

NOTES:
BUILDER TO VERIFY ALL BUILDING HEIGHTS AND ALL WRITTEN DIMENSIONS AND SETBACKS BEFORE COMMENCING OF ANY BUILDING WORKS. VERIFY ON SITE.

SMOKE DETECTORS:
SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH AS 3786-2014. LOCATE A MIN 300mm FROM WALLS & DOORWAYS & BE HARDWIRED & INTERCONNECTED THROUGHOUT THE DWELLING

NOTES:
PROVIDE TILED FLOOR FINISH TO ALL WET AREAS. SEE BUILDER RANGE FOR SIZE & TYPE.

NOTE:
ALL INTERNAL DIMENSIONS ARE TAKEN FROM TIMBER STUD TO TIMBER STUD. NOT INCLUDING PLASTER WALLS.

NOTE:
BEAMS/LINTELS WHICH ARE NOT SPECIFIED ON PLANS SHOULD BE REFERRED TO STRUCTURAL ENGINEERS DRAWINGS OR TO BE DESIGNED & NOMINATE BY TRUSS MANUFACTURER.

NOTE:
PROVIDE EXHAUST FANS, RANGEHOOD ETC, ARE TO VENT TO THE OUTSIDE ATMOSPHERE THROUGH ROOF VIA WHIRLY BIRD

LEGEND
 GAS- GAS METER
 MB - METER BOX
 HWS- HOT WATER SYSTEM

NOTES:
AS FROM THE 8TH OF SEPTEMBER 2011 THE GOVERNMENT HAS MADE CHANGES TO ALL PROPERTIES RATING THEM BUSH FIRE PROTECTED SO THE COST OF CONSTRUCTION MAY VARY DUE TO CONTRACT PRICE GIVEN AS PER EXTRA CONSTRUCTION REQUIREMENTS TO BE USE TO ACHIEVE A BAL OF 12.5 MINIMUM.

SMOKE DETECTORS:
SMOKE ALARMS ARE TO BE PROVIDED WITH A BATTERY BACK-UP AND TO BE HARDWIRED IN ACCORDANCE WITH NCC PART 9.5 OF THE NCC 2022 VOL 2

NOTES:
PRIVACY SETS TO BATHROOMS.

NOTE:
THE DAMP PROOF COURSE MUST TERMINATE AT NO LESS THAN 150mm ABOVE EXTERNAL SURFACES VIA WEEPHOLES, & BELOW THE INTERNAL FLOOR LEVEL.

NOTES:
PROVIDE A GRADE SAFETY GLASS TO BE INSTALLED IN ALL WET AREA GLAZING ASSEMBLIES WHERE THE LOWEST LINE OF SIGHT IS LESS THAN 2 METERS FROM THE FINISHED FLOOR LEVEL.

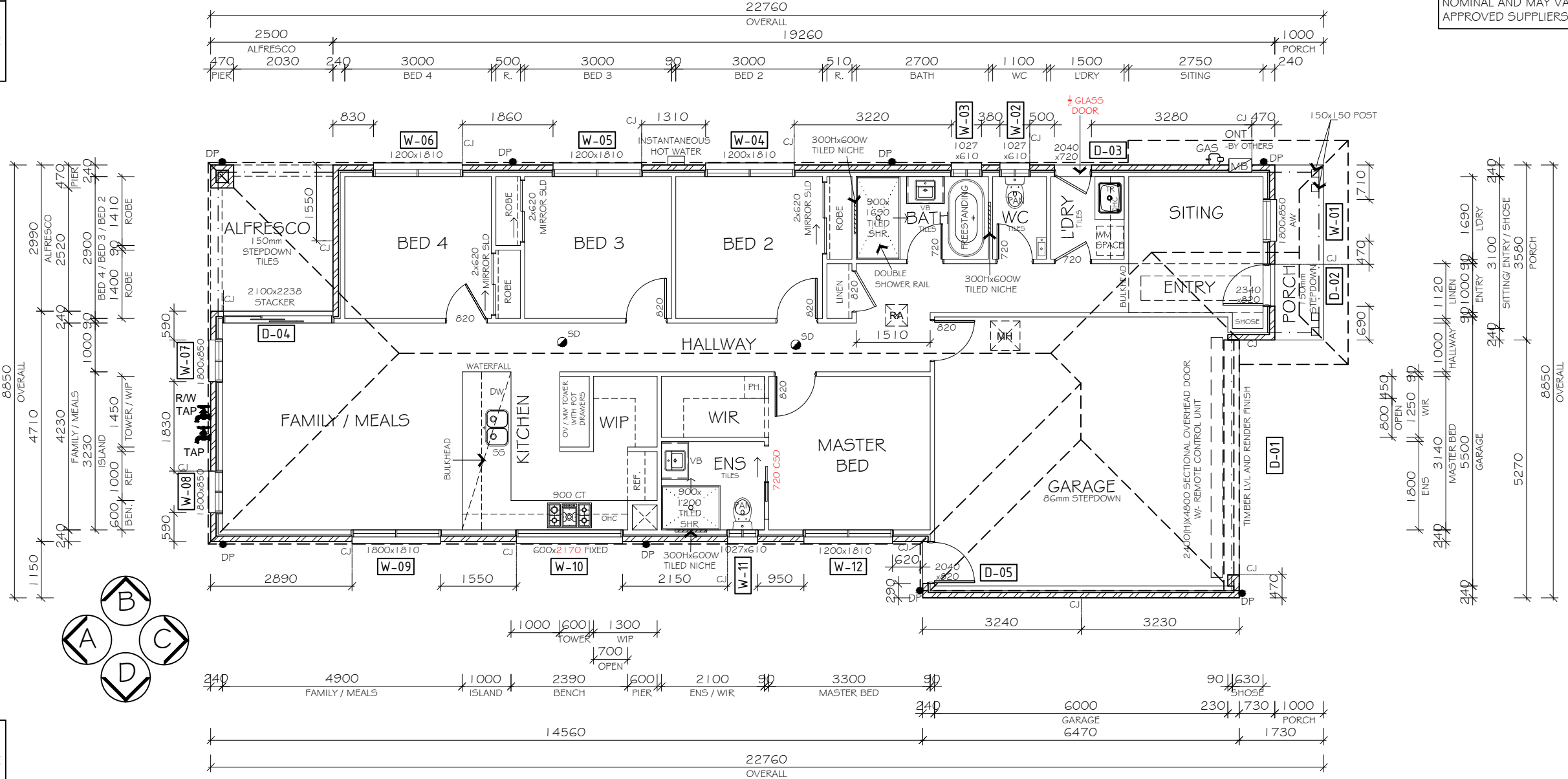
NOTE:
PROVIDE WEEPHOLES @ 960mm MAX. CENTERS WITH CONTINUOUS FLASHING WHERE THE BRICKWORK EXTENDS OVER THE OPENING.

NOTES:
INTERNAL DOOR & ROBE DOORS HEIGHTS TO BE 2340mm (H)

NOTES
 ● ALL WATER CLOSETS TO HAVE REMOVABLE HINGES TO THE DOORS IF THERE IS LESS THAN 1.2m CLEARANCE BETWEEN THE CLOSET PAN & THE DOORWAY.
 ● MAN HOLE LOCATION MAY BE CHANGED DUE TO TRUSS LAYOUT.
 ● WINDOW AND DOOR FRAME SIZES ARE NOMINAL AND MAY VARY WITH BUILDER'S APPROVED SUPPLIERS.

NOTES:
THE WINDOWS NOTED ARE FOR GENERIC SIZE ONLY. THE EXACT SIZE MAY VARY DUE TO WINDOW MANUFACTURERS SPECIFICATIONS. VERIFY ON SITE.

NOTES:
SAFETY GLAZING- ALL GLAZING TO BE IN ACCORDANCE WITH PART 8.3 OF NCC 2022 VOL 2 & AS 1288-2021 ALL ROOMS- WITHIN 500mm VERTICAL OF FLOOR LEVEL BATHROOMS - ALL GLAZING IN BATHROOMS, ENSUITE, SPA ROOMS OR LIKE, INCLUDING SHOWER DOORS & SCREENS, BATH ENCLOSURES & ASSOCIATED WINDOWS WITHIN 2000mm VERTICAL FROM THE BATH OR SHOWER BASE OR FINISHED FLOOR LEVEL LAUNDRY - WITHIN 1200mm VERTICAL FROM FLOOR LEVEL #/OR WITHIN 300mm VERTICAL OF TROUGH, DOORWAY - WITHIN 300mm HORIZONTAL FROM ALL DOORS.



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NOTES:
THE ARTIFICIAL LIGHTING PROVISION IS NOT TO EXCEED THE FOLLOWING REQUIREMENTS:
 5 W/m² FOR HABITABLE ROOM SPACES.
 4 W/m² FOR VERANDAHS OR BALCONIES ATTACHED TO CLASS 1 BUILDING.
 3 W/m² FOR A CLASS 10 BUILDING.
 SEE ELECTRICAL PLAN AS DETAILED BY A QUALIFIED ELECTRICIAN.

GROUND FLOOR PLAN

AREAS		
GROUND FLOOR:	128.56 sq.m	13.84 sqrs
GARAGE:	35.93 sq.m	3.87 sqrs
PORCH:	3.57 sq.m	0.38 sqrs
ALFRESCO	7.47 sq.m	0.80 sqrs
TOTAL:	175.53 sq.m	18.89 sqrs

NOTES:
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE ONLY.
 WINDOW SIZES SHOWN ARE SUPPLIERS FRAME SIZES.
 ALL GLAZING TO COMPLY WITH A.S. 1288-2021 & AS 2047-2014 GLASS IN BUILDINGS, & WITH A.S. 4055-2012 FOR WINDLOADING.
 WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS U.N.O.
 GARAGE ROOF TO BE TIED DOWN MIN. 1200 INTO BRICKWORK WITH HOOP IRON STRAPS.
 ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH PART 10.4.2 OF THE NCC 2022 VOL 2

P R O J E C T	SHEET CONTENT:	SCALE: 1:100		SHEET NUMBER:	JOB NUMBER: 0001
	GROUND FLOOR PLAN	DATE: 28.10.23		3 OF 7	
	PROPERTY ADDRESS:	DRAWN: GH			
	LOT 605 EAGLE ROAD, ARMSTRONG CREEK 3217				
CLIENT:	VISHAL PANDIT				
	WORKING DRAWING				

REVISIONS	ISSUE:	DATE:	DETAILS:	INITIALS:
	A	28.10.23	SKETCH	GH
	B	30.10.23	SKETCH - REV 1	GH
	C	02.11.23	BANK DRAWING	GH
	D	17.11.23	WORKING DRAWING	GH
E	29.11.23	WORKING DRAWING - REV 1	GH	