

**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 TAKES PREFERENCE TO SCALE

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

NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT PRIOR APPROVAL OF THE PROPRIETOR OR DESIGNERS

ALL STEEL LINTELS ARE TO BE HOT DIPPED GALVANISED, SIZES AS PER ENGINEERS DETAILS AND DESIGN

REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

ALL MATERIALS AND EQUIPMENT SHALL BE NEW, FREE OF BLEMISHES OR DAMAGE. ANY DEFECTIVE OR FAULTY EQUIPMENT SHALL BE REPLACED AT THE CONTRACTORS EXPENSE

ALL WORK SHALL BE CARRIED OUT IN A NEAT TRADESMAN LIKE MANNER AND TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSE TRADESPERSONS

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

BUILDING TERMITE PROTECTION IN ACCORDANCE WITH AS 3660.1-2014

ALL GLAZING WILL BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS 1288-2006 AND/OR AS 2047-2014

ALL GLAZING IN WET AREA MUST COMPLY WITH BCA 3.6.4.5 BATHROOM, ENSUITE AND SPA ROOM GLAZING REQUIREMENTS

ALL WATERPROOFING IN WET AREAS WILL BE IN ACCORDANCE WITH AS 3740-2004 AND BCA-TABLE 3.8.1.1

SELF CONTAINED SMOKE ALARMS WILL COMPLY WITH AS 3786, CONNECTED TO CONSUMER MAINS POWER AND WILL BE INTERCONNECTED (IF MORE THAN 1)

TIMBER FRAME CONSTRUCTION WITH BRICK VENEER OUTER WALL AS PER SPECIFICATIONS.

DOOR TO THE FULLY ENCLOSED SANITARY COMPARTMENT WILL OPEN OUTWARD, SLIDE OR BE EASILY REMOVED FROM OUTSIDE OF THE COMPARTMENT - TO COMPLY WITH THE BCA PERFORMANCE REQUIREMENT 2.4.3

ALL WINDOWS & SLIDING DOOR (EXCLUDE WET AREAS) TREATMENT AS PER SELECTION SHEET

BUILT IN ROBES PROVISIONAL IN SECONDARY BED ROOMS

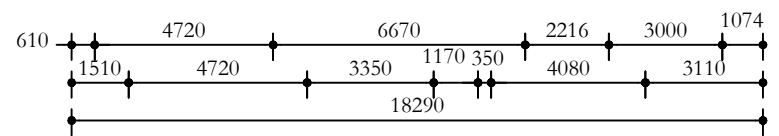
SOME ITEMS SHOWN IN THE DRAWING MAY NOT BE PART OF STANDARD INCLUSION. PLEASE REFER TO QUOTATION FOR FURTHER DETAILS

HWS SHALL BE RINNAI B16 INSTANTANEOUS NATURAL GAS HOT WATER UNIT 5 STAR RATING

ENERGY REPORT NOTE.  
CONSTRUCTION OF HOME NEED TO ACHIEVE A 6-STAR LEVEL OF ENERGY EFFICIENCY. INSULATION TO EXTERNAL WALLS & CEILING TO CORRESPOND WITH ENERGY REPORT. ALL WINDOWS AND SLIDING DOORS ARE TO BE REFERRED TO ENERGY REPORT. WEATHER STRIPPING by owner, TO ALL EXT DOORS

STORMWATER DISPOSAL BY OWNER

WET AREAS TO BE CONSTRUCTED IN ACC WITH AS 3740 IN LIEU OF MINISTERS SPEC SA F1.7 WATER PROOFING OF WET AREAS WITHIN BUILDINGS



**PROPOSED SITE PLAN - LOT 1**

SCALE 1:200 @ A3

LANDSCAPING SCHEDULE	
TREES / SHRUBS	
	CUPRESSUS SEMPERVIRENS 'GLAUCA'
	PYRUS USSURIENSIS
	ERIOCEPHALUS AFRICANUS
	CARPINUS BETULUS
	LAVANDULA DENTATA
	WESTRINGIA FRUTICOSA
GROUND COVER	
	MYOPORUM PARVIFOLIUM

AREA SCHEDULE-UNIT 1	
SITE	290.74 m <sup>2</sup>
LIVING	126.37 m <sup>2</sup>
PORTICO	5.86 m <sup>2</sup>
GARAGE	23.11 m <sup>2</sup>
ALFRESCO	10.79 m <sup>2</sup>
TOTAL	166.13 m <sup>2</sup>
SITE COVERAGE	57%
P.O.S.	60.82 m <sup>2</sup> 21%

**BUILDING SCHEDULE**

**ROOF**  
COLORBOND ROOF. PITCH 22.5° AND 450 EAVES

**WALLS**  
TIMBER FRAME CONSTRUCTION WITH OUTER BRICK WALL

CEILING HEIGHT - 2.7m

**FLOOR**  
CONCRETE SLAB

**WINDOWS**  
POWDER COATED ALUMINIUM AWNING AND SLIDING AS SPECIFIED  
WINDOW HEAD HEIGHT - 2.4m TO ALL ELEVATIONS

ALL INTERNAL DOORS ARE 2.1m HIGH

REV	PARTICULARS	DATE
0	For planning approval	21.01.2020
1	Windows changed to sliding in front elevation	01.02.2020
2	Site plan amended as per S&D drawings	11.02.2020

**ROCKDALE HOMES**

PROJECT / DRAWING PARTICULARS  
**PROPOSED 1 No. SINGLE STOREY RESIDENCE**

SITE ADDRESS  
LOT 1, 55 MARRETT DRIVE,  
INGLE FARM SA

DRAWING No. **KCW-RDH-19008-00 2** REV **2**  
SHEET **2 OF 4**

DATE  
**11 FEBRUARY 2020**

**KCW Building Designers**

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON THE DRAWING BEFORE COMMENCING ANY WORK. ANY DISCREPANCIES OR CONTRADICTIONS WILL BE REPORTED TO THE BUILDER / DESIGNER IMMEDIATELY. FIGURED DIMENSIONS WILL TAKE PREFERENCE TO SCALE. THESE PLANS SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTATION, i.e. SPECIFICATIONS, SCHEDULES, CONSULTANTS AND AUTHORITIES REPORTS ETC.

**FOR PLANNING APPROVAL ONLY**



**BUILDING SCHEDULE**

**ROOF**  
 COLORBOND ROOF. PITCH 22.5° AND 450 EAVES

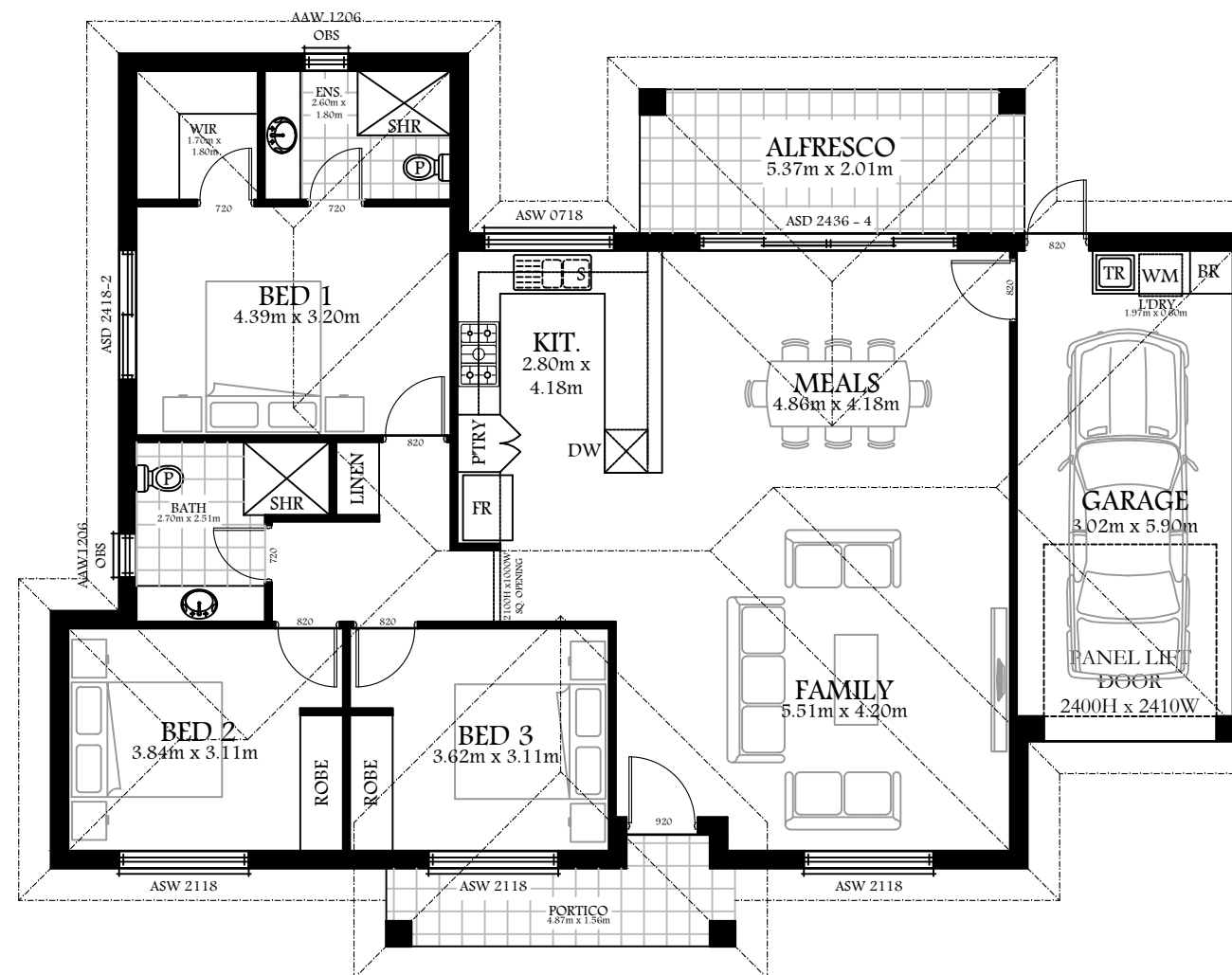
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ALL INTERNAL DOORS ARE 2.1m HIGH



**PROPOSED FLOOR PLAN - LOT 1**

SCALE 1:100 @ A3

AREA SCHEDULE-UNIT 1	
SITE	290.74 m <sup>2</sup>
LIVING	126.37 m <sup>2</sup>
PORTICO	5.86 m <sup>2</sup>
GARAGE	23.11 m <sup>2</sup>
ALFRESCO	10.79 m <sup>2</sup>
TOTAL	166.13 m <sup>2</sup>
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PROJECT / DRAWING PARTICULARS  
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SITE ADDRESS  
 LOT 1, 55 MARRETT DRIVE,  
 INGLE FARM SA

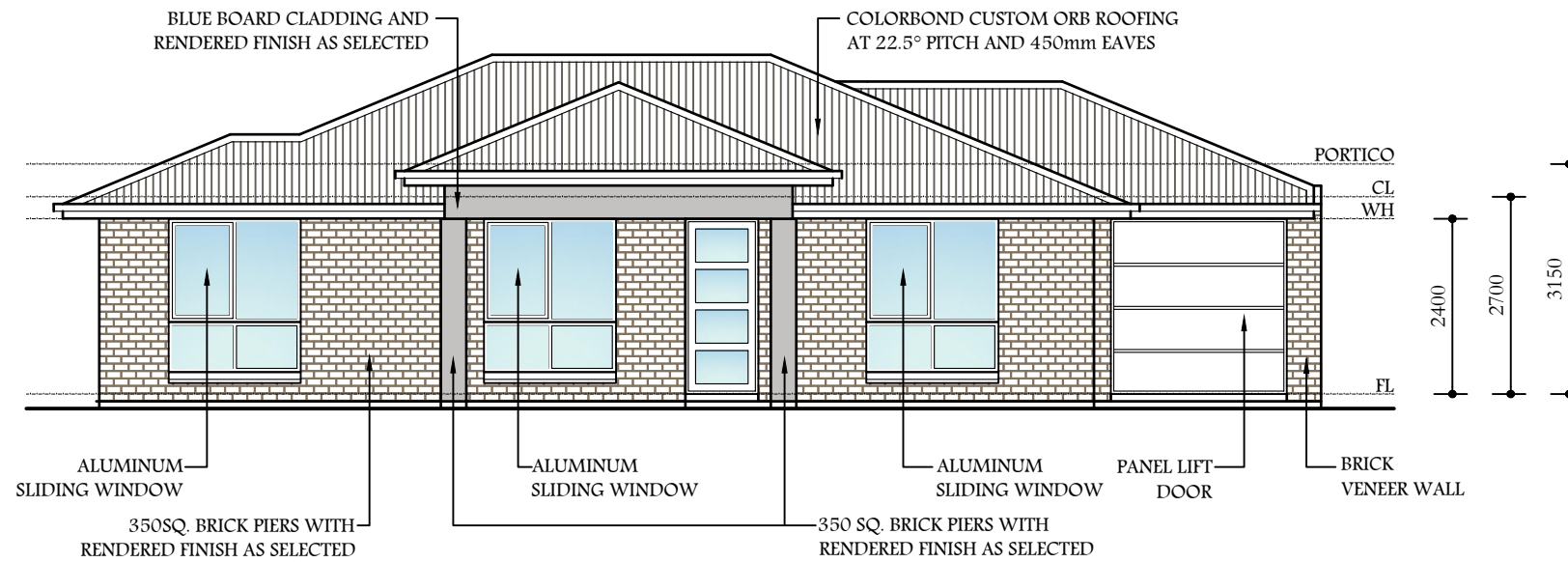
DRAWING No. **KCW-RDH-19008-00 2** REV **2**  
 SHEET **2 OF 4**

DATE  
**11 FEBRUARY 2020**



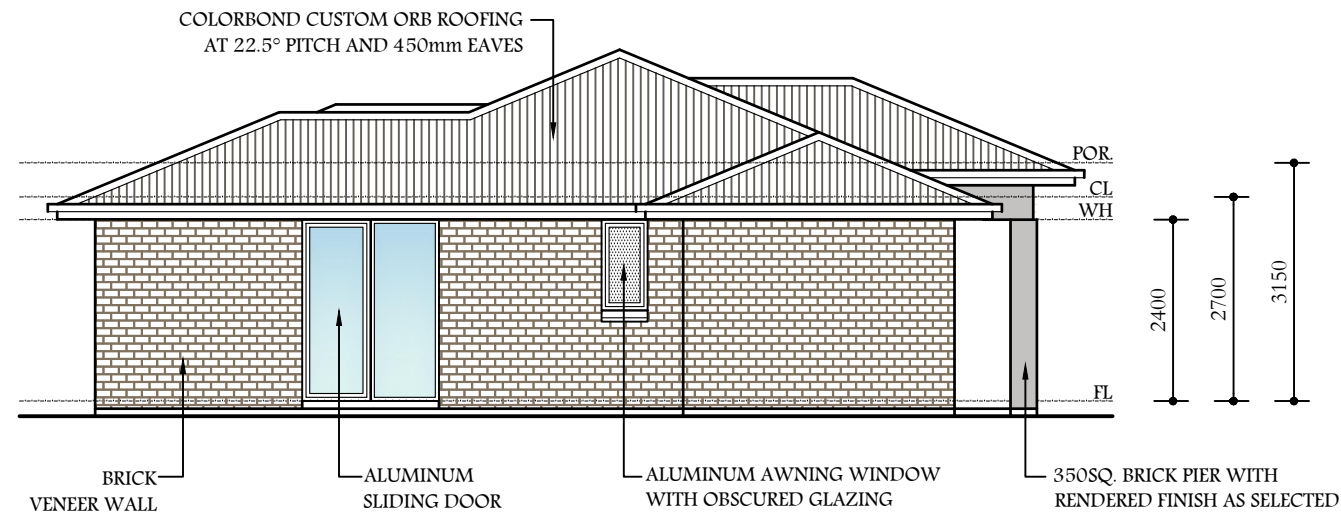
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**MARRETT DRIVE ELEVATION - LOT 1**

SCALE 1:100 @ A3



**SHORT STREET ELEVATION - LOT 1**

SCALE 1:100 @ A3

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**SITE ADDRESS**  
 LOT 1, 55 MARRETT DRIVE,  
 INGLE FARM SA

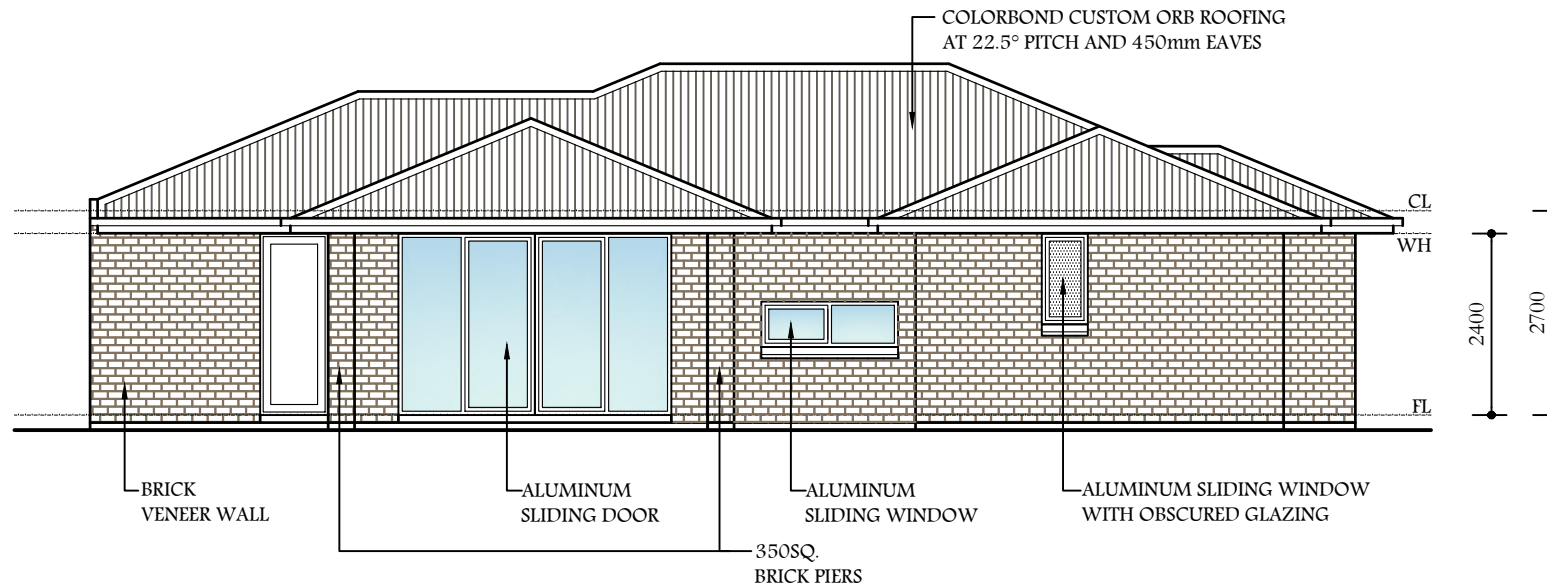
**DRAWING No.** KCW-RDH-19008-003  
**SHEET 3 OF 4**

**DATE**  
 11 FEBRUARY 2020



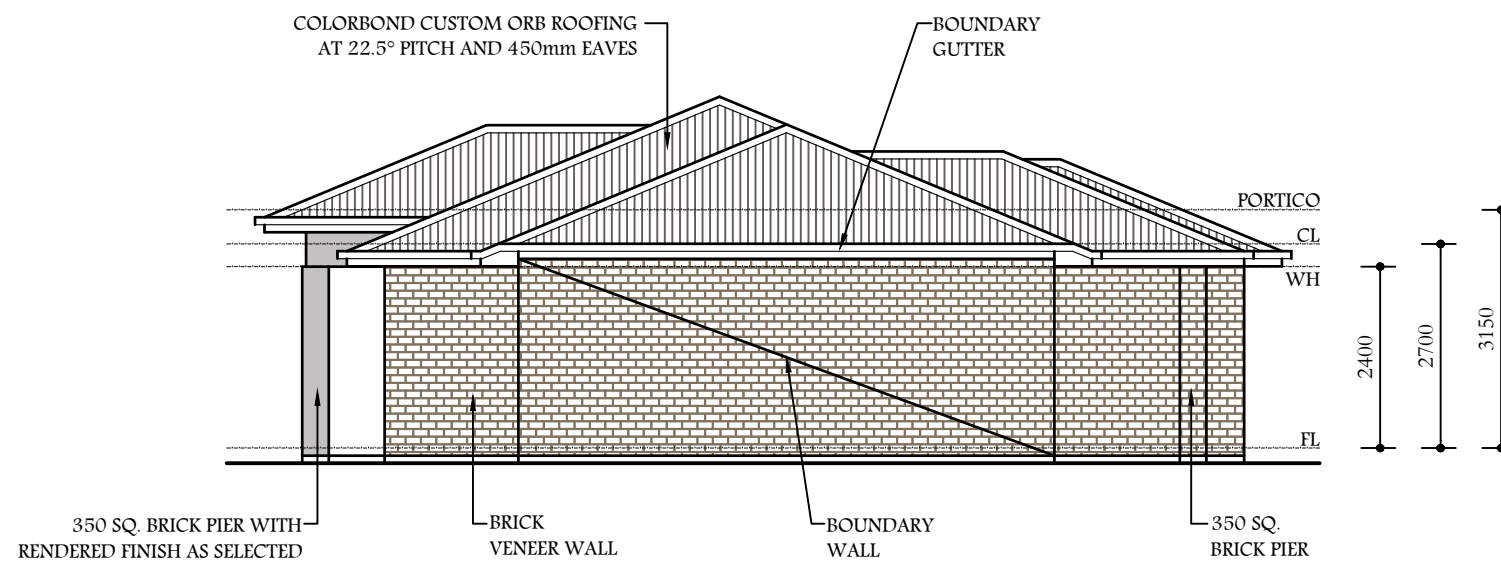
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**NORTH ELEVATION - LOT 1**

SCALE 1:100 @ A3



**EAST ELEVATION - LOT 1**

SCALE 1:100 @ A3

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**SITE ADDRESS**  
 LOT 1, 55 MARRETT DRIVE,  
 INGLE FARM SA

**DRAWING No.** KCW-RDH-19008-00 4  
**REV** 2  
**SHEET 4 OF 4**

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