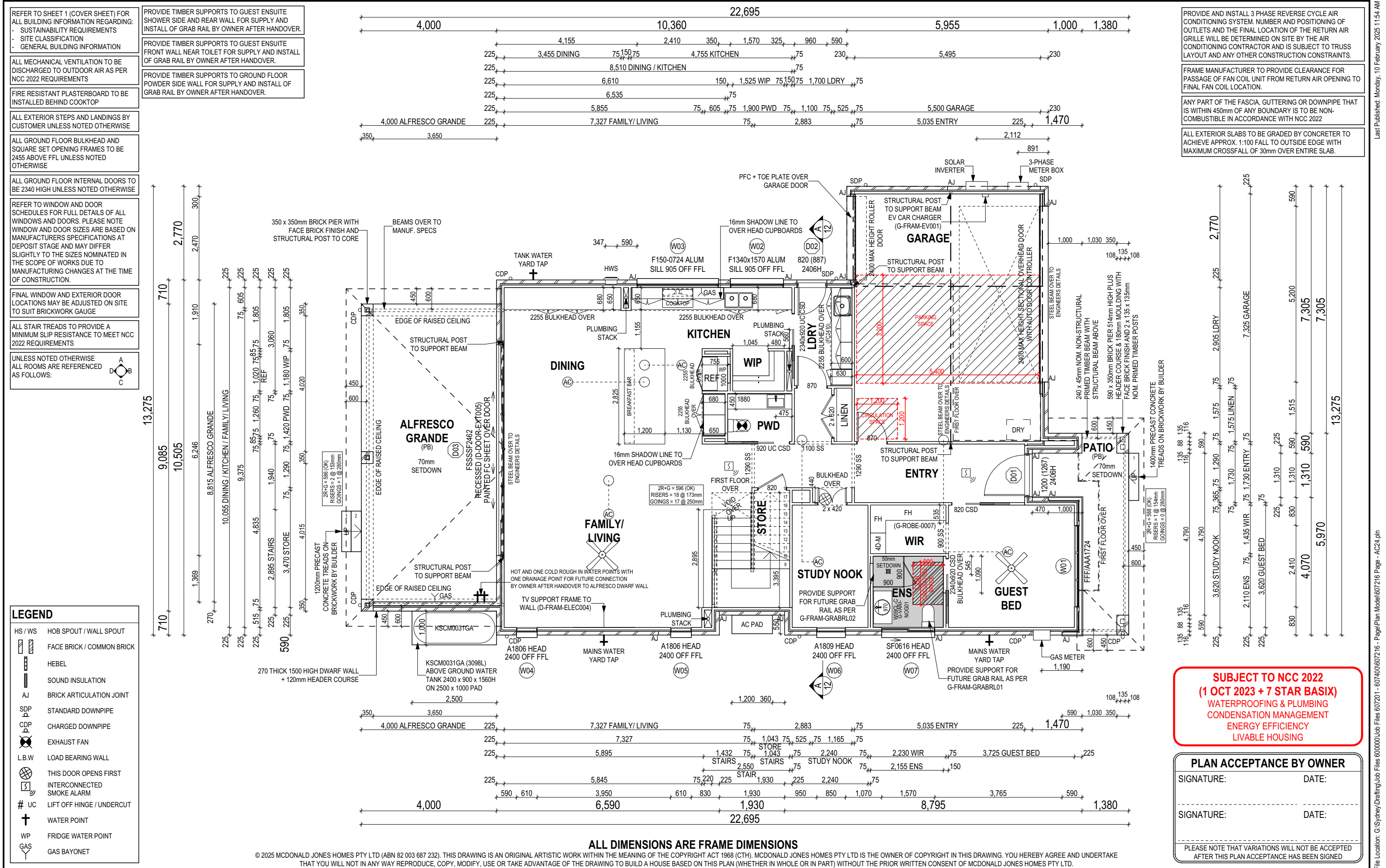




 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: TWO STOREY	REVISION	DRAWN	CLIENT: MR. ANDREW & MRS. SARA PAGE	HOUSE DESIGN: PANORAMA 39	HOUSE CODE: H-MDSPNR10DB	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607216
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		6 AMENDED PER PCV02	SIO 10/12/2024	LOT / SECTION / DP: 112 / - / 26982	SHEET TITLE: GROUND FLOOR PLAN	SCALES: 1:100	
		7 UPDATED PER PCV017	SIO 2025.01.21	COUNCIL: CANTERBURY BANKSTOWN COUNCIL	SHEET No.: 8 / 25		
		8 AMENDED AS PER PCV009	LCS 5/02/2025				
		9 ADD CEILING FAN	SIO 10/02/2025				

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 FIRST FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

ALL FIRST FLOOR INTERNAL DOORS TO BE 2040 HIGH UNLESS NOTED OTHERWISE

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

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY THE NCC 2022

PROVIDE FLOOR WASTE AND OVERFLOW SPITTERS TO UPPER FLOOR TANKED BALCONIES WHERE APPLICABLE AS PER:

- G-FACA-BALC02 (PFC/BRICKWORK)
- G-FRAM-BALC01 (LIGHTWEIGHT CLADDING)

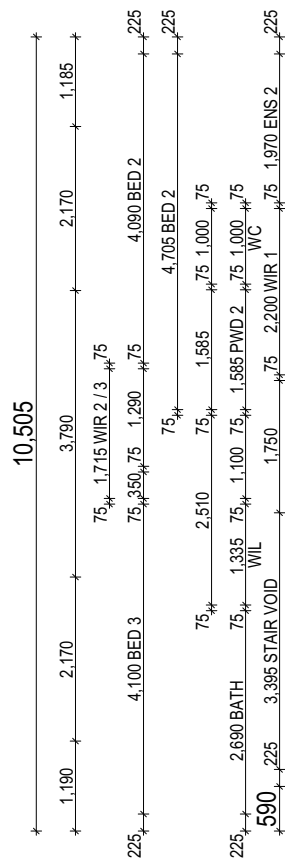
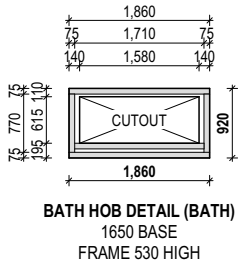
UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

A B C

LEGEND	
HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	HEBEL
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNSPIPE
CDP	CHARGED DOWNSPIPE
	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 TIMBER SUPPORTS TO FRONT AND SIDE WALLS OF MASTER ENSUITE BATHTUB FOR SUPPLY AND INSTALL OF GRAB RAIL BY OWNER AFTER HANDOVER.

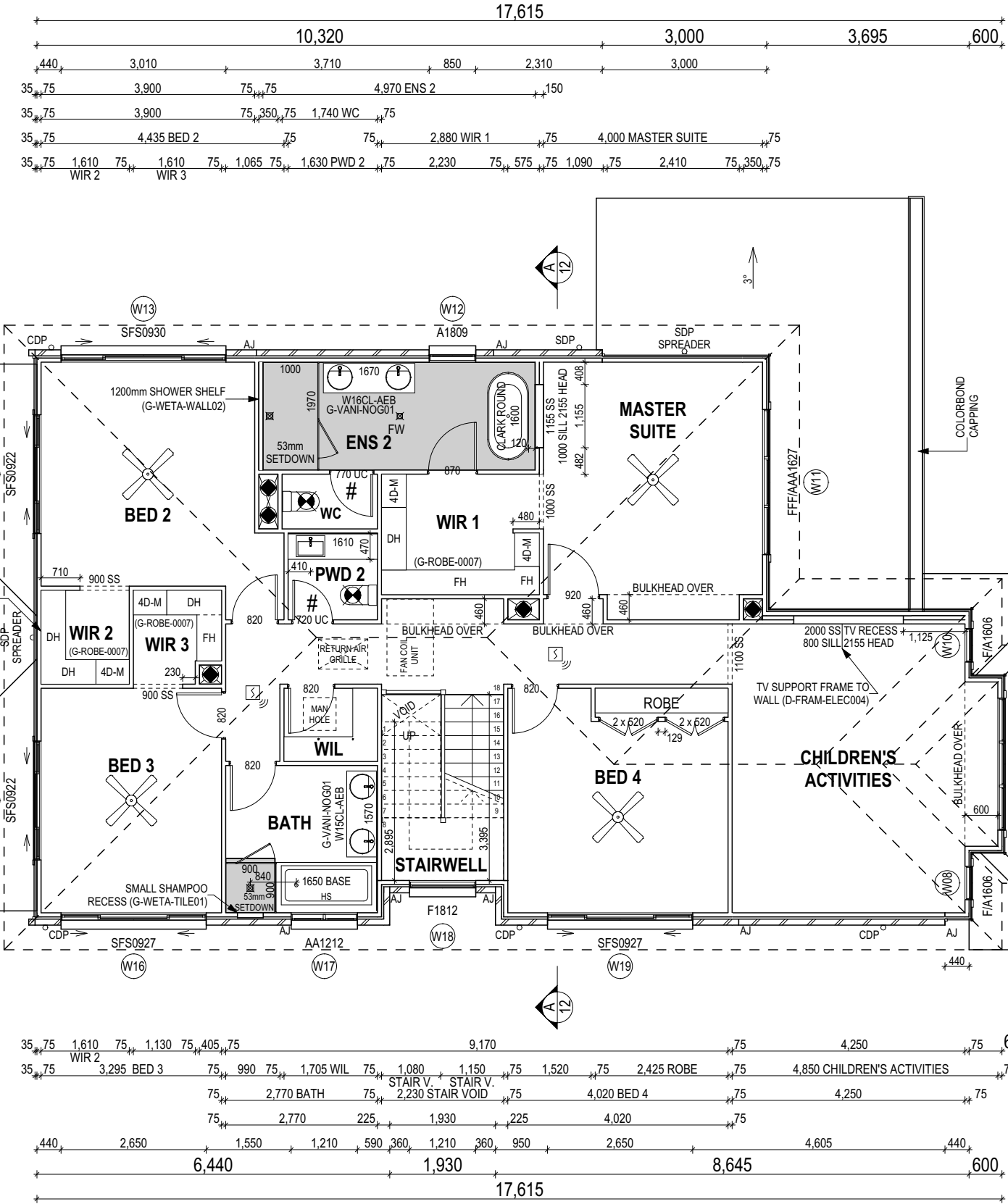
PROVIDE TIMBER SUPPORTS TO GROUND FLOOR POWDER SIDE WALL FOR SUPPLY AND INSTALL OF GRAB RAIL BY OWNER AFTER HANDOVER.



STAIR VOID DETAIL

SCALE: 1:100

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ALL DIMENSIONS ARE FRAME DIMENSIONS

PROVIDE AND INSTALL 3 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.

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

PLAN ACCEPTANCE BY OWNER	
SIGNATURE:	DATE:
SIGNATURE:	DATE:
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	

 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: TWO STOREY		REVISION		DRAWN		CLIENT: MR. ANDREW & MRS. SARA PAGE				HOUSE DESIGN: PANORAMA 39				HOUSE CODE: H-MDSPNR10DB		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. 607216	
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			6	AMENDED PER PCV02		SIO	10/12/2024	LOT / SECTION / DP: 112 / - / 26982		COUNCIL: CANTERBURY BANKSTOWN COUNCIL		SHEET TITLE: FIRST FLOOR PLAN		SHEET No.: 9 / 25				
			7	UPDATED PER PCV017		SIO	2025.01.21							SCALES: 1:100				
			8	AMENDED AS PER PCV009		LCS	5/02/2025											
			9	ADD CEILING FAN		SIO	10/02/2025											