

ISSUE

DATE

REVISIONS

DRAWN

MOBRI PTY. LIMITED trading as

A.B.N. 49 511 228 067

Peter John O'Brien & Associates

3 ENSIGN PLACE

CASTLE HILL 2154

New South Wales

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PROPOSED TWO STOREY BRICK VENEER DWELLING

SWIMMING POOL AND RETAINING WALLS

AT: Lot 128 DP 13914

5 ARNCLEFFE ROAD

EARLWOOD

FOR: A. NAHLOUS & C. MULCAHY

SCALE

1:100

DATE

29.06.2022

Ground Floor Plan

DRAWN

P.O'BRIEN

DRAWING NO:

21-827/8

NOTE :
STAIRS TO COMPLY WITH 'NON-SLIP'
REQUIREMENTS OF NCC 2019
P3 OR R10 INDOOR STAIRS

NOTE :
NEW FIRST FLOOR WINDOWS
TO BE PROTECTED IN ACCORDANCE
WITH PART 3.9.2.6 & 3.9.2.7 OF THE NCC 2019

NOTE :
THE WATER CLOSET AND BATHROOM
WILL BE CONSTRUCTED IN ACCORDANCE
WITH AS3740

NOTE :
WINDOW OPENING DIMENSIONS REFER TO FRAME SIZE
FRAMER TO ALLOW FOR TOLERANCES, REVEALS ETC
FRAMING TO AS 1684.2010
CONCRETE FOOTINGS TO AS 2870.2011
PLUMBING TO AS 3500-2003

note:
REMOVABLE DOOR WITH
LIFT-OFF HINGES TO W.C.

NOTE :
MASONRY TO AS 4773 & 3700
TERMITE CONTROL TO AS 3660
DPC & FLASHING TO AS 2904
DOORS AND WINDOWS TO AS 2047

NOTES:
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE
REQUIREMENTS OF VOLUME 2 OF THE
NATIONAL CONSTRUCTION CODE SERIES - BUILDING
CODE OF AUSTRALIA (NCC 2019)

ACCEPTABLE CONSTRUCTION PRACTICE
3.8.7.2 Pliable building membrane
NO PLIABLE BUILDING MEMBRANE WRAP WILL BE USED
3.8.7.3 Flow rate & discharge of exhaust systems
THE EXHAUST SYSTEM IN THE KITCHEN IS TO BE 40 L/S
THE EXHAUST SYSTEM IN THE BATHROOMS IS TO BE 25 L/S
3.8.7.4 Ventilation of roof spaces
ALL EXHAUST SYSTEMS TO DISCHARGE INTO A ROOF SPACE
THE ROOF SPACE MUST BE VENTILATED TO THE OUTSIDE AIR
THROUGH EVENLY DISTRIBUTED OPENINGS

