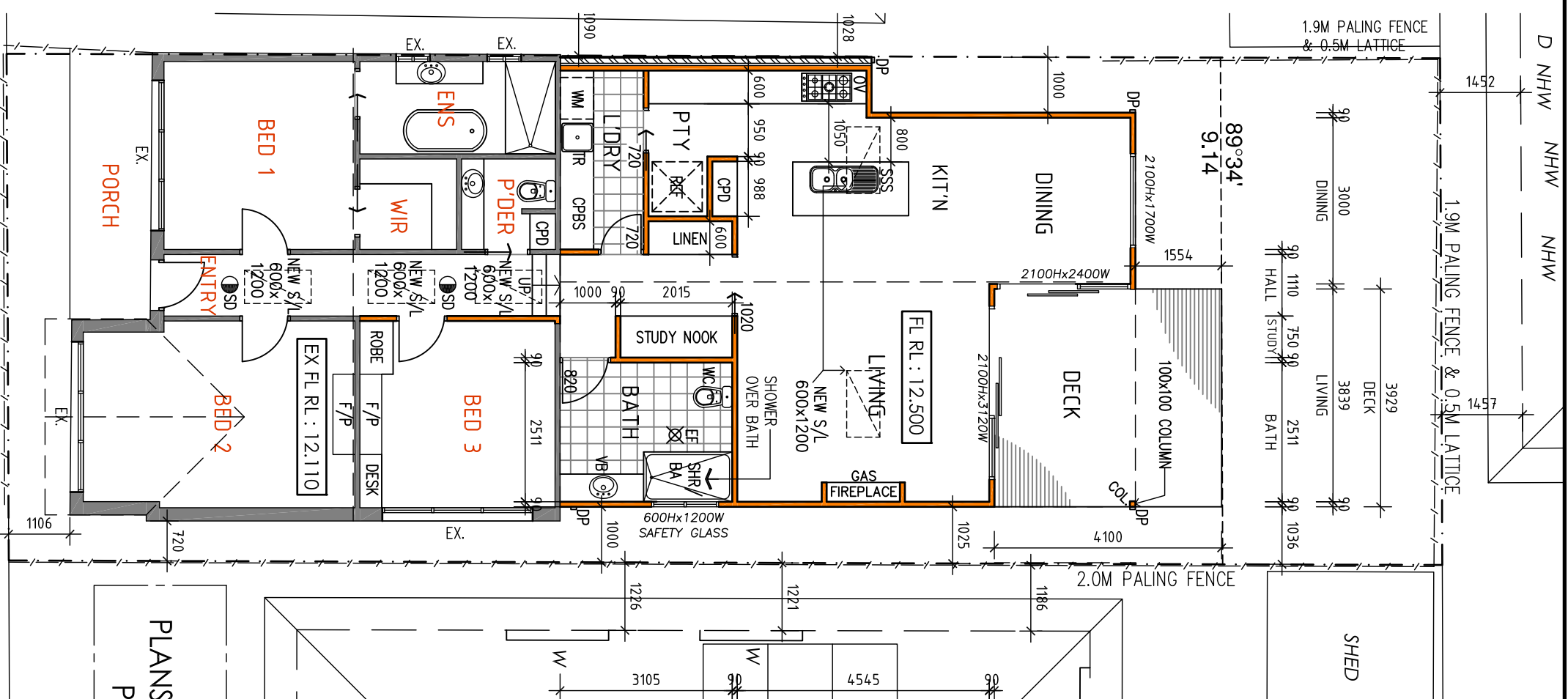


FLOOR LEVELS:	
EXISTING FLOOR LEVEL:	12.110
PROPOSED FLOOR LEVEL:	12.500
PROPOSED AREA ANALYSIS:	
SITE AREA:	236M2
EXISTING GROUND FLOOR: (RETAINED)	67.1 M2
EXISTING PORCH AREA:	7.1 M2
PROPOSED NEW AREA:	69.3 M2
NEW DECK AREA:	15.2 M2
TOTAL DWELLING AREA:	158.7 M2 / 17.05SQ



PRELIMINARY
PLANS SUBJECT TO BUILDING
PERMIT APPROVAL



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

- 240MM THICK BRICK VENEER WALL
- 90 x 45 MGP10 TIMBER WALLS STUDS @450CTRS
- EXISTING WALLS
- PROPOSED NEW FLOOR AREA

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

ALL LEVELS TO RL

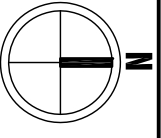
metro building designers

Project Address: Client(s): -
Yarraville 3013 Date: 7th Apr 2020
Scale: 1:100 @ A3

Dwg Title: PROPOSED FLOOR PLAN

Dwg No.:

Drawn:



A.03

GN REVISION: 01