
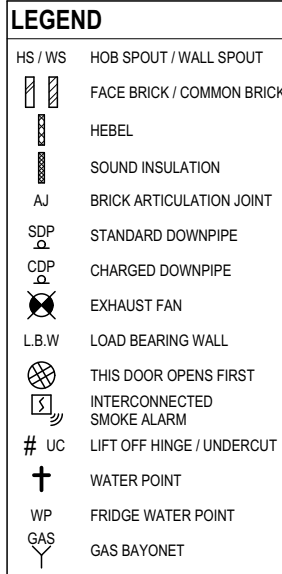


UNLESS NOTED OTHERWISE
ALL ROOMS ARE REFERENCED
AS FOLLOWS:



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



PRELIM. CONSTRUCTION DRAWING

DATE: 15/11/2024

DRAFTING OFFICE: SYDNEY

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)

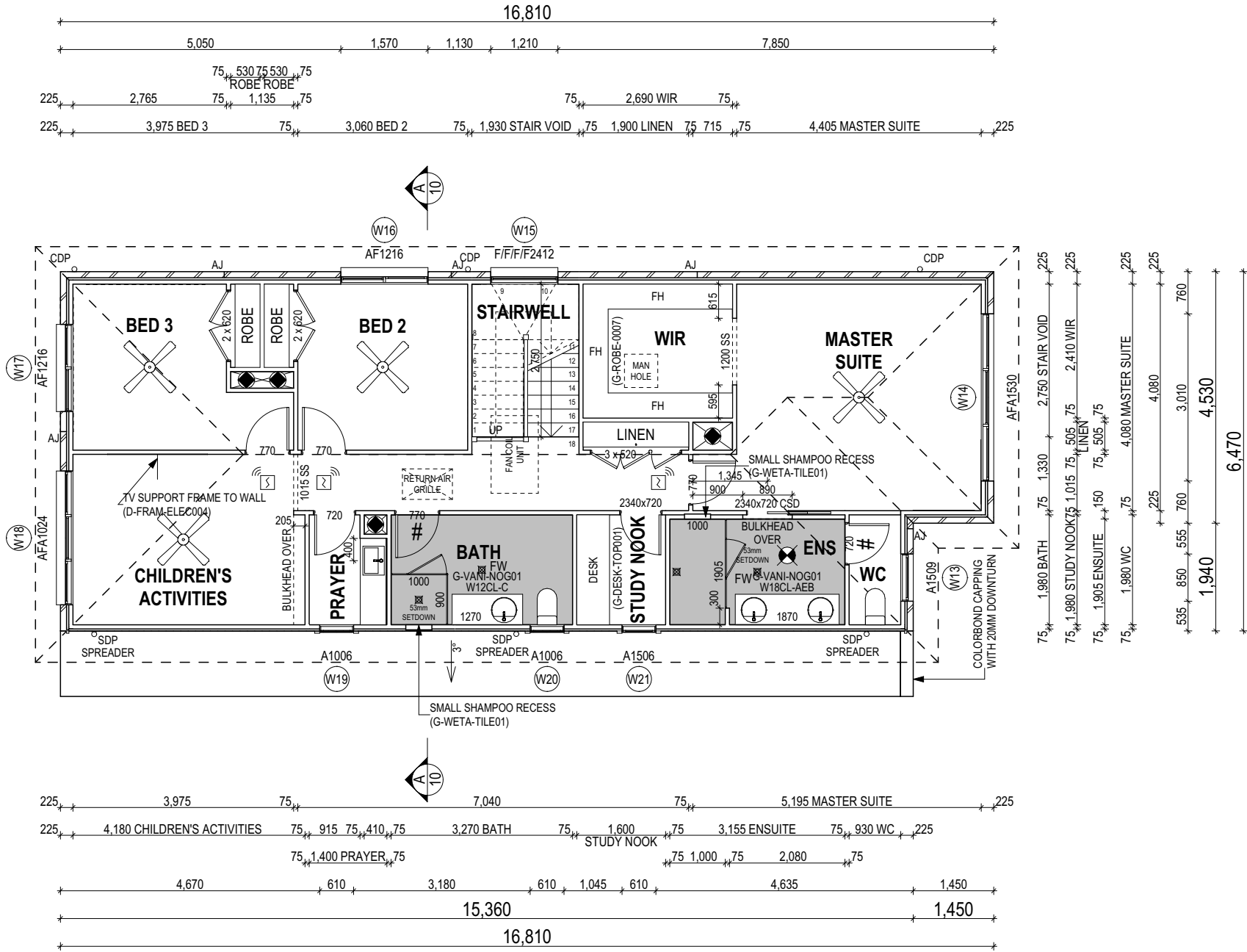
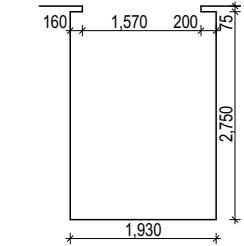
UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



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 BAYONET

STAIR VOID DETAIL



PROVIDE AND INSTALL SINGLE PHASE SPLIT SYSTEM AIR CONDITIONER. EXACT LOCATION TO BE DETERMINED IN CONJUNCTION WITH CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS.

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 CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.

Certificate No. # 09SL6GE731

Scan QR code or follow website link for rating details.

Assessor name: Claude-Francois Sookloll
Accreditation No.: DMN/14/1662
Property Address: Lot 1 (#68) Dennis Street, LAKEEMBA, Canterbury Bankstown Council, 2195, NSW, 2195
<https://www.fr5.com.au/QRCodeLanding?PublicId=09SL6GE731>

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

PRELIM. CONSTRUCTION DRAWING

DATE: 15/11/2024

DRAFTING OFFICE: SYDNEY

ALL DIMENSIONS ARE FRAME DIMENSIONS

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SPECIFICATION:

TWO STOREY

COPYRIGHT:

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REVISION

10 ADDED PCV009 & PCV0010

11 AMEND PARKING BAYS

12 AMENDED PER PCV011

13 AMENDED AS PER PCV012

14 AMENDED AS PER PCV013

DRAWN

SIO 09/12/2024

SIO 10/12/2024

SIO 14/04/2025

GB0 24/04/2025

LCS 16/05/2025

CLIENT:

RAYMOND RANJEEV NAND

ADDRESS:

68 DENNIS STREET , LAKEEMBA NSW 2195

LOT / SECTION / DP:

1 / - / 960514

COUNCIL:

CANTERBURY BANKSTOWN COUNCIL

HOUSE DESIGN:

LAWSON 24

FACADE DESIGN:

CLASSIC

SHEET TITLE:

FIRST FLOOR PLAN

SHEET No.:

6 / 29

HOUSE CODE:

H-LAWCLAD17410

FACADE CODE:

F-LAWCLAS01

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.

607229

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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.

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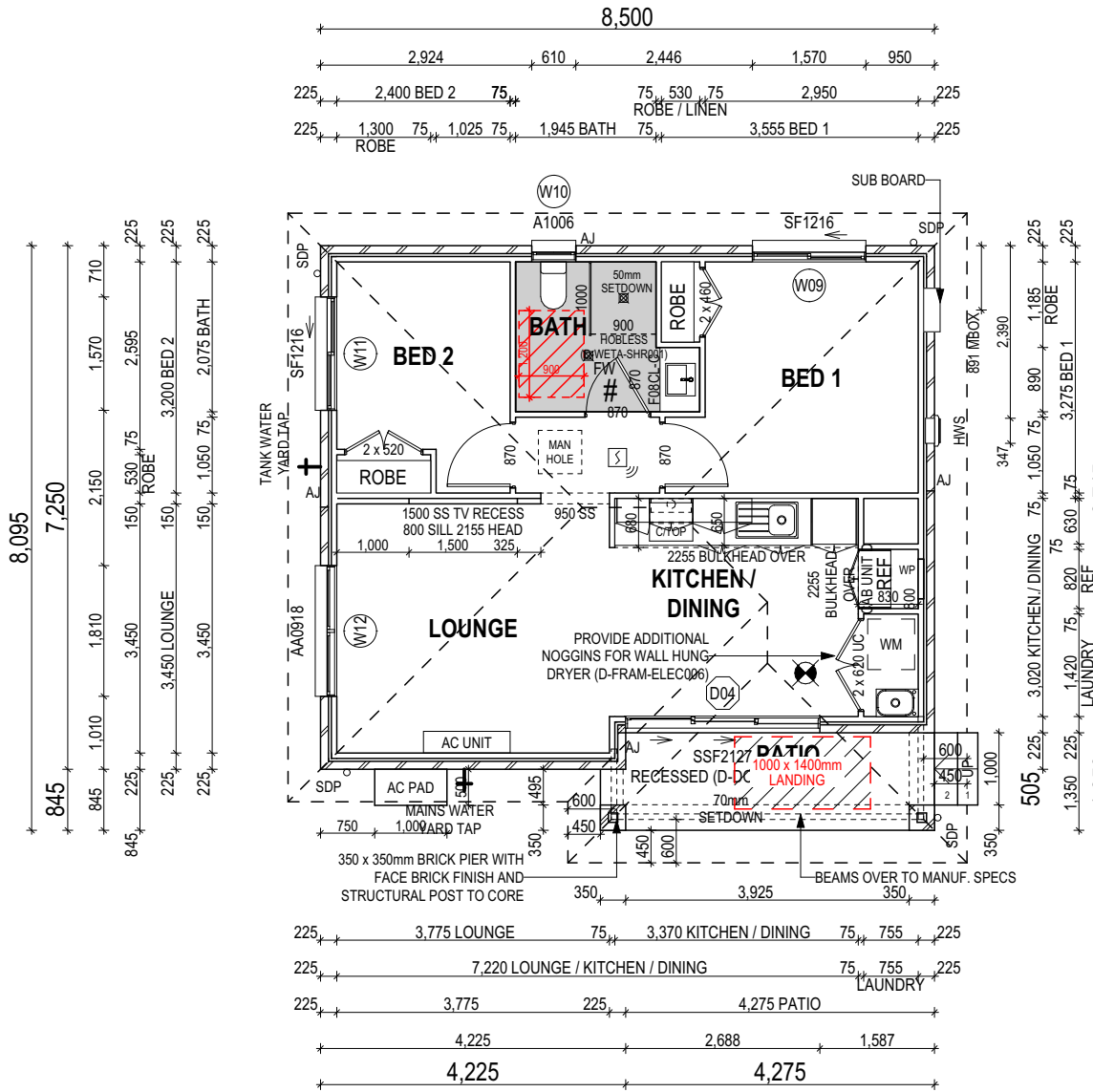
LEGEND

- | | |
|---------|----------------------------|
| HS / WS | HOB SPOUT / WALL SPOUT |
| | FACE BRICK / COMMON BRICK |
| | HEBEL |
| | SOUND INSULATION |
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| | EXHAUST FAN |
| L.B.W | LOAD BEARING WALL |
| | THIS DOOR OPENS FIRST |
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| # UC | LIFT OFF HINGE / UNDERCUT |
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| WP | FRIDGE WATER POINT |
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PRELIM. CONSTRUCTION DRAWING

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SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		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.
TWO STOREY		10	ADDED PCV009 & PCV0010	SIO	09/12/2024	RAYMOND RANJEEV NAND		LAWSON 24		H-LAWCLAD17410		
COPYRIGHT:		11	AMEND PARKING BAYS	SIO	10/12/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
© 2025		12	AMENDED PER PCV011	SIO	14/04/2025	68 DENNIS STREET , LAKEMBA NSW 2195		CLASSIC		F-LAWCLAS01		
		13	AMENDED AS PER PCV012	GB0	24/04/2025	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	607229	
		14	AMENDED AS PER PCV013	LCS	16/05/2025	1 / - / 960514	CANTERBURY BANKSTOWN COUNCIL	GROUND FLOOR PLAN (GRANNY FLAT)	7 / 29	1:100		