

BRICK VENEER CONSTRUCTION

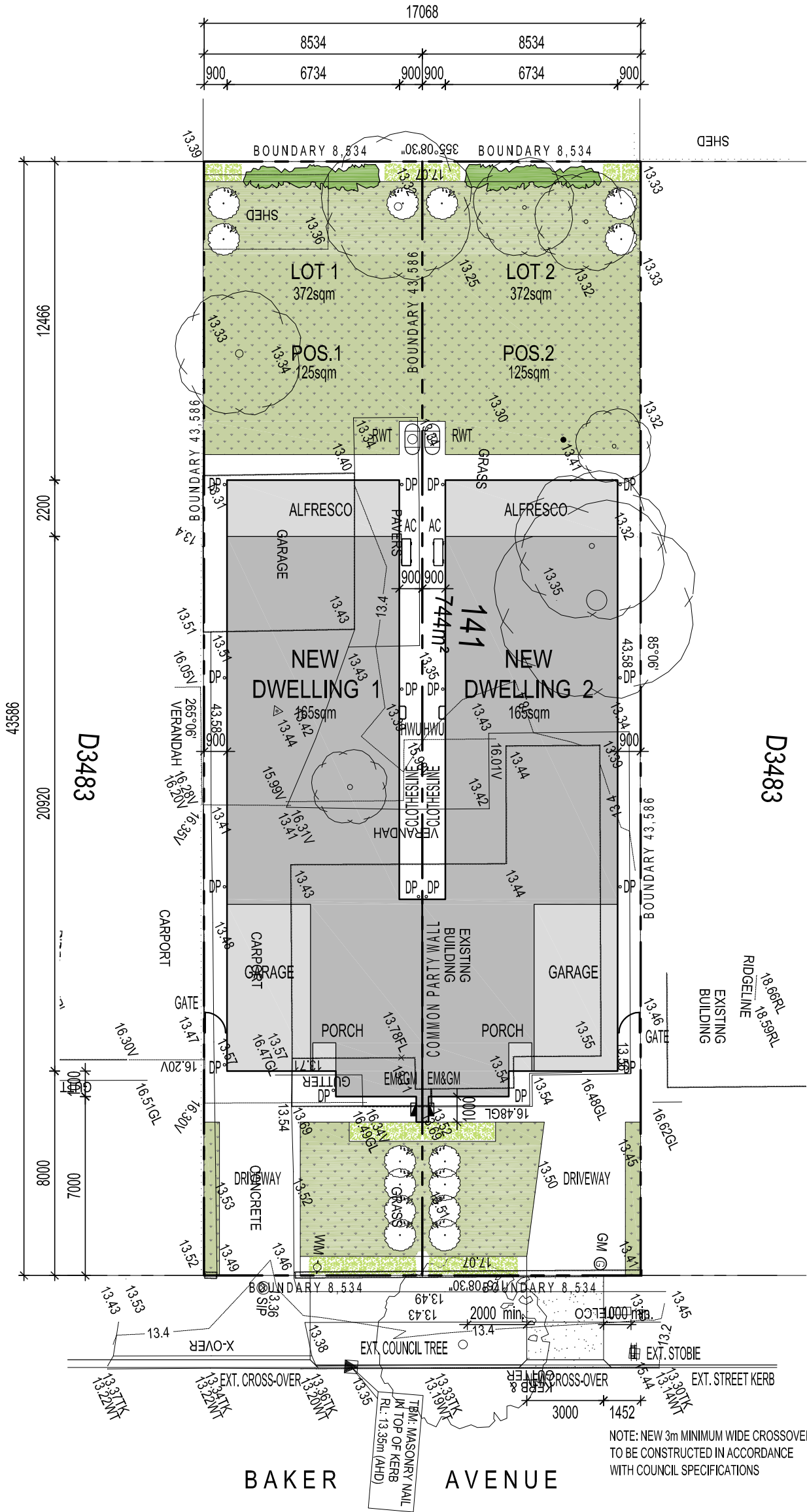
LEGEND

EM ELECTRICAL METER
GM GAS METER
HWU HOT WATER UNIT
AC AIR CONDITIONER UNIT
RWT RAIN WATER TANK
DP DOWN PIPE

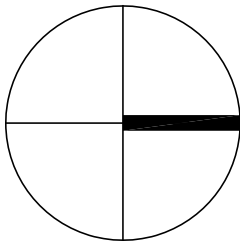
NOTE: PROVIDE MIN. 2000L RAINWATER TANK (1000L RETENTION & 1000L DETENTION) ON SLAB TO COLLECT ROOF CATCHMENT AREAS & PLUMBED TO TOILET/S WITH 10amp WEATHERPROOF EXTERNAL GPO FOR PUMP

FENCE NOTE: ALL FENCES TO BE CONSTRUCTED OF 1.8m HIGH COLORBOND GOOD NEIGHBOURHOOD FENCING.

DWELLING 1 & 2 AREAS		SQM
GROUND FLOOR	:	130.8
GARAGE	:	18.5
ALFRESCO	:	14.8
PORCH	:	1.0
TOTAL BUILDING		165.1
SITE		372.0
SITE COVERAGE	:	44.3%
P.O.S (INC. ALFRESCO)	:	125.2
P.O.S COVERAGE	:	33.7%



NOTE: LANDSCAPING SHOWN INDICATIVE FOR LANDSCAPING DETAILS & REQUIREMENTS REFER TO COUNCIL (& OTHER AUTHORITY) APPROVAL CONDITIONS



A	22.07.19	FOR APPROVAL	DF
REV	DATE	COMMENT	DRN

FERRONE

WEB WWW.FERRONE.COM.AU	ABN 40 613 271 131
E-MAIL ARCHITECT@FERRONE.COM.AU	PHONE 0409 374 786
POSTAL ADDRESS P.O.BOX 3454, RUNDLE MALL, ADELAIDE, SA, 5000	
BUSINESS ADDRESS LEVEL 2, 93 RUNDLE MALL, ADELAIDE, SA, 5000	
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FOR APPROVAL

CLIENT:
M & J CARTER
ADDRESS:
14 BAKER AVENUE
MORPHETTVILLE SA 5043
PROJECT:
TWO SINGLE STOREY DWELLINGS

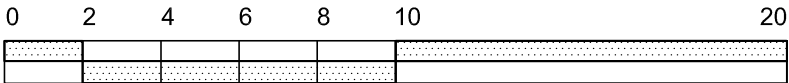
SHEET TITLE:
SITE PLAN

JOB REF: 18.CAR.2	DATE: JUNE 2019
DRAWN: DF	CHECKED: DF
SCALE: 1:200	PAPER: A3
DRAWING NO. WD.100	REVISION: A

SITWORKS, DRAINAGE AND LEVELS TO BE AS PER ENGINEERS DESIGN AND DETAIL

BUILDER TO CHECK AND CONFIRM ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

ORIGINAL DRAWING - A3 SIZE SHEET
SCALE 1:200



D:\Dropbox\FERRONE\Chair Server\19 - FERRONE Projects\2018\Chair - 14 Baker Ave Morphettville\Drawings\Working\WD-200\2018\Plans\WD-200\2018\1-2-16 PM-A3

LEGEND

WC	WATER CLOSET (TOILET)
CT	COOKTOP
T	TROUGH
F	FRIDGE
B	BENCHTOP
DW	DISHWASHER
OHC	OVERHEAD CUPBOARDS
WM	WASHING MACHINE
SH	SHOWER
TV	TELEVISION
CSD	CAVITY SLIDING DOOR
RWT	RAINWATER TANK
HWU	HOT WATER UNIT
AC	AIR CONDITIONER UNIT

BRICK VENEER CONSTRUCTION

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FENCE NOTE: ALL FENCES TO BE CONSTRUCTED OF 1.8m HIGH COLORBOND GOOD NEIGHBOURHOOD FENCING

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

WRITTEN DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE

PROVIDE OBSCURE GLAZING TO WET AREA WINDOWS - BATHROOM, ENSUITE, WC, ETC. (WHERE SHOWN DOTTED)

SMOKE ALARM SYSTEM TO COMPLY WITH AS3786 ALL TO BE INTERCONNECTED AND POWERED FROM THE CONSUMER MAINS SOURCE WITH 9V BATTERY BACKUP

SMOKE DETECTION SYSTEM TO COMPLY WITH AS1670 AND THE NCC REQUIREMENTS

ALL EXHAUST FANS TO BE VENTED TO OUTSIDE

LATCH DEVICE AND OPERATION OF ALL REQUIRED EXIT DOORS, OR IN THE PATH OF TRAVEL TO A REQUIRED EXIT, TO BE SELECTED & INSTALLED IN ACCORDANCE WITH NCC-D2.21

WC TOILET TO ALLOW FOR OUTWARD OPENING OF DOOR OR PROVIDE REMOVABLE HINGES TO WC TOILET DOOR

ALL WATERPROOFING TO WET AREAS BE IN ACCORDANCE WITH AS3740-2004

EARLY FIRE HAZARD INDICES OF WALL, FLOOR, CEILING LININGS AND AIR-CONDITIONING DUCTWORK TO COMPLY WITH CLAUSE C1.10 OF THE NCC

TERMITE CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH NCC PART 3.1.3 AND WITH AS3660.1. PROVIDE CERTIFICATE IN ACCORDANCE WITH AS3600.1 METHOD OF APPLICATION TO BE KORDON PIPE PENETRATION WITH CHEMICAL PERIMETER TREATMENT, INCLUDING CERTIFICATE OF COMPLETION

A	22.07.19	FOR APPROVAL	DF
REV	DATE	COMMENT	DRN

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FOR APPROVAL

CLIENT:
M & J CARTER
ADDRESS:
**14 BAKER AVENUE
MORPHETTVILLE SA 5043**
PROJECT:
TWO SINGLE STOREY DWELLINGS

SHEET TITLE:
FLOOR PLAN

JOB REF:
18.CAR.2
DRAWN:
DF
SCALE:
1:100
DRAWING NO.
WD.200

DATE:
JUNE 2019
CHECKED:
DF
PAPER:
A3
REVISION:
A

DWELLING 1 & 2 AREAS	SQM
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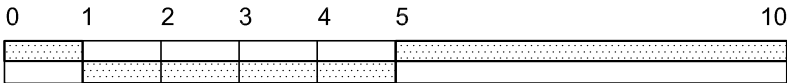
DWELLINGS 1 & 2

PROPOSED FLOOR PLANS

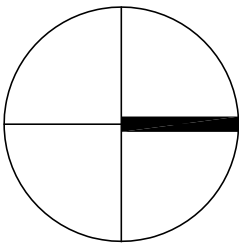
MIRROR IMAGE

SCALE 1:100

ORIGINAL DRAWING - A3 SIZE SHEET
SCALE 1:100



SITWORKS, DRAINAGE AND LEVELS TO BE
AS PER ENGINEERS DESIGN AND DETAIL



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T	TROUGH
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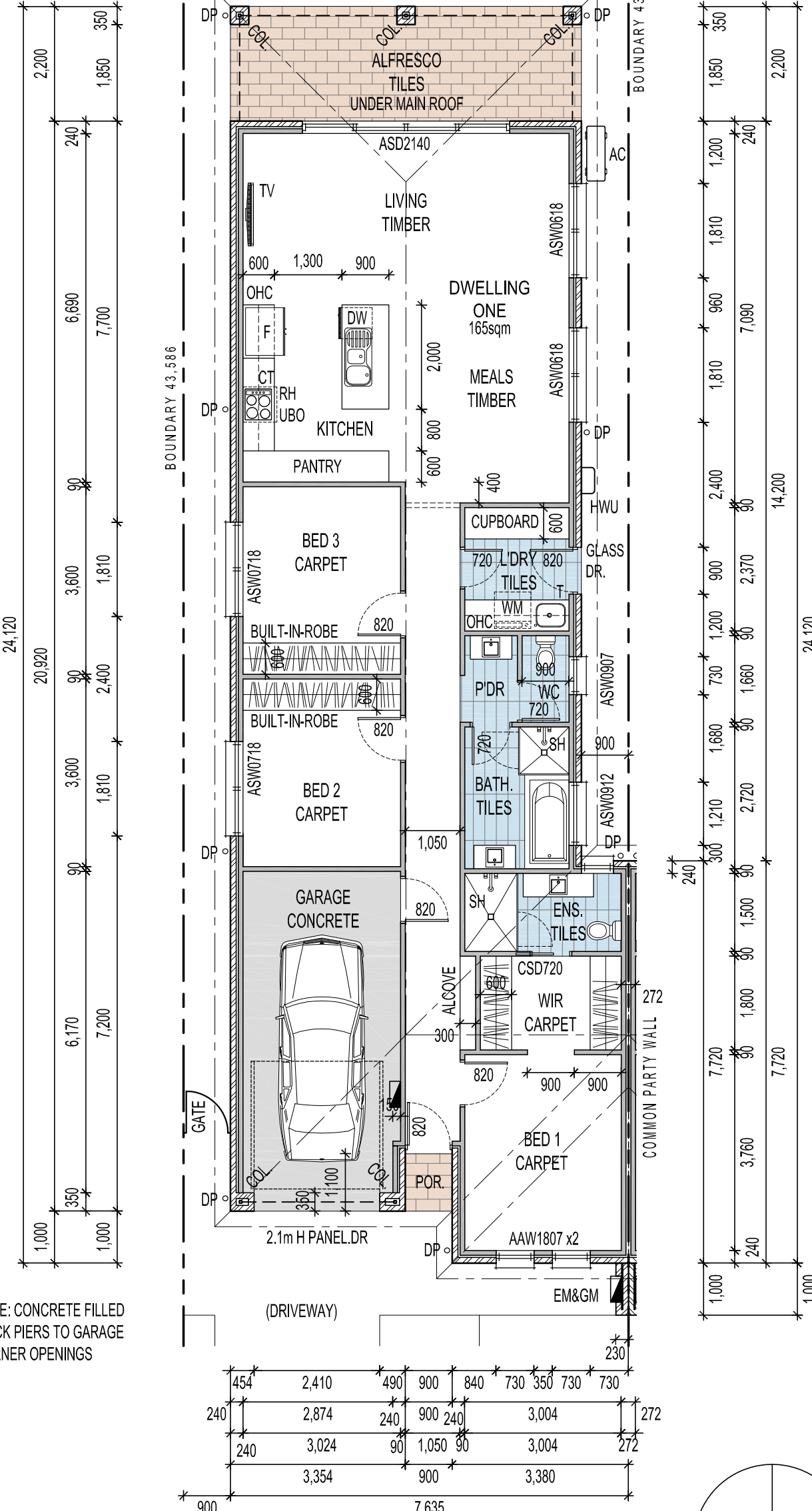
CLIENT:
M & J CARTER

ADDRESS:
14 BAKER AVENUE
MORPHETTVILLE SA 5043

PROJECT:
TWO SINGLE STOREY DWELLINGS

SHEET TITLE:
DWELLING 1 - FLOOR PLAN

JOB REF: 18.CAR.2 DRAWN: DF SCALE: 1:100 DRAWING NO. WD.201	DATE: JUNE 2019 CHECKED: DF PAPER: A3 REVISION: A
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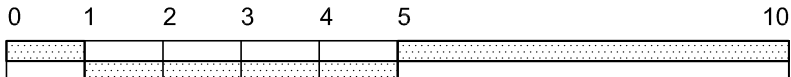
FLOOR PLAN - DWELLING 1

SCALE 1:100

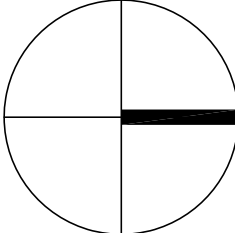
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ORIGINAL DRAWING - A3 SIZE SHEET
SCALE 1:100



METRES



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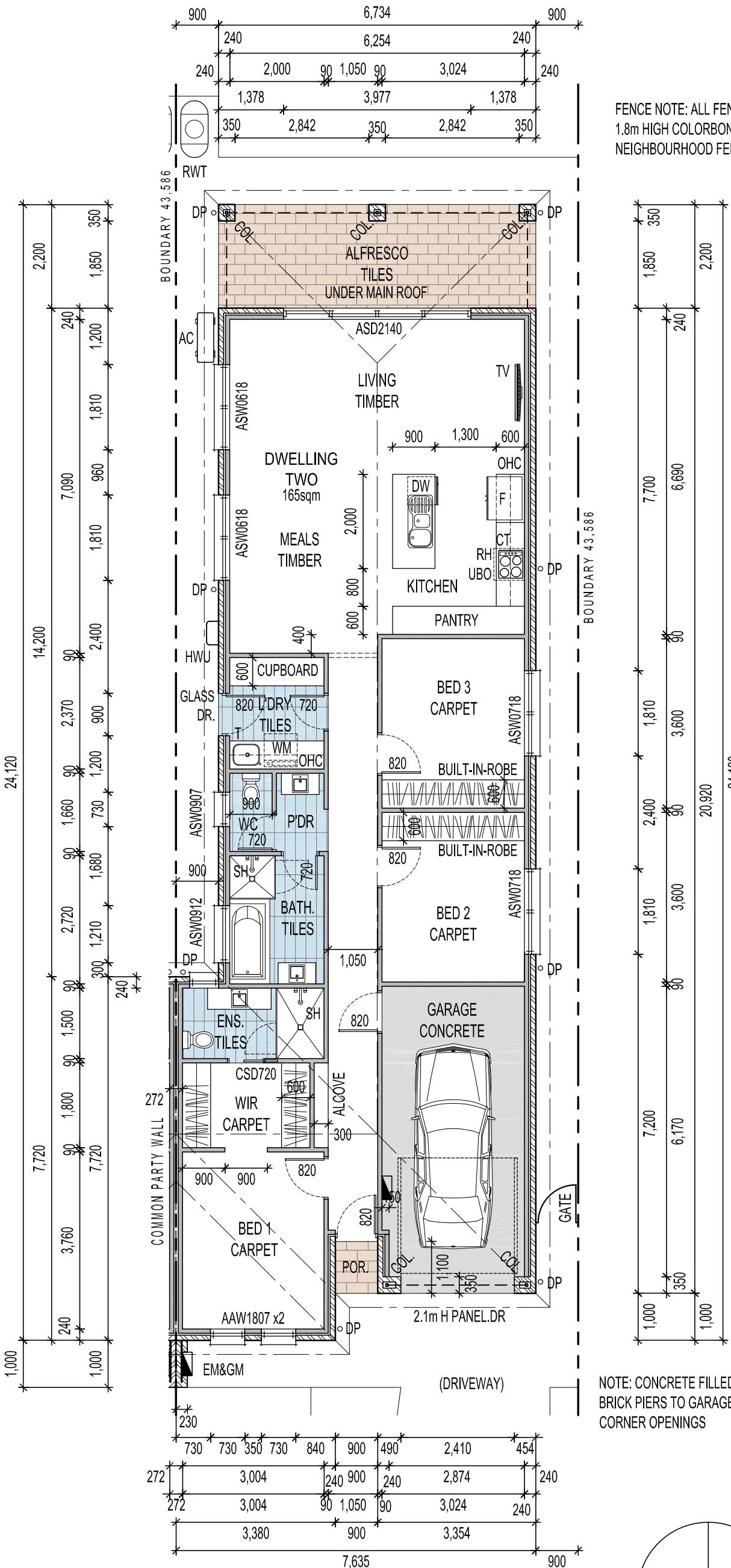
CLIENT:
M & J CARTER

ADDRESS:
14 BAKER AVENUE
MORPHETTVILLE SA 5043

PROJECT:
TWO SINGLE STOREY DWELLINGS

SHEET TITLE:
DWELLING 2 - FLOOR PLAN

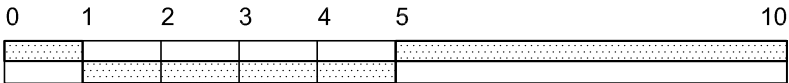
JOB REF:
18.CAR.2
DRAWN:
DF
SCALE:
1:100
DRAWING NO.
WD.202



FLOOR PLAN - DWELLING 2

SCALE 1:100

ORIGINAL DRAWING - A3 SIZE SHEET
SCALE 1:100



METRES

SITEWORKS, DRAINAGE AND LEVELS TO BE
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