

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

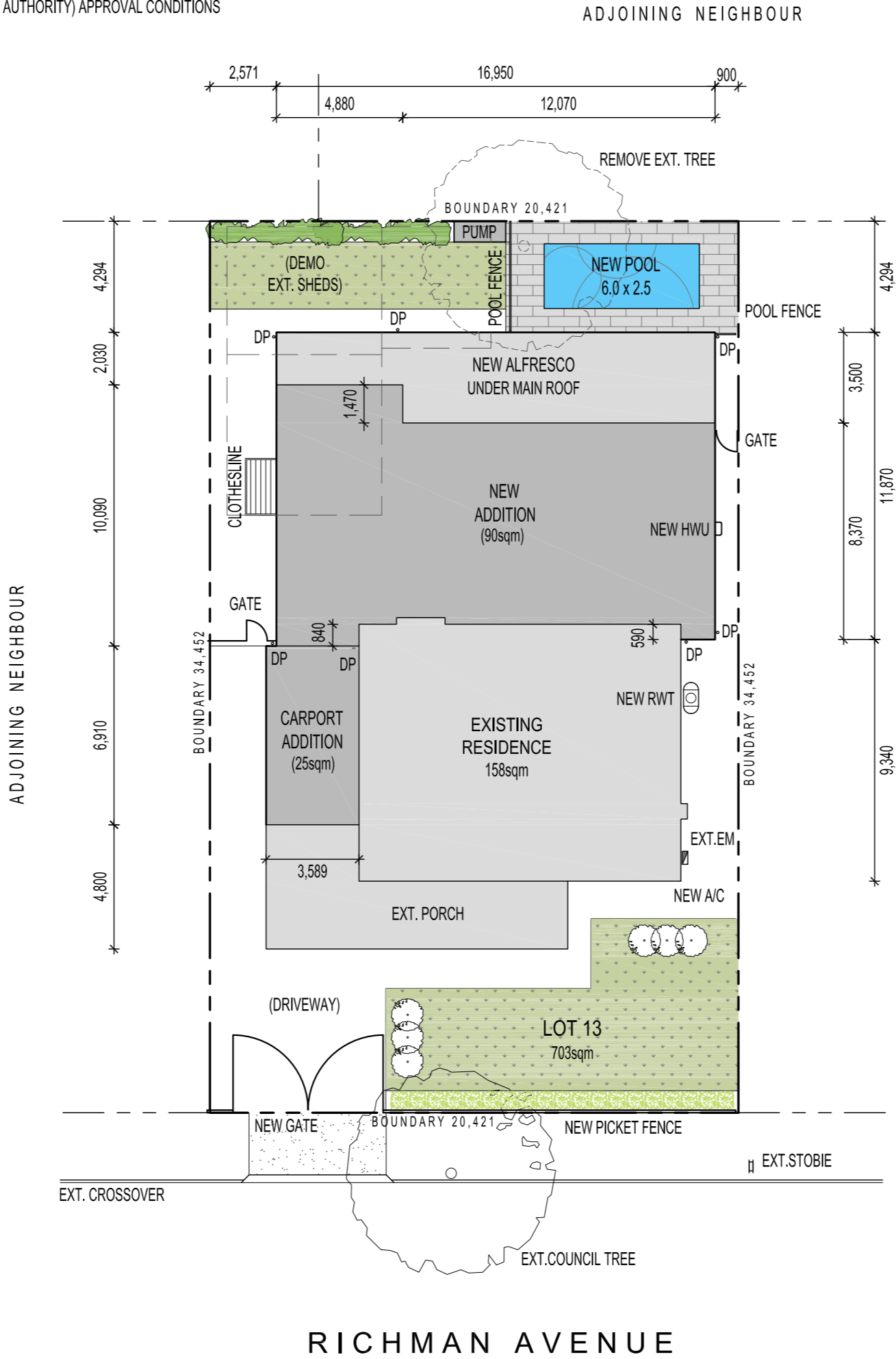
MAKE GOOD TO ALL WALLS, FLOORS AND SURFACES AFFECTED BY WORK CARRIED OUT DURING DEMOLITION

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



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



NOTE: PROVIDE MIN. 1000L RAINWATER TANK ON SLAB TO COLLECT ROOF CATCHMENT AREAS & PLUMBED TO TOILET/5 WITH 10amp WEATHERPROOF EXTERNAL GPO FOR PUMP

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

SITE PLAN
SCALE 1:200

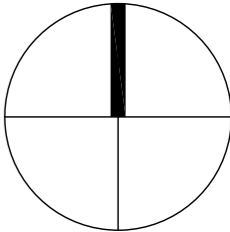
ALL STORMWATER TO BE CONNECTED TO EXISTING STORMWATER RUN

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

| 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 |



| | | | |
|-----|----------|------------|-----|
| 1 | 19.08.20 | FOR REVIEW | 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

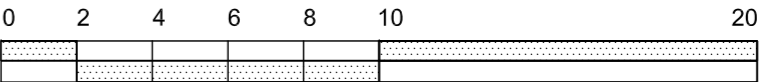
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PRELIMINARY

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 | DATE: MAY 2020 |
| DRAWN: DF | CHECKED: DF |
| SCALE: 1:200 | PAPER: A2 |
| DRAWING NO. WD.100 | REVISION: 1 |

ORIGINAL DRAWING - A2 SIZE SHEET
SCALE 1:200



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

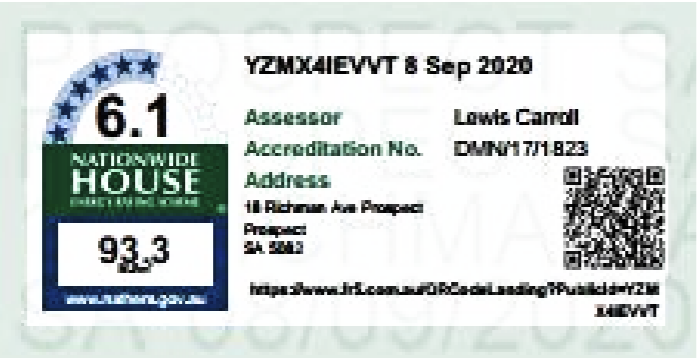
TERMITE CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH NCC PART 3.1.3 AND WITH AS3660.1. PROVIDE CERTIFICATE IN ACCORDANCE WITH AS3600.1 METHOD OF APPLICATION TO BE KORDON PIPE PENETRATION WITH CHEMICAL PERIMETER TREATMENT, INCLUDING CERTIFICATE OF COMPLETION

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

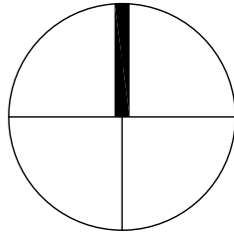


EXISTING FLOOR PLAN
SCALE 1:100

| 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 |



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| 1 | 19.08.20 | FOR REVIEW | DF |
| REV | DATE | COMMENT | DRN |

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ARCHITECT & BUILDING SUPERVISOR

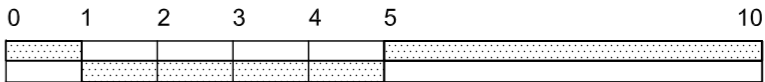
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PRELIMINARY

CLIENT:
C. LOCKETT & G. WALKER
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: 1 |

ORIGINAL DRAWING - A2 SIZE SHEET
SCALE 1:100



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

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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

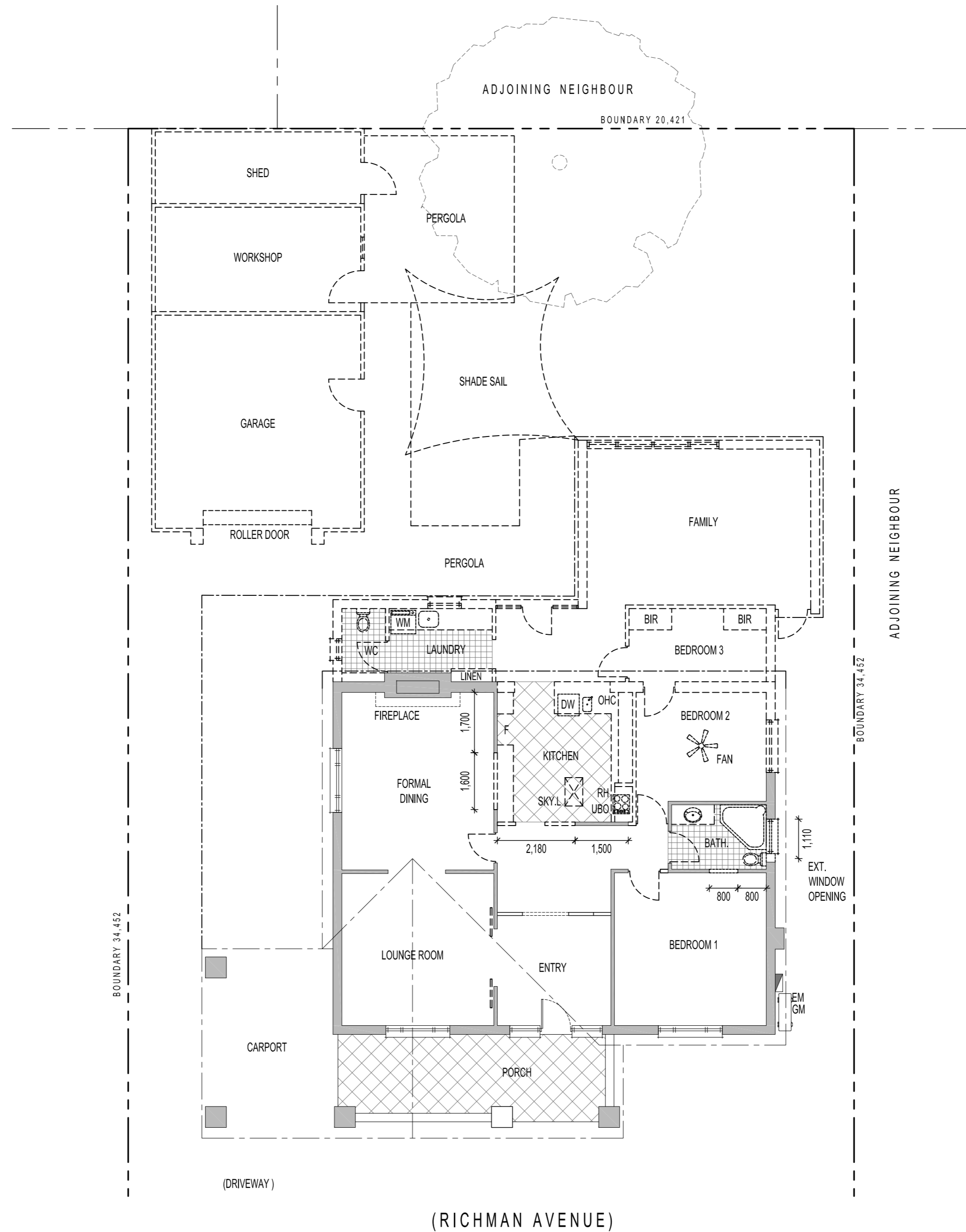
EARLY FIRE HAZARD INDICES OF WALL, FLOOR, CEILING LININGS AND AIR-CONDITIONING DUCTWORK TO COMPLY WITH CLAUSE C1.10 OF THE NCC

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
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ALL STORMWATER TO BE CONNECTED TO
EXISTING STORMWATER RUN

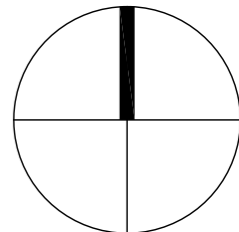
BUILDER TO CHECK AND CONFIRM ALL
DIMENSIONS PRIOR TO COMMENCEMENT
OF CONSTRUCTION



ADJOINING NEIGHBOUR

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)



| 1 | 19.08.20 | FOR REVIEW | DF |
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| REV | DATE | COMMENT | DRN |

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ADDRESS:
18 RICHMAN AVENUE
PROSPECT SA 5082

PROJECT:
PROPOSED ALTERATION & ADDITION
TO EXISTING RESIDENCE

SHEET TITLE:
DEMOLITION PLAN

JOB REF: 20.LOCK.01
DRAWN: DF
SCALE: 1:100
DRAWING NO. WD.201

DATE: MAY 2020
CHECKED: DF
PAPER: A2
REVISION: 1

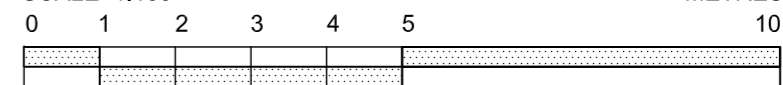
| EXISTING AREA | SQM |
|----------------|---------|
| GROUND FLOOR | : 184. |
| PORCH | : 22.2 |
| CARPORT | : 54.2 |
| GARAGE/SHEDS | : 73.3 |
| TOTAL BUILDING | : 334. |
| SITE | : 703.3 |

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 |

ORIGINAL DRAWING - A2 SIZE SHEET
SCALE 1:100

METRES



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

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

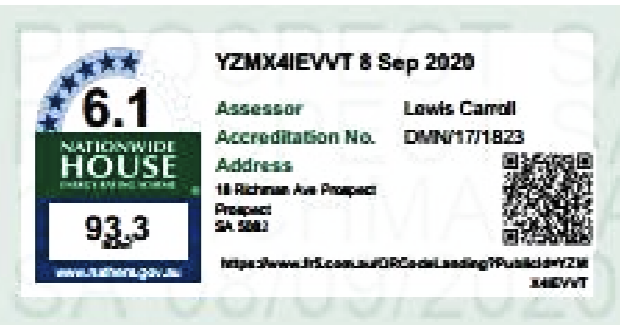
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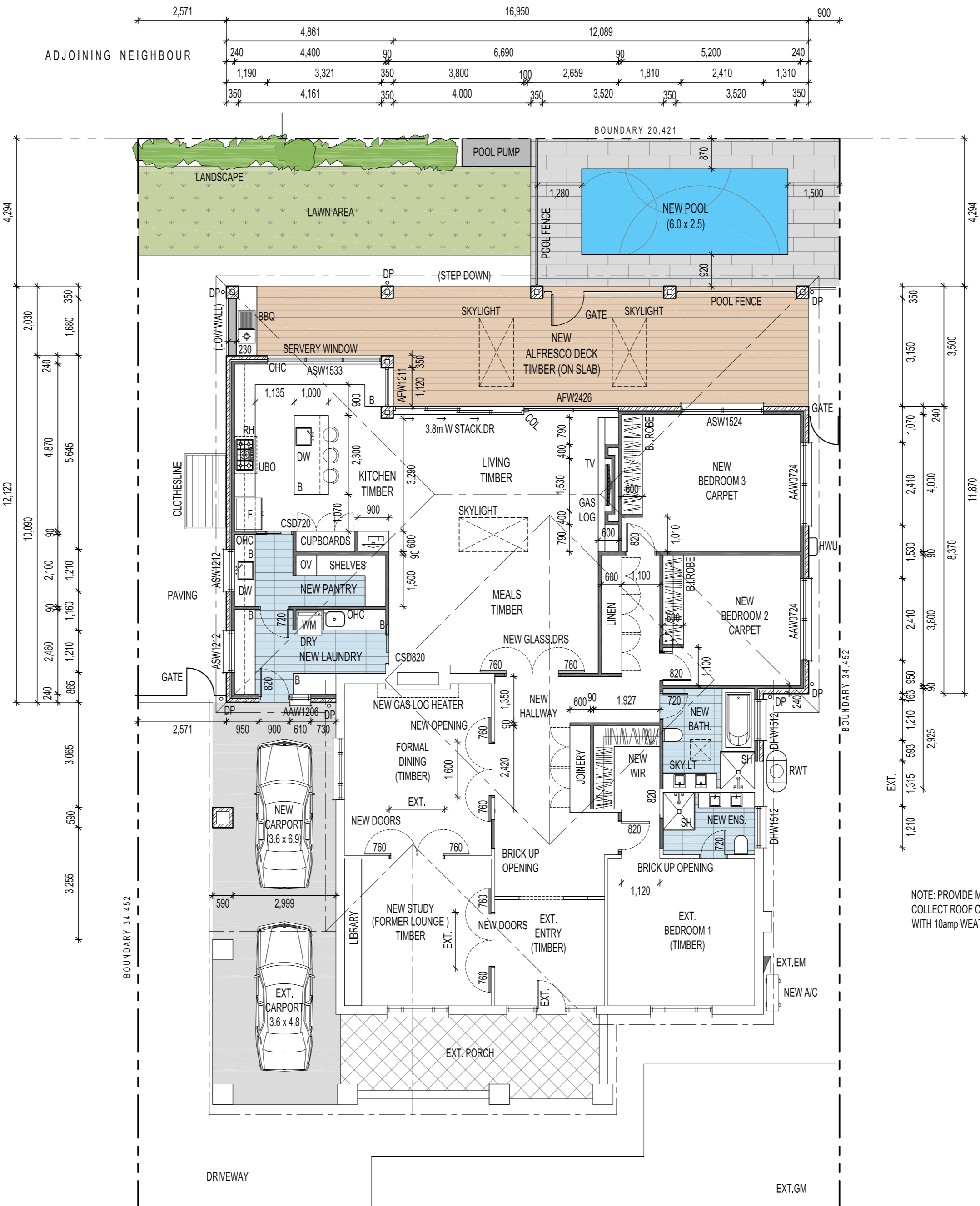
TIMBER FRAME BRICK VENEER CONSTRUCTION



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

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



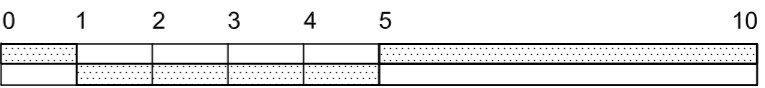
BOUNDARY 34.452

BOUNDARY 34.452

(RICHMAN AVENUE)

PROPOSED FLOOR PLAN
SCALE 1:100

ORIGINAL DRAWING - A2 SIZE SHEET
SCALE 1:100



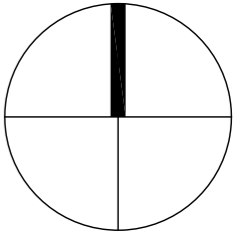
| NEW BUILDING AREAS | SQM |
|-----------------------|-------|
| EXISTING FLOOR | 119.4 |
| EXISTING CARPORT | 17.2 |
| EXISTING PORCH | 21.1 |
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| NEW ALFRESCO | 52.2 |
| TOTAL BUILDING | 381.3 |
| SITE | 703.5 |
| SITE COVERAGE | 54.2% |
| P.O.S (INC. 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 |
| 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 |



| | | | |
|-----|----------|------------|-----|
| 3 | 29.08.20 | FOR REVIEW | DF |
| REV | DATE | COMMENT | DRN |

FERRONE

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PROSPECT SA 5082

PROJECT:
PROPOSED ALTERATION & ADDITION
TO EXISTING RESIDENCE

SHEET TITLE:
PROPOSED FLOOR PLAN

JOB REF:

20.LOCK.01

DRAWN:

DF

SCALE:

1:100

DRAWING NO.

WD.202

DATE:

MAY 2020

CHECKED:

DF

PAPER:

A2

REVISION:

3