

NOTE:
APPROX. SEWER CLEARANCE LIN
(THIS LINE IS NOT AN EASEMENT)
SETBACKS MUST BE CONFIRMED
BY WATER CORP. BEFORE ANY
DESIGN WORK IS UNDERTAKEN.
THIS LINE IS NOT DEFINITIVE.

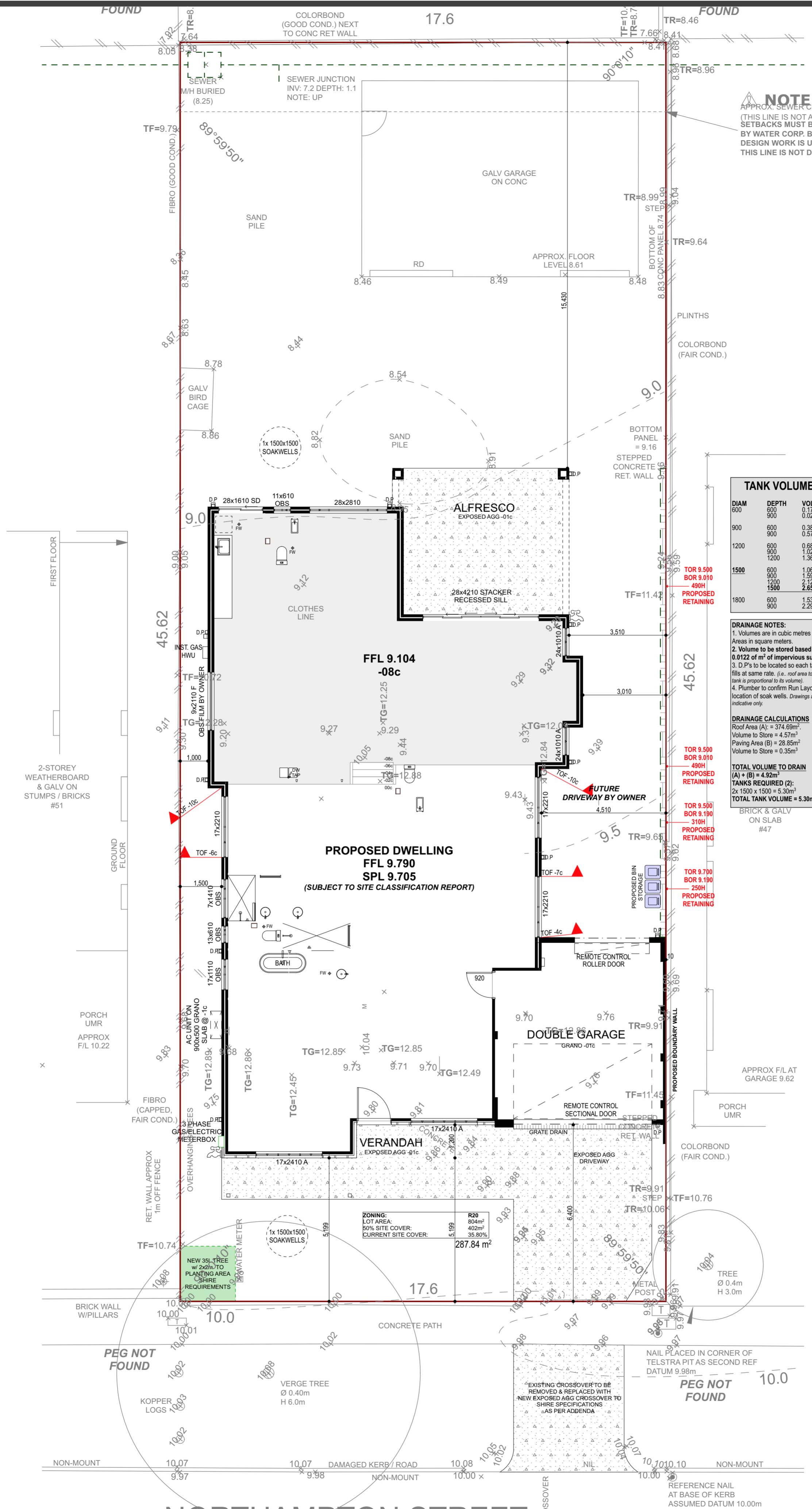
**EXISTING HOUSE & SHED TO BE DEMOLISHED
WHERE INDICATED**

REV.	DESCRIPTION	INT.	DATE
A	Redraw & Planning Drawings		14.10.25
B	Design Amendments		23.10.25
C	Design Amendments		18.11.25
D	Design Amendments & Sales Variation 1		17.12.25
E	Variation 3		01.02.26
F	Window Amendments		04.02.26
G	Working Drawings		22.02.26
H	Updated Site Survey		20.03.26

CLIENT:
Julie Randall & Fred Crampton
SITE ADDRESS:
**49 Northampton Street
East Victoria Park**

Working Drawings	
Existing & Demo Site A2	
DATE: 20/3/2026	SHEET N°: 1 of 10
SCALE: 1:100	REVISION N°: H
JOB N°:	

NOTE:
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ALL DIMENSIONS ON SITE PRIOR TO
SETTING OUT AND COMMENCING OF ANY WORK



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TANK VOLUME.

DIAM	DEPTH	VOL
600	600	0.17
600	900	0.02
900	600	0.38
900	900	0.57
1200	600	0.68
1200	900	1.02
1200	1200	1.36
1500	600	1.06
1500	900	1.59
1500	1200	2.12
1500	1500	2.65
1800	600	1.53
1800	900	2.29

DRAINAGE NOTES:
1. Volumes are in cubic metres & Areas in square meters.
2. Volume to be stored based on 0.0122 of m² of impervious surface.
3. D.P.'s to be located so each tank fills at same rate. (i.e., roof area to each tank is proportional to its volume).
4. Plumber to confirm Run Layout & location of soak wells. Drawings are indicative only.

DRAINAGE CALCULATIONS
Roof Area (A) = 374.69m²
Volume to Store = 4.57m³
Paving Area (B) = 28.85m²
Volume to Store = 0.35m³

TOTAL VOLUME TO DRAIN
(A) + (B) = 4.92m³
TANKS REQUIRED (2):
2x 1500 x 1500 = 5.30m³
TOTAL TANK VOLUME = 5.30m³

BRICK & GALV ON SLAB #47

ZONING:
LOT AREA: 804m²
50% SITE COVER: 402m²
CURRENT SITE COVER: 35.80%

287.84 m²

SEWER M/H APPROX. 35m >>> (10.49)

VARIATIONS:

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**49 Northampton Street
East Victoria Park**

Working Drawings

Site Plan A2

DATE:	SHEET N°:
20/3/2026	2 of 10
SCALE:	REVISION N°:
1:100	H
JOB N°:	

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TRADE NOTES:

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK.
2. ANY DISCREPANCIES WHICH MAY ARISE ARE TO BE QUERIED WITH THE CONSTRUCTION SUPERVISOR BEFORE CONTINUING.
3. ANY DISCREPANCIES MUST BE REFERRED TO THE CONSTRUCTION SUPERVISOR OR THE SUBCONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE WORKS.
4. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS AND OTHER CONSULTANTS DETAILS.
5. RAIN WATER DOWN PIPE POSITIONS SHALL BE DETERMINED BY ROOF PLUMBER ON SITE.
6. ALL WORK TO BE CARRIED OUT TO RELEVANT AUSTRALIAN STANDARDS, NCC AND TO THE ENTIRE SATISFACTION OF THE BUILDER.
7. EXTERNAL RENDER TO FINISH FLUSH ON TOP OF FOOTINGS WITH FUTURE TANKING BY BUILDER. (WHERE APPLICABLE)
8. KEEP AREA 500 OF CENTRE LINE OF RANGEHOOD CLEAR OF ALL CHASING, BEAMS AND JOISTS

CONCRETOR / BRICKLAYER NOTES:

1. NOTCH FOOTING BELOW METERBOX FOR GAS RUN-IN (WHERE APPLICABLE)

CARPENTER NOTES:

1. MANHOLE 560 X 560.
2. SOFFITS REQUIRED TO ALL ROBES (WHERE APPLICABLE)
3. ALL BOX GUTTERS TO HAVE FALLS TO RAINWATER HEADS OR RAINWATER PIPES. (WHERE APPLICABLE)

NOTES:

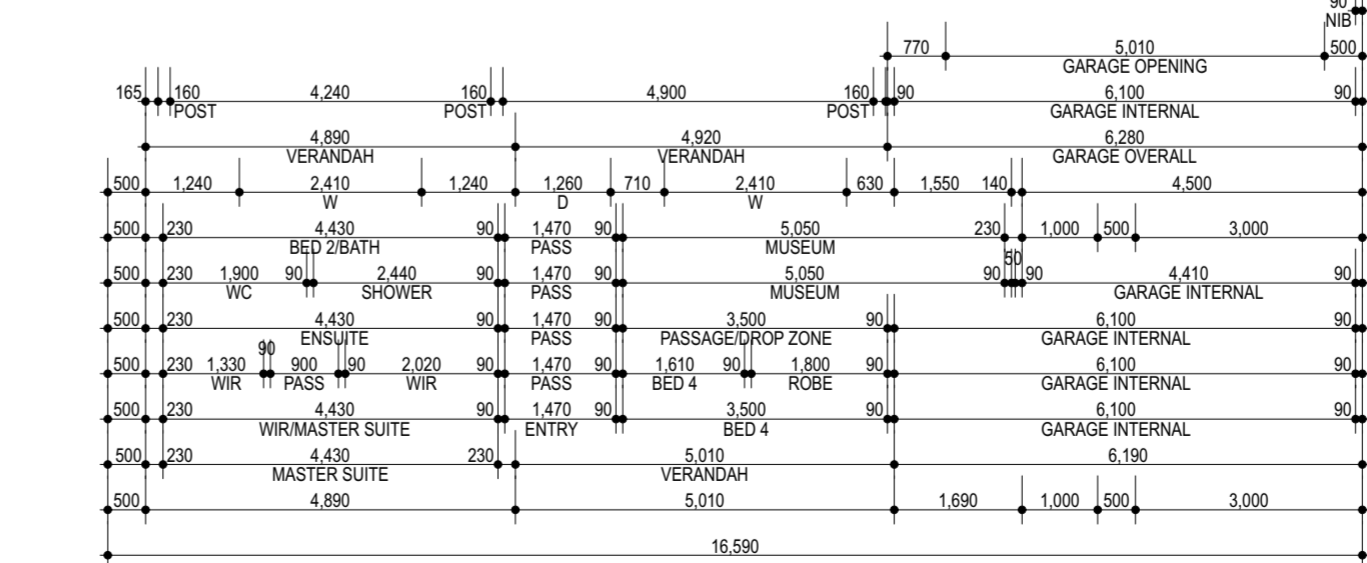
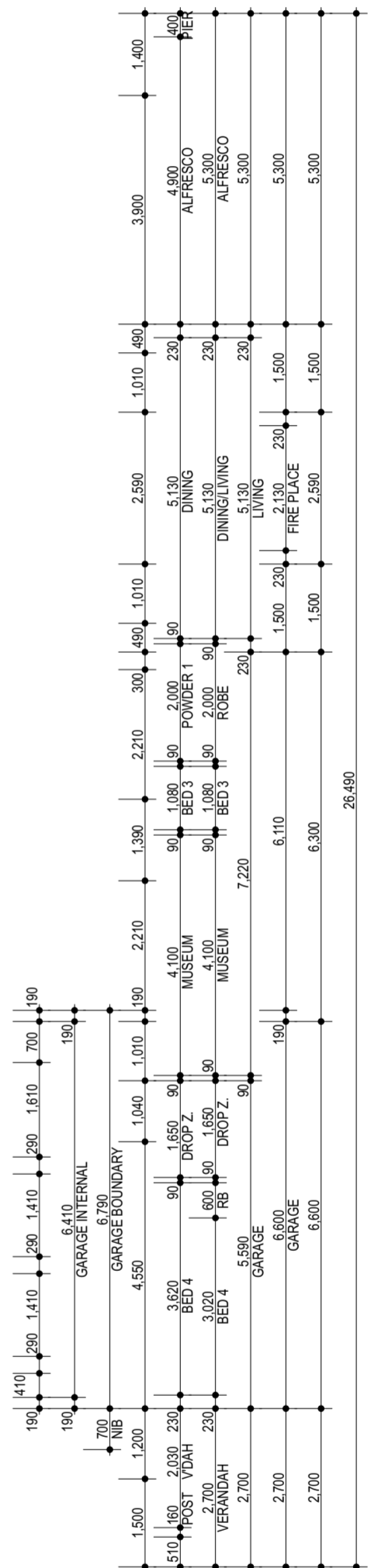
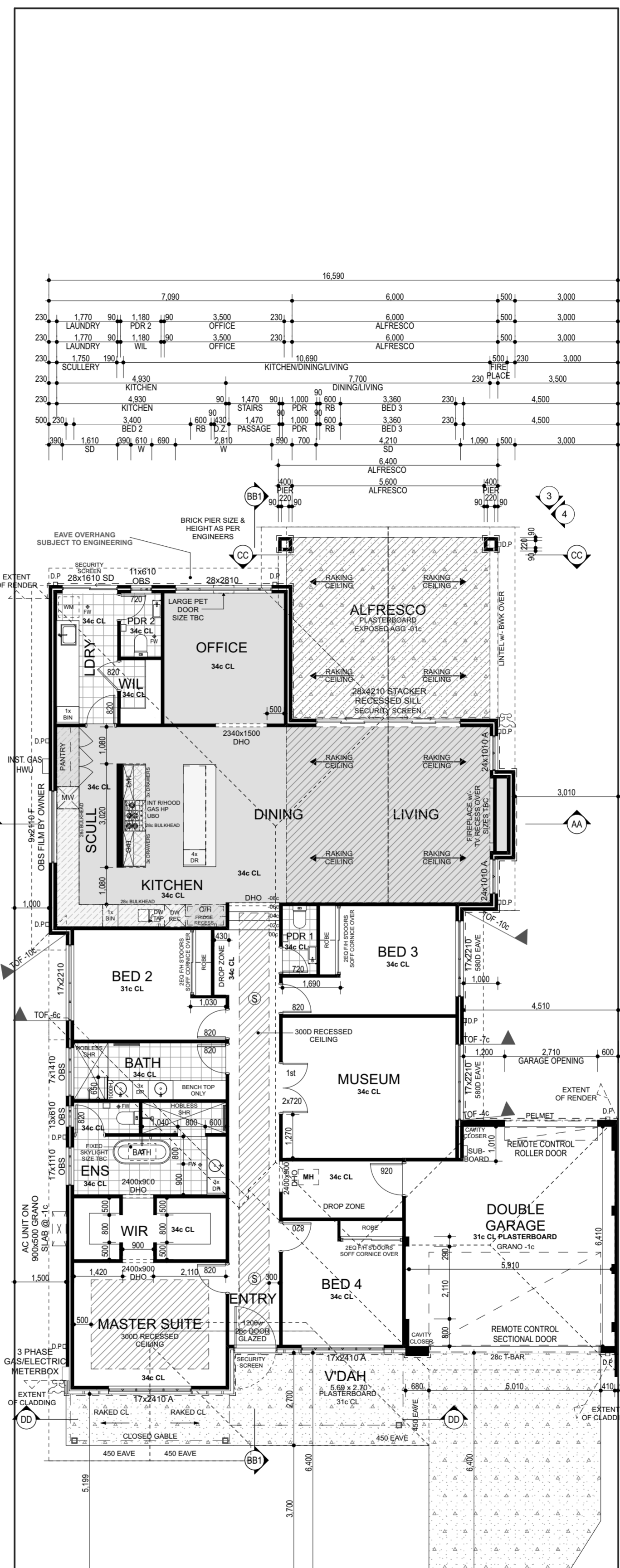
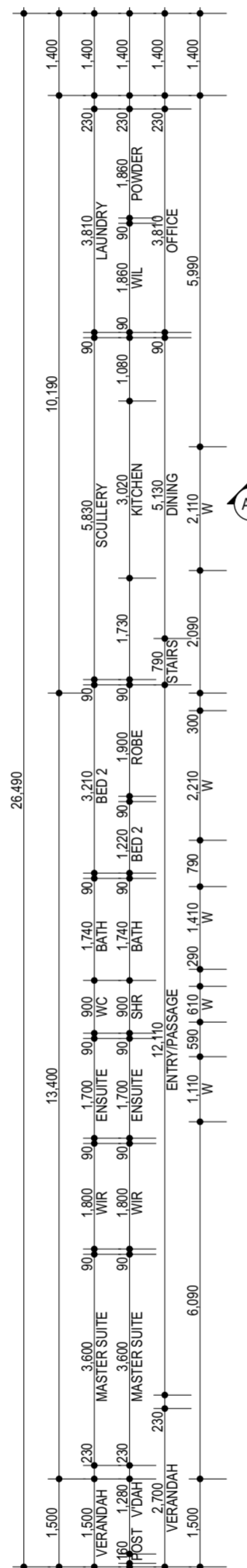
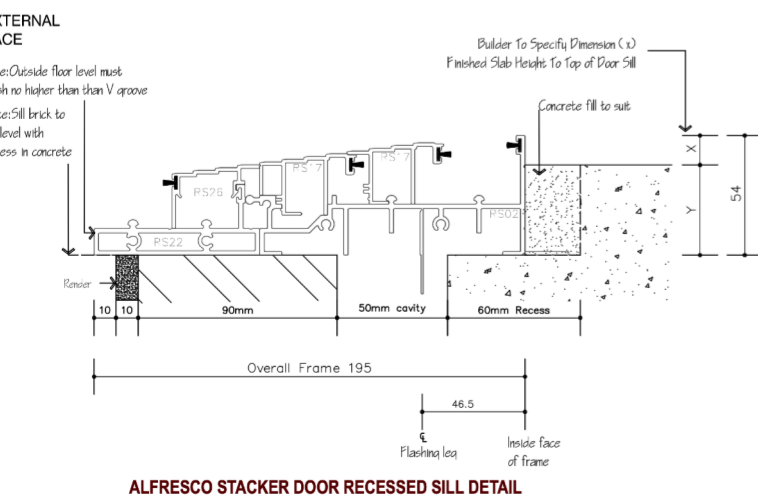
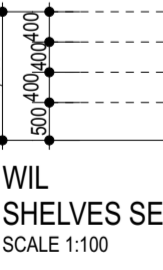
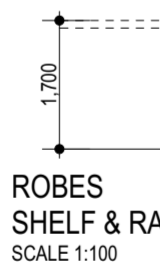
1. ALL TIMBERS USED IN THIS DWELLING WILL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AS 3660.1 AND COMPLY WITH PART 3.1.4.2 OF THE BUILDING CODE OF AUSTRALIA - VOLUME 2 AMENDMENT 1, 2019
2. SMOKE ALARMS USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONISATION WILL BE INTERCONNECTED AND HARDWIRED AS PER AS 3786:2014.
3. ALL EXHAUST FANS FLUMED TO EXTERNAL.
4. SKYLIGHTS INSTALLED AS PER MANUFACTURES DETAILS (WHERE APPLICABLE)
5. FLOAT & SET INTERNALLY INC. BEADS TO ALL CORNERS
6. MIRROR SLIDERS WITH SLIMLINE FRAMES TO BEDROOMS UNLESS OTHERWISE NOTED.

CLIENT NOTES:

1. ROOM DIMENSIONS ARE TO BRICKWORK AND DO NOT ALLOW FOR RENDER OR DRY WALL PLASTER. PLEASE CHECK PLAN CAREFULLY. ALL DIMENSIONS STRICTLY TO TAKE PREFERENCE OVER SCALING.

NOTES:

- CEILING HEIGHTS AS PER PLAN.
- EXTERNAL BRICKWORK TO BE 2c STANDARD EXTERNALLY W/ ACRYLIC TEXTURED RENDER FINISH & CLADDING TO EXTERNAL WALLS ONLY WHERE INDICATED
- 2340H INTERNAL DOORS THROUGHOUT
- R4 INSULATION BATTS TO HOUSE ONLY, EXCLUDES GARAGE, ALFRESCO, PORCH & EAVES



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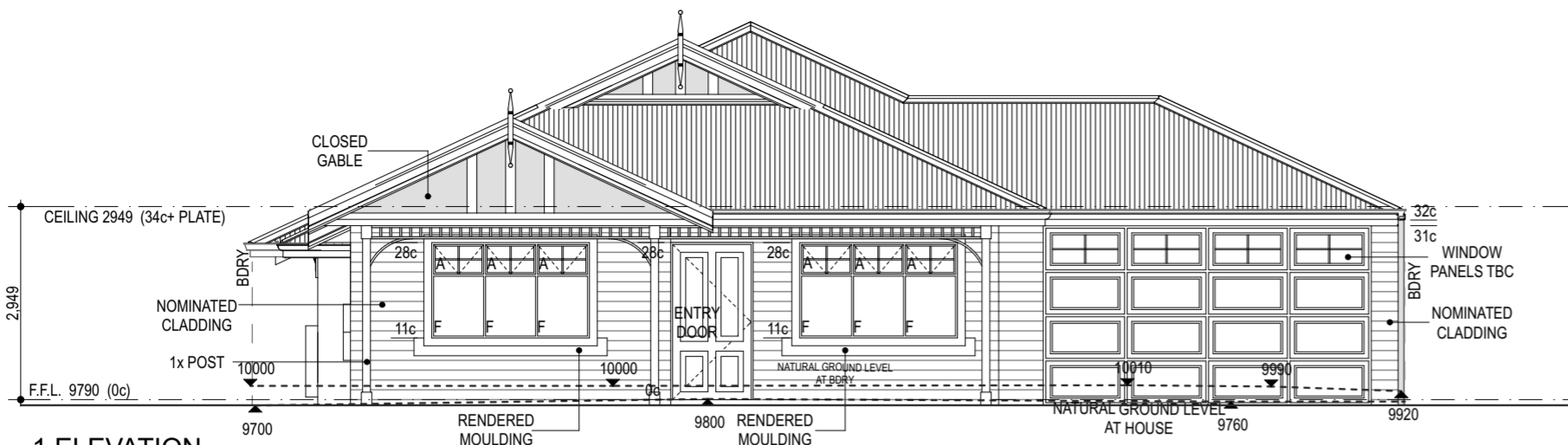
CLIENT:
Julie Randall & Fred Crampton
SITE ADDRESS:
**49 Northampton Street
East Victoria Park**

Working Drawings
Ground Floor Plan A2
DATE: 20/3/2026
SCALE: 1:1, 1:100
REVISION N°: H

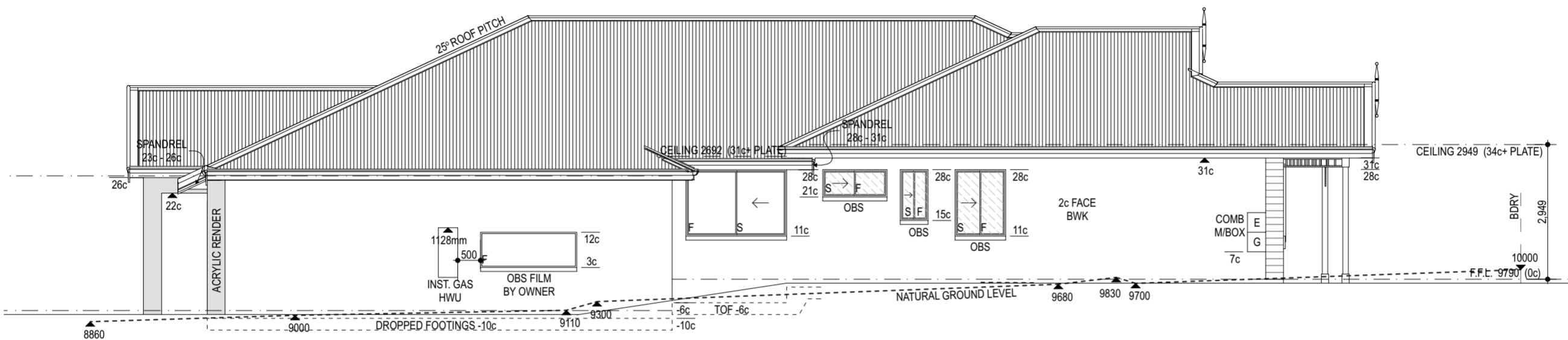
AREAS

Name	Area	Perimeter
GROUND FLOOR	248.259	74.360
GARAGE	40.144	25.960
ALFRESCO	32.360	23.659
VDAH	22.698	26.560
TOTAL	343.461 m²	

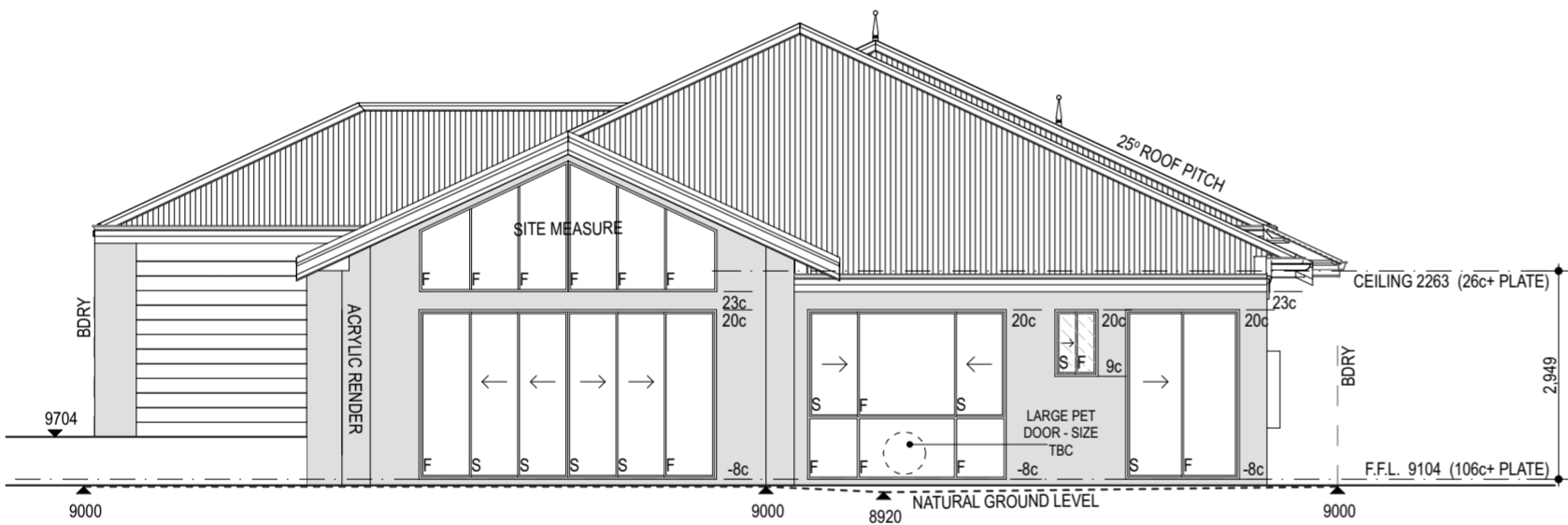
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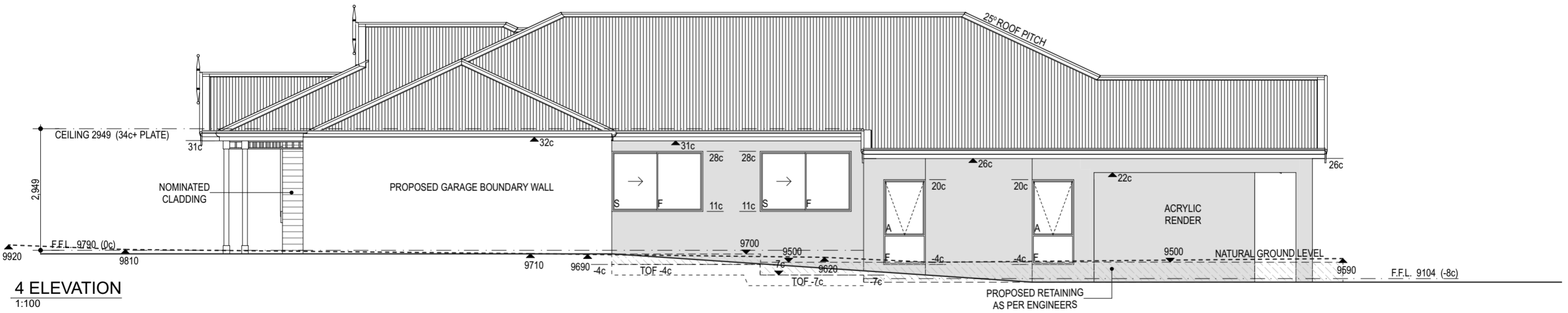
1 ELEVATION
1:100



2 ELEVATION
1:100



3 ELEVATION
1:100



4 ELEVATION
1:100

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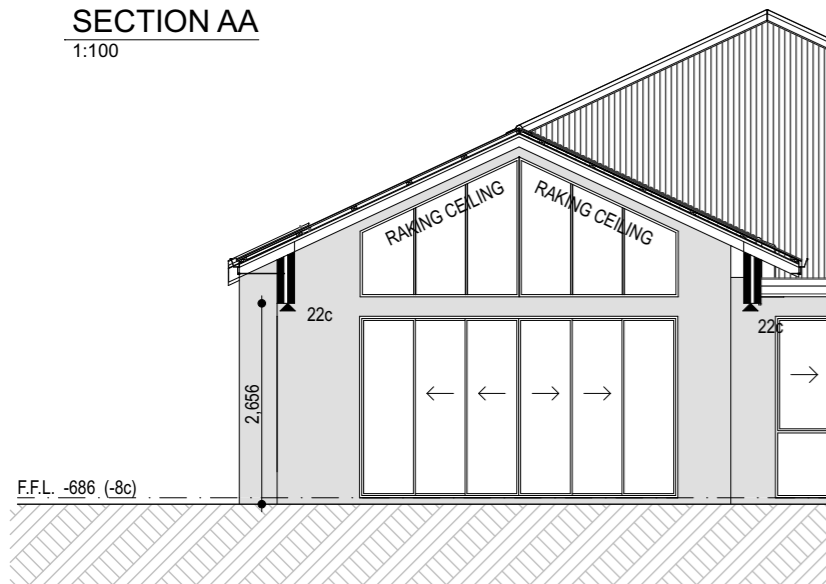
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East Victoria Park**

Working Drawings	
Elevations A2	
DATE: 20/3/2026	SHEET N°: 4 of 10
SCALE: 1:100, 1:20	JOB N°:
REVISION N°: H	

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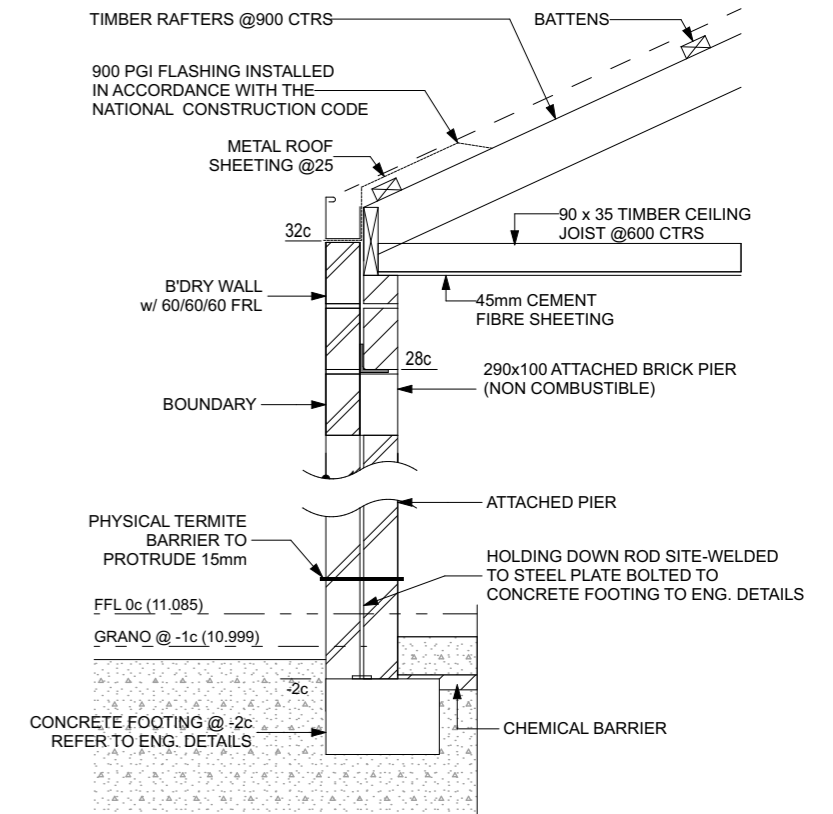
SECTION AA
1:100



SECTION CC
1:100

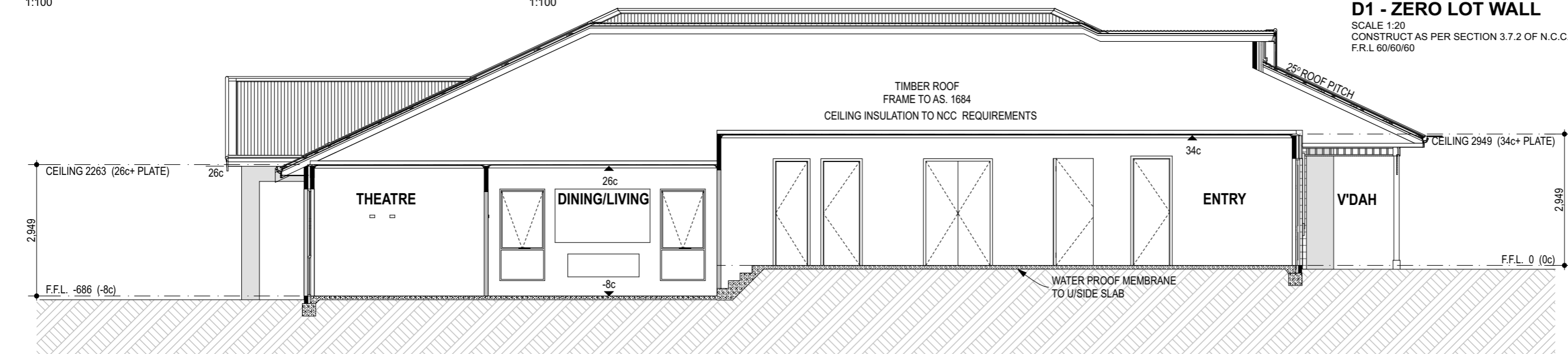


SECTION DD
1:100



D1 - ZERO LOT WALL

SCALE 1:20
CONSTRUCT AS PER SECTION 3.7.2 OF N.C.C.
F.R.L 60/60/60



SECTION BB
1:100

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