



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2022/0873

5 HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED AS PER NCC PART 3-7-5 & AS 3786

NOTE: DENOTES ARTICULATION JOINT IN BRICK WORK. FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER IN ACCORDANCE WITH NCC CLAUSE 3-3-5-13

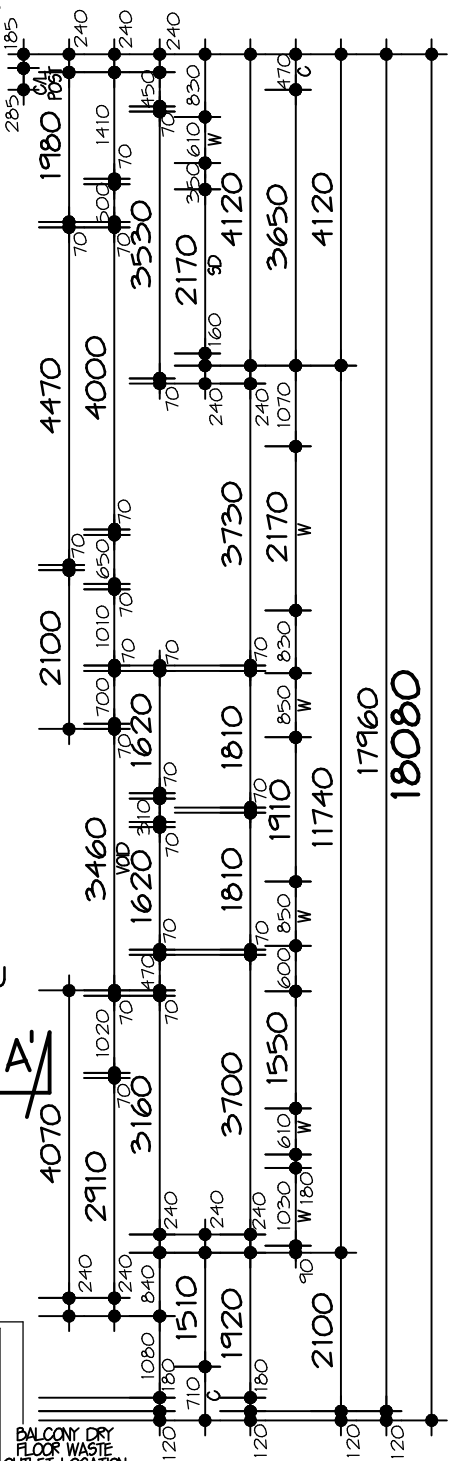
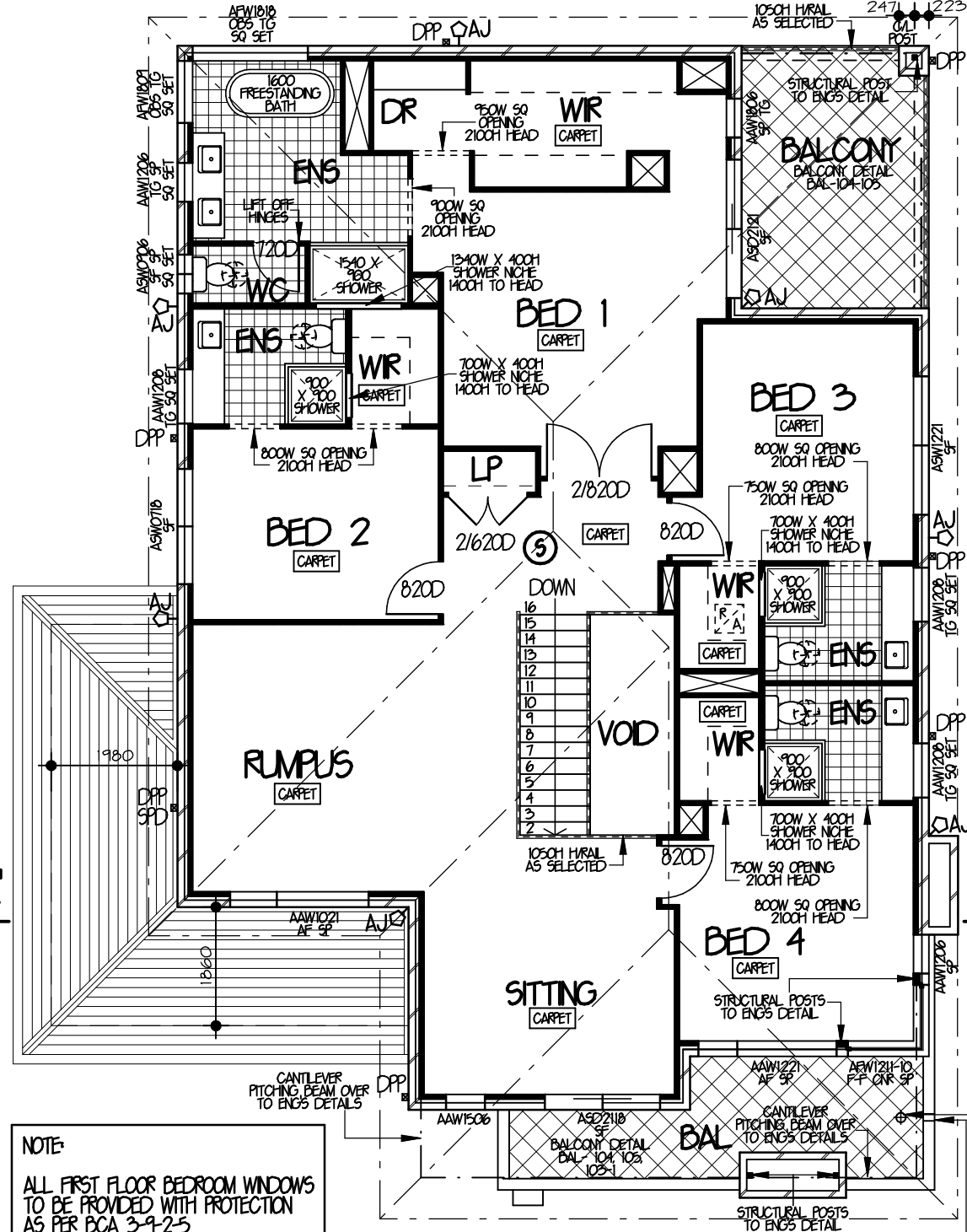
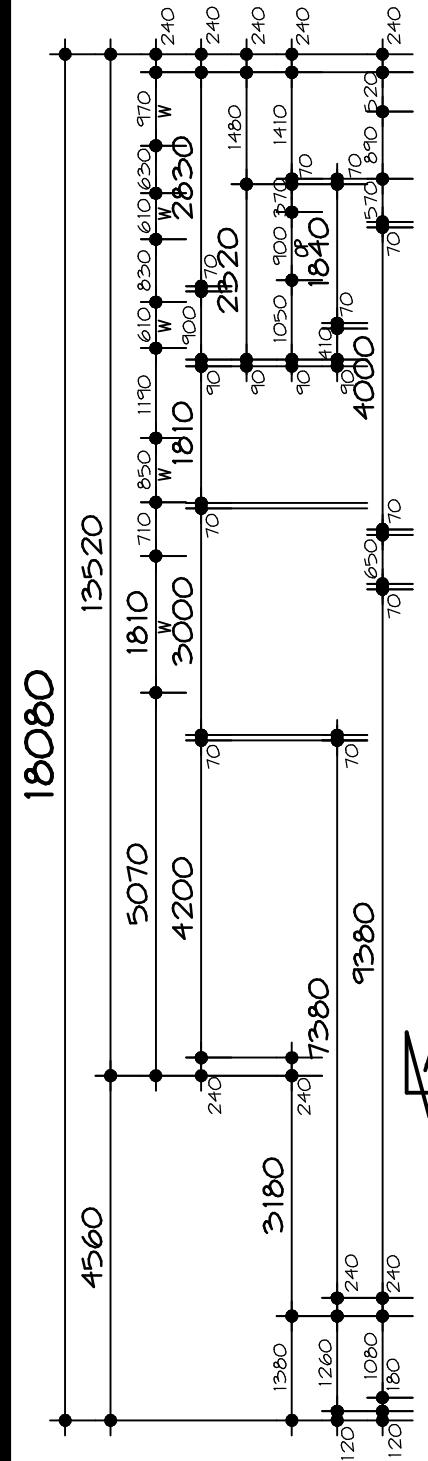
NOTE: STEEL & HW TIMBER POSTS TO ENDS DETAILS TO SUPPORT STEEL BEAMS OVER TO BE LOCATED WITHIN WALL FRAMES.

BALCONY ATTACHMENTS & SUPPORTS TO BE IN ACCORDANCE WITH NCC PART 3-10-6

ISOLATED MASONRY PIERS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC PART 3-3-6

REFER TO STRUCTURAL ENGINEERS PLANS FOR POST TYPE & LOCATIONS.

NOTE: FLOOR JOIST TO SUIT 50MM RECESS FLOOR TO WET AREAS



ALL WET AREAS TO BE PROVIDED WITH FLOOR WASTE

NOTE: ALL FIRST FLOOR BEDROOM WINDOWS TO BE PROVIDED WITH PROTECTION AS PER NCC CLAUSE 3-9-2-6. FIRST FLOOR ROOMS (FIGURE 3-9-2-5) OTHER THAN BEDROOMS AS PER NCC CLAUSE 3-9-2-7 (FIGURE 3-9-2-6)

NOTE: ALL FIRST FLOOR BEDROOM WINDOWS TO BE PROVIDED WITH PROTECTION AS PER BCA 3-9-2-5

BALCONY DRY FLOOR WASTE OUTLET LOCATION TBC BY ECH

BALCONY DETAIL WATER OVERFLOW BAL - 102, 102-1, 102-2

ALL BALUSTRADES SERVING THE DWELLING (BOTH INTERNAL AND EXTERNAL) TO MEET THE REQUIREMENTS OF PART 3-9-2 OF THE NCC VOLUME 2

Denotes air conditioner duct



LEVEL 3, 22 BROOKHOLLOW AVENUE
NORTHWEST BUSINESS PARK
BALKHAM HILLS NSW 2153
TEL: (02) 8860 9222
FAX: (02) 8860 9233

FOR MS. A. SCHAL & MR. F. A. SHARIF

AT LOT 14, NO.46 FERGUSON STREET, FORESTVILLE

TYPE WALDORF 42 MK2 (PRESTIGE SERIES)

FACADE BEALMARIS

MASTER AND-33394

UBDSYD REV:54
MAP:176 REF:A7

JOB NO. 0026442

HAND LH

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LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SOLENT CIRCUIT BULKHAM HILLS
RD BOX 6410 BULKHAM HILLS
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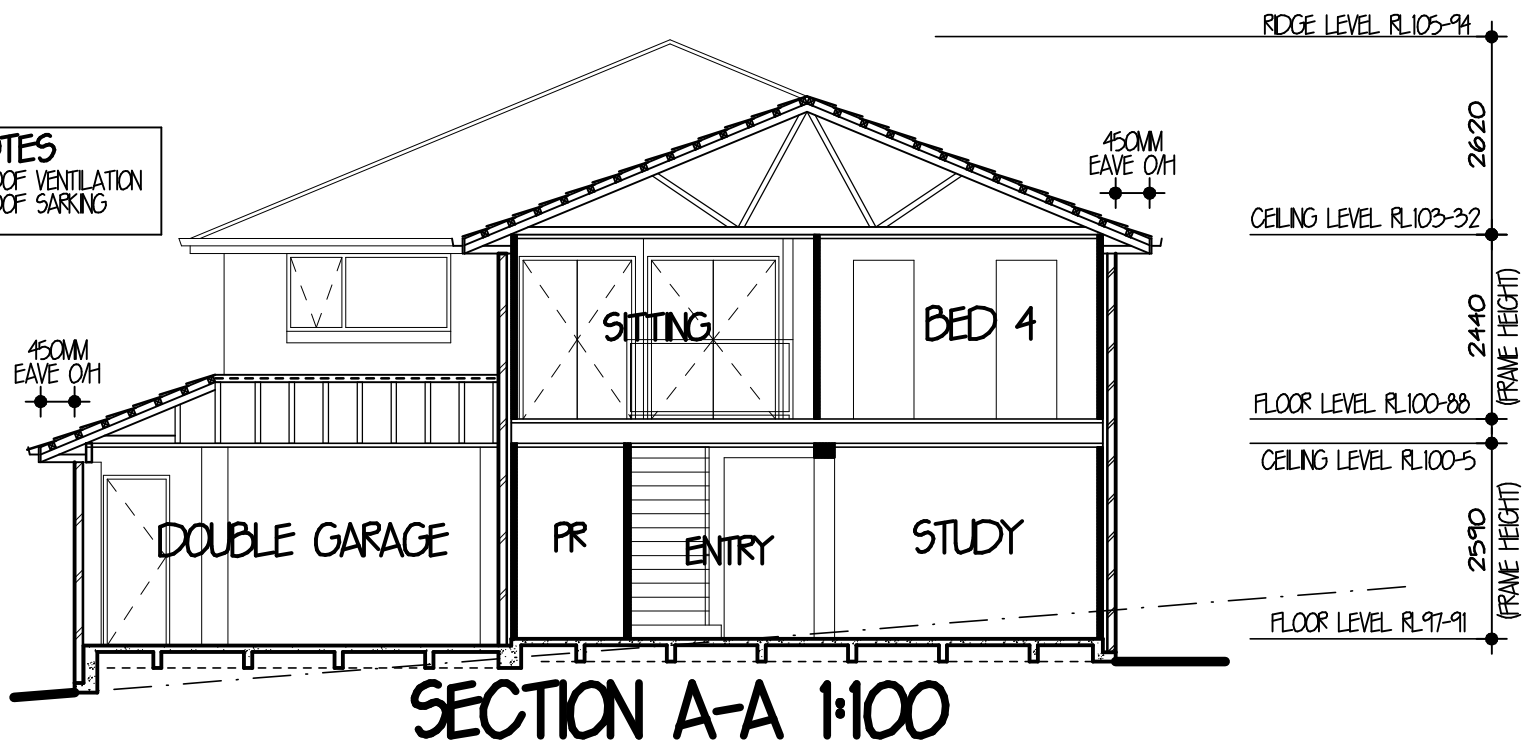
ISSUE	DATE	REVISION	DRAWN
AI	8-2-22	SITING	DP
B	9-3-22	CC PLANS	LB
C	21-4-22	RESITE/AMEND/BASIX	ODC

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FIRST FLOOR PLAN 1:100



NOTES
- ROOF VENTILATION
- ROOF SARKING



SUMMARY OF MATERIALS

- 22-5° ROOF PITCH CONCRETE ROOF TILES TO UPPER ROOF
- 22-5° ROOF PITCH CONCRETE ROOF TILES TO GARAGE ROOF
- COLORBOND GUTTER & FASCIA
- GALVANISED DOWNPIPES TO BE PAINTED
- PRE-FABRICATED HYBRID ADVANCED FRAMING SYSTEM & T2 TREATED PINE ROOF TRUSSES TO MANUFACTURER SPECIFICATIONS
- DIMENSIONS ARE TO FRAME SIZES ONLY EXCLUDES GYPROCK & SKIRTINGS THEREFORE THEY ARE NOT FINISHED ROOM SIZES
- BRICKWORK AS SELECTED
- F.C. CLADDING AS SELECTED
- STACKBOND AS SELECTED
- ALUMINIUM WINDOWS & DOORS
- FRONT ENTRY DOORS & FRAME TO BE STAIN FINISH
- SECTIONAL OVERHEAD GARAGE DOOR



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FOR	MS. A. SOHAIL & MR. F. A. SHARIF	UBDSYD REV54 MAP176 REF-A7
AT	LOT 14, NO46 FERGUSON STREET, FORESTVILLE	DP24733
TYPE	WALDORF 42 MK2 (PRESTIGE SERIES)	JOB NO. 0026442
FACADE	BEALMARIS	HAND LH
MASTER AND-33394	DWG NO. AND-35339	PAGE NO. 6 OF 10



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