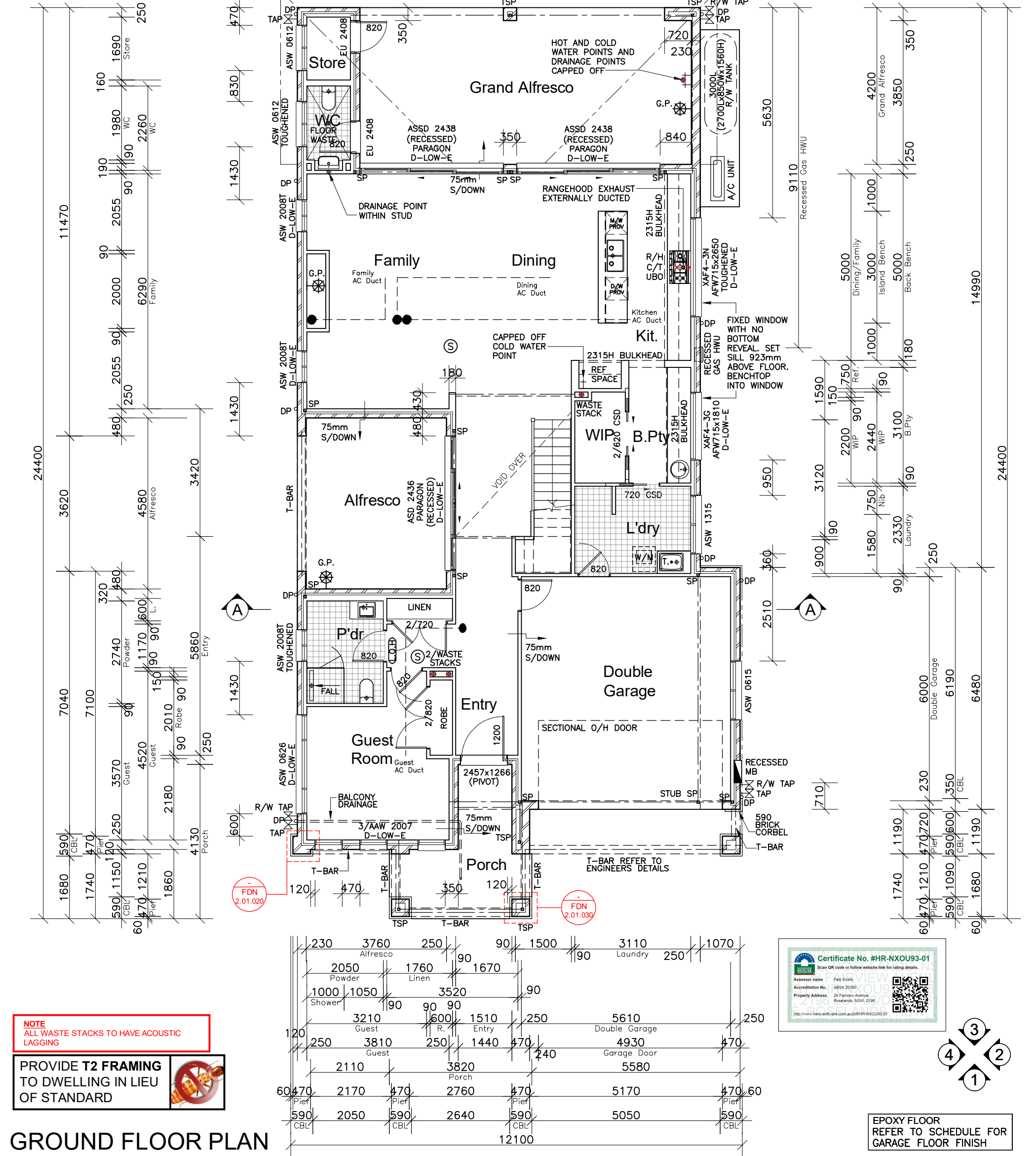


---	STRUCTURAL BEAM
SP □	STEEL POST
TSP □	TELESCOPIC STEEL POST
(S)	SMOKE ALARM
(E)	EXHAUST FAN
DP ○	DOWN PIPE
TAP X	GARDEN TAP
(L.O.H)	LIFT OFF HINGES
(M.U.A)	MAKE-UP AIR VENT
(C.E.J)	CEILING EXPANSION JOINT
(E)→	EXHAUST FAN WITH RUN-ON TIMER
FWG X	BATH FLOOR WASTE GULLY (MAX.1.2m FROM BATH WASTE)
—+—	LINEAR FLOOR WASTE
●	AIR CONDITIONING DUCT

NOTES
• SHOWERS – ALL GROUND FLOOR SHOWERS TO HAVE RECESSED SLAB
• WATERPROOFING – MATERIALS AND THE INSTALLATION OF WET AREA COMPONENTS TO MEET CLAUSES 10.2.1 TO 10.2.32 OF THE ABCB HOUSING PROVISIONS. (NCC 2022)
• EXHAUST FAN DUCTED EXTERNALLY WITH TIMER AND RETURN AIR (WHERE REQUIRED) TO COMPLY WITH HP 10.8.2. (NCC 2022)
• PROVIDE CLASS 4 WALL WRAP TO LIGHTWEIGHT CLADDING (IF APPLICABLE) TO COMPLY WITH PART 10.8.1 OF THE NCC
• 300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS (UNLESS NOTED OTHERWISE)
• INTERNAL DOORS – LEAF HEIGHT OF GROUND FLOOR DOORS TO BE 2340mm(H)



GROUND FLOOR PLAN

CLIENT'S SIGNATURE:

DATE:

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 8851 5300

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ALL DIMENSIONS TO STRUCTURAL
ELEMENTS. DIMENSIONS TO BE READ IN
PREFERENCE TO SCALING.

PRODUCT:
STAMFORD 45
Riveria
R/H Garage

LUXE

CLIENT:
Mr. MAKSOOR
Mrs. MAKSOOR

SITE ADDRESS:
Lot 93 No. 28
Fairview Avenue
ROSELANDS, 2196

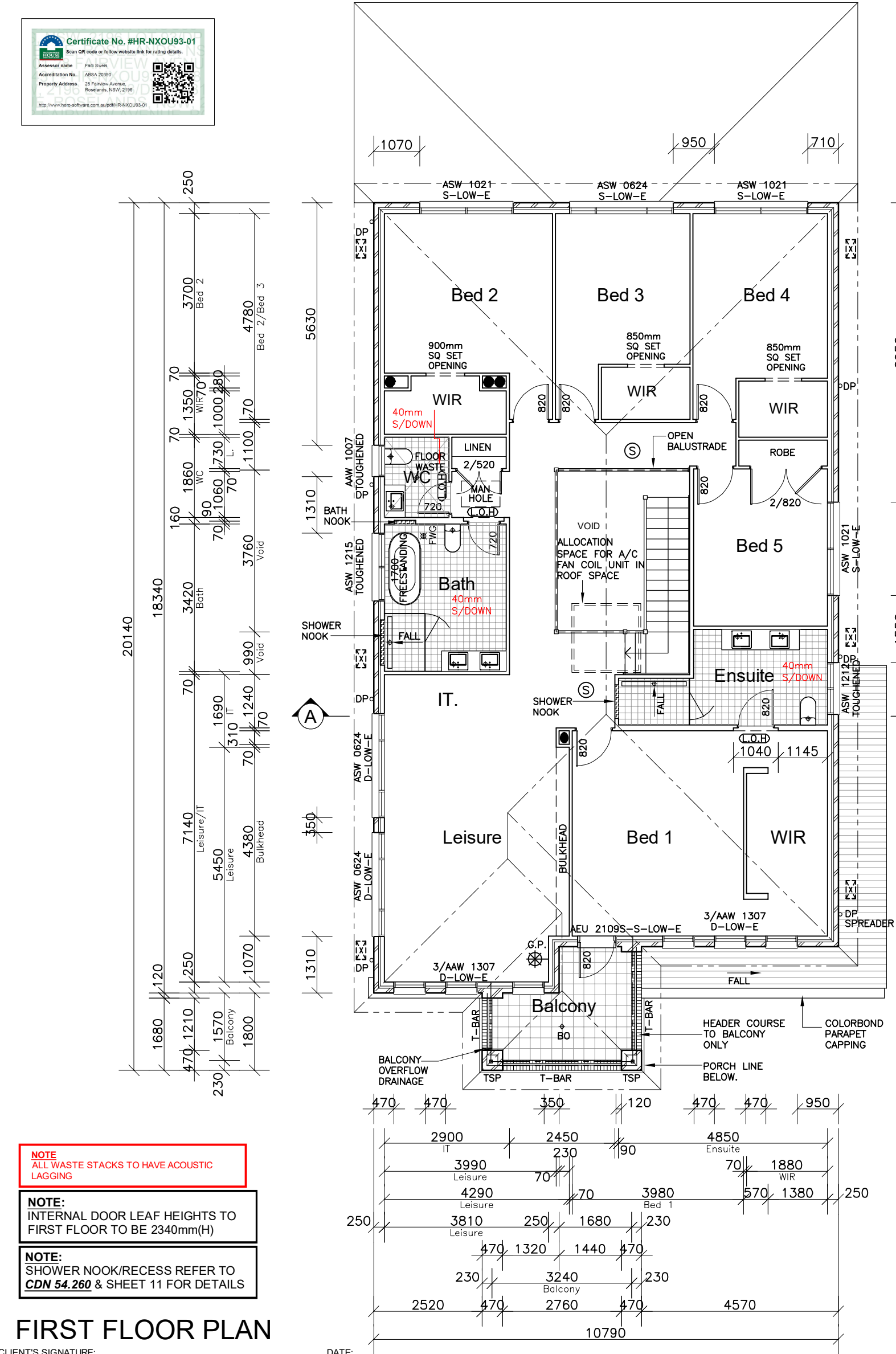
DA DRAWINGS

DRAWN: MTK	DATE: 10.12.24	Rev: I
RATIO @ A3: 1:100	CHECKED: AL	
SHEET: 3	JOB No: 29917359	NSW

---	STRUCTURAL BEAM
TSP □	TELESCOPIC STEEL POST
⊙	SMOKE ALARM
⊗	EXHAUST FAN
DP ○	DOWN PIPE
⊔	LIFT OFF HINGES
MUA	MAKE-UP AIR VENT
C.E.J.	CEILING EXPANSION JOINT
⊗→	EXHAUST FAN WITH RUN-ON TIMER
FWG ✕	BATH FLOOR WASTE GULLY (MAX.1.2m FROM BATH WASTE)
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●	AIR CONDITIONING DUCT

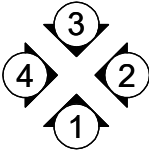


- NOTES
- HEBEL FLOORING – ALL WET AREAS TO FIRST FLOOR – RECESS CREATED USING MARINE PLY
 - WATERPROOFING – MATERIALS AND THE INSTALLATION OF WET AREA COMPONENTS TO MEET CLAUSES 10.2.1 TO 10.2.32 OF THE ABCB HOUSING PROVISIONS. (NCC 2022)
 - BALCONIES – FINISHES SURFACE TO ALL BALCONIES ARE TO HAVE A MIN. FALL OF 1 IN 100 TO THE BALCONY OUTLET.
 - WINDOWS – ALL FIRST FLOOR BEDROOM & LIVING WINDOWS TO BE FITTED WITH A RESTRICTING DEVICE COMPLIANT WITH PART 11.3.7 OF THE NCC
 - WINDOWS – ALL OTHER FIRST FLOOR WINDOWS TO BE FITTED WITH A RESTRICTING DEVICE COMPLIANT WITH PART 11.3.8 OF THE NCC
 - EXHAUST FAN DUCTED EXTERNALLY WITH TIMER AND RETURN AIR (WHERE REQUIRED) TO COMPLY WITH HP 10.8.2. (NCC 2022)
 - PROVIDE CLASS 4 WALL WRAP TO LIGHTWEIGHT CLADDING (IF APPLICABLE) TO COMPLY WITH PART 10.8.1 OF THE NCC
 - 300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS (UNLESS NOTED OTHERWISE)



- NOTE
ALL WASTE STACKS TO HAVE ACOUSTIC LAGGING
- NOTE:
INTERNAL DOOR LEAF HEIGHTS TO FIRST FLOOR TO BE 2340mm(H)
- NOTE:
SHOWER NOOK/RECESS REFER TO **CDN 54.260** & SHEET 11 FOR DETAILS

PROVIDE T2 FRAMING TO DWELLING IN LIEU OF STANDARD



FIRST FLOOR PLAN

CLIENT'S SIGNATURE: _____

DATE: _____

ClarendonHomes

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ABN 18 003 892 706

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