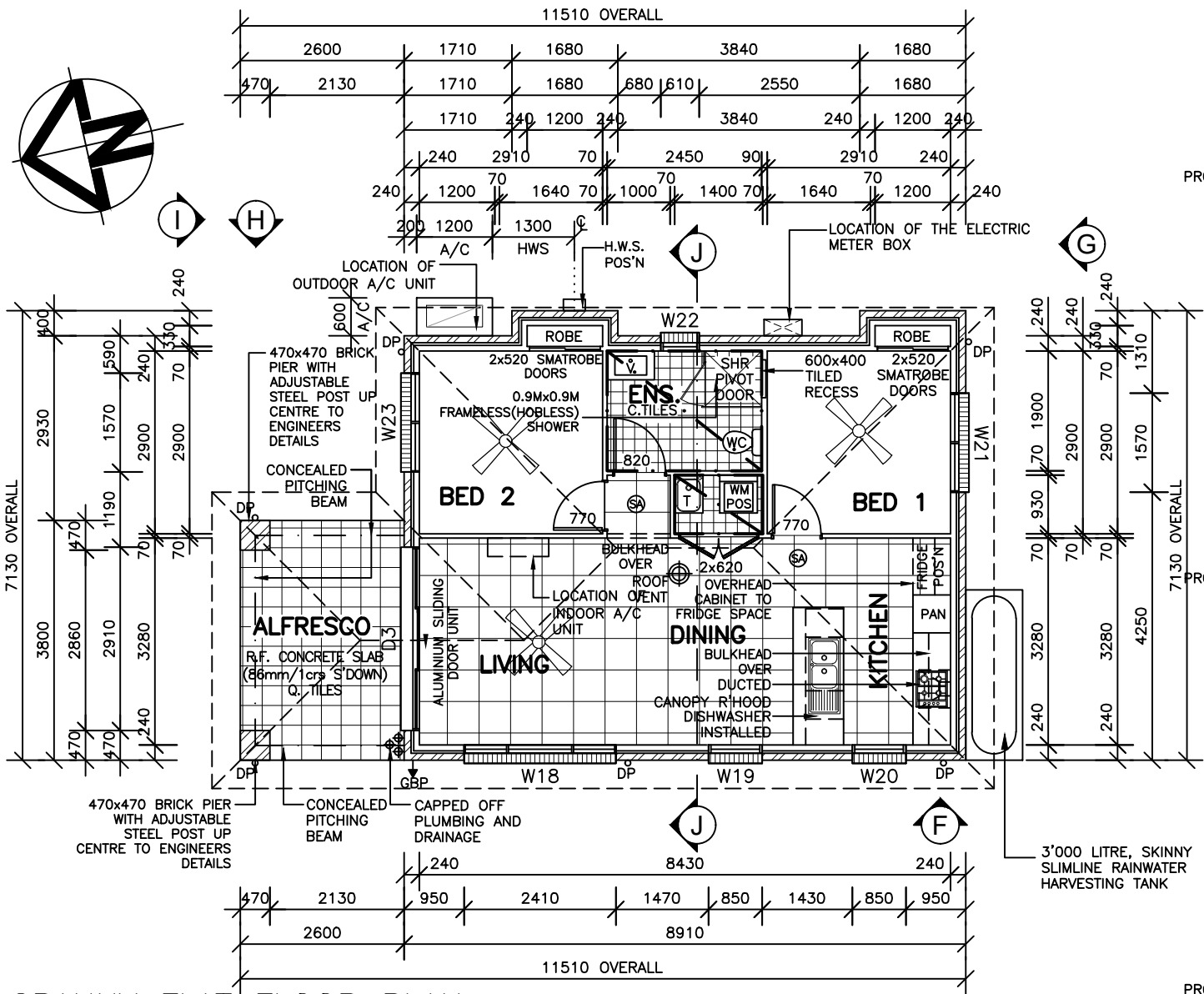


600mm EAVE /  
GUTTER OVERHANG

22.5 DEGREE  
ROOF PITCH

TILED BROADFLOORS  
WILL REQUIRE AN  
EXPANSION JOINT  
AT 6.0M CENTRES



GRANNY FLAT FLOOR PLAN  
TYPE 5: 2 BEDROOM

- NOTE:**
- SHADED WALL DENOTES 90mm WALL TO ACCOMMODATE CAVITY SLIDING DOOR
  - ALL ANGLED WALLS ARE 45°
  - SCREED FINISHED CONCRETE MEANS THAT THE CONCRETE WILL ONLY BE LEVELLED OFF DURING CONCRETE POUR & LEFT ROUGH FINISH SO AS ANOTHER FINISH (TILES/TIMBER ETC) CAN BE APPLIED BY OWNER AFTER HANDOVER
  - FINAL DOWNPIPE LOCATIONS ON THIS PLAN WILL BE DETERMINED ON SITE BY THE SITE SUPERVISOR & PLUMBER ACCORDING TO THE B.C.A
- SA DENOTES SMOKE ALARM  
SIZE DENOTES 2340mm HIGH DOOR

**NOTE:**  
CONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH BCA 2022

**NOTE:** 1 x WHIRLY BIRDS AND 6 x EAVE VENTS TO BE PROVIDED IN ACCORDANCE WITH NCC CLAUSE 10.8.3

AREA:  
LIVING =  
(included ext. wall) 61.31m<sup>2</sup>  
(excluded ext. wall) 53.65m<sup>2</sup>  
PORCH = 9.88m<sup>2</sup>  
TOTAL = 69.84m<sup>2</sup>  
ROOF PLAN = 87.07m<sup>2</sup>

KEY  
: BAYSIDE 'SOMERSET' 122cm 3BLADE CEILING FAN/LIGHT  
: RECESSED SLAB TO WET AREAS(ENSUITE & LAUNDRY)

