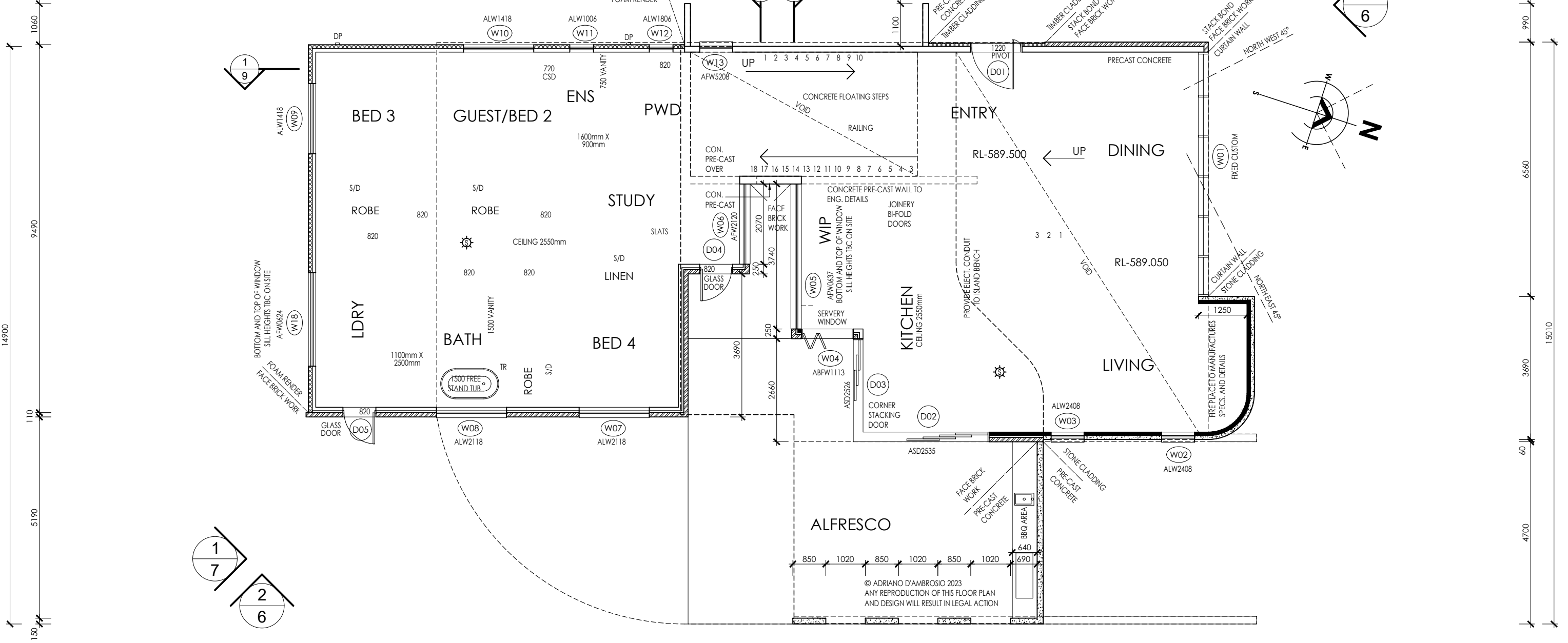


NOTE:
FLOOR - CEILING
INTERNAL DOORS
CEILING INSULATION
WALL INSULATION
ROOF PITCH

REFER TO FLOOR PLAN
& ELEVATIONS
2100mm
R4.0
R2.0
REFER TO ROOF PLAN

SMOKE DETECTORS - NCC Vol. 2 - AS3786-2014 EDITION
REQUIRES INTERCONNECTION OF SMOKE ALARMS WHERE
MORE THAN ONE ALARM IS INSTALLED.
MECHANICAL VENTILATION TO
ENSUITE AND BATHROOMS AS PER NCC Vol 2
BARRIERS AND HANDRAILS AS PER NCC Vol 2
EXTERNAL WATERPROOFING TO COMPLY WITH AS4654-2012

STAIR CONSTRUCTION TO BCA 3.9.1 -
- CEILING HEIGHT IN STAIRWAY MIN. 2m MEASURED VERTICALLY
ABOVE NOSING LINE BCA 3.8.2.2.
- OPENINGS BETWEEN TREADS/BALURSTADES NOT TO PERMIT 125mm
SPHERE TO PASS THROUGH.
- TREAD SURFACE OR NOSING STRIP TO HAVE A SLIP RESISTANCE
CLASSIFICATION PER TABLE 3.9.1.1.
- RISER AND GOINGS TO BE IN ACCORDANCE WITH BCA FIG. 3.9.1.2.
- PROVIDE HANDRAIL ALONG FULL LENGTH OF THE FLIGHT. TOP
SURFACE OF HANDRAIL TO BE NO LESS THAN 865mm VERTICALLY
ABOVE THE STAIR TREAD NOSING - BCA 3.9.2.4.



**NOTE - IT IS THE CLIENT/OWNERS, BUILDER AND CONTRACTORS
OBLIGATION TO READ THROUGH THE FULL SET OF PLANS PROVIDED
THOROUGHLY PRIOR TO ANY CONSTRUCTION OR WORKS.**

**BUILDER/CONTRACTORS TO CONFIRM
DIMENSIONS ONSITE PRIOR TO
COMMENCEMENT OF WORKS.**

NOTE: ALL WORK TO BE DONE IN ACCORDANCE
WITH THE NCC, AUS. STANDARDS, SDHDC ACT AND
LIVABLE HOUSING DESIGN STANDARD 2022

GROUND FLOOR PLAN

GROUND RESIDENCE AREA 209.48M²
ALFRESCO AREA 54.38M²

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design & drafting

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PROPOSED RESIDENCE //

SHEET TITLE // PUBLIC REGISTER GROUND FLOOR PLAN
BLOCK // 16
SECTION // 21
SUBURB // DEAKIN

CLIENT // BRUCIC
SCALE // 1:100 @ A3
DATE // 15 AUG 2023

REVISION // **F**
DWG No // **A20**