

FLOOR NOTES:

- BOTH ENSUITE AND BATHROOM TO HAVE CONCRETE SLABS WITH HEATING

LIGHTING NOTES:

- DWELLING 5 WATTS PER M² MAX.
- GARAGE TO BE 3 WATTS PER M² MAX.

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

WALL TYPES LEGEND

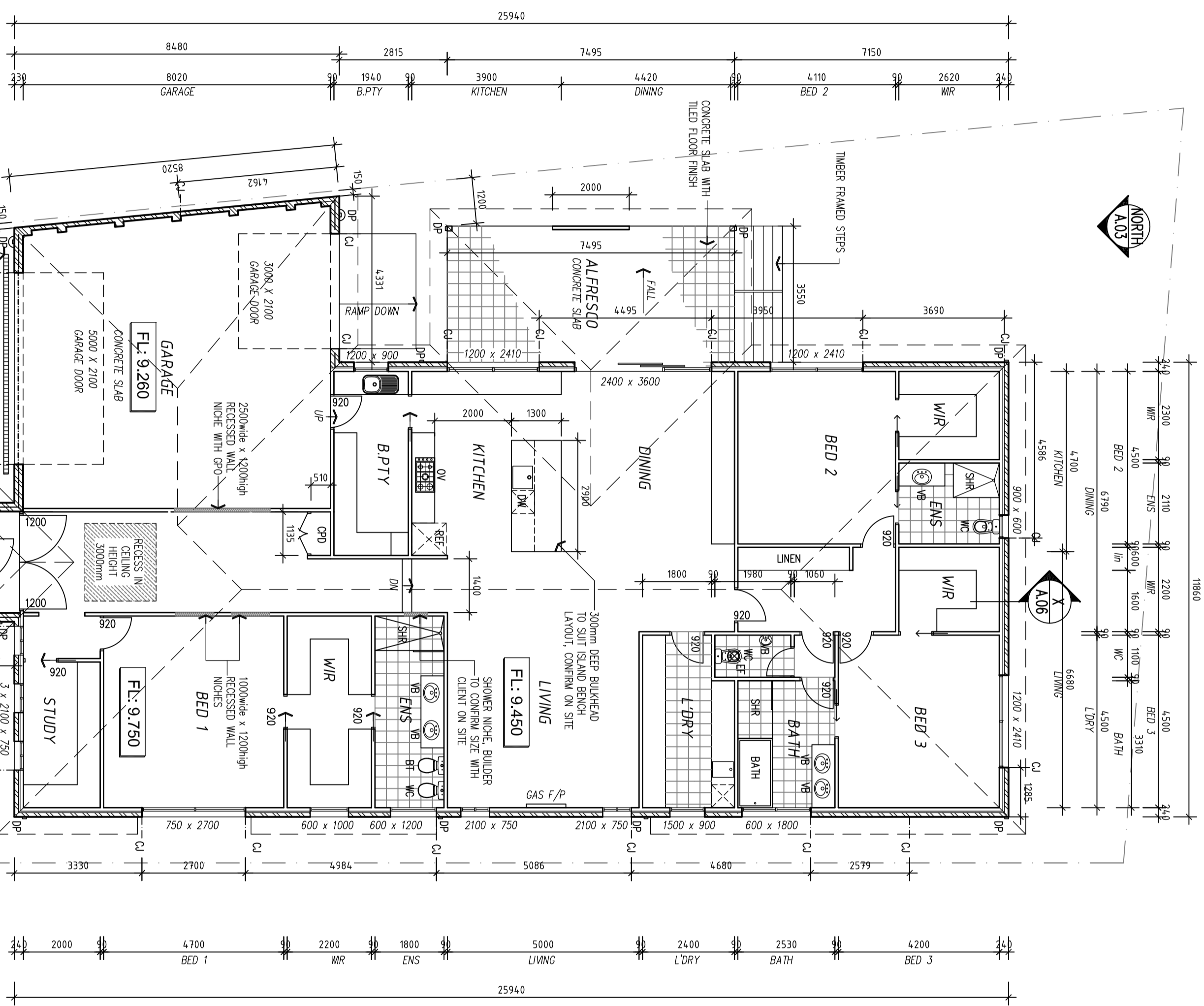
- 240mm THICK BRICK VENEER CONSTRUCTION
- 90 x 45 MGP10 TIMBER WALLS STUDS @450CENTRS
- 75mm THICK FOAM BOARD FIXED TO 90mm STUD WALLS
- 230mm THICK BRICKWORK WALL

ABBREVIATIONS LEGEND

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

FLOOR PLAN NOTES

- BUILDER TO CONFIRM ALL FLOOR FINISHES & SIZES WITH CLIENT PRIOR TO ORDERING ANY MATERIALS
- WINDOW SIZING HAS BEEN BASED ON A4L 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:	273.84 M ²
ENTRY PORTICO:	4.5 M ²
GARAGE:	67.18 M ²
ALFRESCO:	26.60 M ²
TOTAL AREA:	372.12 M² / 40.0550

STAIR NOTES:

- RISER MIN 115 MAX 190
- TREADS MAX 250
- MAXIMUM 125mm CLEARANCE BETWEEN BALUSTRADES (excludes wire bolustrading)
- MINIMUM 20M HEAD HEIGHT CLEARANCES

metro building designers

Project Address:
Doncaster East 3109

Client(s):
Date: 19th MAR 2018
Scale: 1:100 @ A2

Dwg Title:
Ground Floor Plan

Dwg No: A.03
Drawn: GN
Revision: A

