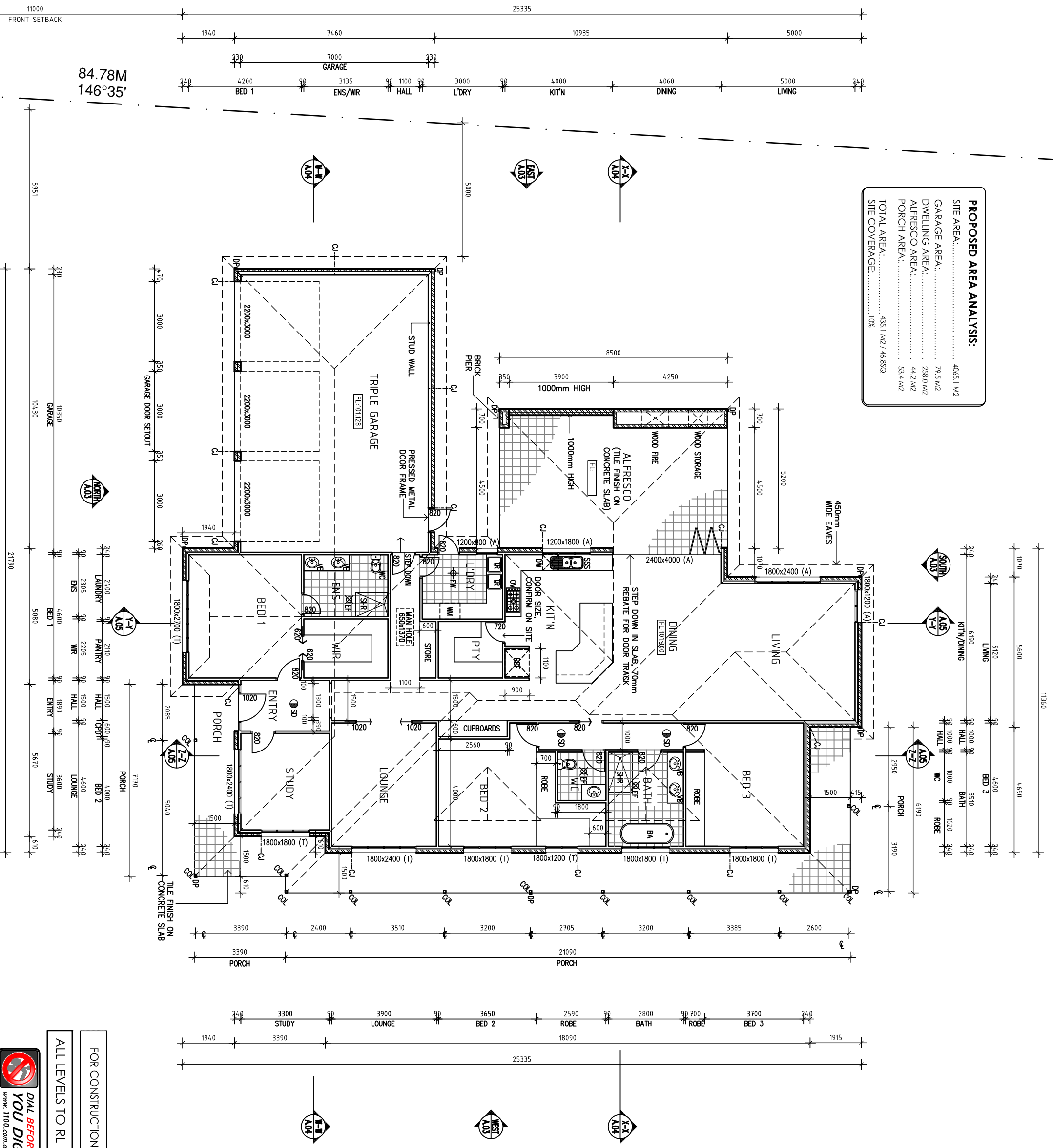


PROPOSED AREA ANALYSIS:

SITE AREA: 4065.1 M2
 GARAGE AREA: 79.5 M2
 DWELLING AREA: 258.0 M2
 ALFRESCO AREA: 44.2 M2
 PORCH AREA: 53.4 M2
 TOTAL AREA: 435.1 M2 / 46.85%
 SITE COVERAGE: 10%



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

- DP 75mm DIA DOWNPIPE
- DP+S 75mm DIA DOWNPIPE WITH SPREADER
- EFV EXTERNALLY VENTED EXHAUST FAN TO DUCT TO OUTSIDE AIR
- FV FLOOR WASTE
- 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
- CJ CONTROL JOINT WITH MASTIC SEALANT, COLOUR TO MATCH BRICKWORK

ABBREVIATIONS LEGEND

- 820 - 2100 HIGH DOORS
- REF - FRIDGE
- DW - DISHWASHER
- OV - OVEN
- SSS - STAINLESS STEEL SINK
- VB - VANITY BASIN
- SHR - SHOWER
- TR - TROUGH
- BA - BATH/TUB
- WM - WASHING MACHINE

WALL TYPES LEGEND

- 240mm THICK BRICK VENEER CONSTRUCTION
- 90 x 45 MGP 10 TIMBER WALLS STUDS @ 450C/CS
- 230mm THICK BRICKWORK WALL

WATER PROOFING:

ALL WEI AREAS TO HAVE WATER PROOFING TREATMENT IN ACCORDANCE WITH DAVCO K10 SPECIFICATIONS

ROOF NOTES:

- BUILDER TO VERIFY TRUSS DESIGN & PITCH WITH MANUFACTURE PRIOR TO ORDERING
- BUILDER TO NOTIFY/DENQUISH EXISTING ROOF AND ENSURE STABILITY DURING CONSTRUCTION

metro building designers

Project Address: Client(s):
 Whittsea 3757 Date: 4th Feb 2019
 Scale: 1:100 @ A2

Dwg Title: **PROPOSED FLOOR PLAN**
 Dwg No: A.02
 Drawn: GN REVISION: 03



FOR CONSTRUCTION
 ALL LEVELS TO RL

11000 FRONT SETBACK
 84.78M
 146°35'