













**NOTES:**

HEIGHTS INDICATED ARE CLEAR HEIGHTS ABOVE FINISHED FLOOR LEVELS.

WET AREA FLOORS ARE TO BE WATERPROOFED IN ACCORDANCE WITH NCC, V2, SECTION 3.8.1. AND TO COMPLY WITH AS 3740-2004 FOR WET AREAS AND AS/NZS 4058:2004 WET AREA MEMBRANES AS CLASS II MEMBRANE.

FLOOR TILES IN WET AREAS TO BE LAID TO A MIN. FALL OF 1 IN 60 TO FLOOR WASTE.

ALL DIMENSIONS ARE TO STRUCTURE NOT FINISHED SURFACE, APART FROM WINDOWS (REFER WINDOW SCHEDULE)

REFER TO WINDOW MANUFACTURER FOR REQUIRED FRAME OPENINGS

WINDOWS INCLUDING BEDROOMS W/ 2m FALL HEIGHT FROM FL TO GROUND BELOW MUST COMPLY WITH N.C.C 3.9.2.6. TO BE FITTED WITH NON-REMOVABLE SCREENS OR RESTRICTED TO 125mm OPENING

TERMITE PROTECTION TO AS 3680:2000 SERIES

NO EXPOSED CONDUIT

FALL ALL EXTERNAL GROUND AWAY FROM BUILDING.

REFER STRUCTURAL ENGINEERS DETAILS FOR STRUCTURAL INFORMATION.

PLACEMENT OF SMOKE ALARMS TO COMPLY WITH AS 3786:2014 SMOKE ALARMS

LIGHTING TO COMPLY WITH THE ENERGY EFFICIENT LIGHTING STANDARD UNDER THE QLD DEVELOPMENT CODE OF 4.1 - SUSTAINABLE BUILDINGS (QDC4.1)

ELECTRICAL LEGEND	
(TO BE READ IN CONJUNCTION WITH THE SPECIFICATION)	
SINGLE GPO	
DOUBLE GPO	
WEATHERPROOF SINGLE GPO	
TELEVISION OUTLET AT 400	
EXHAUST FAN - TO DISCHARGE OUTSIDE, THROUGH BRICKWORK OR SOFFIT, VIA FLOOR JOISTS (USED AS PLENUM) OR DUCTED. PROVIDE VERMIN PROOF GRILLE TO OUTLET.	
CEILING FAN AS SPECIFIED	
DOUBLE FLUORESCENT (GARAGE)	
SELECTED DOWNLIGHT	
SMOKE DETECTOR	
HOT WATER SYSTEM	
METER BOX (ELECTRICAL)	
LIGHTS SWITCHED ONE WAY (REFERS TO ACTUAL NUMBER OF LIGHTS SWITCHED) WALL PLATE, 1050 ABOVE F.F.L.	
LIGHTS SWITCHED TWO WAY (REFERS TO ACTUAL NUMBER OF LIGHTS SWITCHED) WALL PLATE, 1050 ABOVE F.F.L.	
<b>NOTE:</b>	
ELECTRIC METERBOARD, HOT WATER SYSTEM / BOOSTER & GAS METERBOARD, <b>WHERE REQUIRED</b> , SHALL BE LOCATED AND POSITIONED ON-SITE, RELATIVE TO THE POSITION OF THE INCOMING POWER AND SUPPLY GAS LINES. REFER SPECIFICATION.	

rev	date	description



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Do not scale drawings  
Check all dimensions on site prior to commencement of works.

We acknowledge and pay our respects to the Gumbumeri people, the traditional custodians of the land on which this architectural project is situated. I recognize their unique connection to the land, its stories, and its spiritual significance.

PROJECT:  
**ANNE STREET GARDEN VILLAS**

PROJECT ADDRESS:  
**59-61 ANNE STREET, SOUTHPORT, QLD 4215**

DRAWING TITLE:  
**RCP GROUND FLOOR**

CLIENT:  
 **Queensland Government**  
Department of Housing and Public Works

DATE:  
**23.10.23**

SCALE: @ A3  
**1:100**

DRAWN: **DQ** CHECKED: **DQ** NORTH:

ISSUE:  
**BUILDING APPROVAL**

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1	A3.01	1	6

**A3.01 GROUND FOOR RCP**  
1:100





























