

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

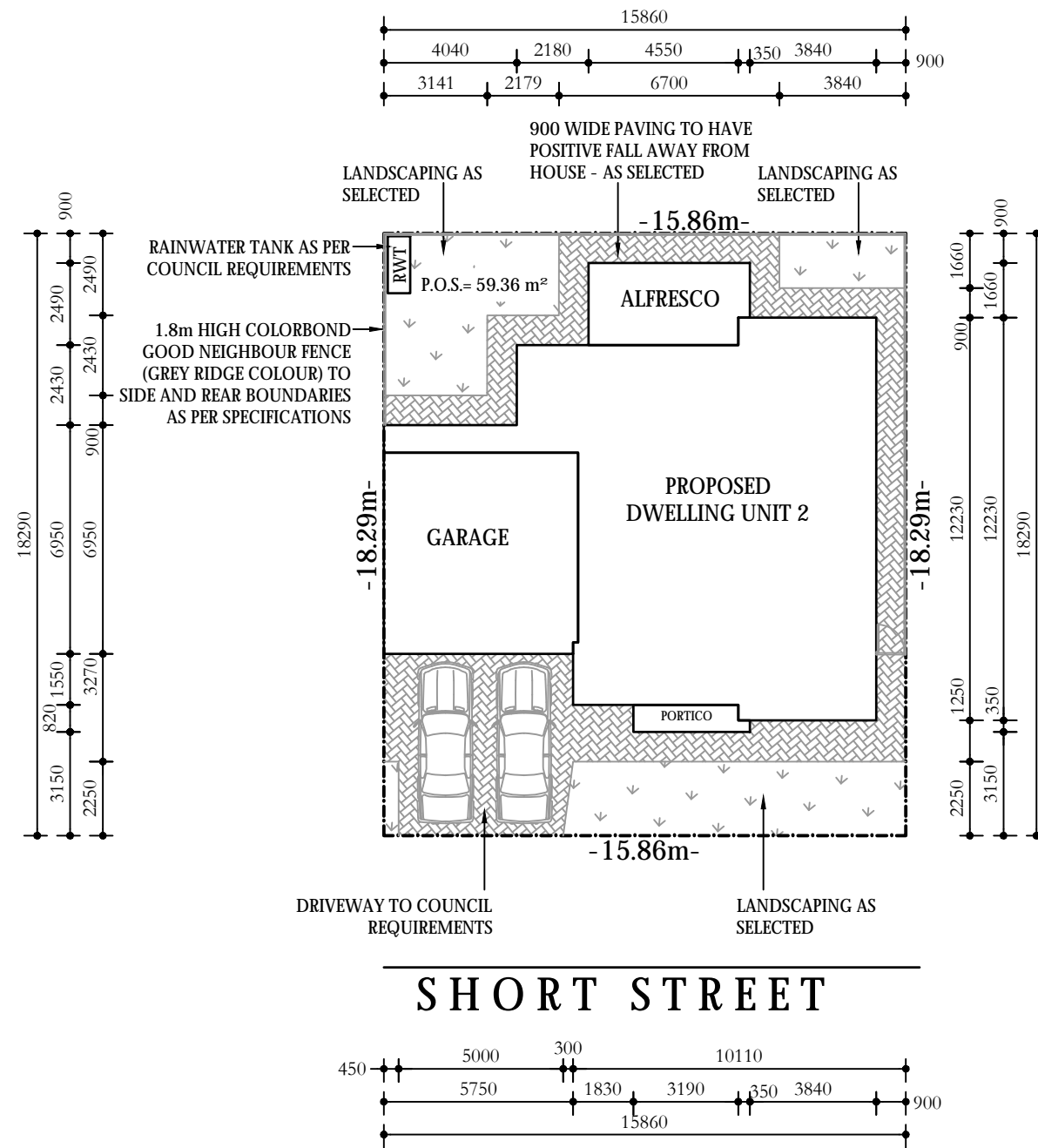
SOME ITEMS SHOWN IN THE DRAWING MAY NOT BE PART OF STANDARD INCLUSION. PLEASE REFER TO QUOTATION FOR FURTHER DETAILS

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-UNIT 2

SCALE 1:200 @ A3

AREA SCHEDULE-UNIT 2	
SITE	290.08 m ²
LIVING	114.23 m ²
PORTICO	2.74 m ²
GARAGE	36.00 m ²
ALFRESCO	11.93 m ²
TOTAL	164.90 m ²
SITE COVERAGE	57%
P.O.S.	59.36 m ² 20%

REV	PARTICULARS	DATE
0	FOR PLANNING APPROVAL	09.10.2018

PROJECT / DRAWING PARTICULARS
2 Nos. PROPOSED SINGLE STOREY RESIDENCES

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

DRAWING No. **KCW-DGN-18009B-006** REV **0**
SHEET **6 OF 9**

DATE
09 OCTOBER 2018

FOR PLANNING APPROVAL ONLY

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GENERAL NOTES

- SELECTED AIR-CONDITIONING AS PER OWNER TO MANUFACTURER'S SPECIFICATIONS
- FFLs ARE SUBJECT TO ENGINEERING DRAWINGS
- ESCAPE HINGE TO WC
- SMOKE ALARM TO COMPLY WITH AS3786
- SEAL GAPS AND CRACKS
- RAINWATER TANK TO BE PLUMBED TO LAUNDRY OR WC IN ACCORDANCE WITH THE LATEST AMENDMENTS TO BCA
- METAL ROOF AS APPLICABLE AS PER AUSTRALIAN STANDARDS
- HOT WATER SERVICE AS PER AS1529
- TERMITE PROTECTION AS PER AS3660.1 (2014)
- BUSH FIRE REQUIREMENTS AS PER AS3659 (2009)
- HARD WIRED SMOKE DETECTORS WITH BATTERY BACKUP
- MULTIPLE DETECTORS TO BE INTERLINKED AS PER BCA

BUILDING SCHEDULE

ROOF

COLORBOND ROOF. PITCH 22.5° AND 450 EAVES

WALLS

TIMBER FRAME CONSTRUCTION WITH OUTER BRICK WALL

CEILING HEIGHT - 2.7m

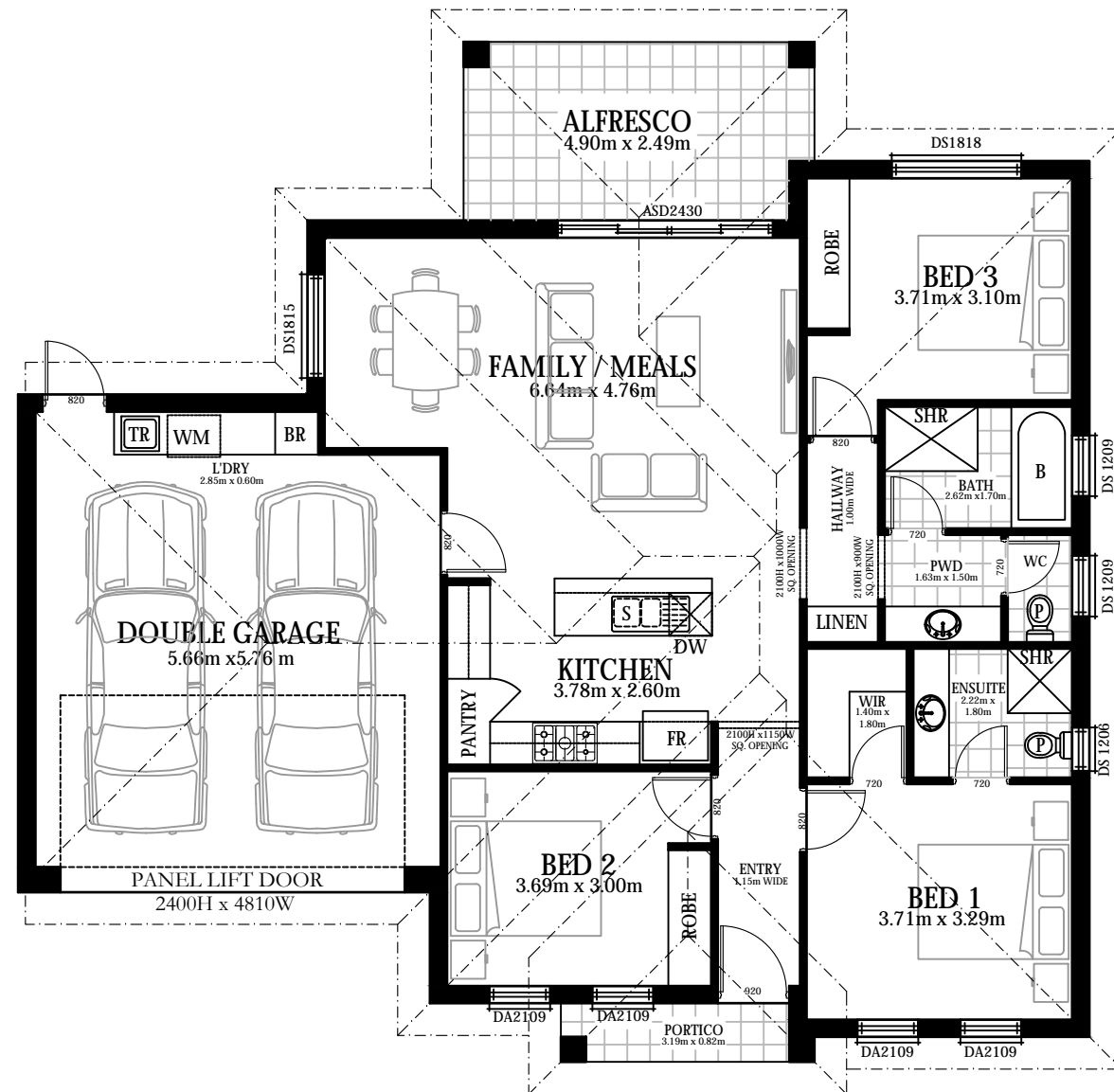
FLOOR

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



AREA SCHEDULE-UNIT 2

SITE	290.08 m ²
LIVING	114.23 m ²
PORTICO	2.74 m ²
GARAGE	36.00 m ²
ALFRESCO	11.93 m ²
TOTAL	164.90 m ²
SITE COVERAGE	57%
P.O.S.	59.36 m ² 20%

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PROJECT / DRAWING PARTICULARS

2 Nos. PROPOSED SINGLE STOREY RESIDENCES

SITE ADDRESS

55 MARRETT DRIVE,
INGLE FARM SA

DRAWING No.

KCW-DGN-18009B-007
SHEET 7 OF 9

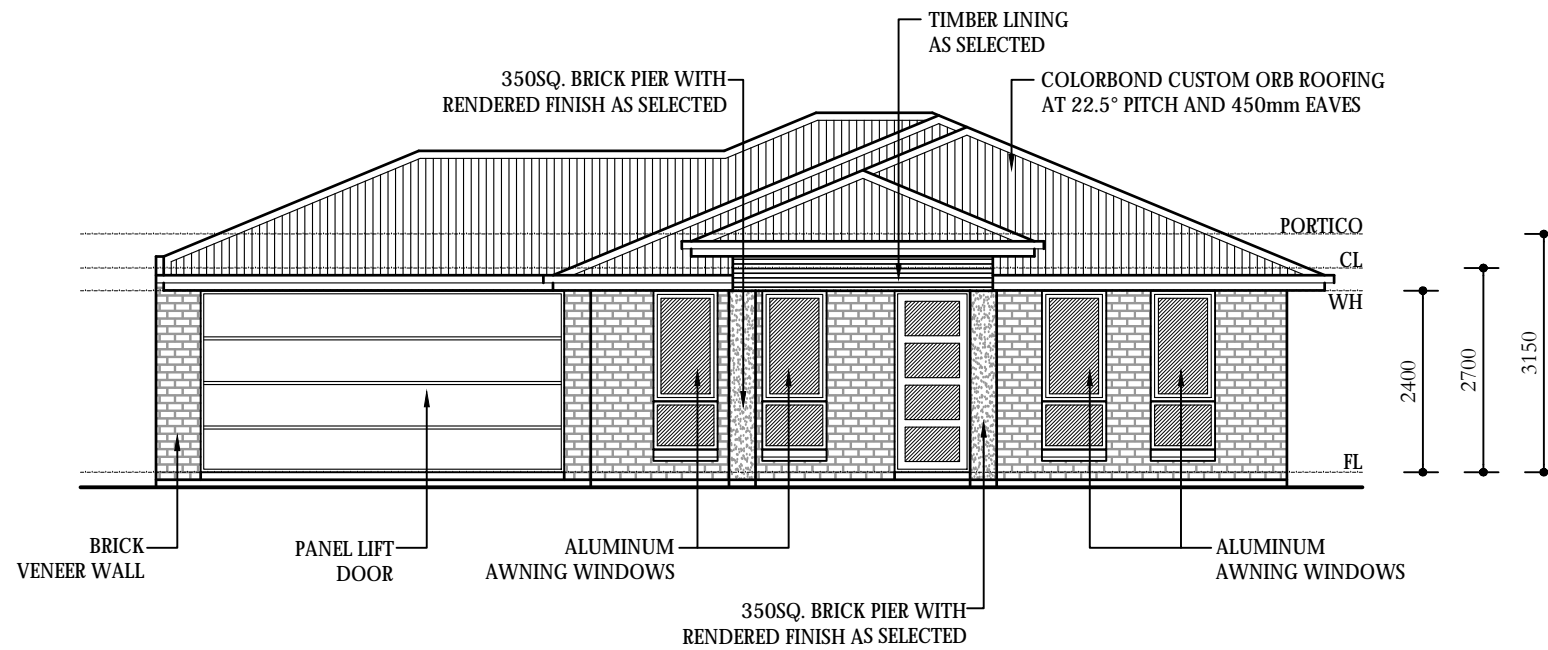
DATE

09 OCTOBER 2018

PROPOSED FLOOR PLAN - UNIT 2

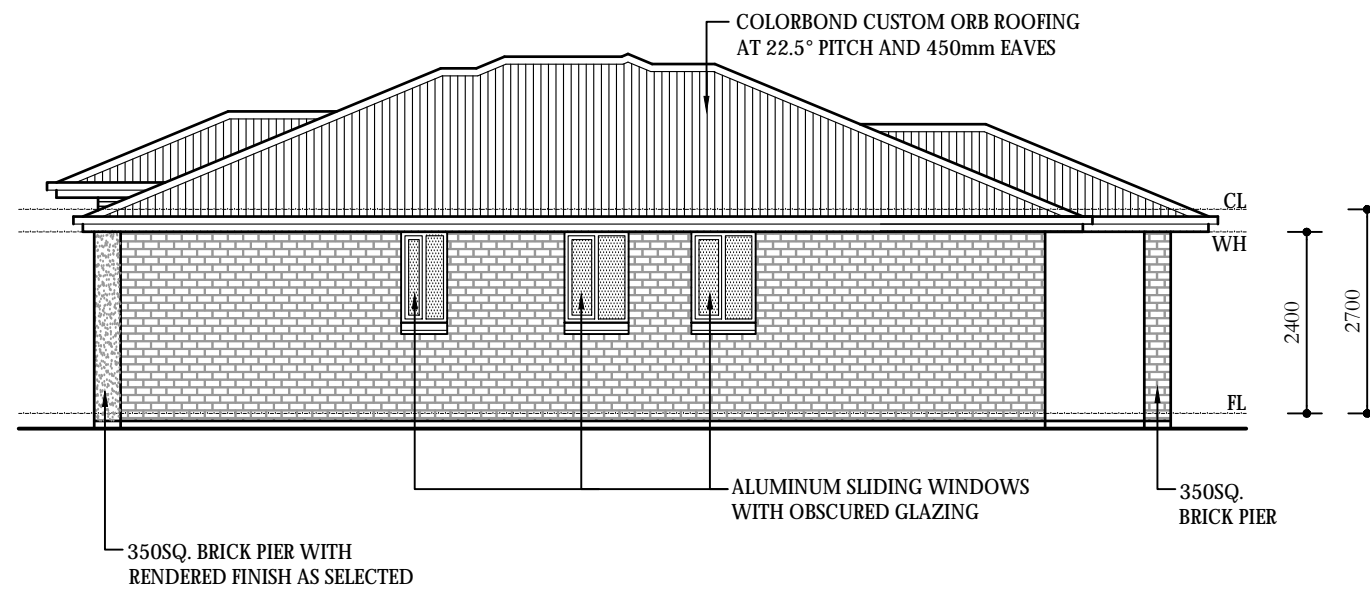
SCALE 1:100 @ A3

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SHORT STREET ELEVATION - UNIT 2

SCALE 1:100 @ A3



SOUTH ELEVATION - UNIT 2

SCALE 1:100 @ A3

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

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PROJECT / DRAWING PARTICULARS

2 Nos. PROPOSED SINGLE STOREY RESIDENCES

SITE ADDRESS
 55 MARRETT DRIVE,
 INGLE FARM SA

DRAWING No. **KCW-DGN-18009B-008** REV **0**
 SHEET **8** OF **9**

DATE
 09 OCTOBER 2018

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BUILDING SCHEDULE

ROOF
 COLORBOND ROOF. PITCH 22.5° AND 450 EAVES

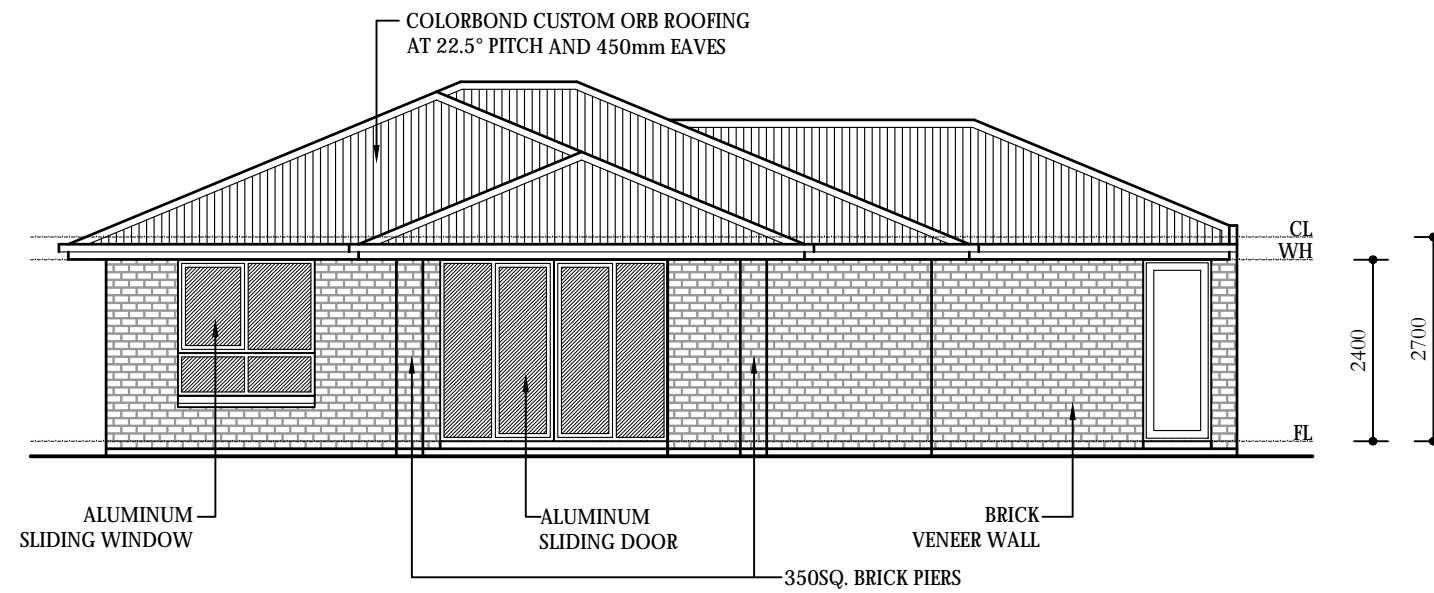
WALLS
 TIMBER FRAME CONSTRUCTION WITH OUTER BRICK WALL

CEILING HEIGHT - 2.7m

FLOOR
 CONCRETE SLAB

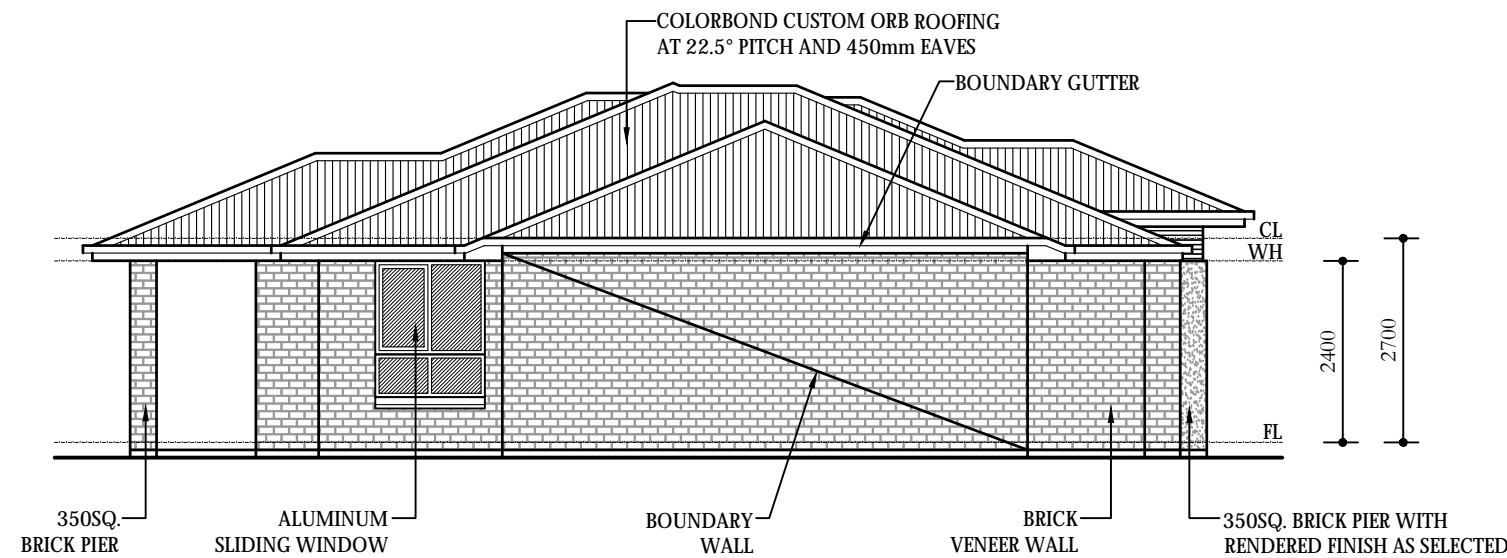
WINDOWS
 POWDER COATED ALUMINIUM AWNING AND SLIDING AS SPECIFIED
 WINDOW HEAD HEIGHT - 2.4m TO ALL ELEVATIONS

ALL INTERNAL DOORS ARE 2.1m HIGH



EAST ELEVATION - UNIT 2

SCALE 1:100 @ A3



NORTH ELEVATION - UNIT 2

SCALE 1:100 @ A3

REV	PARTICULARS	DATE
0	FOR PLANNING APPROVAL	09.10.2018
PROJECT / DRAWING PARTICULARS		
2 Nos. PROPOSED SINGLE STOREY RESIDENCES		
SITE ADDRESS		
55 MARRETT DRIVE, INGLE FARM SA		
DRAWING No.	KCW-DGN-18009B-009	REV 0
	SHEET 9 OF 9	
DATE		
09 OCTOBER 2018		

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