

ABBREVIATIONS LEGEND:

ABT	ABOVE BENCH TOP
AC-C	AIR CONDITIONING CONDENSER
AC-U	AIR CONDITIONING UNIT
AFL	ABOVE FLOOR LEVEL
AW	AWNING WINDOW
BO	BEAM OVER
BOB	BOXED OUT BEAM
BRM	BROOM CUPBOARD
BT	BENCH TOP
BT-W	WATERFALL END TO BENCH TOP
CB	COMMS BOX
CLG	CEILING
CLG-R	RACKED CEILING
CT-E	ELECTRIC COOKTOP
CT-G	GAS COOKTOP
CT-I	INDUCTION COOKTOP
DD	DISH DRAWER
DDD	DOUBLE DISH DRAWER
DH	DOUBLE HUNG WINDOW
DN	STEPPDOWN
DP	ROOF DOWN PIPE
DR	DRAWERS
DT	DESKTOP
DW	DISHWASHER
ENS.	ENSUITE
FG	FIXED GLASS
FP	FIRE PLACE
F.W.	FLOOR WASTE
GB	GAS BOTTLES
GM	GAS METER
H.C.	HOSE COCK
HT	HEIGHT
HTR	HAND TOWEL RING
HWS-E	ELECTRIC HOT WATER SYSTEM
HWS-G	GAS HOT WATER SYSTEM
HWS-S	SOLAR HOT WATER SYSTEM
LW	LOUVRE WINDOW
MB	METER BOX
MSD	MIRROR SLIDING DOOR
MW	MICROWAVE
OH	OVERHANG
OHC	OVERHEAD CUPBOARD
OHC-B	OHC WITH BULKHEAD TO CEILING
PLD	PANEL LIFT DOOR
R.A	ROOF ACCESS
REF.	REFRIGERATOR
SB	SWITCH BOARD
SD	SLIDING DOOR
SH	SHELVING
SH-ADJ	ADJUSTABLE SHELVING
SH-D	SHELVES & DRAWER UNIT
SHR	SHOWER
SPI	SOLAR POWER INVERTER
SR	SAFETY RAIL
SW	SLIDING WINDOW
T	TUB
TA	TAILED ALCOVE
TR	TOWEL RAIL
TR-H	HEATED TOWEL RAIL
UP	STEP UP
VB	VANITY BASIN
VC	VANITY CABINET
VSD	VINYL SLIDING DOOR
WC	TOILET PAN
WCF	WATER CONNECTION TO FRIDGE
WHC	WALL HUNG CABINET
W.I.P.	WALK-IN PANTRY
W.I.R.	WALK-IN ROBE
WM	WASHING MACHINE
WO	WALL OVEN

CONSTRUCTION NOTES :

- CONSTRUCTION IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND NCC OF AUSTRALIA
- FLOOR FINISHES AS NOTED ON PLAN.
- CEILING HEIGHTS AS NOTED ON EITHER ELEVATIONS, SECTION, FLOOR PLAN OR WHERE APPLICABLE
- ALL INTERNAL DOORS 2340 HEIGHT NOMINAL.
- ALL ROBE DOORS 2400 HEIGHT NOMINAL.
- TAILED ALCOVES 450x600 & 1100 AFL
- OBSURE GLASS TO BE USED FOR BATHROOM & ENSUITE WINDOWS.
- WHERE APPLICABLE - ROOF ACCESS, COMMS BOX, METER BOX, SWITCHBOARD, SOLAR POWER INVERTER, ISOLATION SWITCHES, GAS METER, MECHANICAL VENTILATION AND AIR CONDITIONER CONDENSER LOCATIONS TO BE DETERMINED BY INSTALLER.
- INSTALL FIREPLACE TO MANUFACTURERS SPECIFICATIONS WHERE APPLICABLE.
- RE-CIRCULATING RANGEHOOD APPLICABLE, UNLESS SPECIFIED
- LAUNDRY TO INCLUDE DROP-IN TUB & CUPBOARD UNDERNEATH BENCHTOP, UNLESS SPECIFIED

BUILDER: RUBY DEVELOPMENTS PTY LTD
225 LOGAN RD, EAGLEBY, QLD 4207
PH (07) 3804 7833 FAX (07) 3804 7933
EMAIL: PETER@LIVINGGEMS.COM.AU
QBCC LICENCE NUMBER:1070245

ISSUE	DATE	AMEND.	DRAWN
A.	21.12.16	PRELIMINARY	LT
B.	11.01.17	UPDATES	TJ
C.			
D.			
E.			
F.			
G.			

GENERAL NOTES

-THE FOREMAN, SUPERVISOR AND CONTRACTOR SHALL CONFIRM ALL SITE BOUNDARIES AND VILLA SETBACKS AND RL LEVELS ARE CORRECT PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES SHALL BE NOTIFIED TO THE BUILDER IN WRITING PRIOR TO WORK BEING COMMENCED

- REFRIGERATORS, FREEZERS, DISHWASHERS AND WASHING MACHINE SYMBOLS ARE FOR POSITIONING PURPOSES ONLY.

- ALL WORK TO COMPLY WITH THE POSITIONS OF THE BCA AND NCC OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY BYLAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY.

DO NOT SCALE - VERIFY ALL DIMENSIONS

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE SUPERCEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

OWNER/S

CLIENT:

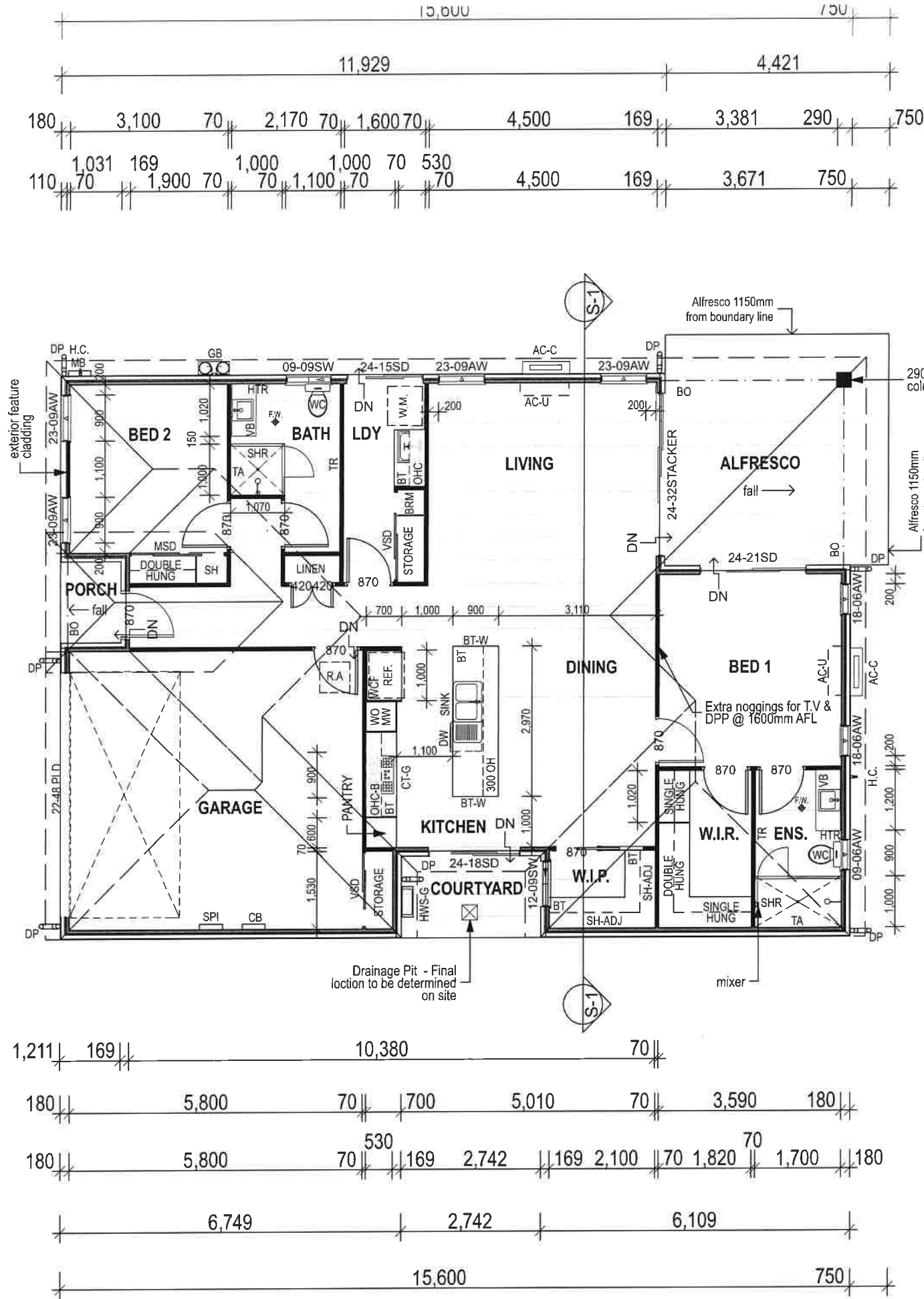
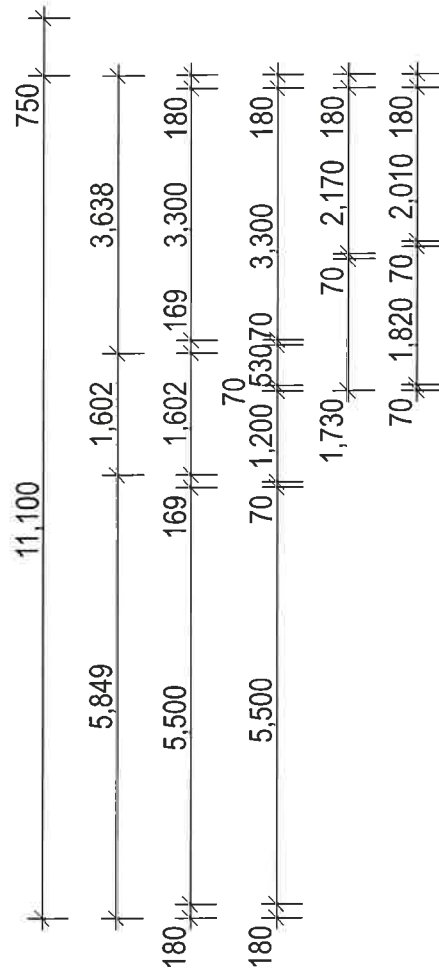
RAY & DI ST CLARE

SITE:

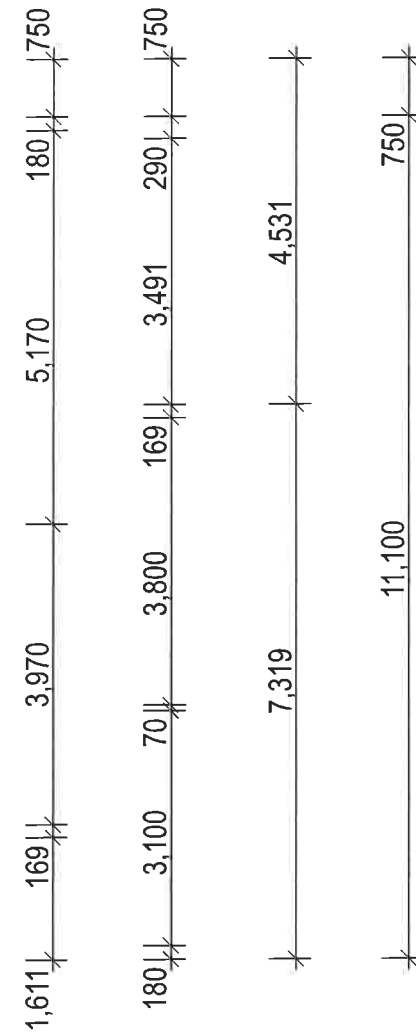
VILLA 260 CORAL AVENUE
 176 TADDERS ROAD

MODEL: CRYSTAL - RH FACADE I	ISSUE: B
JOB NO.: CB - 260	SHT NO.: 2 OF 6
ISSUE DATE: 11/01/2017	DRAWN: I T & T I

Living Gem:
 CABOULTURE



ROOM	FLOOR FINISH	CLG LEVEL	ADDITIONAL NOTES
BED 1	CARPET	2700	
BED 2	CARPET	2700	- Double Hung - 1950mm AFL & 1030mm AFL
LIVING	TILES	2700	
DINING	TILES	2700	
KITCHEN	TILES	2700	- CT-G indicative purposes only
BATH	TILES	2700	- full HT tiles to shower, skirting to remainder
L'DRY	TILES	2700	- tiles to skirting
ENS.	TILES	2700	- full HT tiles to shower, skirting to remainder
W.I.R	CARPET	2700	- no SH-D, Double/ Single Hung rails
STUDY ALCOVE	TILES	2700	
GARAGE	EPOXY-COATED FLOOR	2700	
PORCH	TILES	2700	
ALFRESCO	TILES	2700	
COURTYARD	TILES	2700	
W.I.P.	TILES	2700	- Laminated BT, open SH-ADJ above and below BT



AREAS:	SQ METRES:
LIVING	117.59 m ²
GARAGE	35.52 m ²
PORCH	1.90 m ²
ALFRESCO	19.95 m ²
COURTYARD	4.35 m ²
TOTAL =	179.31 m²

FLOOR PLAN

SCALE 1:100

