PROPOSED UNIT 1 AREA ANALYSIS:

PROPOSED DWELLING GF AREA: ....*incl. garage*	162.10 M2
PROPOSED DECK AREA:	6.82 M2
PROPOSED PORCH AREA:	18.40 M2
PROPOSED DWELLING FF AREA:	105.00 M2
TOTAL AREA:	292.32 M2 / 31.46 SQ

PROPOSED UNIT 2 AREA ANALYSIS:

PROPOSED DWELLING GF AREA: ....*incl. garage*	162.10 M2
PROPOSED DECK AREA:	6.82 M2
PROPOSED PORCH AREA:	18.40 M2
PROPOSED DWELLING FF AREA:	105.00 M2
TOTAL AREA:	292.32 M2 / 31.46 SQ

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 DESIGNED 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 TO DUCT TO OUTSIDE AIR
SD	SMOKE ALARMS TO BE WIRED TO POWER MAINS WITH BATTERY BACK UP IN ACCORDANCE WITH AS.3786 AND INTERCONNECTED AS PER CLAUSE 3.7.2.2 OF THE NCC

ABBREVIATIONS LEGEND

FB	–	FLOOR BOARDS
820*	–	2400 HIGH DOORS
820	–	2100 HIGH DOORS
REF	–	FRIDGE
DW	–	DISHWASHER
OV	–	OVEN
SSS	–	STAINLESS STEEL SINK
VB	–	VANITY BASIN
SHR	–	SHOWER
TR	–	TROUGH
BA	–	BATHTUB
WM	–	WASHING MACHINE

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

FLOOR PLAN NOTES

* BUILDER TO CONFIRM ALL FLOOR FINISHES & SIZES WITH CLIENT PRIOR TO ORDERING ANY MATERIALS

* WINDOW SIZING HAS BEEN BASED ON A&L WINDOWS, BUILDER TO CONFIRM AND CHECK SIZES BEFORE ORDERING. WINDOW SIZES MAY VARY DUE TO MANUFACTURES 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

STAIR NOTES:

- RISER MIN 115 MAX 190
- TREADS MAX 250
- MAXIMUM 125mm CLEARANCE BETWEEN BALUSTRADING (excludes wire balustrading)
- HANDRAIL TO BE A MIN HEIGHT OF 865mm ABOVE NOSING OF STAIR TREADS
- MINIMUM 2.0M HEAD HEIGHT CLEARANCES
- STAIR TREADS TO BE FITTED WITH SLIP RESISTANT FLOOR FINISH OR NON-SLIP STRIP NEAR EDGE OF STAIR NOSING

WINDOW NOTES:

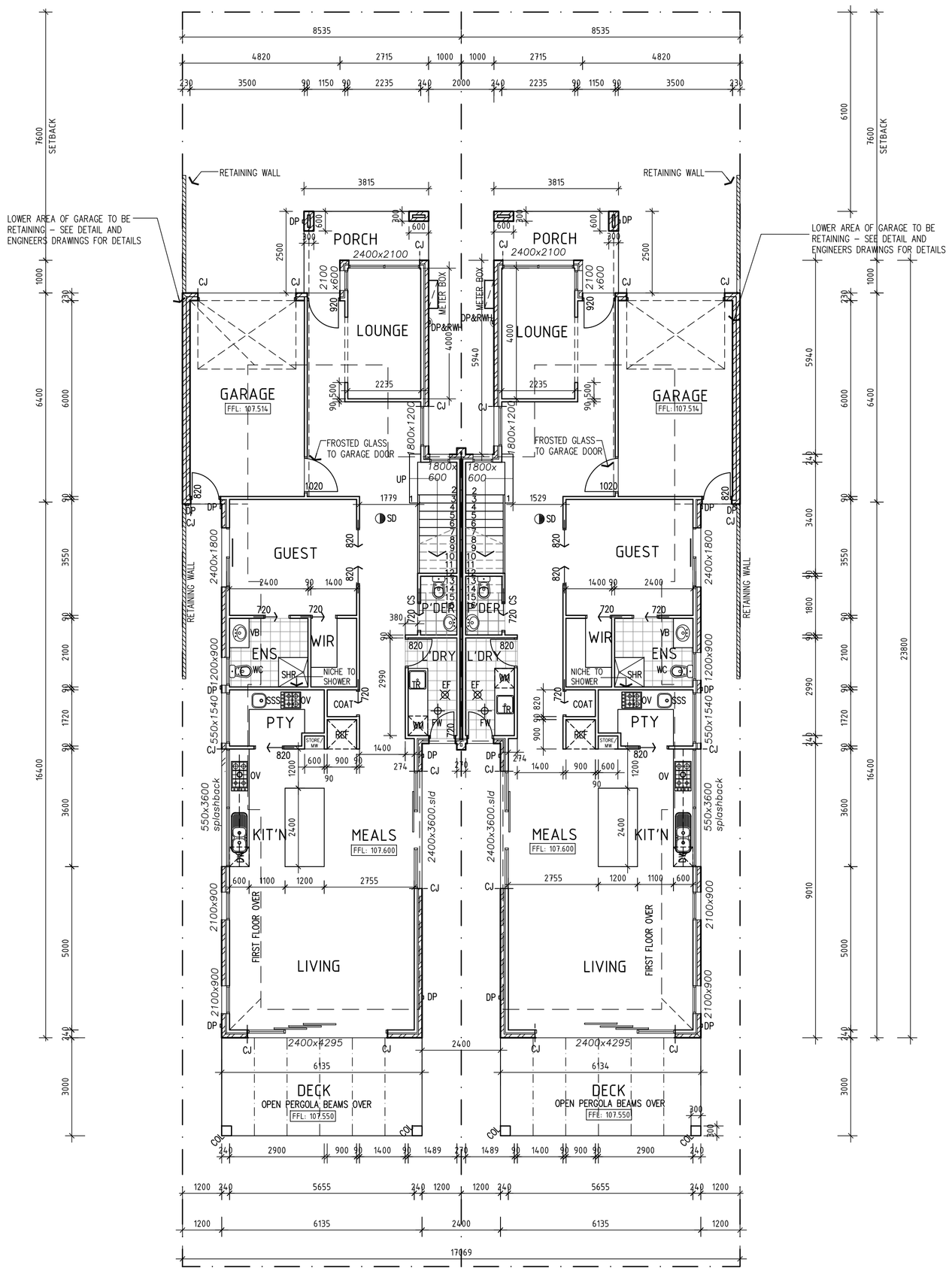
ALL FIRST FLOOR BEDROOM WINDOWS WITH AN OPENING HEIGHT LESS THAN 1700mm FROM FINISHED FLOOR LEVEL MUST HAVE RESTRICTED OPENING TO MAX 125mm

GLAZING NOTES:

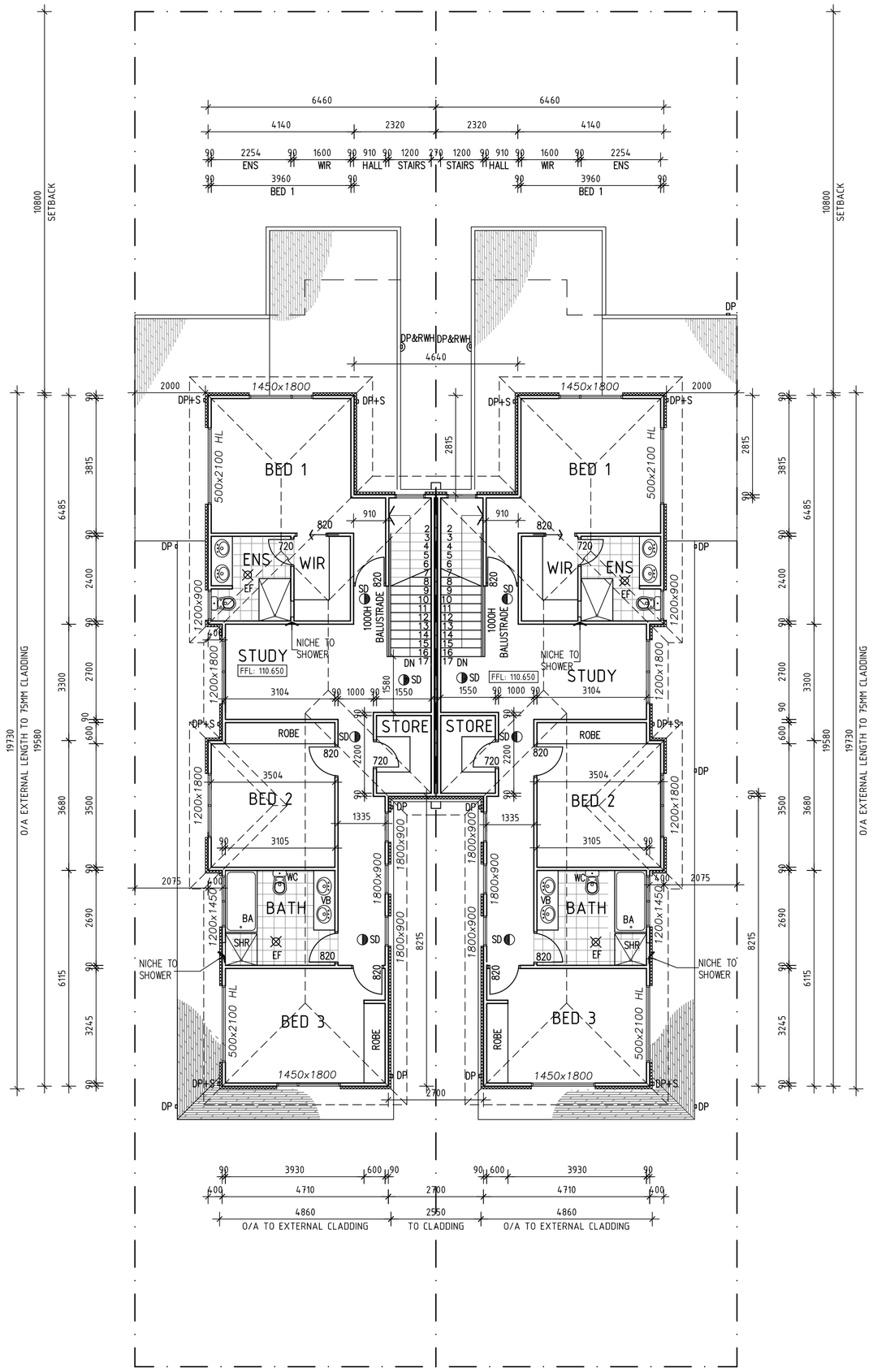
NOTE: ALL OBSCURE GLAZING TO BE MANUFACTURED OBSCURE GLASS. OBSCURE FILM BEING APPLIED TO CLEAR GLAZING WILL NOT BE ACCEPTED

ALL LEVELS TO AHD

FOR CONSTRUCTION



GROUND FLOOR PLANS:



FIRST FLOOR PLANS:

Rev:	Date:	Issue:

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Project Address: Glen Waverly 3150	Client(s):
	Date: 22nd Jun 2018
	Scale: 1:100 @ A1
Dwg Title: Floor plans	
Dwg No:	A.03
Drawn: GN	REVISION: 02