

	SMOKE ALARM *FINAL LOCATION SUBJECT TO NCC REQUIREMENTS
	ARTICULATION JOINTS *FINAL LOCATION TBC TO ENGINEERS/NCC REQUIREMENTS
	KEEP CLEAR FOR AC DUCTING
	AIR CONDITIONER DUCT
	200MM X 400MM EAVE VENTILATION (CLIMATE ZONE 6, 7, 8 IN ACCORDANCE TO NCCO-8-3)
	DENOTES EXHAUST SYSTEM TO BE INSTALLED AS PER FLOOR RATES SPECIFIED IN NCC PART 10-8-2 & MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT TO OUTSIDE AIR OR VENTILATED ROOF SPACE AS PER NCC PART 10-8-3
	TEMPORARY SEAL KITCHEN WINDOW/WINDOWS 920MM ABOVE FFL WITH SQ SET REVEALS SEE SCD WAL - 00/002
	DRAGMA POINTS THROUGH WALL & ALLOW ADDITIONAL BRACING FOR FLOATING VANITIES
	NOTE: FLOOR JOIST TO SUIT 35MM RECESS FLOOR TO WET AREAS
	PROVIDE STEGBAR ENERGY EFFICIENT GLASS (LOW-E CLEAR) UPGRADE OPTION
	DOUBLE GLAZING TO SELECTED DOORS

FACILITIES
(DEEMED TO SATISFY PROVISION H4D5)
FACILITIES TO BE PROVIDED IN ACCORDANCE TO PART 10.4J TO 10.4.2 OF HOUSING PROVISIONS OF THE NCC

WET AREA WATERPROOFING
H4100 WET AREA FLASHING TO MEET CLAUSES 10.2.1 TO 10.2.6 AND 10.2.22 OF ABCB HOUSING PROVISIONS OF NCC 2022

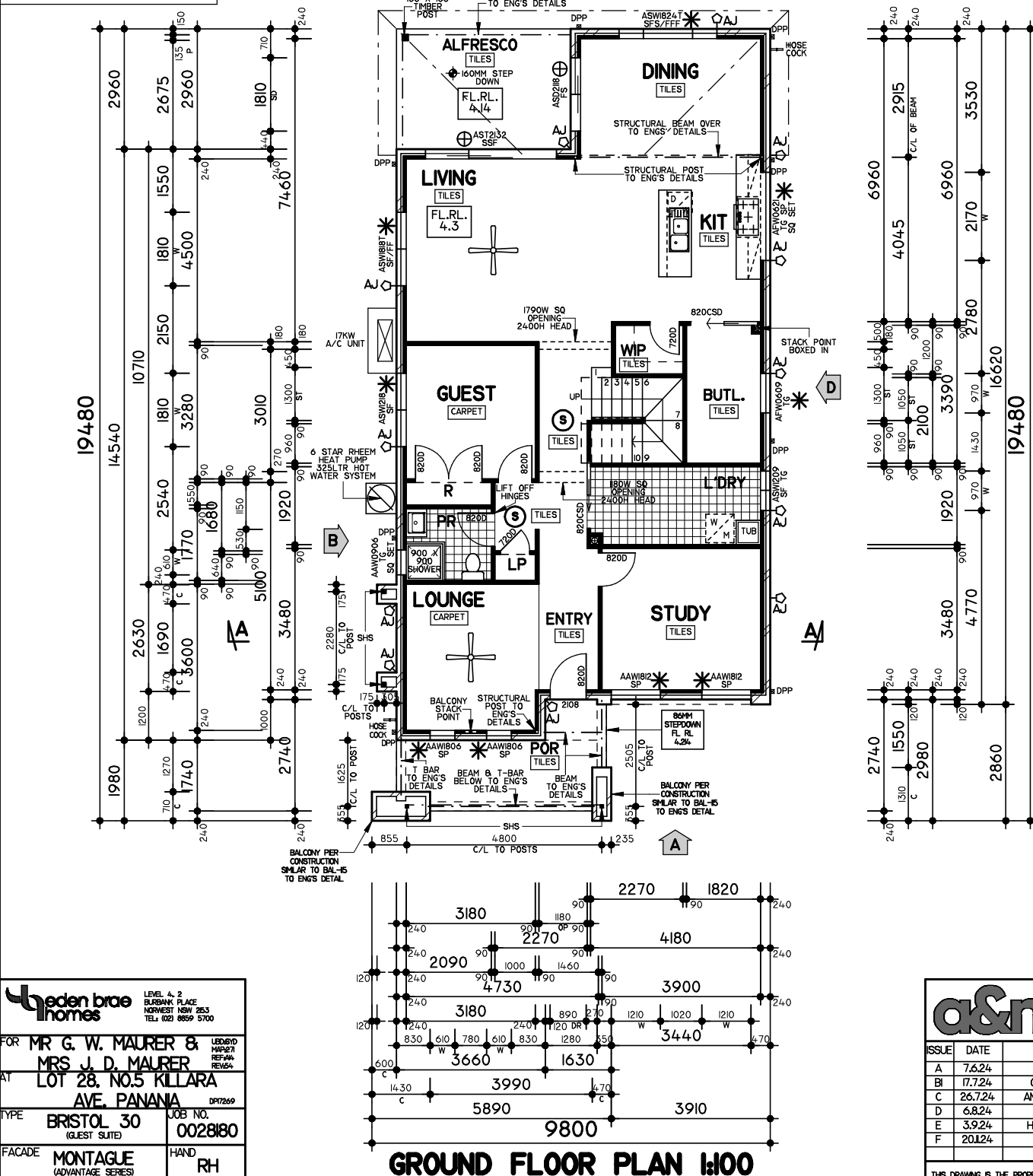
CONDENSATION MANAGEMENT
(DEEMED TO SATISFY PROVISION H4D9)
CONDENSATION MANAGEMENT SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH 10.8.1 TO 10.8.3 OF HOUSING PROVISIONS OF THE NCC

EXTERNAL WALL CONSTRUCTION
PLUMBLE BUILDING MEMBRANE IN EXTERNAL WALLS TO COMPLY WITH AS4200.1 & INSTALLED IN ACCORDANCE WITH AS4200.2 PLUMBLE BUILDING MEMBRANE TO MEET CLIMATE ZONE 5 OR 6

VENTILATION
(DEEMED TO SATISFY PROVISION H4D7)
VENTILATION TO BE PROVIDED IN ACCORDANCE WITH PART 10.6.1 TO 10.6.3 OF HOUSING PROVISIONS OF THE NCC

VENTILATION OF ROOF SPACES
CLIMATE ZONES 6 AND 7: A ROOF MUST NOT BE IN ACCORDANCE WITH PART 10.6.3 OF HOUSING PROVISIONS OF THE NCC

WINDOW PROTECTION
WINDOW PROTECTION TO BEDROOMS & TO OTHER ROOMS OTHER THAN BEDROOMS TO BE IN ACCORDANCE TO HOUSING PROVISION I-3-7 TO I-3-8.8 OF NCC



LEGEND

- SMOKE ALARM *FINAL LOCATION SUBJECT TO NCC REQUIREMENTS
- ARTICULATION JOINTS *FINAL LOCATION TBC TO ENGINEERS/NCC REQUIREMENTS
- KEEP CLEAR FOR AC DUCTING
- AIR CONDITIONER DUCT
- 200MM X 400MM EAVE VENTILATION (CLIMATE ZONE 6, 7, 8 IN ACCORDANCE TO NCC 10.8.3)
- DENOTES EXHAUST SYSTEM TO BE INSTALLED AS PER FLOW RATES SPECIFIED IN NCC PART 10.8.2 & MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR OR VENTILATED ROOF SPACE AS PER NCC PART 10.8.3
- DRAINAGE POINTS THROUGH WALL & ALLOW ADDITIONAL BRACING FOR FLOATING VANITIES
- NOTE: FLOOR JOIST TO SUIT 35MM RECESS FLOOR TO WET AREAS
- PROVIDE STEGBAR ENERGY EFFICIENT GLASS (LOW-E CLEAR) UPGRADE OPTION
- DOUBLE GLAZING TO SELECTED DOORS

NCC NOTES

FACILITIES
(DEEMED TO SATISFY PROVISION H4D5)
FACILITIES TO BE PROVIDED IN ACCORDANCE TO PART 10.4.1 TO 10.4.2 OF HOUSING PROVISIONS OF THE NCC

WET AREA WATERPROOFING
(H400) WET AREA FLASHING TO MEET CLAUSES 10.2.1 TO 10.2.6 AND 10.2.2 OF ABCB HOUSING PROVISIONS OF NCC 2022

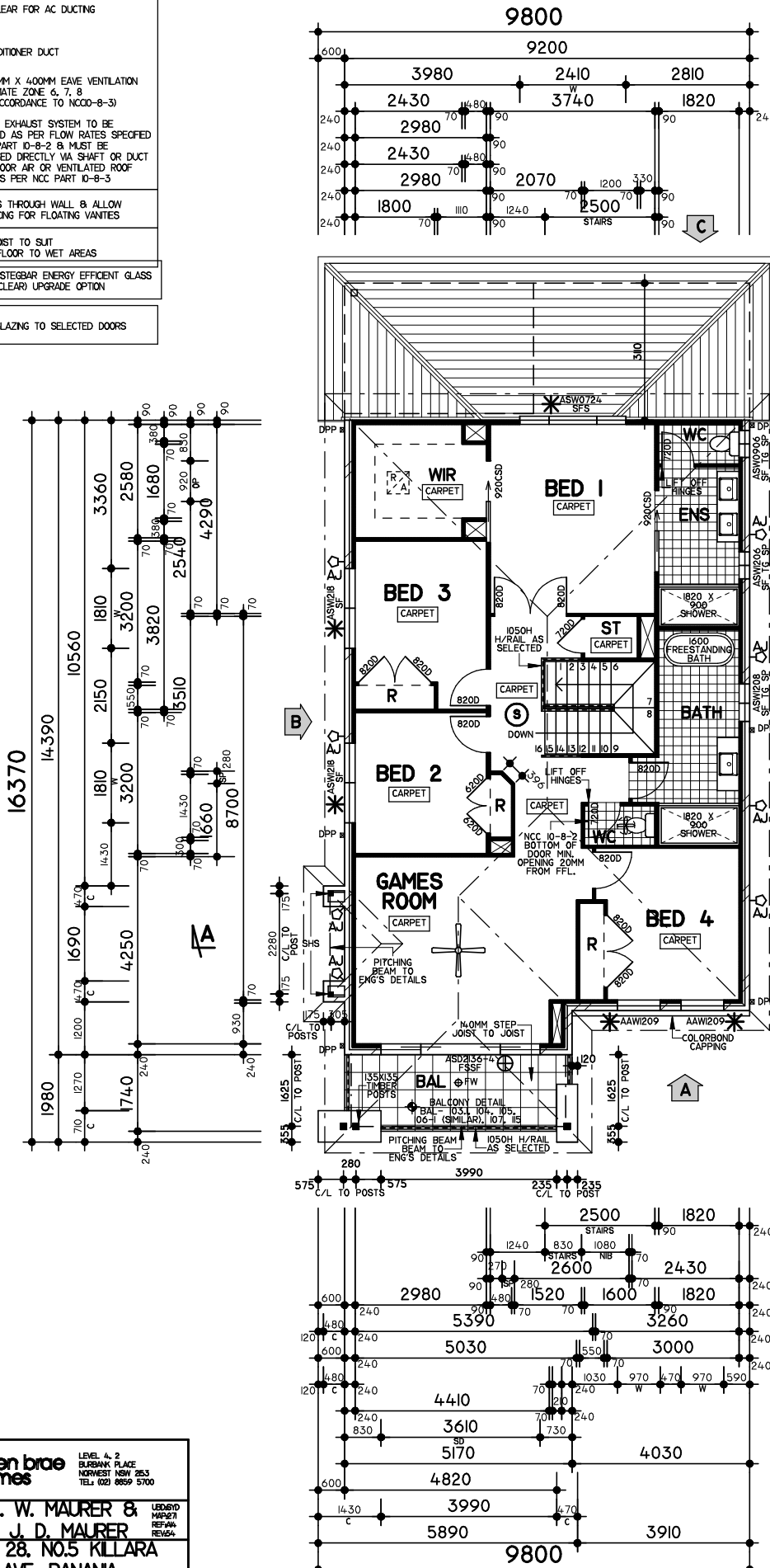
CONDENSATION MANAGEMENT
(DEEMED TO SATISFY PROVISION H4D9)
CONDENSATION MANAGEMENT SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH 10.8.1 TO 10.8.3 OF HOUSING PROVISIONS OF THE NCC

EXTERNAL WALL CONSTRUCTION
PLIABLE BUILDING MEMBRANE IN EXTERNAL WALLS TO COMPLY WITH AS4200.1 & INSTALLED IN ACCORDANCE WITH AS4200.2. PLIABLE BUILDING MEMBRANE TO MEET CLIMATE ZONE 5 OR 6

VENTILATION
(DEEMED TO SATISFY PROVISION H4D7)
VENTILATION TO BE PROVIDED IN ACCORDANCE WITH PART 10.6.1 TO 10.6.3 OF HOUSING PROVISIONS OF THE NCC

VENTILATION OF ROOF SPACES
IN CLIMATE ZONES 6, 7 AND 8, A ROOF MUST BE IN ACCORDANCE WITH PART 10.8.3 OF HOUSING PROVISIONS OF THE NCC

WINDOW PROTECTION
WINDOW PROTECTION TO BEDROOMS & TO OTHER ROOMS OTHER THAN BEDROOMS TO BE IN ACCORDANCE TO HOUSING PROVISION 10.3.7 TO 10.3.8 OF NCC



FIRST FLOOR PLAN 1:100

eden brae homes

LEVEL 4, 2
BURBANK PLACE
NORWIST NSW 2653
TEL: (02) 8659 5700

FOR MR G. W. MAURER &
MRS J. D. MAURER
AT LOT 28, NO.5 KILLARA
AVE. PANAMA

TYPE BRISTOL 30 (GUEST SUITE)

MASTER AND-31258

DWG NO. AND-38364

PAGE NO. 3 OF 12

JOB NO. 0028180

HAND RH

DATE 20/12/24

a&n			
25-27 SOLENT CIRCUIT, NORWIST - LEVEL 2 SUITE 26 - MACARTHUR POINT PHONE: (02) 8624 3533 WWW.EDENBRAEHOMES.COM.AU			
ISSUE	DATE	REVISION	DRAWN
A	7.6.24	SITING	JK
B	17.7.24	CC PLANS	DP
C	26.7.24	AMENDMENTS	BO
D	6.8.24	BASIX	CS
E	3.9.24	HYDRAULICS	BO
F	20.12.24	BASIX	CS

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