTION A - A

1:50

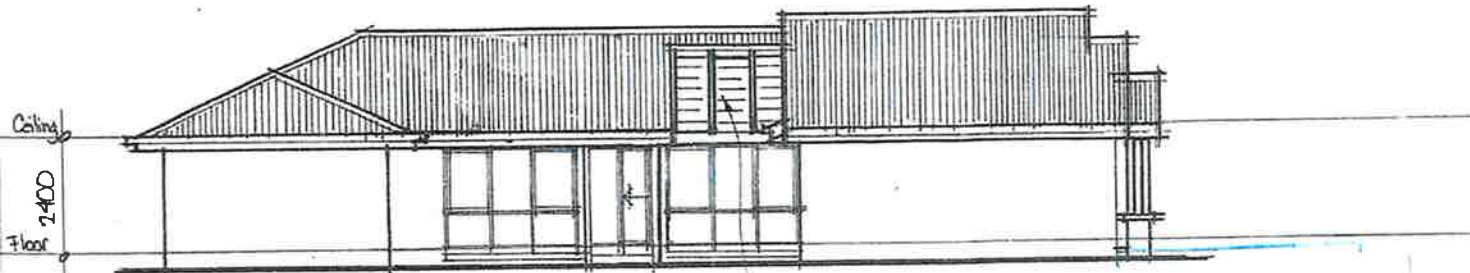


SECTION B-B 1:50

300 wide x 500 deep
 strip footings
 2 layers F11 TM.
 Founded min 600 deep.

100 slab
 Top mesh
 Polythene film
 on min. 50 sand bed.

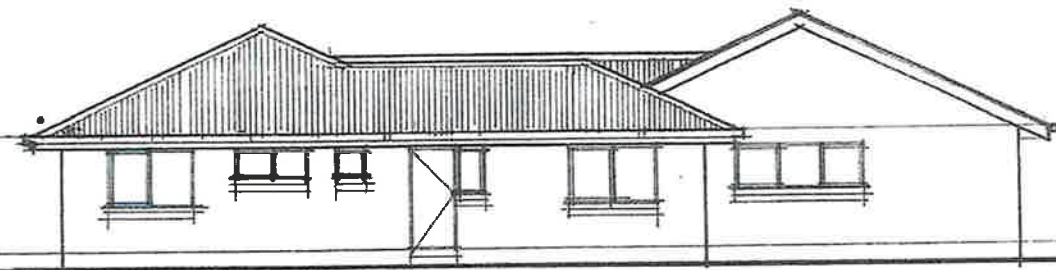
1 layer F11 TM.
 100 300 100



WEST ELEVATION

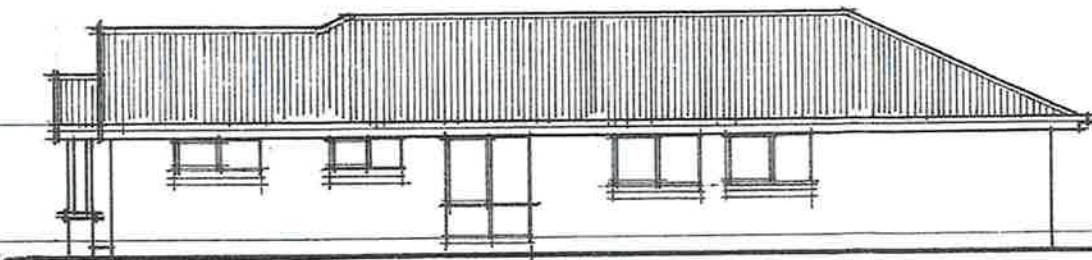
1:100

200 x 38 F7
oregon pergola
beams @ 900 o.c.



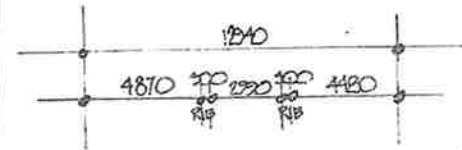
NORTH ELEVATION

1:100



EAST ELEVATION

1:100



SLAB -
INTERNAL
RIB DETAIL

1:200

