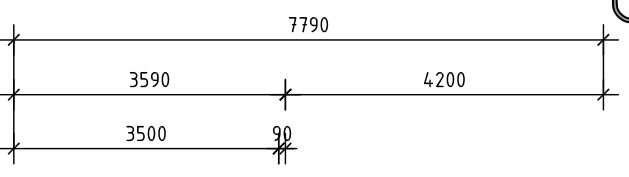
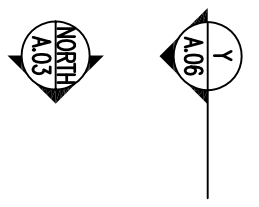
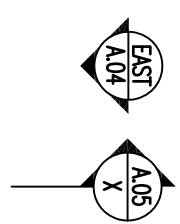
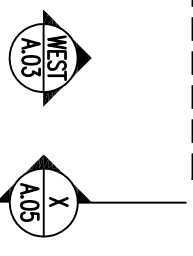
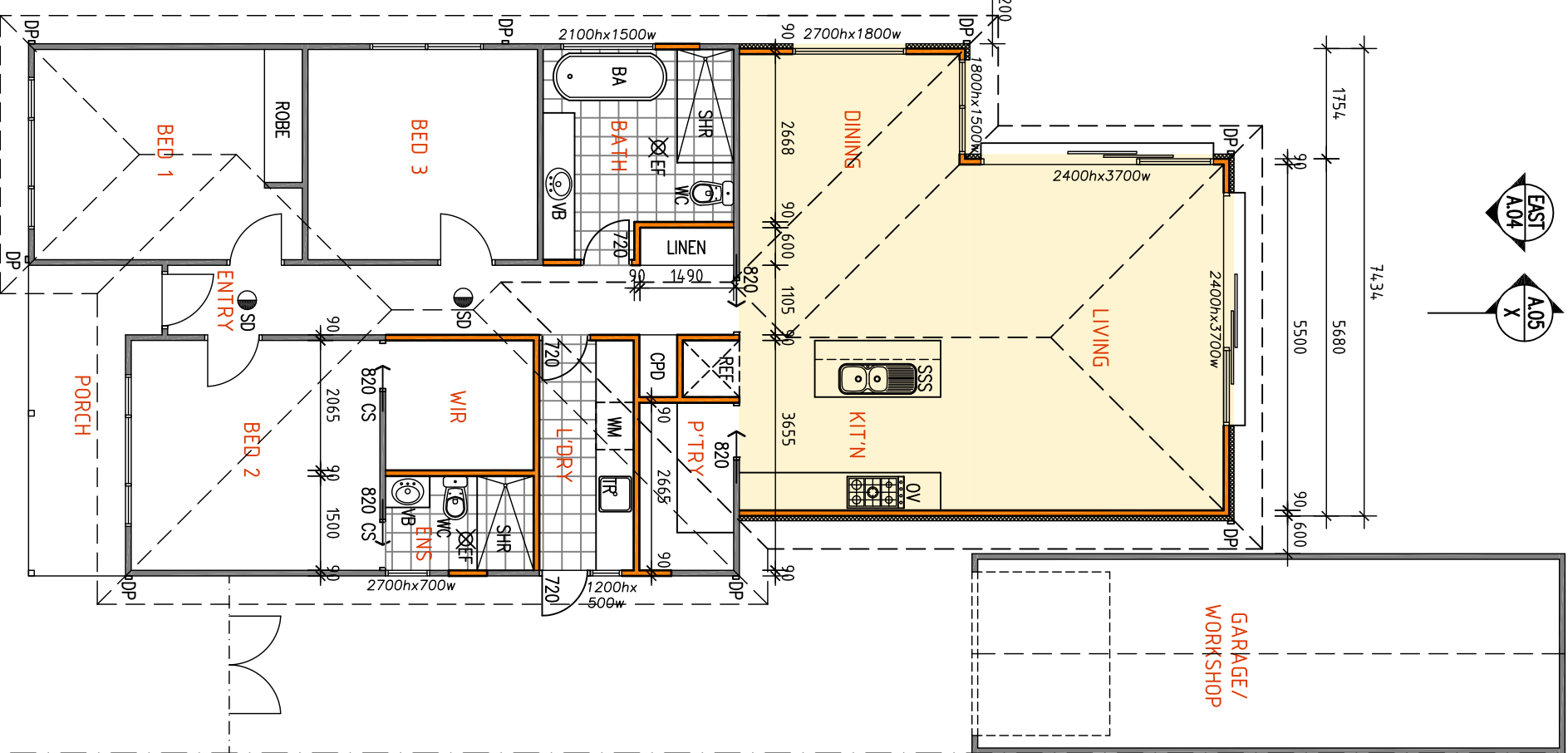


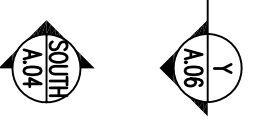
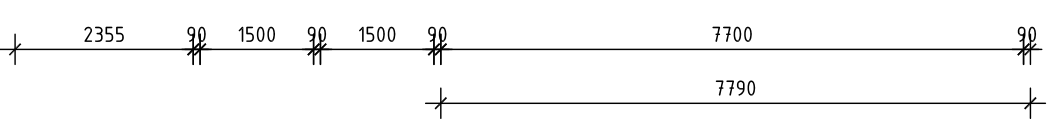
TOTAL DWELLING AREA:
 SITE AREA: 456.7 M²
 EXISTING FLOOR AREA: INCL. PORCH: 114.5 M²
 EXISTING GARAGE AREA: 29.9 M²
 PROPOSED NEW FLOOR AREA: 52.2 M²
 TOTAL DWELLING AREA: INCL. PORCH: 147.9 M² / 15.95 SQ
 TOTAL SITE COVERAGE: 38%



90°0'
36.57M



270°0'
36.57M



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 100 x 50 RECTANGULAR DOWNPIPE
- EF EXTERNALLY VENTED EXHAUST FAN TO DUCT TO OUTSIDE AIR
- FW 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 3.7.22 OF THE NCC

WALL TYPES LEGEND

- 90 x 45 MGP10 TIMBER WALLS STUDS @450CTRS
- 75mm THICK FOAM BOARD FIXED TO 90mm STUD WALLS
- EXISTING WALLS
- PROPOSED NEW FLOOR AREA

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

PRELIMINARY
 PLANS SUBJECT TO BUILDING
 PERMIT APPROVAL

metro building designers

ALL LEVELS TO RL



Project Address: Client(s): -
 Spotswood 3015 Date: 7th JUN 2019
 Scale: 1:100 @ A3

Dwg Title: PROPOSED FLOOR PLAN
 Dwg No.:
 Drawn: GN REVISION: 01
 A.02

STAIR NOTES:

- RISER MIN 115 MAX 190
- TREADS MAX 250
- MAXIMUM 125mm CLEARANCE BETWEEN BALUSTRADING (excludes wire balustrading) MINIMUM 2.0M HEAD HEIGHT CLEARANCES

ROOF NOTES:

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

WATER PROOFING:

ALL WET AREAS TO HAVE WATER PROOFING TREATMENT IN ACCORDANCE WITH DA/CO K10 SPECIFICATIONS