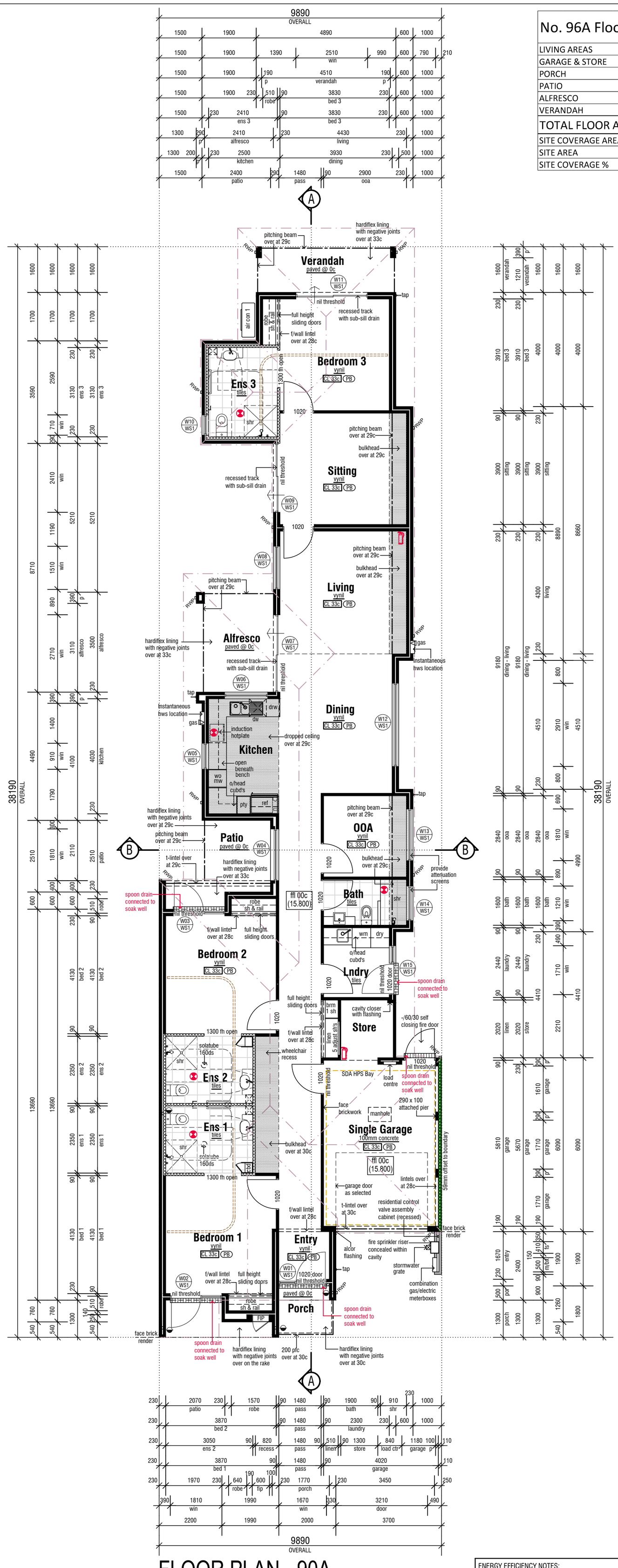
No. 96A Floor Areas	AREA (m2)
LIVING AREAS	212.98
GARAGE & STORE	29.01
PORCH	7.85
PATIO	8.00
ALFRESCO	9.45
VERANDAH	7.82
TOTAL FLOOR AREA	275.11
SITE COVERAGE AREA	241.99
SITE AREA	450.56
SITE COVERAGE %	53.71%



FLOOR PLAN - 90A

SCALE 1:100

High Physical Support

CEILING HOIST NOTE:
BEDROOMS SHALL HAVE A PROVISION FOR POWER AND INBUILT STRUCTURE, CAPABLE OF INSTALLATION OF A CONSTANT CHARGE CEILING HOIST. THE HOIST SHALL BE CAPABLE OF GOING ACROSS THE BED AND DOWN THE BED. MIN LOAD CAPACITY OF THE HOIST SHALL BE 250KG. HOIST IS TO BE CAPABLE OF BEING EITHER CEILING MOUNTED OR WALL MOUNTED.

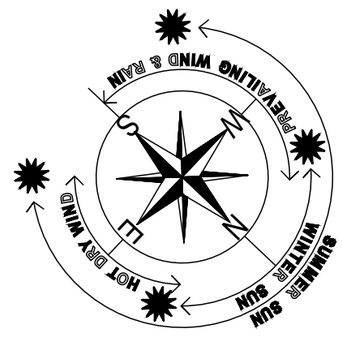
BUILDER NOTE:
GARAGE FLOOR IS A LEVEL SURFACE WITH A MAXIMUM GRADIENT OF 1 IN 40

FIRE EXTINGUISHER:
PROVIDE AEB TYPE FIRE EXTINGUISHER MINIMUM 2.5kg AND COMPLY WITH CODES & STANDARDS

BUILDER NOTE:
ALL EXTERNAL SPOON DRAINS TO HAVE A MAXIMUM OF 8mm OPENINGS

BEDROOM DOORS:
PROVIDE 35mm TIGHT FITTING SOLID CORE DOORS FITTED WITH MEDIUM (FIN OR BRUSH TYPE) SMOKE SEALS

ENERGY EFFICIENCY NOTES:
- R3.5 INSULATION TO CEILINGS.
- FOILBOARD SUPER 15 INSULATION (OR SIMILAR) TO ALL EXTERNAL BRICK CAVITY WALLS.
- SINGLE LAMINATED GLASS IN STANDARD ALUMINUM FRAMES THROUGHOUT.



No. 90A

Ability Housing
creating accessible communities

LEGEND & NOTES

- FP 10.000 DENOTES FINISHED PAVING LEVELS.
- DENOTES 90mm STUD WALL LINED AS NOTED ON PLANS
- DENOTES BRICKWORK
- DENOTES RETAINING WALLS. CONFIRM EXTENT ON SITE. CONSTRUCTION IN ACCORDANCE WITH ENGINEER'S DRAWINGS.
- DENOTES 1800mm HIGH CORED LONGREACH BRICKWORK WITH STANDARD BRICKWORK OVER
- DENOTES 90mm ACCOUSTIC BRICKWORK
- DENOTES 90mm CLAY FEATURE FACE BRICK
- CAVITY WALL INSULATION AS PER ENERGY RATING
- 110mm CLAY FACE BRICK - 1 COURSE HIGH, 2 HOUR FIRE RATING

LEGEND & NOTES

- ALL BUILDING WORK TO COMPLY WITH THE LATEST NCC ISSUE AND REFERENCED AUSTRALIAN STANDARDS
- CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
- REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL WORK AND CONCRETE WORK.
- DO NOT SCALE FROM THESE DRAWINGS.
- ALL DETAILS MAY VARY ACCORDING TO ON SITE CONSTRUCTION BY OWNER - BUILDER.
- ALL BRICK COURSING HEIGHT ARE TO BE TAKEN FROM MAIN FLOOR LEVEL. IE. "0" COURSES
- TIMB DENOTES TIMBER FRAMED WINDOW OR DOOR FRAMES.
- DENOTES 100 x 50 PVC CAVITY RAINWATER DOWNPIPE FROM LOWER ROOF LEVELS. WHERE INDICATED FOR COLUMNSS, PROVIDE 50MM DIAMETER DOWNPIPE THROUGH CENTRE. WHERE SHOWN IN COLUMN PROVIDE 50MM DIAMETER PVC RAINWATER PIPE. WHERE SHOWN IN INSITU CONCRETE WALL PROVIDE 75MM DIAMETER RAINWATER PIPE
- DENOTES 100 x 50 PVC CAVITY RAINWATER DOWNPIPE FROM UPPER ROOF LEVELS. WHERE INDICATED FOR COLUMNS, PROVIDE 50MM DIAMETER DOWNPIPE THROUGH CENTRE.WHERE SHOWN IN COLUMN PROVIDE 50MM DIAMETER PVC RAINWATER PIPE. WHERE SHOWN IN INSITU CONCRETE WALL PROVIDE 75MM DIAMETER RAINWATER PIPE
- PROVIDE ALL CAVITY R.W.P WITH SOAKWELL RELIEF
- TIM DENOTES TIMBER CEILING OVER
- SC DENOTES SKIM COAT OF PLASTER OVER
- PB DENOTES PLASTERBOARD CEILING OVER
- S DENOTES SMOKE DETECTOR TO B.C.A REQ'S
- ▽ DENOTES GAS NEGUS POINT
- WHERE DROPPED CEILINGS FOR AIR CONDITIONING AND EXHAUST RELIEFS ARE INDICATED LAY CEILING JOISTS ON SIDE TO ALLOW MAXIMUM CEILING SPACE
- PROVIDE OVERFLOW PROVISIONS FOR ALL BOX GUTTERS
- PROVIDE MECHANICAL VENTILATION TO ALL WC'S & LAUNDRIES
- ALL DOORS AROUND PERIMETER OF RESIDENCE OPENING OUTWARDS TO HAVE AN APPROVED TIE BACK DEVICE ATTACHED TO THE WALLS.
- BRICKWORK ON 'T'-LINTELS TO BE 190MM WIDE (U.N.O)
- TIMBER JAMBS TO HAVE 80MM BRICK NIBS TO ALLOW FOR ARCHITRAVE
- ALL FOOTING LEVELS TO BE 3 COURSES BELOW ADJACENT GROUND LEVEL (MINIMUM)
- DOWNPIPES ARE INDICATIVE ONLY. BUILDER AND ROOF PLUMBER TO DETERMINE EXACT LOCATION AND QUANTITY.
- PROVIDE CEILING AND CAVITY WALL INSULATION IN ACCORDANCE WITH ENERGY ASSESSMENT
- INTERNAL BRICKWORK - 90MM
- EXTERNAL BRICKWORK - 90MM
- 230MM CAVITY BRICKWORK WITH FACE BRICK & RENDER AS PER SPECIFICATION
- C DENOTES COMMERCIAL ALUMINUM FRAME
- D DENOTES 2,340mm HIGH DOORS UNLESS NOTED OTHERWISE

REV.	DATE	DESCRIPTION
D	25.07.23	Specification amendments and revisions clouded
C	01.06.23	Issued for Construction
B	16.12.22	Issued for Tender
A	21.09.22	Preliminary working drawings issued for consultants

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Drawing Title:
Floor Plan - No. 90A

Scale: AS SHOWN		Plot Date:	
Status: Documentation		Drawn By: M.Carbone	
Project No. 22210		Drawing No. A03	Rev No.