



- NOTES:**
- REFRIGERATORS, DISHWASHERS & WASHING MACHINES SHOWN ON PLAN IS NOT INCLUDED WITH CONTRACT.
  - ALL PLUMBING FIXTURES AND INSTALLATIONS INCLUDING PRESSURE LIMITING DEVICES, HOT WATER SYSTEMS AND DUAL FLUSH TOILET SUITES TO BE WELS RATED IN ACCORDANCE WITH AS/NZ 6400 - 2005 & AS 3500.
  - ALL WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH CLAUSE 3.8.1 OF BCA.
  - STAIRWAY TO BE INSTALLED IN ACCORDANCE WITH CLAUSE 3.9.1 OF BCA.
  - REQUIRED HANDRAIL AND BALUSTRADES TO BE INSTALLED IN ACCORDANCE WITH CLAUSE 3.9.2 OF BCA.

- ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH CLAUSE 3.6 OF BCA.
- MINIMUM VENTILATION REQUIRED FOR BED 1 & WIR - UNIT 1 COMBINED FLOOR AREA - 19.25 x 5% = 0.96 SQ. M VENTILATION OPENING ACHIEVED = 1.80 SQ. M (S1524oxxo)
- MINIMUM VENTILATION REQUIRED FOR BED 1 & WIR - UNIT 2 COMBINED FLOOR AREA - 16.29 x 5% = 0.81 SQ. M VENTILATION OPENING ACHIEVED = 2.25 SQ. M (DH1815, 2/DH1506)
- MINIMUM VENTILATION REQUIRED FOR BED 1 & WIR - UNIT 3 COMBINED FLOOR AREA - 20.11 x 5% = 1.01 SQ. M VENTILATION OPENING ACHIEVED = 2.70 SQ. M (S1524oxxo, 2/DH1506)

- MECHANICAL VENTILATION TO BATHS, LDYS & WCS OF UNITS 1 & 2 AND PDR OF UNIT 3 IN ACCORDANCE WITH CLAUSE 3.8.5 OF THE BCA.
- DOOR FRAME HEIGHTS INTERNAL 2090 EXTERNAL 2135
- ALL DIMENSIONS AND DESIGN INFORMATION TO BE CONFIRMED ON SITE.
- LOCATION OF DOWNPIPES TO ENGINEER'S DESIGN AND DETAIL.

- sa DENOTES LOCATION OF SMOKE ALARMS. INSTALL IN ACCORDANCE WITH CLAUSE 3.7.2 OF BCA & AS 3786
- fw DENOTES LOCATION OF FLOOR WASTE GULLEY. CONFIRM LOCATION ON SITE.
- hc DENOTES LOCATION OF EXTERNAL HOSE COCKS. CONFIRM LOCATION ON SITE.
- ☒ DENOTES LOCATION OF CEILING ACCESS

unit 1 living area	164.9 m <sup>2</sup>	(approx. 17.7 squares)
unit 1 patio area	13.5 m <sup>2</sup>	(approx. 1.4 squares)
unit 1 porch area	8.1 m <sup>2</sup>	(approx. 0.9 squares)
unit 2 living area	163.0 m <sup>2</sup>	(approx. 17.5 squares)
unit 2 patio area	11.6 m <sup>2</sup>	(approx. 1.2 squares)
unit 2 porch area	5.8 m <sup>2</sup>	(approx. 0.6 squares)
unit 3 lower living area	146.8 m <sup>2</sup>	(approx. 15.8 squares)
unit 3 patio area	19.3 m <sup>2</sup>	(approx. 2.1 squares)
unit 3 porch area	3.2 m <sup>2</sup>	(approx. 0.3 squares)
unit 3 upper living area	52.6 m <sup>2</sup>	(approx. 5.7 squares)
total	588.7 m <sup>2</sup>	(approx. 63.4 squares)

**1 lower floor plan**  
1 : 100

© COPYRIGHT IN WHOLE OR PART ARENKAY DESIGNS PTY LTD  
DESIGNER SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE BUILDING. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.  
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND NO AMENDMENT SHALL BE MADE WITHOUT APPROVAL FROM THE RELEVANT LOCAL AUTHORITY.  
THESE PLANS ARE SUPPLIED ON THE CONDITION THAT, IN THE EVENT OF AN ERROR, ARENKAY DESIGNS PTY LTD'S RESPONSIBILITY IS LIMITED TO THE COST OF AMENDING THESE DRAWINGS.  
ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS & BUILDING CODE OF AUSTRALIA.  
FULL SIZE ON PAPER

**Arnkay building designs**  
Shop 9 The Homemaker Centre  
12 Pressett Street, TOOWOOMBA 4350  
P.O. Box 257  
DRAYTON NORTH QLD 4350  
www.arnkaydesigns.com.au  
TOOWOOMBA Ph: 07 46384766  
Ph: 07 46394966  
Fax: 07 46314702  
GOONDIWINDI Ph: 07 46314702  
EMAIL: arnkay@ippond.net.au  
ABN 37 581 984 102

DESIGNER: **A. COOPER**  
CREATED BY: **RJS**  
B.S.A. Lic. No. 80250  
N2

NO	DATE	DESIGNER	AMENDMENT
6	15/10/13	AC	ISSUE FOR CONSTRUCTION
5	09/10/13	AC	DRAFT FINAL
4	22/09/13	AC	RE-ISSUE FOR COMMENT
3	20/09/13	AC	RE-ISSUE FOR COMMENT
2	13/09/13	AC	RE-ISSUE FOR COMMENT
1	05/09/13	AC	ISSUE FOR COMMENT

CLIENT: **WEYMOUTH INVESTMENTS QLD PTY LTD**  
PROJECT REF: **ACCOMMODATION UNITS 10 BURKE STREET, TOOWOOMBA**  
**lower floor plan**  
SCALE: 1 : 100  
DRAWING NO: **130817.02**  
No. IN SET: 11  
SHEET: 6  
A2



**SIGNATURES**

OWNER/S \_\_\_\_\_

BUILDER \_\_\_\_\_

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