

GENERAL LEGEND

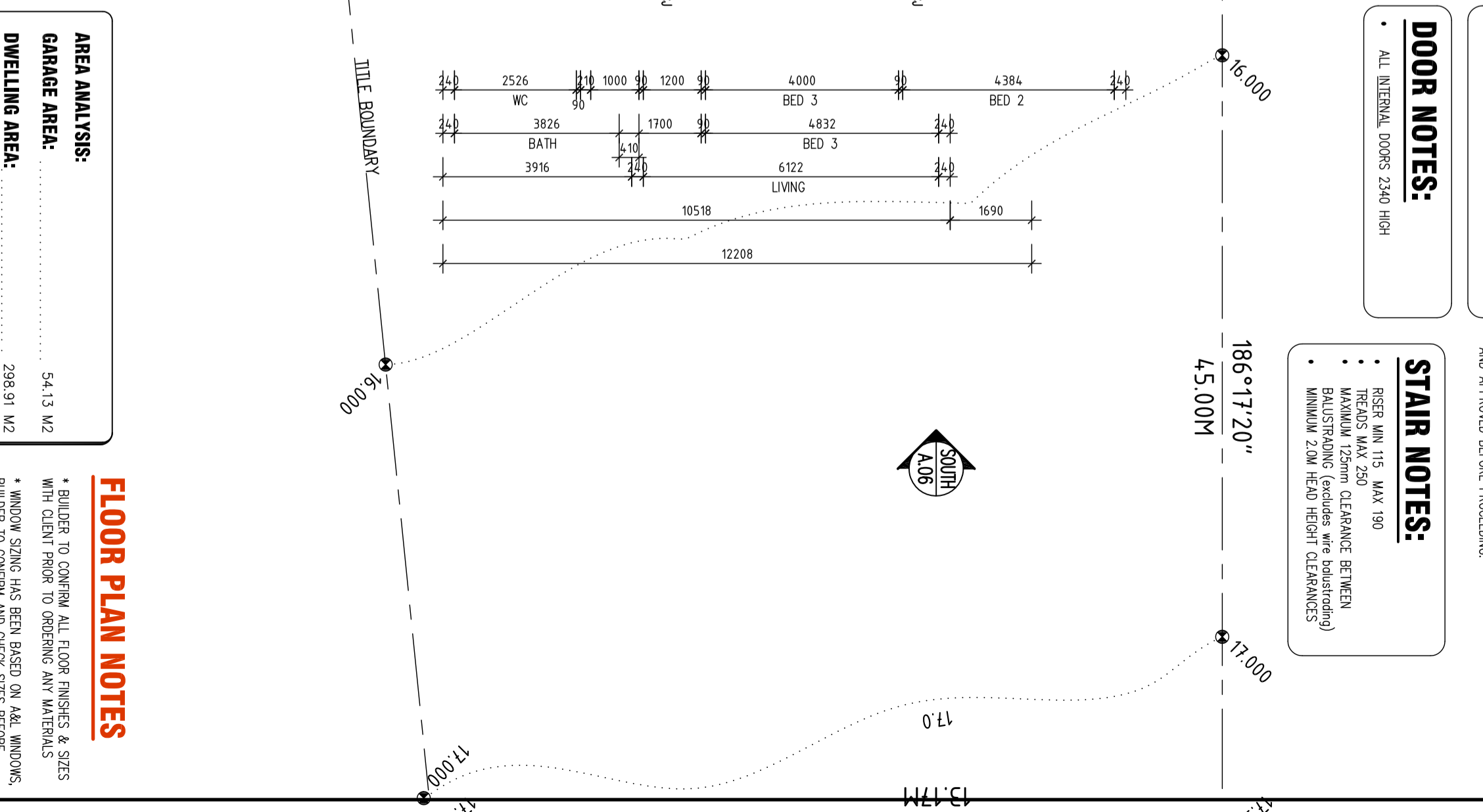
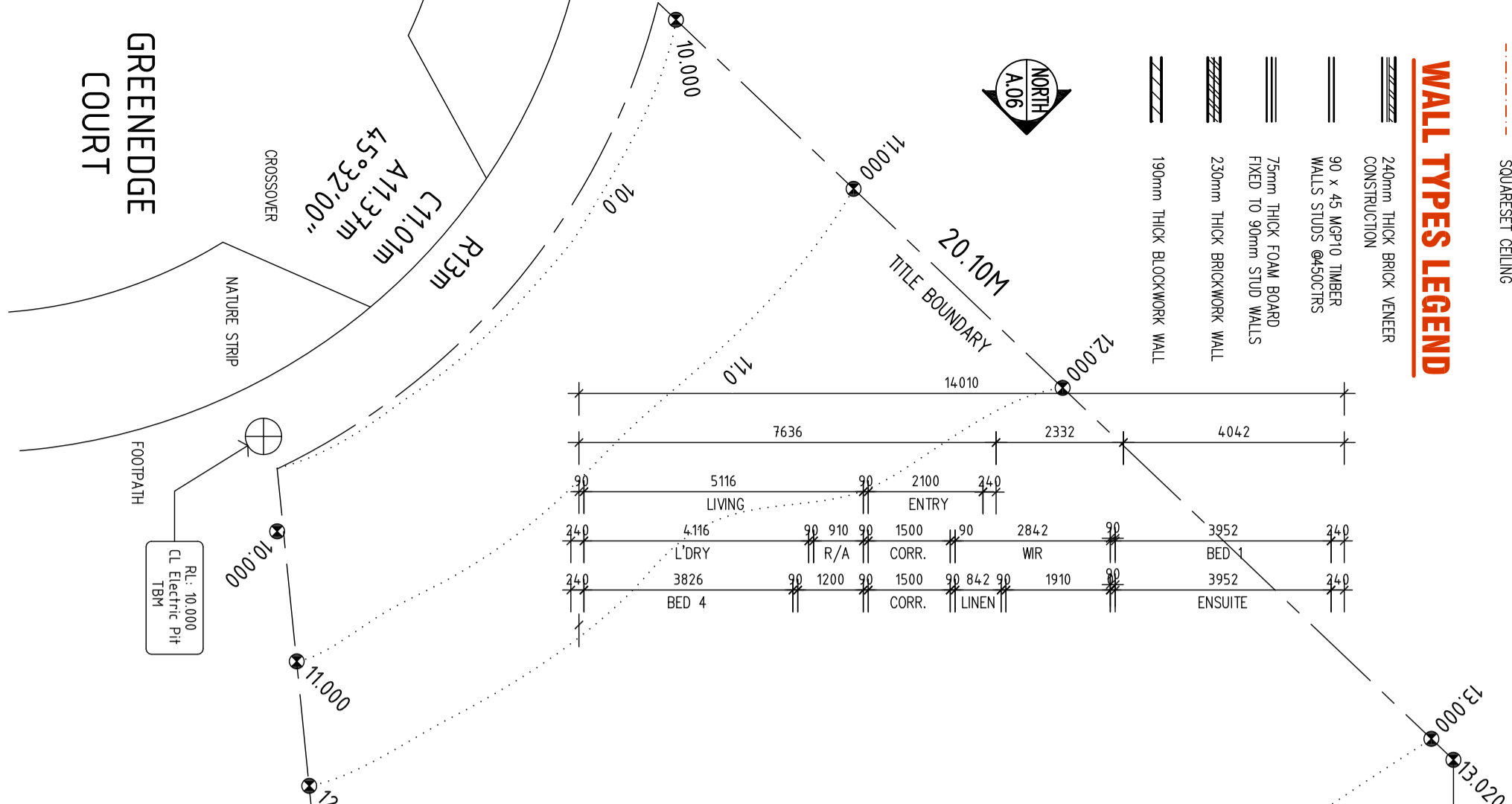
- - - CJ CONTROL JOINT WITH MASTIC SEALANT, COLOUR TO MATCH BRICKWORK
- = DP 100 x 50 RECTANGULAR DOWNPIPE
- = DP+S 100 x 50 RECTANGULAR DOWNPIPE WITH SPREADER

- STEEL LINTEL AS PER STRUCTURAL ENGINEERS DRAWINGS, PAINT UNDERSIDE
- ⊗ EXTERNALLY VENTED EXHAUST FAN
- ⊙ SD SMOKE ALARMS TO BE WIRED TO POWER MAINS WITH BATTERY BACK UP IN ACCORDANCE WITH AS3786
- ⊞ MB ELECTRICAL METREBOX

--- SQUARESET CEILING

WALL TYPES LEGEND

- ▨ 240mm THICK BRICK VENEER CONSTRUCTION
- ▨ 90 x 45 MGP10 TIMBER WALLS STUDS @450CTRS
- ▨ 75mm THICK FOAM BOARD FIXED TO 90mm STUD WALLS
- ▨ 230mm THICK BRICKWORK WALL
- ▨ 190mm THICK BLOCKWORK WALL



ENERGY RATING:

- CEILING R5.0 BATTIS
- WALLS R2.5 BATTIS WITH 1 LAYER ISALATION
- SUB FLOOR R2.0 BATTIS
- WEST ELEVATION DOUBLE GLAZED WINDOWS
- ALL EXHAUST FANS TO BE SEALED
- ALL EXTERNAL WINDOWS AND DOORS TO BE WEATHERSTRIPPED

DOOR NOTES:

- ALL INTERNAL DOORS 2340 HIGH

STAIR NOTES:

- RISER MIN 115, MAX 190
- TREADS MAX 250
- MAXIMUM 125mm CLEARANCE BETWEEN BALUSTRADING (excludes wire balustrading)
- MINIMUM 20mm HEAD HEIGHT CLEARANCES

AREA ANALYSIS:	
GARAGE AREA:	54.13 M2
DWELLING AREA:	298.91 M2
ALFRESCO AREA:	18.12 M2
TOTAL AREA:	371.16M2 / 39.9550

FLOOR PLAN NOTES

- * BUILDER TO CONFRM ALL FLOOR FINISHES & SIZES WITH CLIENT PRIOR TO ORDERING ANY MATERIALS
- * WINDOW SIZING HAS BEEN BASED ON A4L WINDOWS. BUILDER TO CONFRM AND CHECK SIZES BEFORE ORDERING. WINDOW SIZES MAY VARY DUE TO MANUFACTURES SPECIFICATIONS
- * BUILDER TO CLARIFY CABINERY REQUIREMENTS AND EXTENT WITH CLIENT BEFORE ORDERING
- * ALL GLAZING TO BE IN ACCORDANCE WITH AS1288
- * THIS PLAN IS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS
- * REFER TO ENERGY RATING REPORT FOR FURTHER INFORMATION

Date: _____ **Description:** _____

Project Address: _____ **Client(s):** _____ **Date:** 3rd FEB 2014 **Scale:** 1:100 @ A2

Dwg Title: Ground Floor Plan **Dwg No.:** A.04 **Drawn:** GN **REVISION:** 01

NOTE: All variations must be approved and signed off by owner and builder prior to permit issue. Any variations not approved and signed in these documents are VOID unless signed off by both parties