

AREAS	
Total living area	258 m <sup>2</sup> (278 sq.)
porch area	10.11 m <sup>2</sup> (11 sq.)
garage/store area	47.58 m <sup>2</sup> (51 sq.)
deck area	4.0 m <sup>2</sup> (4.3 sq.)
<b>Total area</b>	<b>359.67 m<sup>2</sup> (383.3 sq.)</b>

**WIND CLASSIFICATION - M1**  
 Design wind speed / Wind classification as per AS 4055 subject to confirmation on site by Relevant Building Surveyor.  
 Building bracing and tie down to be provided in accordance with AS 1684.

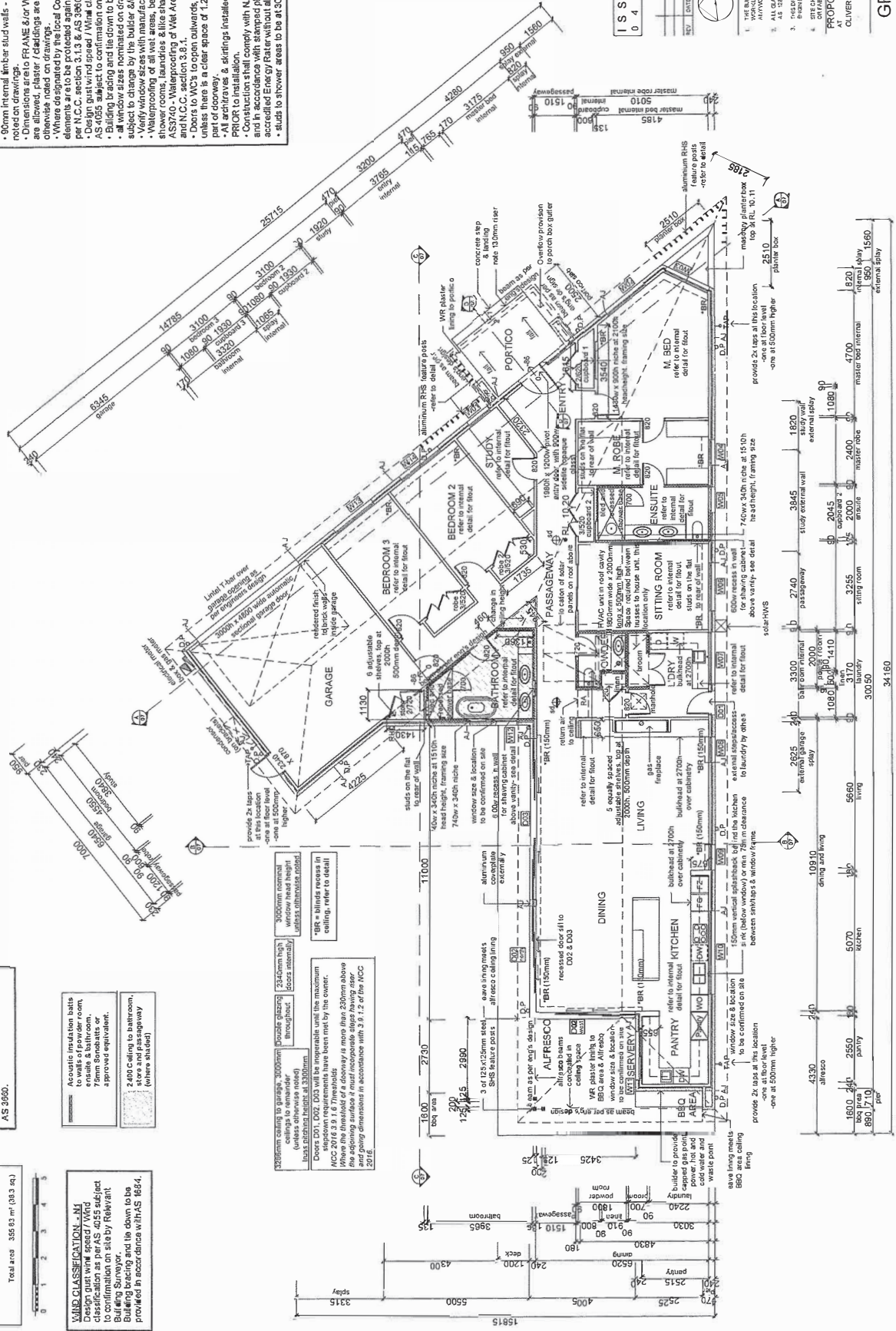
**TERMITE PROTECTION**  
 Where designated by the local Council, the primary building elements are to be protected against attack by termites as per N.C.C. section 3.4.3 & AS 3660.

Acoustic insulation batts to walls in powder room, 75mm Soundbatts or approved equivalent.  
 2400 ceiling to bathroom, (where shaded)

925mm ceiling to garage, 300mm nominal batts above ceiling.  
 2340mm high window head height unless otherwise noted.  
 3000mm nominal window head height unless otherwise noted.  
 \*BR = blinders recess in ceiling, refer to detail.  
 Door D01, D02 will be inoperable until the maximum span down requirements have been met by the owner.  
 Where the threshold of a doorway is more than 200mm above the adjoining surface it must incorporate steps having their full going dimensions in accordance with 3.9.1.2 of the NCC 2012.

**FLOOR PLAN NOTES**

- All timber framing to comply with AS 1684 - Residential Timber Framing Construction.
- 240mm external walls - consisting of 110mm brickwork, 40mm cavity, 50mm timber stud wall - Unless otherwise noted on drawings.
- 90mm internal timber stud walls - Unless otherwise noted on drawings.
- Dimensions relate to FRAMES &/or WALL FACES, tolerances are allowed, plaster / claddings are NOT allowed for - Unless otherwise noted on drawings.
- Where designated by the local Council, the primary building elements are to be protected against attack by termites as per N.C.C. section 3.4.3 & AS 3660.
- All construction to be in accordance with the Building Surveyor AS 4055 subject to confirmation on site by Relevant Building Surveyor.
- Building bracing and tie down to be provided as per AS 1684.
- All window sizes nominated on drawings are nominal only and are subject to change by the builder &/or window manufacturer.
- Verify window sizes with manufacturer.
- Waterproofing of all wet areas, being bathrooms, showers, showers, etc. to be in accordance with AS 4055.
- AS 3740 - Waterproofing of Wet Areas within Residential Buildings and N.C.C. section 3.9.1.
- Doors to WC's to open outwards, slides, or to be readily removable part of doorway, and a clear space of 1.2m from front of plan to nearest door.
- Construction shall comply with N.C.C. 3.12 Energy Efficiency and in accordance with stamped plans endorsed by an accredited Energy Rater without alteration.
- studs to shower areas to be at 300mm c/s.



ISSUE DATE:  
 0 4 J U L Y 2 0 1 9

REV	DATE	AMENDMENT

COURT SCALE

- THE BUILDER SHALL CHECK ALL DIMENSIONS AND LOCATIONS TO BE SHOWN ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON COMMENCEMENT OF WORK.
- ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 1288.
- RESUMED WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 4055.
- SITE CHECKS AND INSPECTIONS SHOULD BE CONDUCTED BEFORE MANUFACTURE AND FABRICATION OF ITEMS.

PROPOSED RESIDENCE  
 OLIVER ST., ASHBURTON VIC

**GROUND FLOOR PLAN**

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1:100

**GROUND FLOOR PLAN**