

SHEET INDEX

No.	NAME
01	COVER SHEET
02	SITE PLAN
03	LOCATION PLAN
04	GROUND FLOOR PLAN
05	DOOR & WINDOW SCHEDULES
06	ELEVATIONS
07	ELEVATIONS/ SECTION
08	KITCHEN DETAILS
09	BUTLER'S PANTRY / LDRY DETAILS
10	BATHROOM / PWDR DETAILS
11	ENSUITE/ WC DETAILS
12	RECYCLED WATER / FLOOR COVERINGS
12	SLAB PLAN
13	DRAINAGE PLAN

- BAL 19 BUSHFIRE REQUIREMENTS**  
MCDONALD JONES HOMES USES MATERIALS THAT HAVE BEEN TESTED TO AS1530.8.1 IN ACCORDANCE WITH AS3959-2009 (CLAUSE 3.8)
- PROVIDE FOIL FACED BLANKET INSULATION TO COLORBOND SHEET ROOFING
  - PROVIDE FLYSCREENS WITH CORROSION RESISTANT MESH TO ALL OPERABLE WINDOW SASHES (NO REQUIREMENT TO SCREEN SLIDING/STACKER DOORS)
  - PROVIDE BAL 19 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING/STACKER DOORS
  - BRADNAMS ALUMINIUM FRENCH DOORS HAVE BEEN TESTED TO AS1530.8.1 WITHOUT SCREENS
  - BRADNAMS ALUMINIUM WINDOWS HAVE BEEN TESTED TO AS1530.8.1 WITHOUT SCREENS TO FIXED PANELS
  - PROVIDE MERBAU DOOR JAMBS TO ALL EXTERNAL TIMBER DOORS
  - PROVIDE SPARK ARRESTORS TO EXTERNAL BRICKWORK
  - PROVIDE SEAL TO GARAGE DOOR
  - EXTERNAL TIMBER POSTS TO BE FIRE RETARDANT



SUSTAINABILITY COMMITMENTS

WATER COMMITMENTS

- 3 STAR (> 7.5 BUT <= 9 L/MIN) SHOWER HEADS
- 3 STAR TOILET SUITES
- 3 STAR KITCHEN TAPS
- 3 STAR BATHROOM TAPS

462.61 m² TOTAL ROOF AREA

10000 L WATER TANK(S) MINIMUM CAPACITY  
462.61 m² MINIMUM ROOF AREA TO TANK(S)

- RAINWATER TANK(S) TO BE CONNECTED TO:
- AT LEAST ONE OUTDOOR TAP
  - WASHING MACHINE

NO RETICULATED RECYCLED WATER SUPPLY

500 m² GARDEN/LAWN AREA

ENERGY COMMITMENTS

- HOT WATER SYSTEM**
- GAS CONTINUOUS FLOW - 5.5 STAR

- HEATING SYSTEM**
- 3-PHASE REVERSE CYCLE AIR CONDITIONING EER 3.5 - 4.0

- COOLING SYSTEM**
- 3-PHASE REVERSE CYCLE AIR CONDITIONING EER 3.0 - 3.5

- VENTILATION (EXHAUST FANS)**
- NO MECHANICAL VENTILATION TO BATHROOMS
  - KITCHEN RANGEHOOD: INDIVIDUAL FAN - NOT DUCTED, MANUAL SWITCH ON/OFF
  - NO MECHANICAL VENTILATION TO LAUNDRY

- PRIMARY FLUORESCENT/LED LIGHTING INCLUDING COVER**
- 4 BEDROOMS/STUDY, NON DEDICATED
  - 2 LIVING/DINING AREAS, NON DEDICATED
  - LAUNDRY, NON DEDICATED

- NATURAL LIGHTING TO**
- KITCHEN
  - 4 BATHROOM(S)/TOILET(S)

- ALTERNATIVE ENERGY**
- N/A

- OTHER**
- GAS COOKTOP, ELECTRIC OVEN
  - FIXED OUTDOOR CLOTHESLINE BY OWNER

BUILDING INFORMATION

GROUND FLOOR CEILING HEIGHT(S): 2700mm  
FRAMES AND TRUSSES: STEEL  
ROOF PITCH (U.N.O.): 26°  
ELECTRICITY SUPPLY: 3-PHASE  
GAS SUPPLY: RETICULATED NATURAL

ROOF MATERIAL: SHEET METAL  
ROOF COLOUR: DARK  
ROOF INSULATION: R3.0 BATTS  
50mm FOIL FACED BLANKET  
1

WHIRLYBIRDS:

WALL MATERIAL: HEBEL  
WALL COLOUR: N/A  
WALL INSULATION: R2.0 BATTS

FLOOR INSULATION: N/A

ENGINEERING & SITE INFORMATION

SLAB TO BE 85mm THICK (U.N.O.) WITH REINFORCEMENT TO ENGINEERS SPECIFICATIONS & DETAILS OVER A 200µm WATERPROOF MEMBRANE ON A BED OF FREE DRAINING COARSE SAND (WHERE SPECIFIED)

PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C. & AS 3700

ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-1998 OR AS/NZS 4600-2005

DESIGN CRITERIA

WIND RATING: N2

SITE CLASSIFICATION

SITE CLASSIFICATION IS: H1

SLAB CLASSIFICATION

SLAB CLASSIFICATION IS: H1

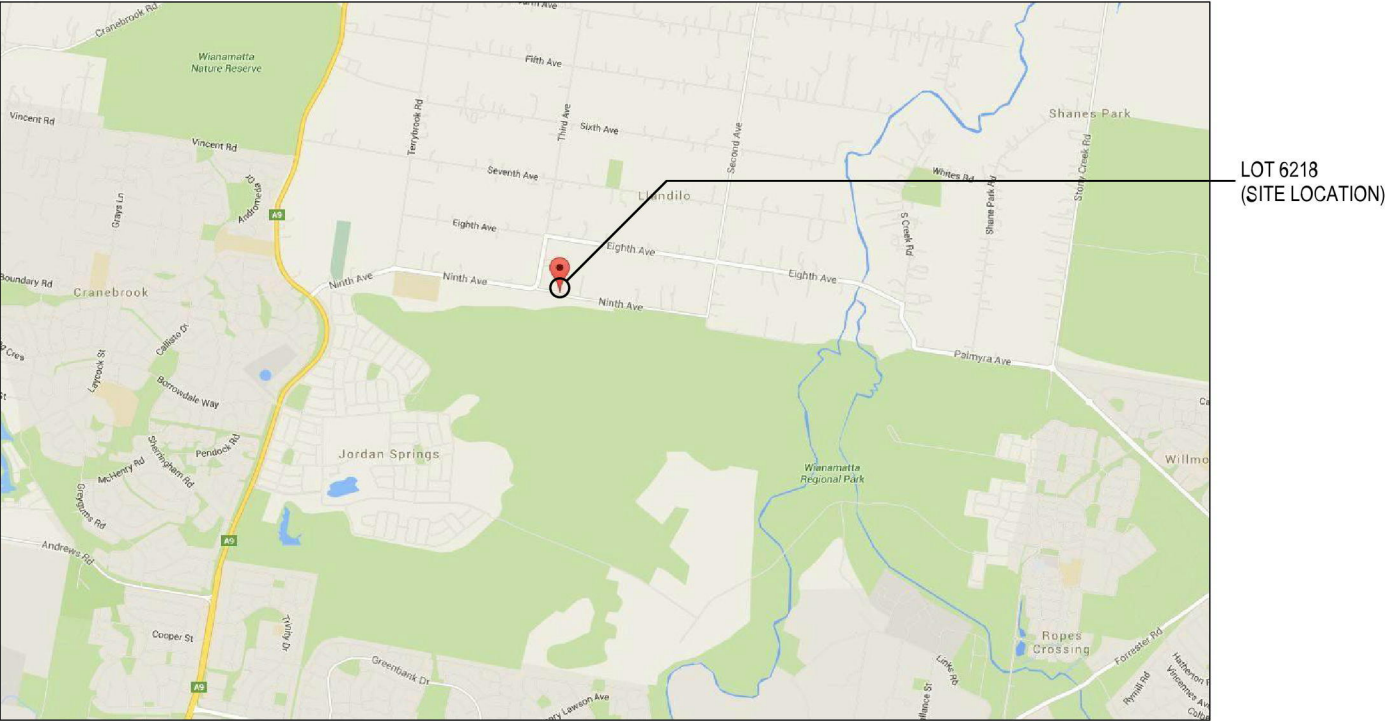
BASIX AREAS

CONDITIONED 243.07  
UNCONDITIONED 20.73

TOTAL FLOOR AREAS

ALFRESCO 21.80  
GARAGE 55.79  
LIVING 292.46  
PATIO 40.83  
**410.88 m²**

LOCATION MAP



THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE  
ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:



**mcdonald jones**

YOUR HOME. YOUR DREAM

SPECIFICATION:

**se**  
stuart everitt collection

www.mcdonaldjoneshomes.com.au  
© 2016

	DRAWING	DRAWN
1	PRELIMINARY PLANS	NMA 2015.10.26
2	CONTRACT PLANS	JCR 2016.04.05
3	ALL REPORTS	JAQ 2016.07.18
4	BASIX CERTIFICATE	PVA 2016.07.29

CLIENT: <b>Mr. JAMES AGIUS &amp; Mrs. TENILLE AGIUS</b>				LOT No: <b>6218</b>
ADDRESS: <b>NINTH AVENUE</b>				DP No: <b>1211124</b>
SUBURB: <b>JORDAN SPRINGS</b>	POSTCODE: <b>2747</b>	COUNCIL: <b>PENRITH</b>	SECTION No: <b>-</b>	

HOUSE DESIGN: <b>BRONTE EXCEUTIVE LODGE</b>		HOUSE CODE: <b>H-BROCLAS13400</b>	
FACADE DESIGN: <b>PAVILLION</b>		FACADE CODE: <b>F-BROPAV101</b>	
SHEET TITLE: <b>COVER SHEET</b>		SCALES:	SHEET No: <b>1 / 13</b>

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.

**602847**

Template Version: 13.0.19