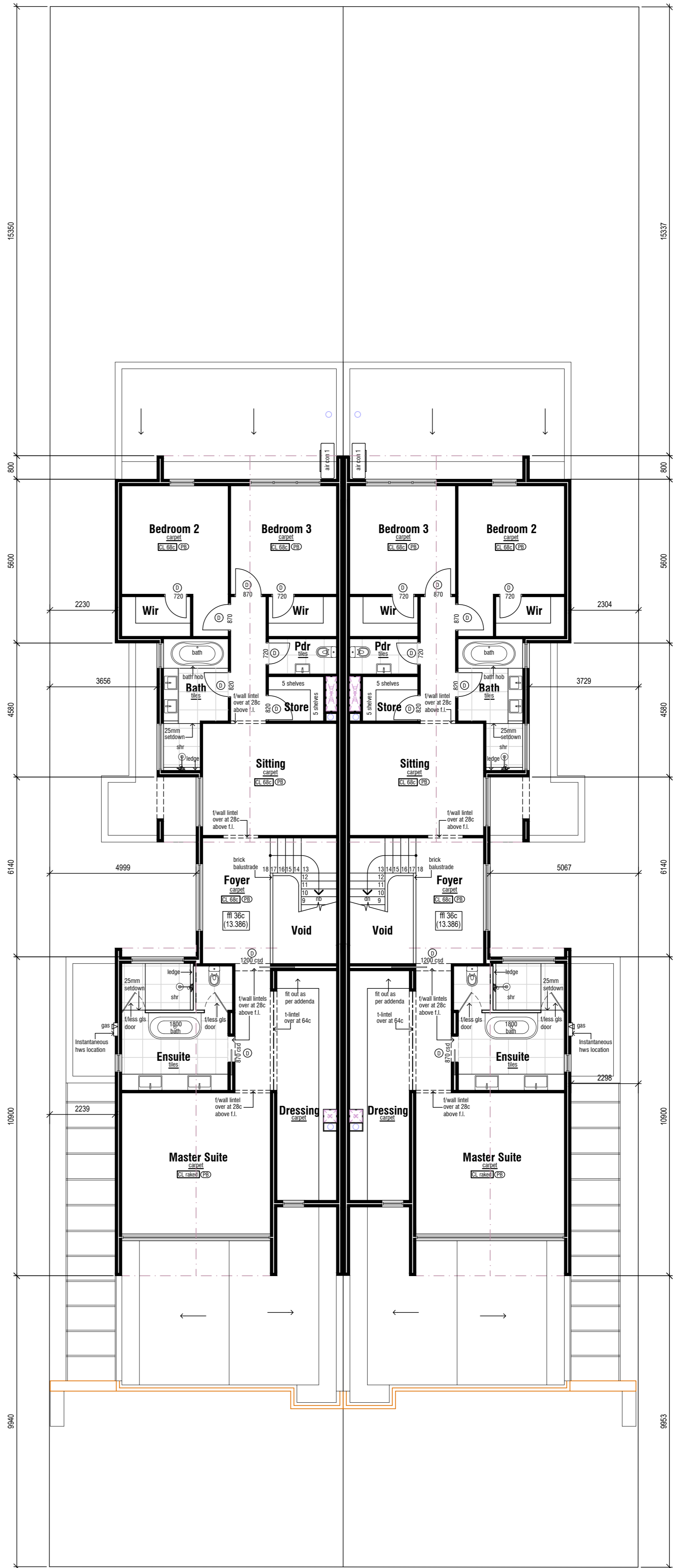


## ARDROSS STREET PROPOSED SITE & GROUND FLOOR PLAN

SCALE 1:100

76A AREAS	AREA (m <sup>2</sup> )
<b>GROUND FLOOR</b>	
LIVING AREAS	174.07
GARAGES & STORE	50.12
PORCH	9.82
ALFRESCO	31.27
<b>TOTAL GROUND FLOOR</b>	<b>265.28</b>
<b>UPPER FLOOR</b>	
LIVING AREAS	166.29
STAIRS & VOID	10.29
BALCONY	0.00
<b>TOTAL UPPER FLOOR</b>	<b>176.58</b>
<b>TOTAL AREA</b>	<b>441.86</b>

76B AREAS	AREA (m <sup>2</sup> )
<b>GROUND FLOOR</b>	
LIVING AREAS	174.07
GARAGES & STORE	50.12
PORCH	9.82
ALFRESCO	31.27
<b>TOTAL GROUND FLOOR</b>	<b>265.28</b>
<b>UPPER FLOOR</b>	
LIVING AREAS	166.29
STAIRS & VOID	10.29
BALCONY	0.00
<b>TOTAL UPPER FLOOR</b>	<b>176.58</b>
<b>TOTAL AREA</b>	<b>441.86</b>



## UPPER FLOOR PLAN

SCALE 1:100

**ADRIAN ZORZI**



### LEGEND & NOTES

- (FP 10.00) DENOTES FINISHED PAVING LEVELS.
- DENOTES 90mm STUD WALL LINED AS NOTED ON PLANS.
- DENOTES BRICKWORK.
- DENOTES RETAINING WALLS. CONFIRM EXTENT ON SITE. CONSTRUCTION IN ACCORDANCE WITH ENGINEER'S DRAWINGS.
- DENOTES 150mm PERFORMANCE BRICKWORK AS NOTED ON PLANS.
- INSITU CONCRETE WALLS.

### LEGEND & NOTES

- ALL BUILDING WORK TO COMPLY WITH THE LATEST NCC ISSUE AND REFERENCED AUSTRALIAN STANDARDS.
- CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
- REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL WORK AND CONCRETE WORK.
- DO NOT SCALE FROM THESE DRAWINGS.
- ALL DETAILS MAY VARY ACCORDING TO ON SITE CONSTRUCTION BY OWNER - BUILDER.
- ALL BRICK COURSE HEIGHT ARE TO BE TAKEN FROM MAIN FLOOR LEVEL. I.E. '0' COURSES.
- (T) DENOTES TIMBER FRAMED WINDOW OR DOOR FRAMES.
- (D) DENOTES 100 x 50 PVC CAVITY RAINWATER DOWNPipe FROM LOWER ROOF LEVELS. WHERE INDICATED FOR COLUMNS, PROVIDE 50MM DIAMETER DOWNPipe THROUGH CENTRE. WHERE SHOWN IN INSTITU CONCRETE WALL PROVIDE 75MM DIAMETER RAINWATER PIPE.
- (C) DENOTES 100 x 50 PVC CAVITY RAINWATER DOWNPipe FROM UPPER ROOF LEVELS. WHERE INDICATED FOR COLUMNS, PROVIDE 50MM DIAMETER DOWNPipe THROUGH CENTRE. WHERE SHOWN IN INSTITU CONCRETE WALL PROVIDE 75MM DIAMETER RAINWATER PIPE.
- PROVIDE ALL CAVITY FLIP WITH SOANWELL RELIEF.
- (E) DENOTES TIMBER CEILING OVER.
- (P) DENOTES SKIM COAT OF PLASTER OVER.
- (PB) DENOTES PLASTERBOARD CEILING OVER.
- (C) DENOTES OFF FORM CONCRETE CEILING OVER.
- (S) DENOTES SMOKE DETECTOR TO B.C.A REQS.
- (V) DENOTES GAS NEGUS POINT.
- WHERE DROPPED CEILING FOR AIR CONDITIONING AND EXHAUST RELIEFS ARE INDICATED LAY CEILING JOISTS ON SIDE TO ALLOW MAXIMUM CEILING SPACE.
- PROVIDE OVERFLOW PROVISIONS FOR ALL BOX GUTTERS.
- PROVIDE MECHANICAL VENTILATION TO ALL WCs.
- ALL DOORS AROUND PERIMETER OF RESIDENCE OPENING OUTWARDS TO HAVE AN APPROVED THE BACK DEVICE ATTACHED TO THE WALLS.
- BRICKWORK ON 'T'-LINTELS TO BE 190MM WIDE (U.N.O).
- TIMBER JAMBS TO HAVE 80MM BRICK NIBS TO ALLOW FOR ARCHITRAVE.
- ALL FOOTING LEVELS TO BE 3 COURSES BELOW ADJACENT GROUND LEVEL (MINIMUM).
- DOWNPIPES ARE INDICATIVE ONLY. BUILDER AND ROOF PLUMBER TO DETERMINE EXACT LOCATION AND QUANTITY.
- PROVIDE R3.5 BATT INSULATION TO ENTIRE RESIDENCE EXCEPT AREAS WITH CONCRETE CEILING.
- INTERNAL BRICKWORK - 90MM.
- EXTERNAL BRICKWORK - 90MM.
- 230MM CAVITY BRICKWORK WITH RENDER AS PER SPECIFICATION.
- (C) DENOTES COMMERCIAL ALUMINUM FRAME.
- (D) DENOTES 2.340mm HIGH DOORS UNLESS NOTED OTHERWISE.

D	06.08.21	Design option of floor area reduction
C	21.06.21	Client amendments and elevations issued
B	08.04.21	Client amendments
A	16.03.21	Client review

REV. DATE DESCRIPTION

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**Client**  
ROWLEY & HOSKINS RESIDENCES

**Address**  
LOTS 1 & 2 (No. 76A & 76B) ARDROSS STREET,  
APPLECROSS

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**Drawing Title:**  
**Floor Plans**

**Scale:** AS SHOWN **Plot Date:**

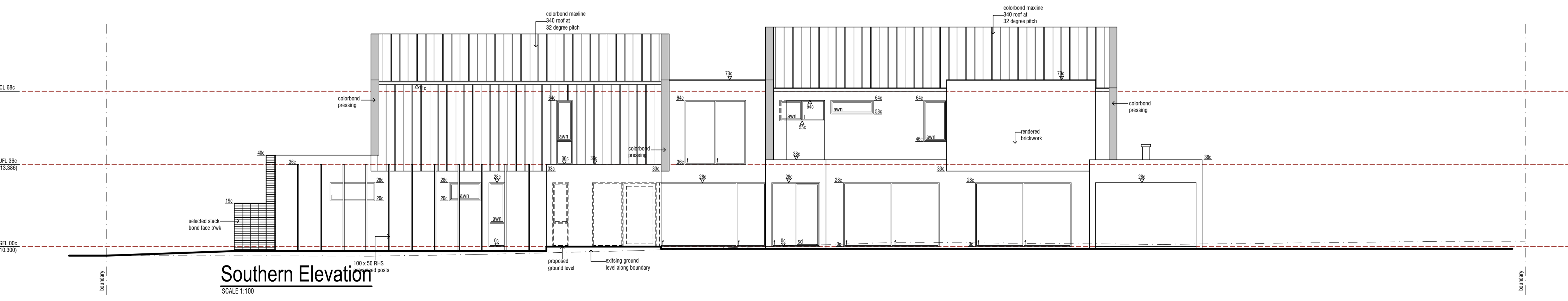
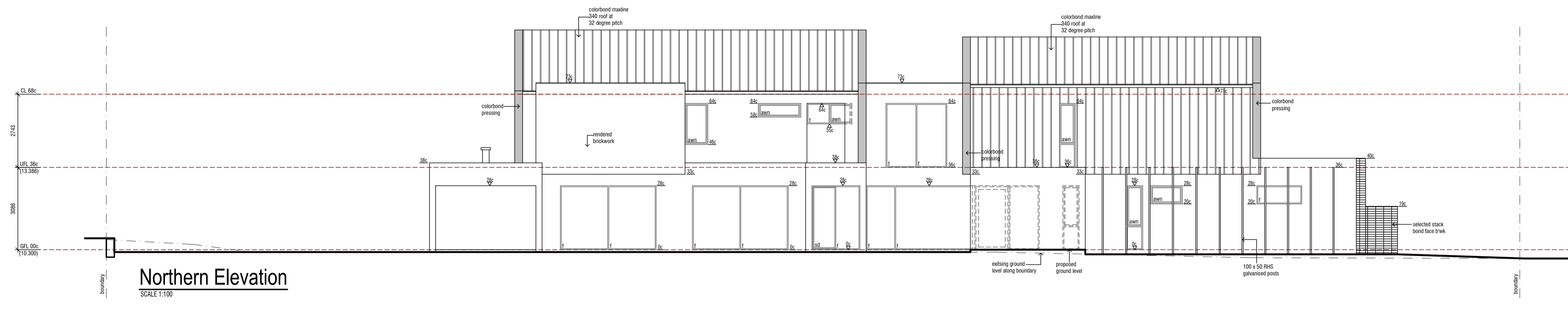
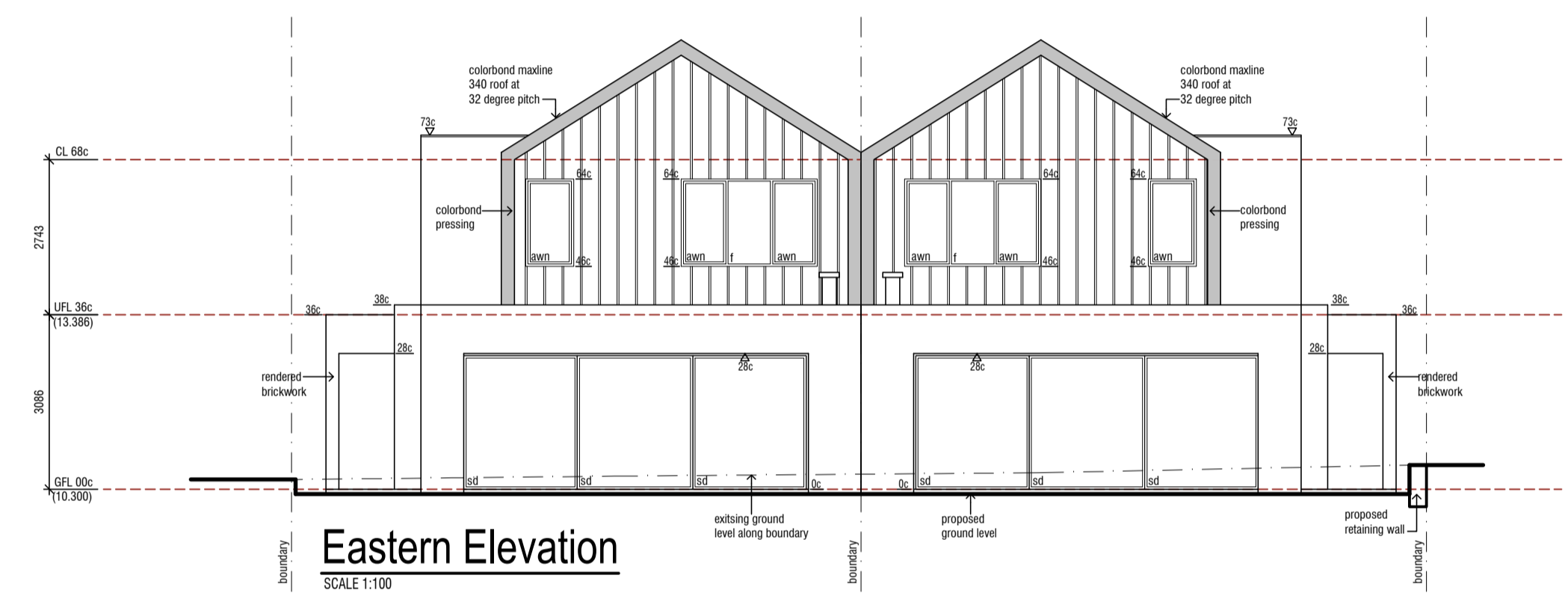
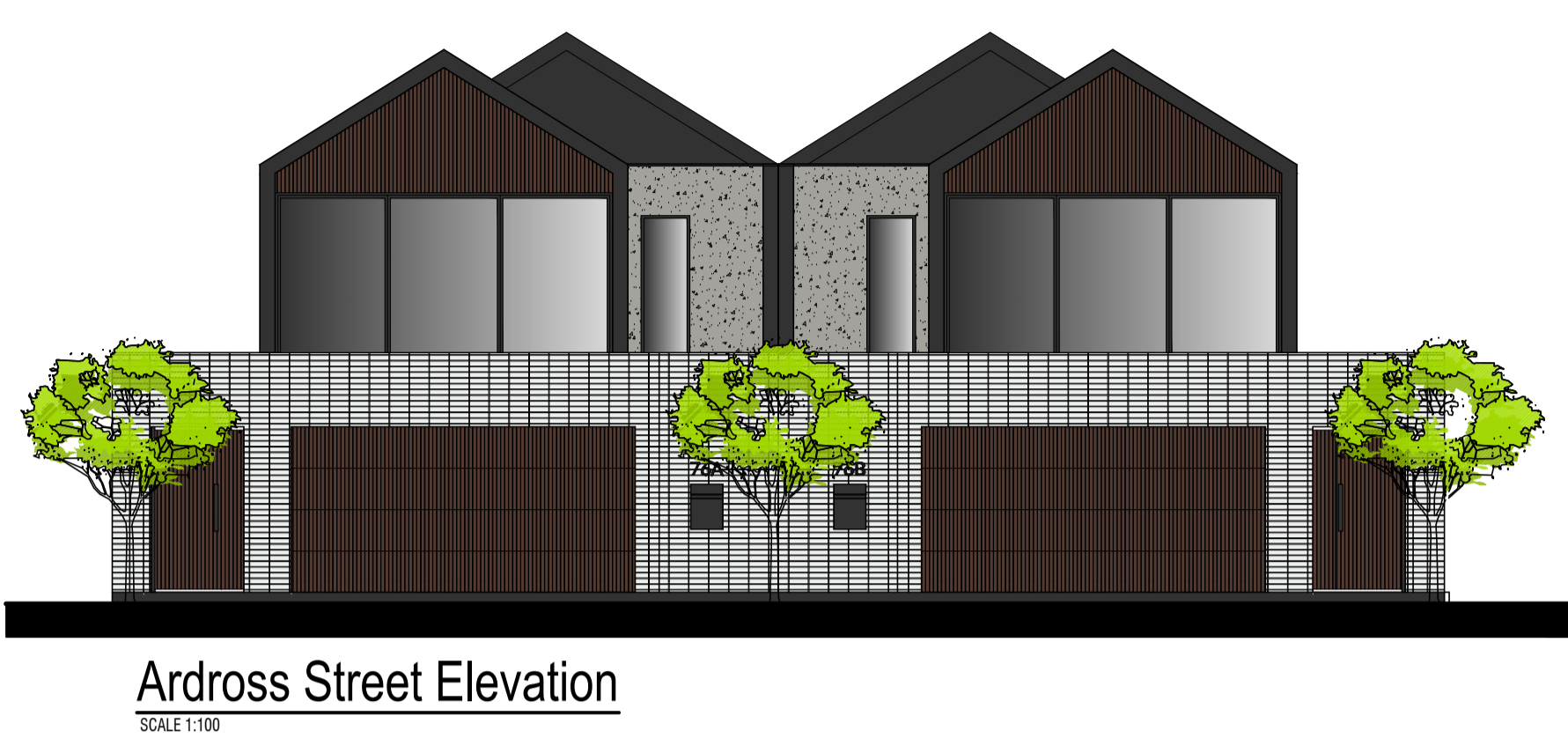
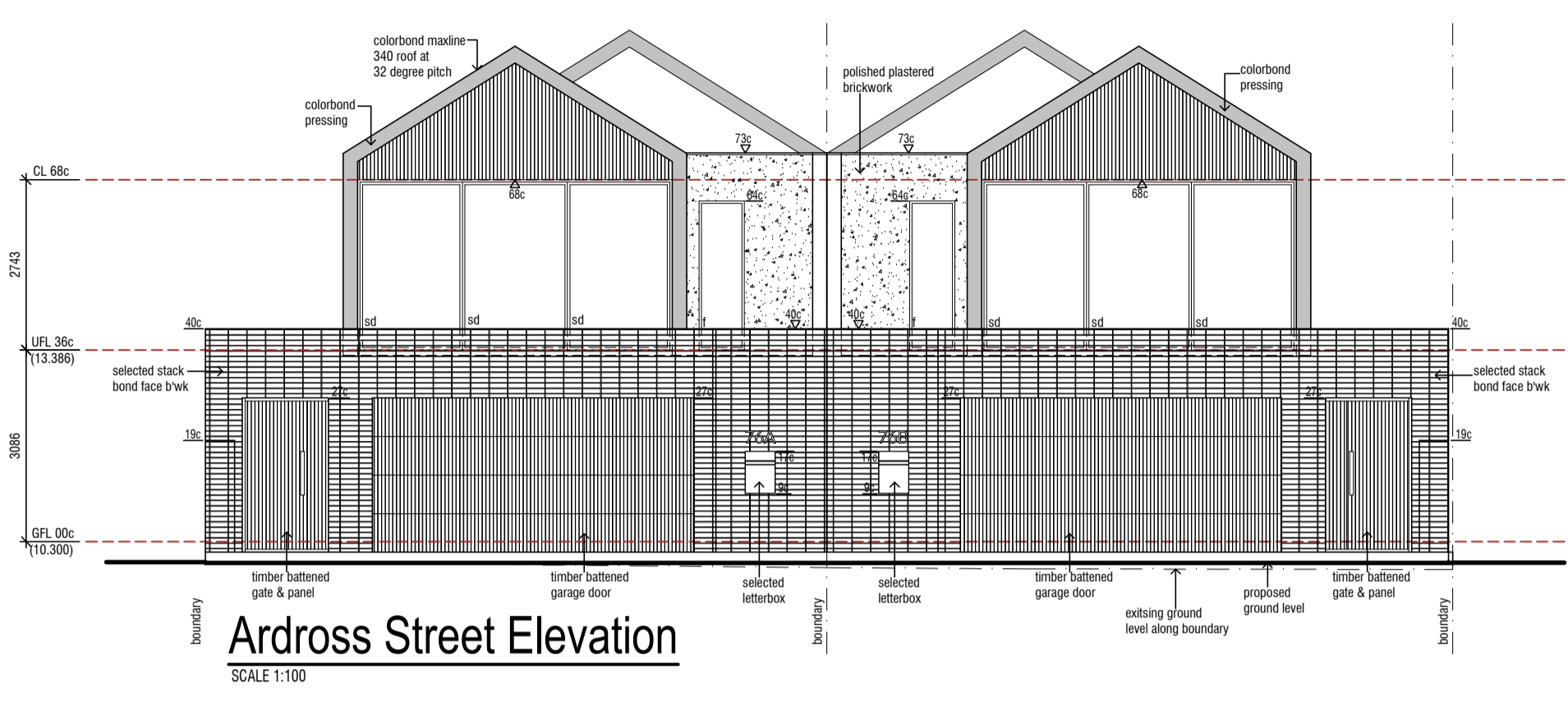
**Status:** Documentation **Drawn By:** M. Carbone

**Project No.** 22105 **Drawing No.** A02



- LEGEND & NOTES**
- (FP 10.000) DENOTES FINISHED PAVING LEVELS.
  - DENOTES 90mm STUD WALL LINED AS NOTED ON PLANS
  - DENOTES BRICKWORK
  - DENOTES RETAINING WALLS. CONFIRM EXTENT ON SITE. CONSTRUCTION IN ACCORDANCE WITH ENGINEER'S DRAWINGS.
  - DENOTES 150mm PERFORMANCE BRICKWORK AS NOTED ON PLANS
  - IN-SITU CONCRETE WALLS

- LEGEND & NOTES**
- ALL BUILDING WORK TO COMPLY WITH THE LATEST NCC ISSUE AND REFERENCED AUSTRALIAN STANDARDS
  - CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
  - REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL WORK AND CONCRETE WORK.
  - DO NOT SCALE FROM THESE DRAWINGS.
  - ALL DETAILS MAY VARY ACCORDING TO ON SITE CONSTRUCTION BY OWNER - BUILDER.
  - ALL BRICK COURSE HEIGHT ARE TO BE TAKEN FROM MAIN FLOOR LEVEL. I.E. 1" COURSES
  - DENOTES TIMBER FRAMED WINDOW OR DOOR FRAMES.
  - DENOTES 100 x 50 PVC CAVITY RAINWATER DOWNPIPE FROM LOWER ROOF LEVELS. WHERE INDICATED FOR COLUMNS, PROVIDE 50MM DIAMETER DOWNPIPE THROUGH CENTRE. WHERE SHOWN IN COLUMN PROVIDE 50MM DIAMETER PVC RAINWATER PIPE. WHERE SHOWN IN IN-SITU CONCRETE WALL PROVIDE 75MM DIAMETER RAINWATER PIPE.
  - DENOTES 100 x 50 PVC CAVITY RAINWATER DOWNPIPE FROM UPPER ROOF LEVELS. WHERE INDICATED FOR COLUMNS, PROVIDE 50MM DIAMETER DOWNPIPE THROUGH CENTRE. WHERE SHOWN IN COLUMN PROVIDE 50MM DIAMETER PVC RAINWATER PIPE. WHERE SHOWN IN IN-SITU CONCRETE WALL PROVIDE 75MM DIAMETER RAINWATER PIPE.
  - PROVIDE ALL CAVITY R.W.P WITH SOMERVELL RELIEF
  - DENOTES TIMBER CEILING OVER
  - DENOTES SKIM COAT OF PLASTER OVER
  - DENOTES PLASTERBOARD CEILING OVER
  - DENOTES OFF FORM CONCRETE CEILING OVER
  - DENOTES SMOKE DETECTOR TO B.C.A REGS
  - DENOTES GAS MESSUS POINT
  - WHERE DROPPED CEILING FOR AIR CONDITIONING AND EXHAUST RELIEFS ARE INDICATED LAY CEILING JOISTS ON SIDE TO ALLOW MAXIMUM CEILING SPACE
  - PROVIDE OVERFLOW PROVISIONS FOR ALL BOX GUTTERS
  - PROVIDE MECHANICAL VENTILATION TO ALL WCS
  - ALL DOORS AROUND PERIMETER OF RESIDENCE. OPENING OUTWARDS TO HAVE AN APPROVED THE BACK DEVICE ATTACHED TO THE WALLS.
  - BRICKWORK ON T-LEVELS TO BE 190MM WIDE (N.I.D)
  - TIMBER JAMBS TO HAVE 80MM BRICK NBS TO ALLOW FOR ARCHITRAVE
  - ALL FOOTING LEVELS TO BE 3 COURSES BELOW ADJACENT GROUND LEVEL (MINIMUM)
  - DOWNPIPES ARE INDICATIVE ONLY. BUILDER AND ROOF PLUMBER TO DETERMINE EXACT LOCATION AND QUANTITY.
  - PROVIDE R3.5 BATT INSULATION TO ENTIRE RESIDENCE EXCEPT AREAS WITH CONCRETE CEILING
  - INTERNAL BRICKWORK - 90MM
  - EXTERNAL BRICKWORK - 90MM
  - 230MM CAVITY BRICKWORK WITH RENDER AS PER SPECIFICATION
  - DENOTES COMMERCIAL ALUMINUM FRAME
  - DENOTES 2.240m HIGH DOORS UNLESS NOTED OTHERWISE



REV.	DATE	DESCRIPTION
D	06.08.21	Design option of floor area reduction
C	21.06.21	Client amendments and elevations issued
B	08.04.21	Client amendments
A	16.03.21	Issued for Client review

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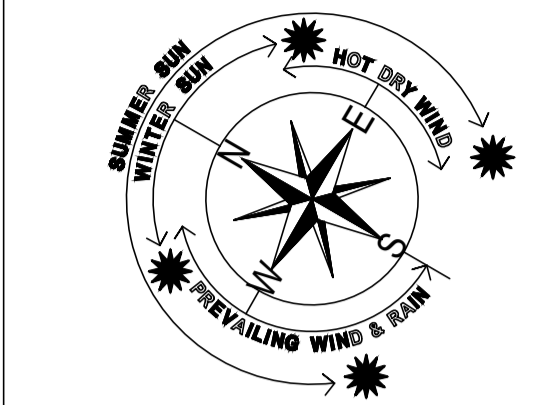
**Client**  
ROWLEY & HOSKINS RESIDENCES

**Address**  
LOTS 1 & 2 (No. 76A & 76B) ARDROSS STREET,  
APPLECROSS

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**Drawing Title:**  
Elevations

Scale: AS SHOWN	Plot Date:
Status: Documentation	Drawn By: M. Carbone
Project No. 22105	Drawing No. A03



- LEGEND & NOTES**
- (PT 10.000) DENOTES FINISHED PAVING LEVELS.
  - DENOTES 90mm STUD WALL LINED AS NOTED ON PLANS
  - DENOTES BRICKWORK
  - DENOTES RETAINING WALLS. CONFIRM EXTENT ON SITE. CONSTRUCTION IN ACCORDANCE WITH ENGINEER'S DRAWINGS.
  - DENOTES 150mm PERFORMANCE BRICKWORK AS NOTED ON PLANS
  - IN-SITU CONCRETE WALLS

- LEGEND & NOTES**
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  - DO NOT SCALE FROM THESE DRAWINGS.
  - ALL DETAILS MAY VARY ACCORDING TO ON SITE CONSTRUCTION BY OWNER - BUILDER.
  - ALL BRICK COURSE HEIGHT ARE TO BE TAKEN FROM MAIN FLOOR LEVEL, I.E. 1<sup>st</sup> COURSE.
  - (T) DENOTES TIMBER FRAMED WINDOW OR DOOR FRAMES.
  - (D) DENOTES 100 x 50 PVC CAVITY RAINWATER DOWNSPIRE FROM LOWER ROOF LEVELS. WHERE INDICATED FOR COLUMNS, PROVIDE 50MM DIAMETER DOWNSPIRE THROUGH CENTRE. WHERE SHOWN IN COLUMN PROVIDE 50MM DIAMETER PVC RAINWATER PIPE. WHERE SHOWN IN IN-SITU CONCRETE WALL PROVIDE 75MM DIAMETER RAINWATER PIPE
  - (U) DENOTES 100 x 50 PVC CAVITY RAINWATER DOWNSPIRE FROM UPPER ROOF LEVELS. WHERE INDICATED FOR COLUMNS, PROVIDE 50MM DIAMETER DOWNSPIRE THROUGH CENTRE. WHERE SHOWN IN COLUMN PROVIDE 50MM DIAMETER PVC RAINWATER PIPE. WHERE SHOWN IN IN-SITU CONCRETE WALL PROVIDE 75MM DIAMETER RAINWATER PIPE
  - PROVIDE ALL CAVITY R.W.P WITH SOAKWELL RELIEF
  - (P) DENOTES TIMBER CEILING OVER
  - (S) DENOTES SKIM COAT OF PLASTER OVER
  - (PB) DENOTES PLASTERBOARD CEILING OVER
  - (OC) DENOTES OFF FORM CONCRETE CEILING OVER
  - (SD) DENOTES SMOKE DETECTOR TO B.C.A REQS
  - (G) DENOTES GAS NEGUS POINT
  - WHERE DROPPED CEILINGS FOR AIR CONDITIONING AND EXHAUST RELIEFS ARE INDICATED LAY CEILING JOISTS ON SIDE TO ALLOW MAXIMUM CEILING SPACE
  - PROVIDE OVERFLOW PROVISIONS FOR ALL BOX GUTTERS
  - PROVIDE MECHANICAL VENTILATION TO ALL WCs
  - ALL DOORS AROUND PERIMETER OF RESIDENCE OPENING OUTWARDS TO HAVE AN APPROVED THE BACK DEVICE ATTACHED TO THE WALLS.
  - BRICKWORK ON T-LINTELS TO BE 190MM WIDE (U.N.O)
  - TIMBER JAMBS TO HAVE 80MM BRICK NIBS TO ALLOW FOR ARCHITRAVE
  - ALL FOOTING LEVELS TO BE 3 COURSES BELOW ADJACENT GROUND LEVEL (MINIMUM)
  - DOWNPIPES ARE INDICATIVE ONLY. BUILDER AND ROOF PLUMBER TO DETERMINE EXACT LOCATION AND QUANTITY.
  - PROVIDE R3 BATT INSULATION TO ENTIRE RESIDENCE EXCEPT AREAS WITH CONCRETE CEILINGS
  - INTERNAL BRICKWORK - 90MM
  - EXTERNAL BRICKWORK - 90MM
  - 230MM CAVITY BRICKWORK WITH RENDER AS PER SPECIFICATION
  - (A) DENOTES COMMERCIAL ALUMINIUM FRAME
  - (H) DENOTES 2.340mm HIGH DOORS UNLESS NOTED OTHERWISE

D	06.08.21	Design option of floor area reduction
C	21.06.21	Client amendments and elevations issued
B	08.04.21	Client amendments
A	16.03.21	Issued for Client review

REV.	DATE	DESCRIPTION
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**Client**  
 ROWLEY & HOSKINS RESIDENCES

**Address**  
 LOTS 1 & 2 (No. 76A & 76B) ARDROSS STREET,  
 APPLECROSS

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**Drawing Title:**  
 Shadow Diagram

<b>Scale:</b> AS SHOWN	<b>Plot Date:</b>
<b>Status:</b> Documentation	<b>Drawn By:</b> M. Carbone
<b>Project No.</b> 22105	<b>Drawing No.</b> A04

No. 12  
550m2

No. 14  
600m2

No. 78  
500m2

No. 80

No. 76A

No. 76B

No. 14 SHADOW  
CAST = 55m2

No. 78 SHADOW  
CAST = 88m2

2 STOREY  
BRICK & TILE  
BOWLING

WINDOW

GARAGE  
C.L. TO 11