

DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE.
 BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE BUILDING DESIGNER PRIOR TO THE COMMENCEMENT OF WORK.
 CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS WHICH MUST BE APPROVED BY THE BUILDING DESIGNER BEFORE MANUFACTURE. ANY EXTRA ENTAILED IN WORK SHOWN ON THIS DRAWING MUST BE CLAIMED AND APPROVED BEFORE PROCEEDING.

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
- ⊗ EF EXTERNALLY VENTED EXHAUST FAN
- SD SMOKE ALARMS TO BE WIRED TO POWER MAINS WITH BATTERY BACK UP IN ACCORDANCE WITH AS 3786

WALL TYPES LEGEND

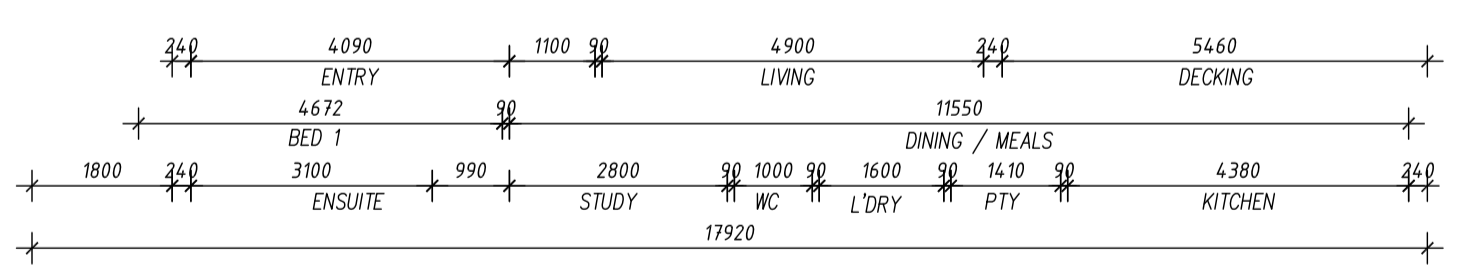
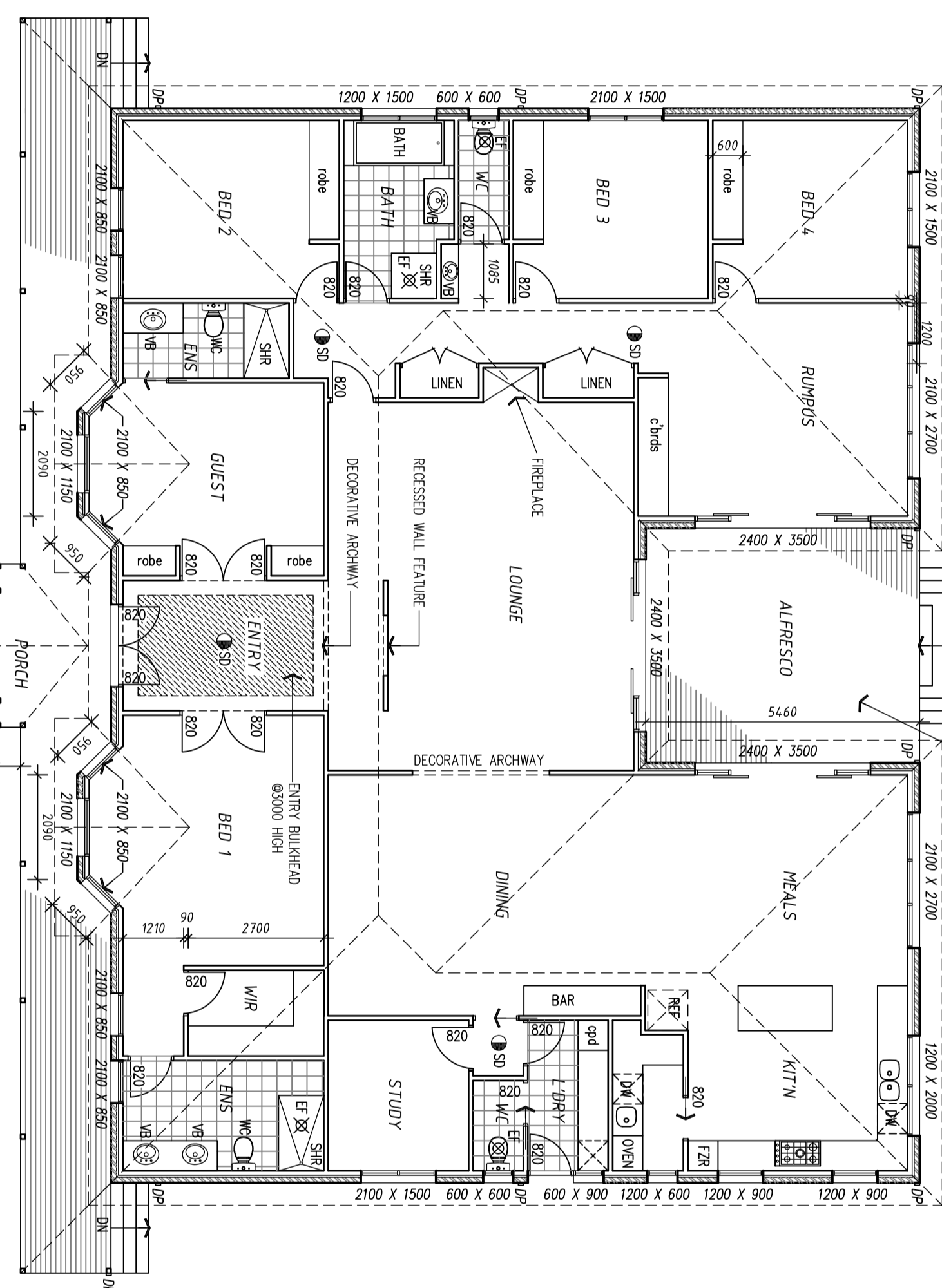
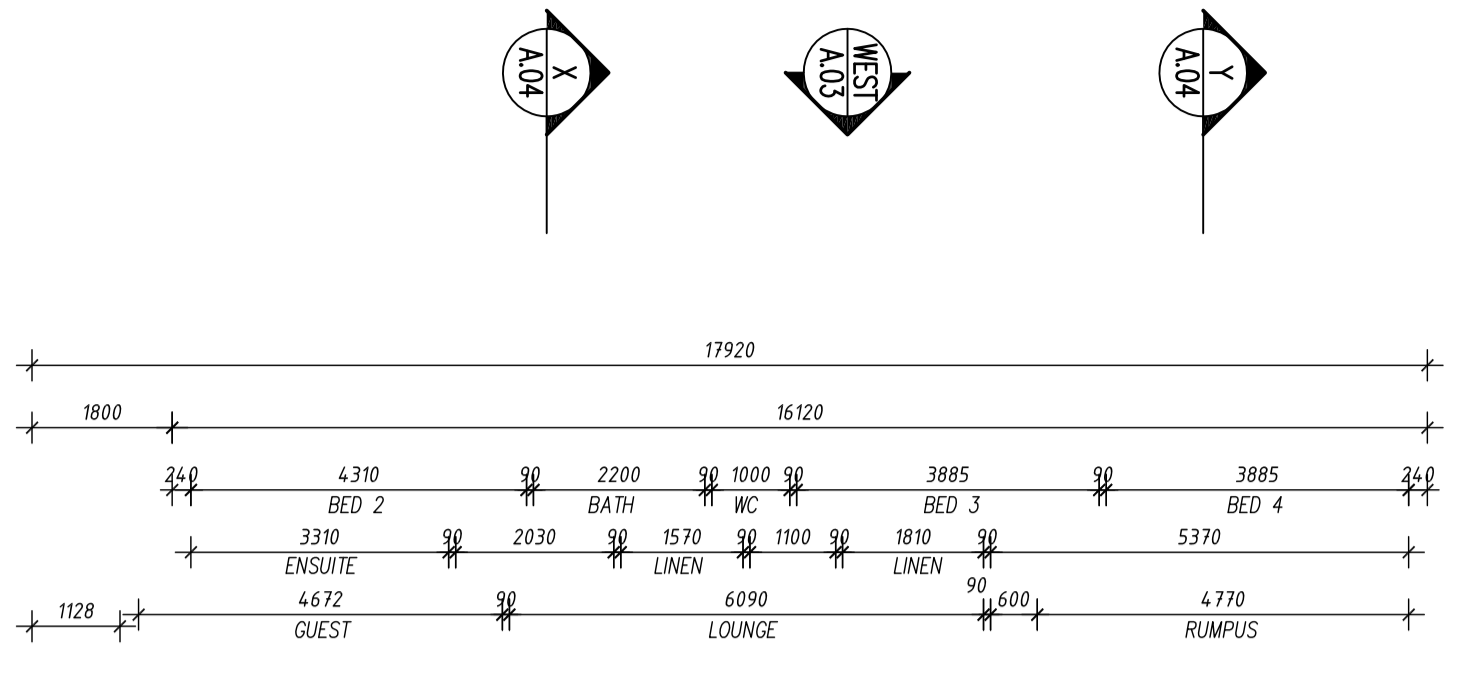
- ▨ 240mm THICK BRICK VENER CONSTRUCTION
- ▨ 90 x 45 MGP10 TIMBER WALLS STUDS @450CENTRS
- ▨ 75mm THICK FOAM BOARD FIXED TO 90mm STUD WALLS
- ▨ 230mm THICK BRICKWORK WALL

ABBREVIATIONS LEGEND

- FB - FLOOR BOARDS
- 820* - 2400 HIGH DOORS
- 820 - 2100 HIGH DOORS
- REF - FRIDGE
- DW - DISHWASHER
- O.V. - OWEN
- SSS - STAINLESS STEEL SINK
- VB - VANITY BASIN
- SHR - SHOWER
- TR - TROUGH
- BA - BATHTUB
- WM - WASHING MACHINE

FLOOR PLAN NOTES

- * BUILDER TO CONFIRM ALL FLOOR FINISHES & SIZES WITH CLIENT PRIOR TO ORDERING ANY MATERIALS
- * WINDOW SIZING HAS BEEN BASED ON ARL WINDOWS. BUILDER TO CONFIRM AND CHECK SIZES BEFORE ORDERING. WINDOW SIZES MAY VARY DUE TO MANUFACTURERS SPECIFICATIONS
- * BUILDER TO CLARIFY CABINETRY REQUIREMENTS AND EXTENT WITH CLIENT BEFORE ORDERING
- * ALL GLAZING TO BE IN ACCORDANCE WITH AS-1288
- * THIS PLAN IS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS
- * REFER TO ENERGY RATING REPORT FOR FURTHER INFORMATION



AREA ANALYSIS:

DWELLING AREA:	323.44 M ²
PORCH AREA:	36.44 M ²
ALFRESCO AREA:	25.55 M ²
TOTAL AREA:	385.43 M² / 41.48 SQ

STAIR NOTES:

- RISER MIN 115 MAX 190
- TREADS MAX 290
- MAXIMUM 125mm CLEARANCE BETWEEN BALUSTRAING (excludes wire balustrading)
- MINIMUM 2.0M HEAD HEIGHT CLEARANCES

metro building designers

Project Address:
Yarrabee 3091

Client(s):
Date: 11th NOV 2014
Scale: 1:100 @ A2

Dwg Title:
Ground Floor Plan

Dwg No:
A.02

Drawn: GM **REVISION:** D