

GENERAL NOTES

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

BUILDER TO CHECK AND CONFIRM ALL PLAN AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

WRITTEN DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

ALL FLASHING, MEMBRANES AND TIES WHERE REQUIRED SHALL BE IN ACCORDANCE WITH THE NCC

ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS 1684.2 AS PER THE TIMBER ESTIMATOR LAYOUT AND MANUFACTURER'S DETAILS

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

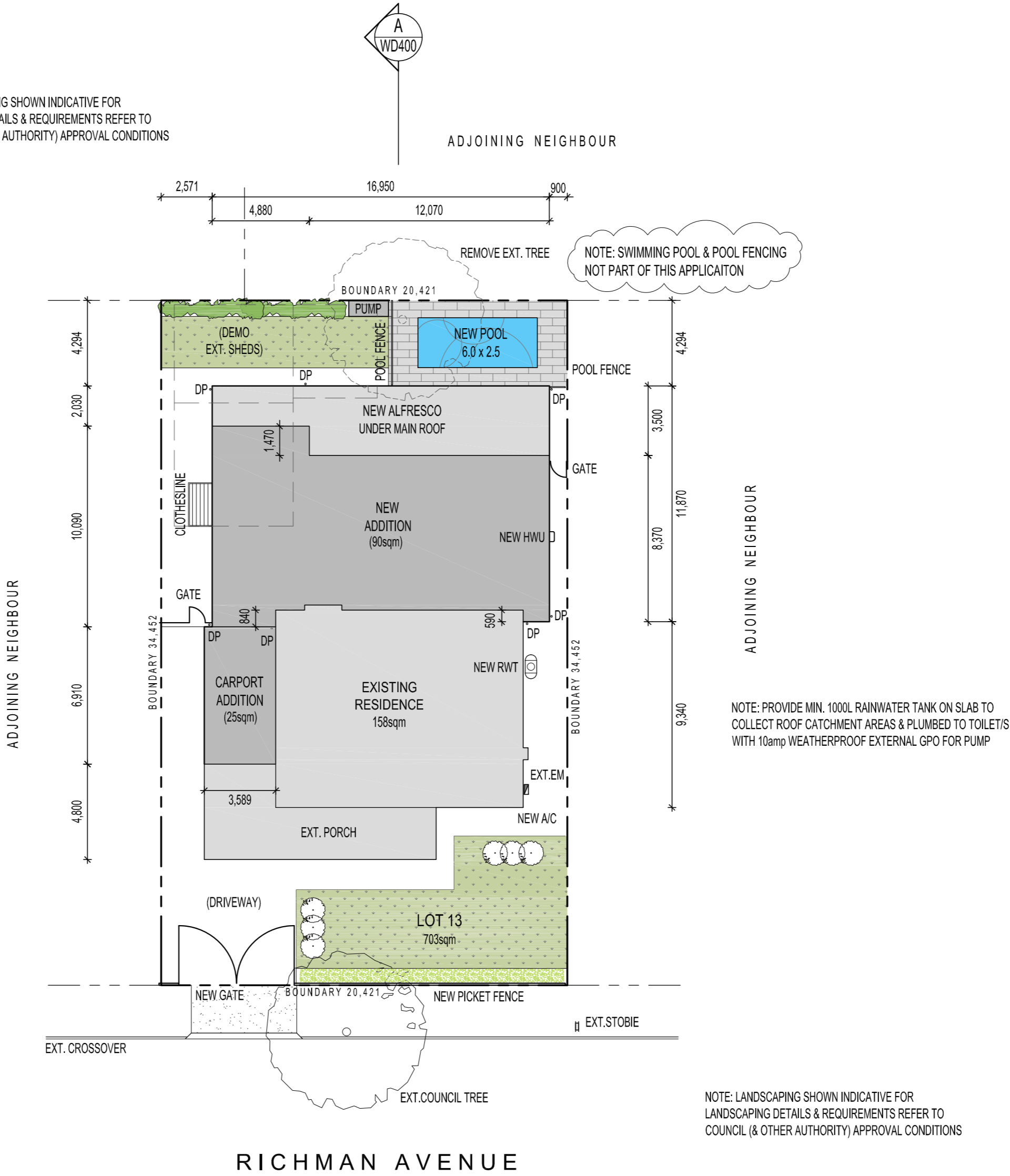
ANY DISCREPANCIES IN DOCUMENTS AND/OR ON SITE TO BE REPORTED TO THE ARCHITECT BEFORE ANY WORK IS COMMENCED

ALL STORMWATER TO BE CONNECTED TO EXISTING STORMWATER RUN

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

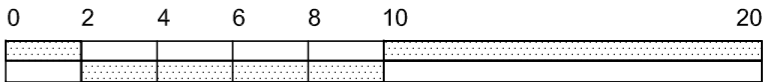
TIMBER FRAME BRICK VENEER CONSTRUCTION

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



SITE PLAN
SCALE 1:200

ORIGINAL DRAWING - A2 SIZE SHEET
SCALE 1:200

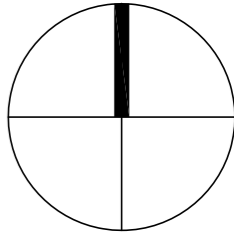


METRES

NEW BUILDING AREAS		SQM
EXISTING FLOOR	:	119.4
EXISTING CARPORT	:	17.2
EXISTING PORCH	:	21.1
NEW FLOOR	:	146.6
CARPORT ADDITION	:	24.8
NEW ALFRESCO	:	52.2
TOTAL BUILDING		381.3
SITE	:	703.5
SITE COVERAGE	:	54.2%
P.O.S (INC. ALFRESCO)	:	148.2
P.O.S COVERAGE	:	21.1%

LEGEND

RWT	RAINWATER TANK
HWU	HOT WATER UNIT
AC	AIR CONDITIONER UNIT
DP	DOWNPIPE
RH	RAINHEAD



B	15.10.20	SWIMMING POOL NOTE	DF
A	28.08.20	FOR APPROVAL	DF
REV	DATE	COMMENT	DRN

FERRONE

WEB WWW.FERRONE.COM.AU	ABN 96 081 588 758
E-MAIL ARCHITECT@FERRONE.COM.AU	PHONE 0409 374 786
ADDRESS 68 A WINGFIELD ROAD, WINGFIELD, SA, 5013	

ARCHITECT & BUILDING SUPERVISOR

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FOR APPROVAL

CLIENT:
C. LOCKETT & G. WALKER

ADDRESS:
18 RICHMAN AVENUE
PROSPECT SA 5082

PROJECT:
PROPOSED ALTERATION & ADDITION
TO EXISTING RESIDENCE

SHEET TITLE:
SITE PLAN

JOB REF:
20.LOCK.01

DRAWN:
DF

SCALE:
1:200

DRAWING NO.
WD.100

DATE:
MAY 2020

CHECKED:
DF

PAPER:
A2

REVISION:
B

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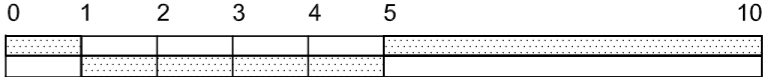
BUILDER TO CHECK AND CONFIRM ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

TIMBER FRAME BRICK VENEER CONSTRUCTION



EXISTING FLOOR PLAN
SCALE 1:100

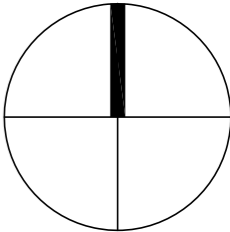
ORIGINAL DRAWING - A2 SIZE SHEET
SCALE 1:100



NEW BUILDING AREAS		SQM
EXISTING FLOOR	:	119.4
EXISTING CARPORT	:	17.2
EXISTING PORCH	:	21.1
NEW FLOOR	:	146.6
CARPORT ADDITION	:	24.8
NEW ALFRESCO	:	52.2
TOTAL BUILDING		381.3
SITE	:	703.5
SITE COVERAGE	:	54.2%
P.O.S (INC. ALFRESCO)	:	148.2
P.O.S COVERAGE	:	21.1%

LEGEND

WC	WATER CLOSET (TOILET)
SH	SHOWER
B	BENCHTOP
F	FRIDGE
DW	DISHWASHER
UBO	UNDER BENCH OVEN
OHC	OVERHEAD CUPBOARDS
RH	RANGE HOOD
WM	WASHING MACHINE
CSD	CAVITY SLIDING DOOR
STD	STACKER DOOR
HWU	HOT WATER UNIT
A/C	AIR CONDITIONER
RWT	RAINWATER TANK
EM	ELECTRICAL METERBOARD
GM	GAS METER
DP	DOWNPIPE



A	28.08.20	FOR APPROVAL	DF
REV	DATE	COMMENT	DRN

FERRONE

WEB	WWW.FERRONE.COM.AU	ABN	96 081 588 758
E-MAIL	ARCHITECT@FERRONE.COM.AU	PHONE	0409 374 786
ADDRESS	68A WINGFIELD ROAD, WINGFIELD, SA, 5013		

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ADDRESS:
18 RICHMAN AVENUE
PROSPECT SA 5082
PROJECT:
PROPOSED ALTERATION & ADDITION
TO EXISTING RESIDENCE
SHEET TITLE:
EXISTING FLOOR PLAN

JOB REF: 20.LOCK.01	DATE: MAY 2020
DRAWN: DF	CHECKED: DF
SCALE: 1:100	PAPER: A2
DRAWING NO. WD.200	REVISION: A

DEMOLITION NOTES

BUILDER TO CHECK AND CONFIRM ALL SITE AND SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

LOCATE ALL SERVICES (UNDERGROUND OR OTHERWISE) AND ASSOCIATED PIPEWORK, CABLING, ETC. VERIFY ALL REMOVAL OR TERMINATION BEFORE COMMENCEMENT OF ANY WORK

ERECT NECESSARY HOARDING AND PROP AS REQUIRED TO PROTECT EXISTING BUILDING AND ITEMS RETAINED

PROTECT ALL NEIGHBOURING PROPERTIES AND BUILDINGS DURING DEMOLITION

ALL EXISTING SURFACES, CEILINGS, WALLS, FLOORS AND THE LIKE TO BE PROTECTED DURING DEMOLITION AND NEW WORK

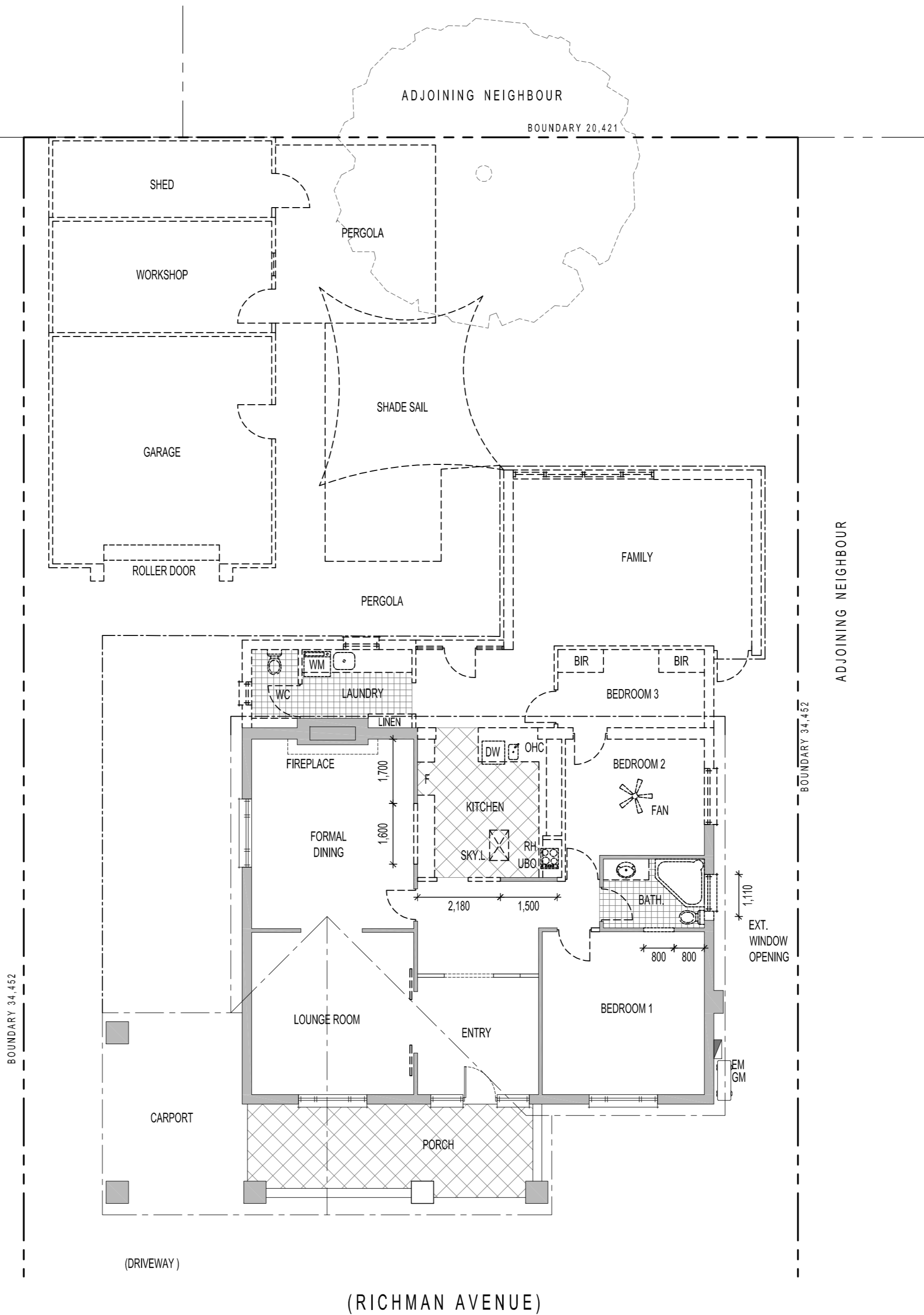
MAKE GOOD TO ALL WALLS, FLOORS AND SURFACES AFFECTED BY WORK CARRIED OUT DURING DEMOLITION

DIAL BEFORE YOU DIG
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT SERVICE PROVIDERS PLANS, CONTACT 'DIAL BEFORE YOU DIG' ON PHONE 1100 FOR EXACT LOCATIONS OF SERVICES PRIOR TO WORKS

TIMBER FRAME BRICK VENEER CONSTRUCTION

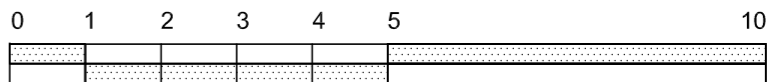
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DEMOLITION PLAN
SCALE 1:100

ORIGINAL DRAWING - A2 SIZE SHEET
SCALE 1:100



METRES

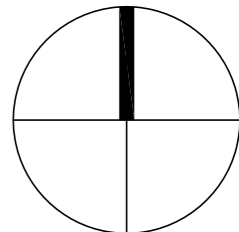
EXISTING AREA	SQM
GROUND FLOOR	: 184.2
PORCH	: 22.2
CARPORT	: 54.2
GARAGE/SHEDS	: 73.8
TOTAL BUILDING	: 334.4
SITE	: 703.5

LEGEND

WC	WATER CLOSET (TOILET)
SH	SHOWER
B	BENCHTOP
F	FRIDGE
DW	DISHWASHER
UBO	UNDER BENCH OVEN
OHC	OVERHEAD CUPBOARDS
RH	RANGE HOOD
WM	WASHING MACHINE
CSD	CAVITY SLIDING DOOR
STD	STACKER DOOR
HWU	HOT WATER UNIT
A/C	AIR CONDITIONER
RWT	RAINWATER TANK
EM	ELECTRICAL METERBOARD
GM	GAS METER
DP	DOWNPIPE

NOTE: ERECT NECESSARY PROP AS REQUIRED TO PROTECT EXISTING BUILDING

REPLACE EXT. ROOF SHEET WITH NEW COLORBOND SHEETING (ON EXISTING ROOF STRUCTURE INC. FRONT PORCH)



A	28.09.20	FOR APPROVAL	DF
REV	DATE	COMMENT	DRN

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DEMOLITION PLAN

JOB REF:

20.LOCK.01

DRAWN:

DF

SCALE:

1:100

DRAWING NO.

WD.201

DATE:

MAY 2020

CHECKED:

DF

PAPER:

A2

REVISION:

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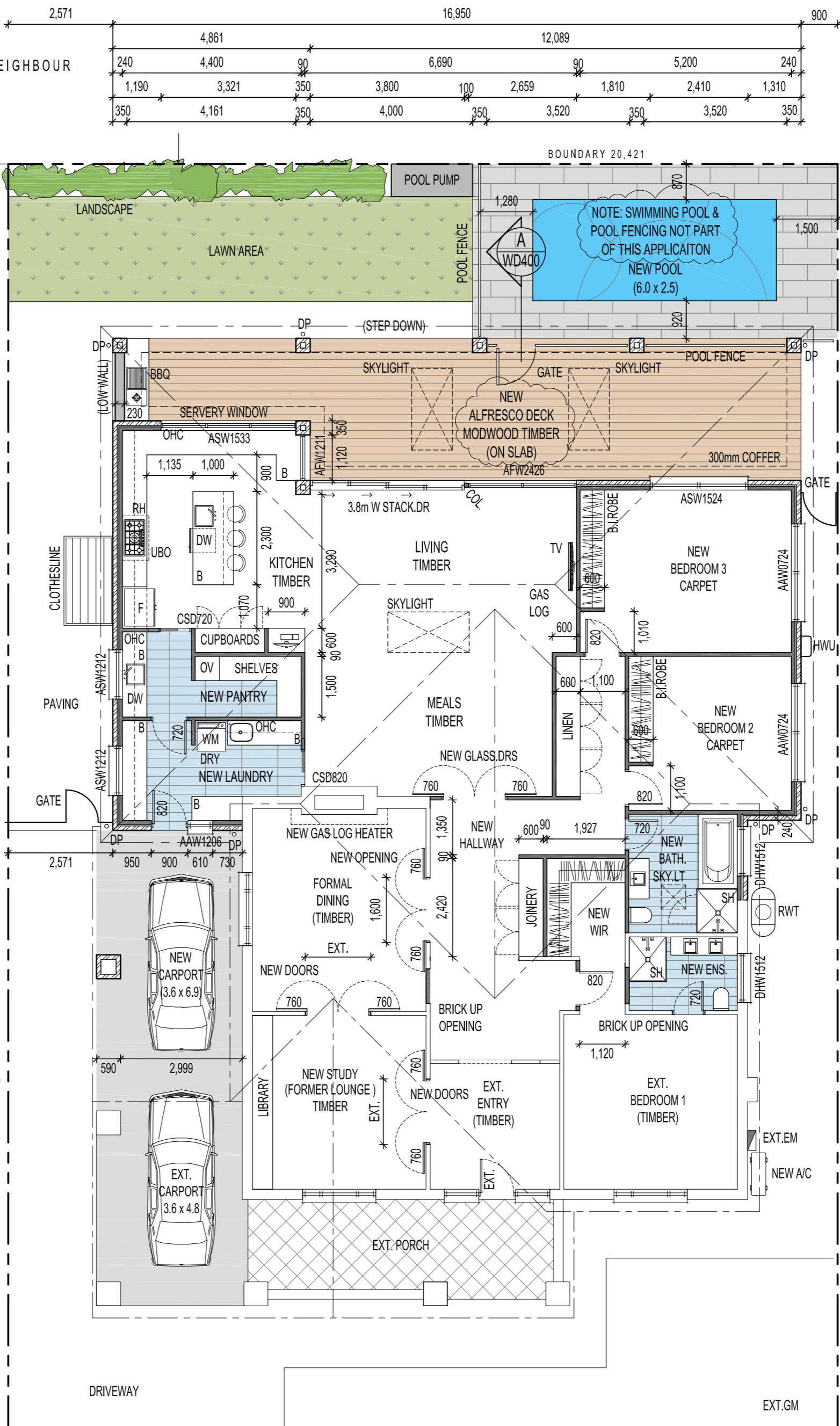
NOTE: SKYLIGHTS BETWEEN ROOF TRUSSES TO BE DETERMINED ON SITE, INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS WITH FLASHING; SKYLIGHT SIZES TYPICAL - 1m x 2m

ADJOINING NEIGHBOUR

BOUNDARY 34.452

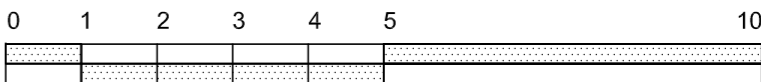
DRIVEWAY

(RICHMAN AVENUE)



PROPOSED FLOOR PLAN
SCALE 1:100

ORIGINAL DRAWING - A2 SIZE SHEET
SCALE 1:100



NEW BUILDING AREAS	SQM
EXISTING FLOOR	119.4
EXISTING CARPORT	17.2
EXISTING PORCH	21.1
NEW FLOOR	146.6
CARPORT ADDITION	24.8
NEW ALFRESCO	52.2
TOTAL BUILDING	381.3
SITE	703.5
SITE COVERAGE	54.2%
P.O.S (INC. ALFRESCO)	148.2
P.O.S COVERAGE	21.1%

ENERGY REPORT

REFER TO THE 6 STAR ENERGY ASSESSMENT REPORT FOR THE THERMAL INSULATION & GLAZING REQUIREMENTS; INSULATION REQUIREMENTS - R5.0 INSULATION BATTS TO ROOF - SARKING TO UNDERSIDE OF ROOF - R2.5 INSULATION BATTS TO ALL EXTERNAL WALLS ONLY GLAZING REQUIREMENTS STANDARD CLEAR SINGLE GLAZED TO ALL WINDOWS & SLIDING DOORS

LEGEND

WC	WATER CLOSET (TOILET)
SH	SHOWER
B	BENCHTOP
F	FRIDGE
DW	DISHWASHER
UBO	UNDER BENCH OVEN
OHC	OVERHEAD CUPBOARDS
RH	RANGE HOOD
WM	WASHING MACHINE
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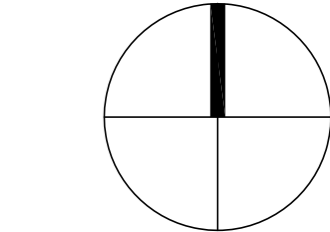
TIMBER DECKING NOTE
SELECTED MODWOOD TIMBER DECKING TO BE INSTALLED TO ALFRESCO ON CONCRETE SLAB AS PER MANUFACTURES RECOMMENDATION - REFER TO 'FIXING MODWOOD OVER CONCRETE' DOCUMENTATION
- SUB FRAME NOT TO BE IN DIRECT CONTACT WITH CONCRETE SLAB
- SUFFICIENT CLEARANCE REQUIRED BETWEEN SUB FRAME AND CONCRETE SLAB TO ENABLE UNRESTRICTED DRAINAGE OF WATER
- DECKING MUST NOT BE ENCLOSED

NOTE: PROVIDE 80mm SET DOWN AND FALL TO ALFRESCO CONCRETE PERIMETER TO AVOID RETAINING ANY WATER UNDER THE DECKING

EXT.

ADJOINING NEIGHBOUR

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



B	15.10.20	DECKING & SWIMMING POOL NOTE	DF
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