

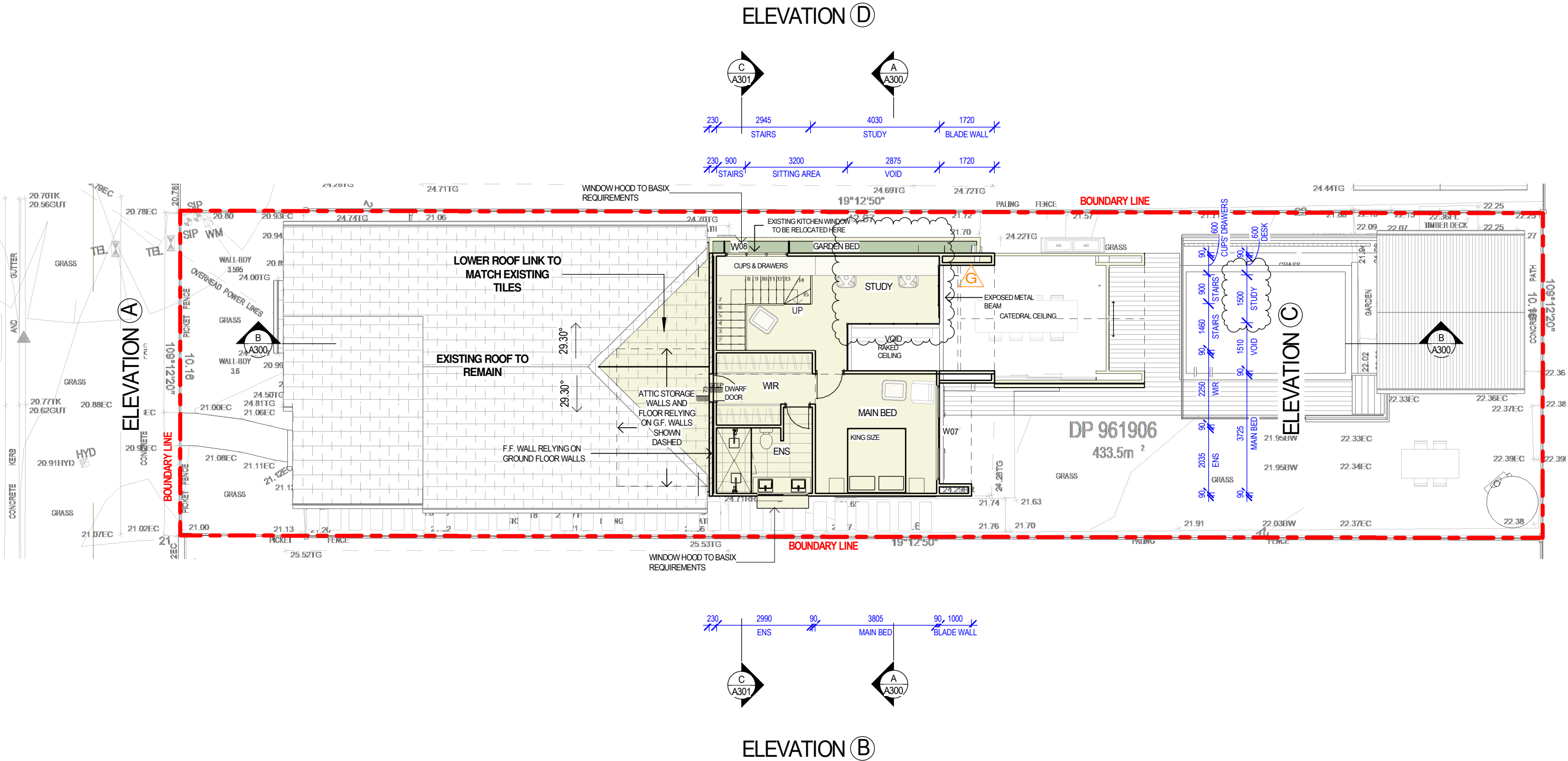
NOTES

- ALL PLANS TO BE READ IN CONJUNCTION WITH THE BASIX/NATHERS CERTIFICATE AND ITS SCHEDULE OF COMMITMENTS. ALL WORKS & MATERIALS TO COMPLY WITH BASIX (REFER TO PAGE A901).
- EXTERNAL A/C UNIT, A/C VENTS AND DROPPERS TO BE DETERMINED BY A/C CONTRACTOR AND BUILDER
- ALL CONSTRUCTION WORKS TO COMPLY WITH THE NCC AND ALL RELEVANT AUSTRALIAN STANDARDS
- BUILDER MUST TAKE INTO CONSIDERATION THICKNESS OF EXTERNAL WALL FINISHES TO AVOID SETBACKS INTRUSION

LEGEND

- LOH LIFT OFF DOOR HINGE
- SA SMOKE ALARM
- DP DOWN PIPE
- TP TIMBER POST TO ENG'S
- SP STEEL POST TO ENG'S
- EXISTING STRUCTURES
- NEW STRUCTURES

THIRD STREET



FIRST FLOOR PLAN

ISSUE FOR SECTION 4.55 ONLY - NOT FOR CONSTRUCTION

Rev	Revision	By	Date
A	DA	BC	24-10-22
B	DA AMENDMENTS	BC	09-12-22
C	RFI	BC/CD	29-03-23
D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23
E	SECTION 4.55	BC	20-10-23
F	PRIVACY SCREEN REINSTATED	BC	23-01-24
G	SECTION 4.55	BC	03-04-25

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GENERAL NOTES:

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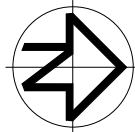
All dimensions are in millimetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work.

Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued electronically. Drawings are to be read in conjunction with all other contract and relevant documents.

The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence until approval is determined by relevant council.

All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.

NORTH:



DB

DESIGN PLUS
DRAFTING

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BENJAMIN & CLAIRE O'DONNELL

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57 THIRD STREET
ASHBURY
CANTERBURY-BANKSTOWN

DATE: 03-04-25
SCALE: As indicated @ A3
PROJECT No: A13,620

ISSUE: G (Please discard all other plans)

SHEET NO:

A102