

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL EXTERIOR STEPS AND LANDINGS BY CUSTOMER UNLESS NOTED OTHERWISE

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2455 ABOVE FFL UNLESS NOTED OTHERWISE

ALL GROUND FLOOR INTERNAL DOORS TO BE 2340 HIGH UNLESS NOTED OTHERWISE (EXCLUDES CAVITY SLIDING DOORS)

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	HEBEL
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
	EXHAUST FAN
L.B.W	LOAD BEARING WALL
	THIS DOOR OPENS FIRST
	INTERCONNECTED SMOKE ALARM
# UC	LIFT OFF HINGE / UNDERCUT
+	WATER POINT
WP	FRIDGE WATER POINT
GAS	GAS BAYONET

PROVIDE ADDITIONAL SUPPORT TO PWD TOILET WALL FOR SUPPLY AND INSTALL OF GRAB RAIL BY OWNER AFTER HANDOVER.

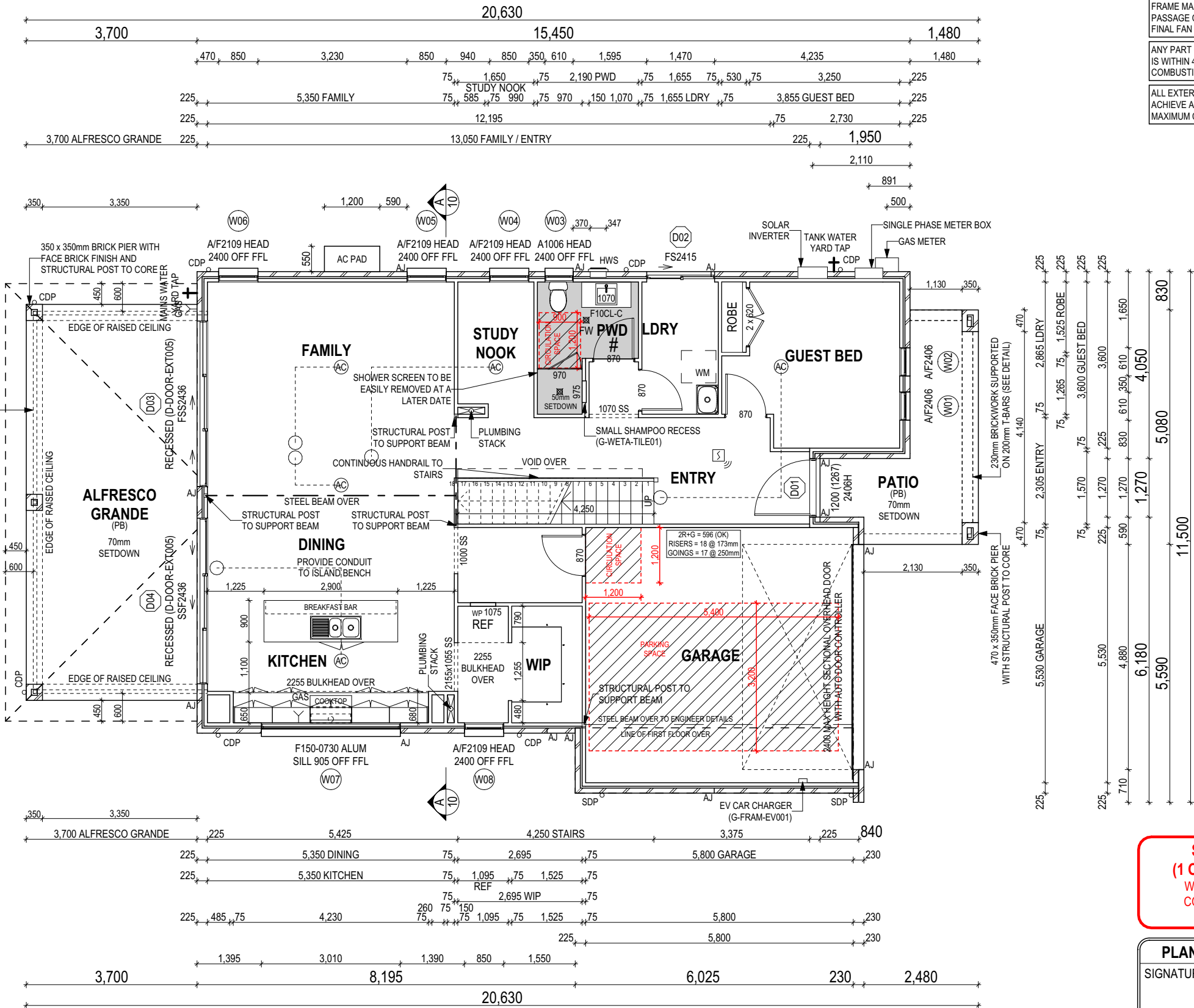
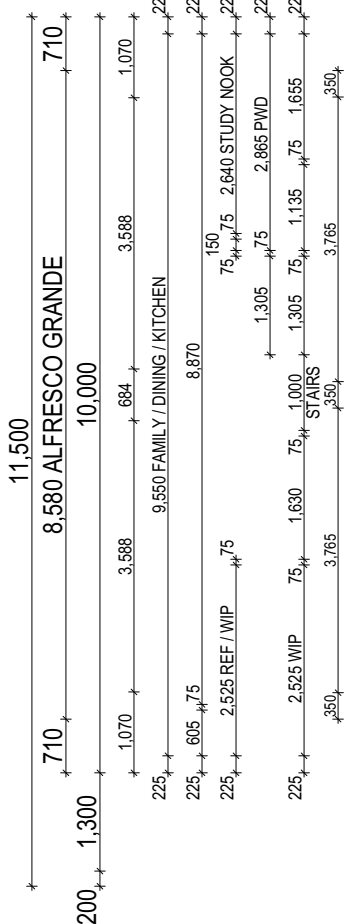
AGGRESSIVE SOIL REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



ALL DIMENSIONS ARE FRAME DIMENSIONS

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SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED



SPECIFICATION:

NOW

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REVISION

4 APPOINTMENT AMENDMENTS SOW2

5 WORKING DRAWINGS

6 PCV001 - EXTERNAL SELECTIONS

7 AMEND AS PER PCV 006- BASIX

8 LIVEABLE HOUSING + PCV010

DRAWN

BBE 13/11/2024

LLE 26/11/2024

MFS 06/12/2024

JVA 18/12/2024

LCS 29/01/2025

CLIENT:

MARIA & AMERIGO DOMINIC ORTADO

ADDRESS:

42 REA STREET, GREENACRE NSW 2190

LOT / SECTION / DP:

96 / - / 29412

COUNCIL:

CANTERBURY BANKSTOWN COUNCIL

HOUSE DESIGN:

ENZO THREE

FACADE DESIGN:

VINCENT

SHEET TITLE:

GROUND FLOOR PLAN

SHEET No.:

6 / 22

HOUSE CODE:

H-MNWENZ30DC

FACADE CODE:

F-MNWENZ30VNCTA

SCALES:

1:100

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

607309

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ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

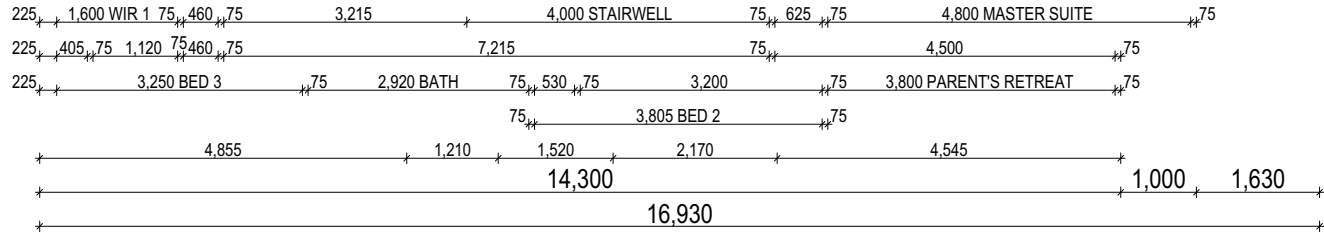
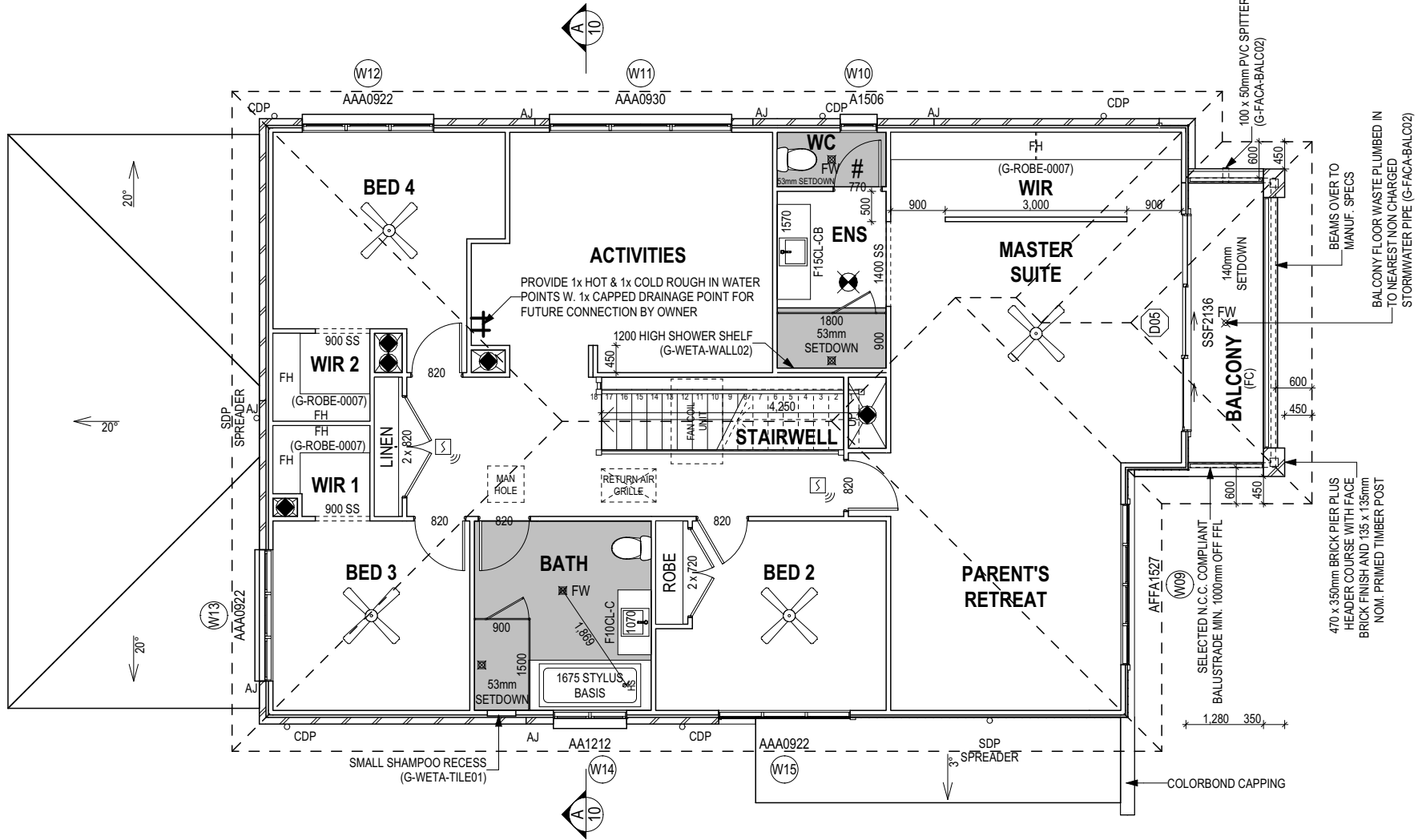
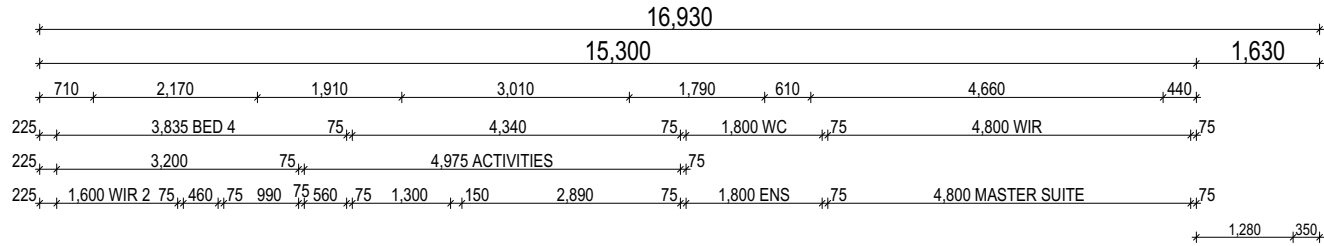
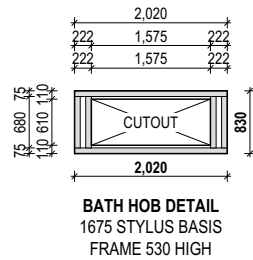
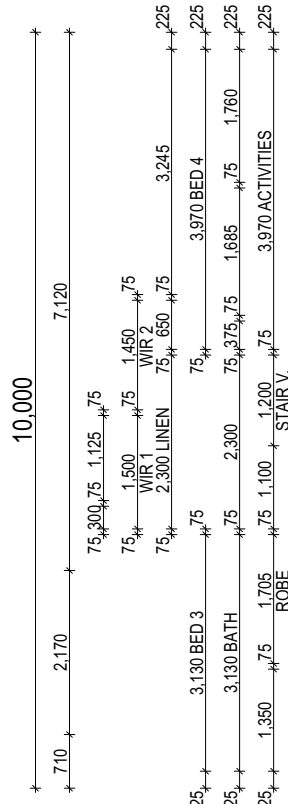
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A
D
C
B

PROVIDE ADDITIONAL SUPPORT TO PWD TOILET WALL FOR SUPPLY AND INSTALL OF GRAB RAIL BY OWNER AFTER HANDOVER.

STAIR VOID DETAIL

SCALE: 1:100



PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

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AGGRESSIVE SOIL REQUIREMENTS
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PLAN ACCEPTANCE BY OWNER

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 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: NOW	REVISION	DRAWN	CLIENT: MARIA & AMERIGO DOMINIC ORTADO	HOUSE DESIGN: ENZO THREE	HOUSE CODE: H-MNWENZ30DC	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607309
	COPYRIGHT: © 2025	4 APPOINTMENT AMENDMENTS SOW2	BBE 13/11/2024	ADDRESS: 42 REA STREET, GREENACRE NSW 2190	FACADE DESIGN: VINCENT	FACADE CODE: F-MNWENZ30VNCTA	
		5 WORKING DRAWINGS	LLE 26/11/2024	LOT / SECTION / DP: 96 / - / 29412	SHEET TITLE: FIRST FLOOR PLAN	SCALES: 1:100	
		6 PCV001 - EXTERNAL SELECTIONS	MFS 06/12/2024	COUNCIL: CANTERBURY BANKSTOWN COUNCIL	SHEET No.: 7 / 22		
		7 AMEND AS PER PCV 006- BASIX	JVA 18/12/2024				
		8 LIVEABLE HOUSING + PCV010	LCS 29/01/2025				