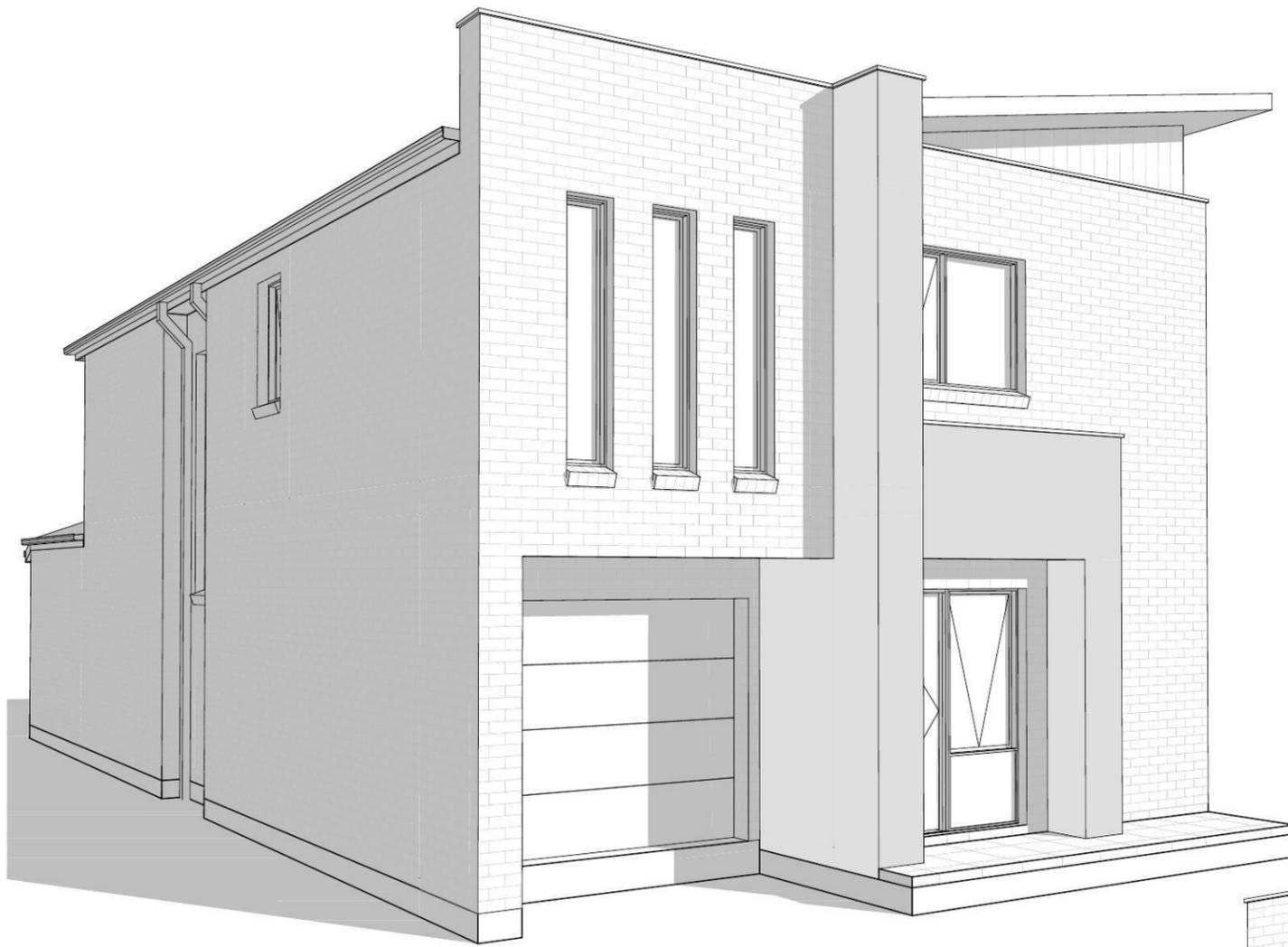


Columbus 27

Moda

Page	Drawing
2	SITE PLAN
3	GROUND FLOOR PLAN
4	FIRST FLOOR PLAN
5	ELEVATIONS
6	ELEVATIONS
7	SECTIONS
8	DETAILS
9	WINDOW SCHEDULE
10	DOOR SCHEDULE
11	GROUND FLOOR WET AREA DETAILS
12	FIRST FLOOR WET AREA DETAILS
13	GROUND FLOOR ELECTRICAL PLAN
14	FIRST FLOOR ELECTRICAL PLAN



**Wisdom
Smart
Theeasystart**
Ph: 4647 1200
Fax: 4647 1233
www.wisdomsmart.com.au

PROJECT: PROPOSED BRICK VENEER DWELLING
CLIENT: Wisdom Homes Pty Ltd
ADDRESS: Lot 2357 William Hart Crescent
Thornton Estate, Penrith

JOB No: 003532

AREA SCHEDULE

SITE DETAILS

LOT NUMBER: 2357
 DP NUMBER: UNREG
 SITE AREA: 270m²
 SITE WIDTH: 9.0m

DWELLING AREAS

GROUND FLOOR LIVING: 100.28m²
 FIRST FLOOR LIVING: 104.51m²
 GARAGE: 19.42m²
 PORCH: 4.67m²
 OUTDOOR LEISURE: 12.75m²
 BALCONY: 3.39m²

TOTAL FLOOR AREA: 245.02m²

DRIVEWAY AND PATH AREA: 18.65m²

ROOF AREA: 151.47m²
 (ROOF AREA TO R/WATER TANK AS PER BASIX CERTIFICATE)

FLOOR SPACE RATIO:
 PROPOSED: 224.21m² / 83%

SITE COVERAGE:
 GROUND FLOOR LIVING: 100.28m²
 GARAGE: 19.42m²
TOTAL AREA: 119.70m² / 44.3%

PRIVATE OPEN SPACE:
 (min. 2.0m dimension)
 REQUIRED (min.): 54.0m² 20%
 PROPOSED: 90.36m² / 34%

PRINCIPLE PRIVATE OPEN SPACE:
 PROPOSED: 6m x 4m 24m²

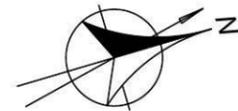
'M' CLASS
 (subject to borehole report)

LOT: 2357
AREA: 270m²

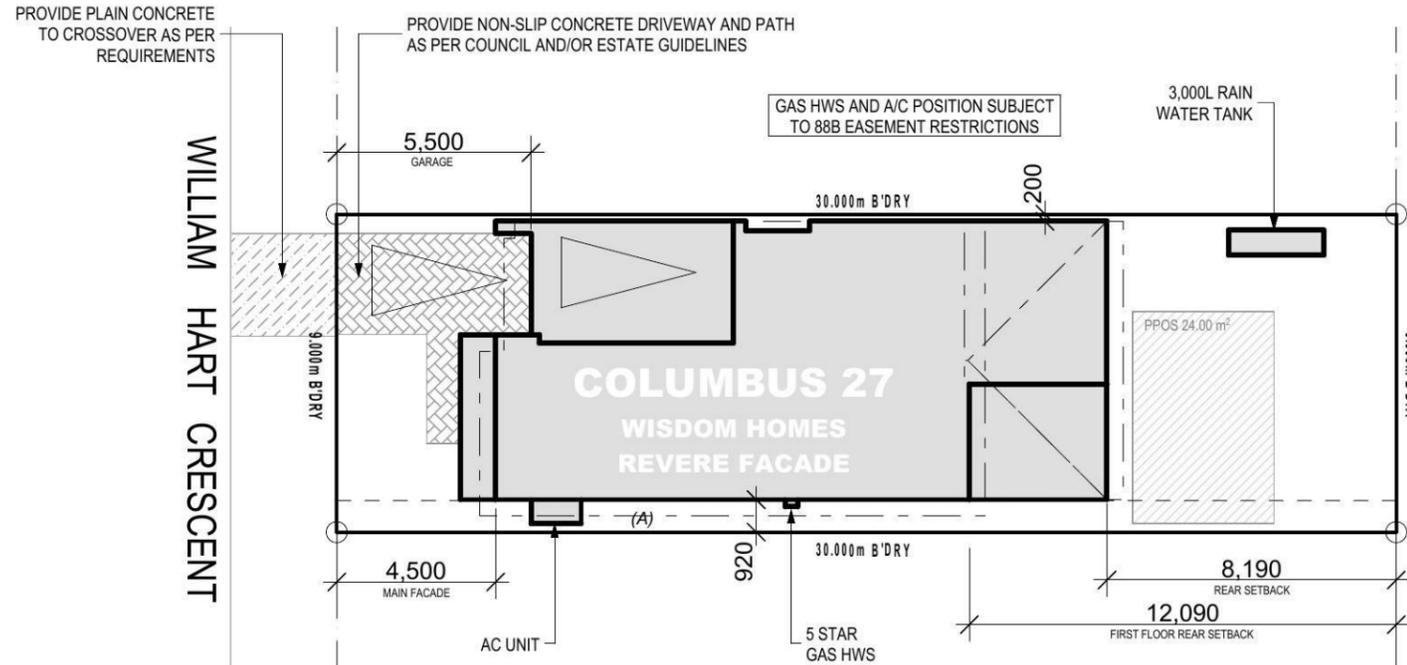
EXCAVATE SITE APPROX. 000mm TO FORM JOB DATUM R.L. 00.000(ASSUMED) DATUM POINT 000mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

(A) EASEMENT FOR MAINTENANCE AND SUPPORT 0.9 WIDE (ASSUMED)

NOTES:
 *REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
 *REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
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 *A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
 *FLOOR FINISHES AS SELECTED AS PER TENDER.



SITE PLAN
 1:200



BASIX NOTES		THERMAL COMFORT	
<p>WATER</p> <ul style="list-style-type: none"> - RAINWATER TANK OF AT LEAST 3,000 LITRES TO BE INSTALLED. - RAINWATER TANK MUST MEET AND BE INSTALLED IN ACCORDANCE WITH APPLICABLE REGULATORY AUTHORITIES. - RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST 155m² OF ROOF AREA. - RAINWATER TANK SUPPLY TO BE CONNECT TO ALL TOILETS IN THE DEVELOPMENT. - KITCHEN TAP FITTING RATING: 4 STAR - SHOWERHEAD RATING: 3 STAR - TOILET RATING (DUAL FLUSH): 4 STAR - BATHROOM TAP FITTING RATING: 6 STAR - RAINWATER TANK TO BE CONNECTED TO AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT. 		<p>EXTERNAL WALLS: BRICK VEENER/TIMBER FRAME</p> <p>EXTERNAL WALL INSULATION: R2.0</p> <p>EXTERNAL WALL COLOUR: MEDIUM</p> <p>ROOFING MATERIAL: CONCRETE ROOF TILES</p> <p>ROOF INSULATION: SARKING</p> <p>ROOF COLOUR: MEDIUM</p> <p>CEILING INSULATION: R3.5</p>	
		<p>ENERGY</p> <ul style="list-style-type: none"> - ACTIVE HEATING AND COOLING TO BE INSTALLED IN LIVING AND BEDROOMS, 3 PHASE A/C SYSTEM (EER 2.5-3.0). TO BE DAY/NIGHT ZONED BETWEEN LIVING AREAS AND BEDROOMS. TO BE INSTALLED PRIOR TO FINAL OCCUPATION CERTIFICATE. - PROVIDE GAS 6 STAR INSTANTANEOUS HWS. - PROVIDE GAS COOKTOP TO KITCHEN. - PROVIDE ELECTRIC OVEN TO KITCHEN. - ALL REFRIGERATOR SPACES TO BE WELL VENTILATED. - PROVIDE COMPACT FLUORESCENT ENERGY SAVING LIGHT BULBS TO ALL LIGHT POINTS. - PROVIDE OUTDOOR CLOTHES LINE BY OWNER. 	

Wisdom Smart

The easystart

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PROJECT: PROPOSED BRICK VENEER DWELLING
 CLIENT: Wisdom Homes Pty Ltd

ADDRESS: Lot 2357 William Hart Crescent
 Thornton Estate, Penrith

- ⊗ EXHAUST FAN
- ⊗ SMOKE ALARM AS 3786-1993

LODGEMENT: D.A/C.C
 DP No: -

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ISSUE	DESCRIPTION	DRAWN	DATE
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A-1	CONTRACT PLAN AMENDED	DC	11/03/14
B	DA APPROVAL	NP	13/05/14
-	-	-	-
-	-	-	-

JOB No: 003532
 LGA: PENRITH
 DESCRIPTION: COLUMBUS 27
 CODE: WS-COLU27D MO LH

DRAWN: -
 DATE: 03.03.14
 WIND CLASS: 'M' Class
 FACADE: MODA
 SHEET: 2

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

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Thornton Estate, Penrith

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LODGEMENT: D.A/C.C
DP No: -

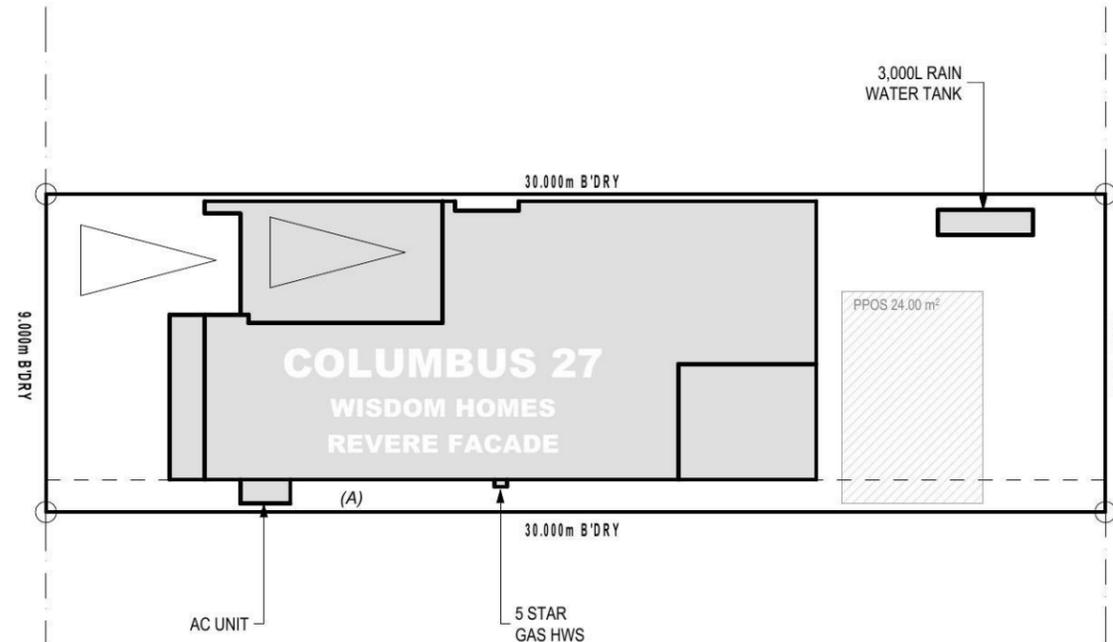
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-	-	-	-

JOB No: 003532	DRAWN: -
LGA: PENRITH	DATE: 03.03.14
DESCRIPTION: COLUMBUS 27	WIND CLASS: 'M' Class
CODE: WS-COLU27D MO LH	FACADE: MODA
	SHEET: 3

WILLIAM HART CRESCENT



BENCHING PLAN
1:200

NOTES:
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- ⊗ EXHAUST FAN
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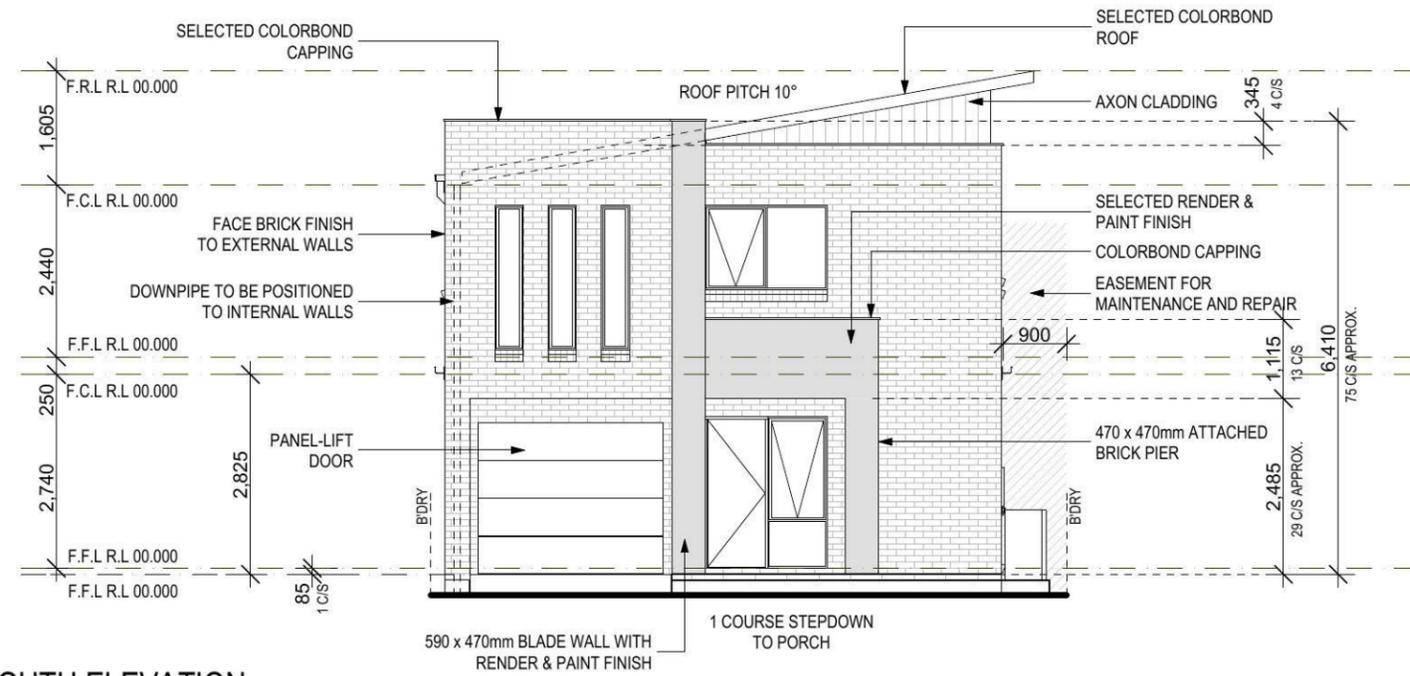
LODGEMENT: **D.A/C.C** DP No: **-**

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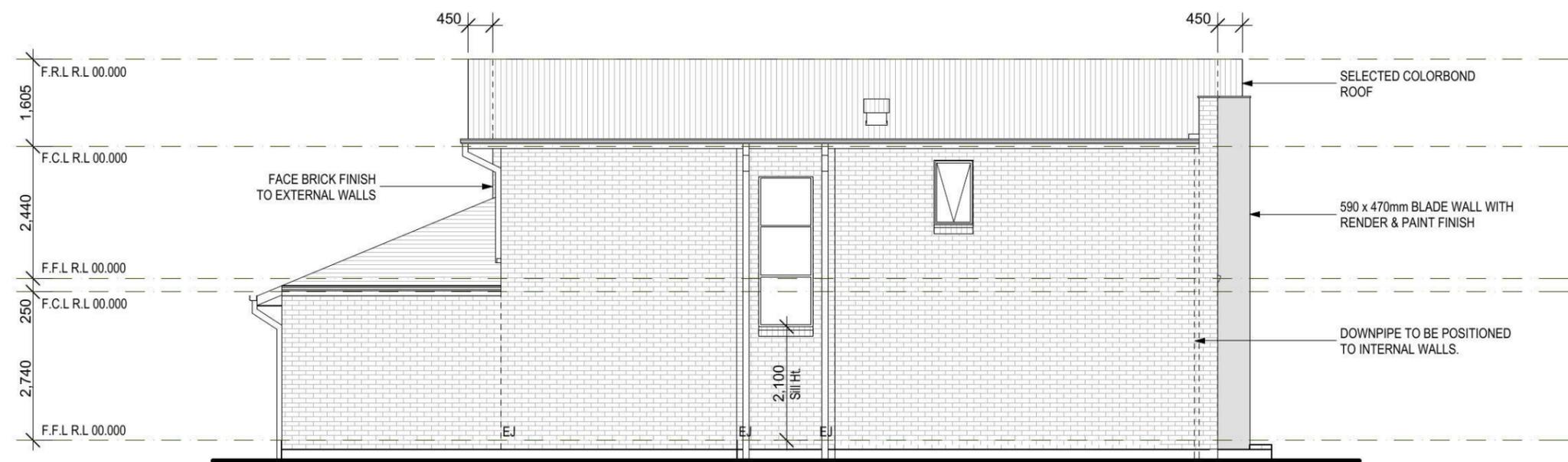
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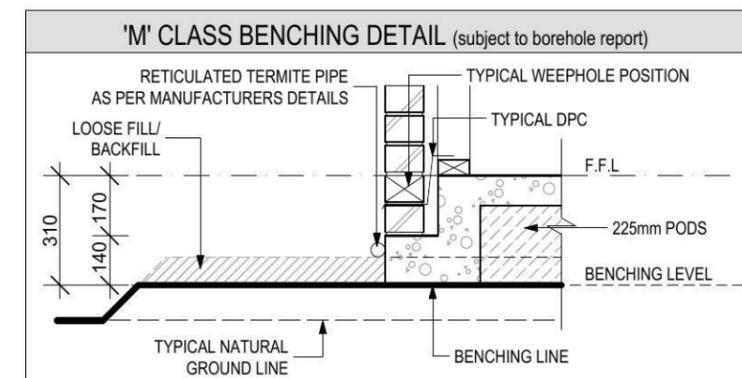
JOB No: **003532** DRAWN: **-**
 DATE: **03.03.14**
 LGA: **PENRITH** WIND CLASS: **'M' Class**
 DESCRIPTION: **COLUMBUS 27** FACADE: **MODA**
 CODE: **WS-COLU27D MO LH** SHEET: **5**



FRONT/SOUTH ELEVATION
1:100



LEFT/WEST ELEVATION
1:100



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PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:
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Thornton Estate, Penrith

- ⊗ EXHAUST FAN
- ⊗ SMOKE ALARM AS 3786-1993

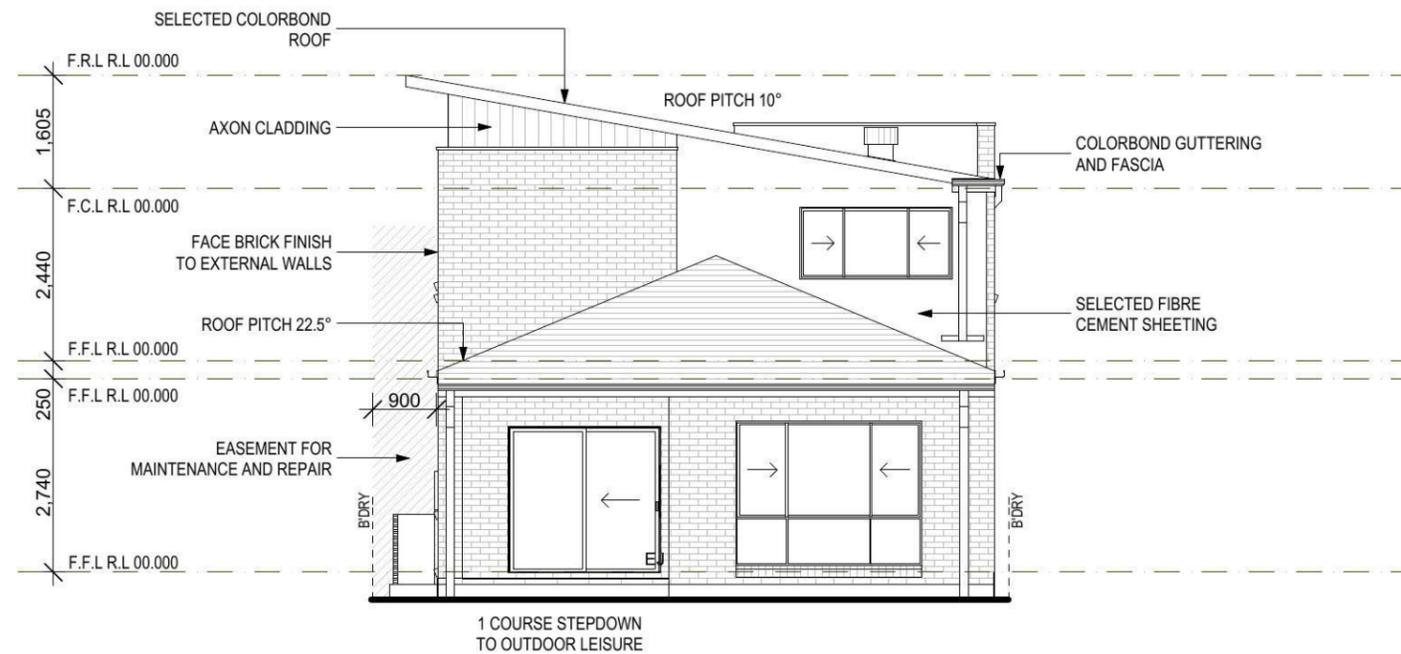
LODGEMENT: **D.A/C.C** DP No: -

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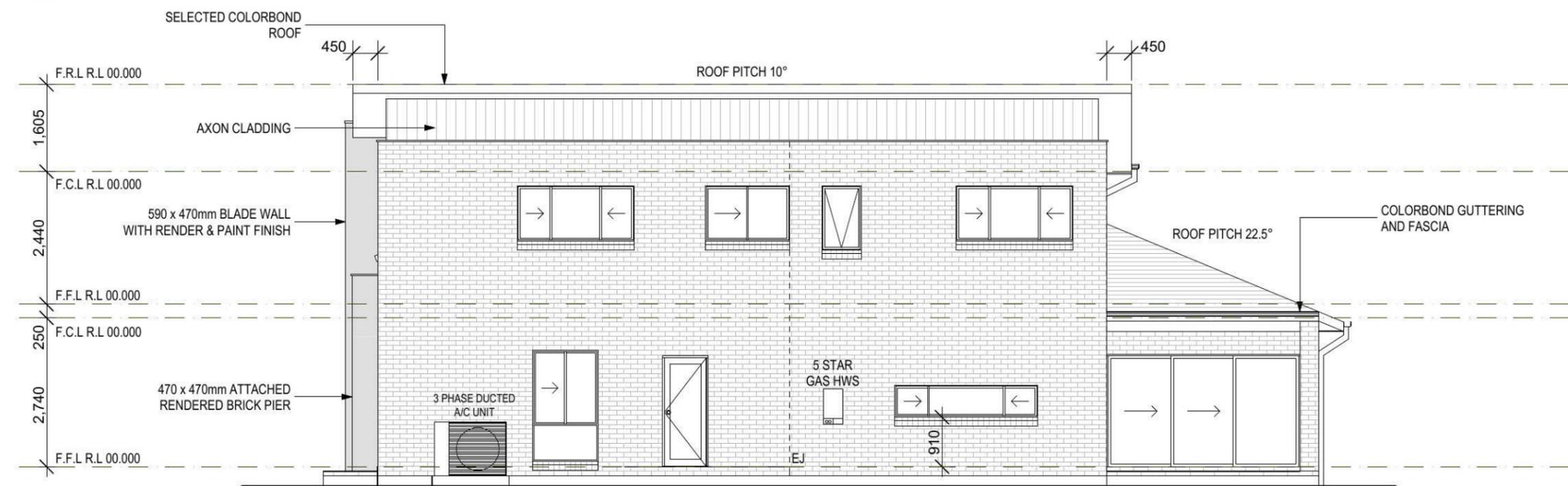
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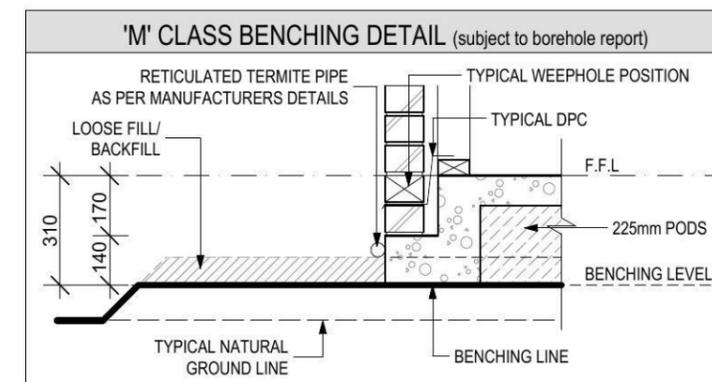
JOB No: **003532** DRAWN: -
DATE: **03.03.14**
LGA: **PENRITH** WIND CLASS: **'M' Class**
DESCRIPTION: **COLUMBUS 27** FACADE: **MODA**
CODE: **WS-COLU27D MO LH** SHEET: **6**



REAR/NORTH ELEVATION
1:100



RIGHT/EAST ELEVATION
1:100



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PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:
Lot 2357 William Hart Crescent
Thornton Estate, Penrith

- ⊗ EXHAUST FAN
- ⊗ SMOKE ALARM AS 3786-1993

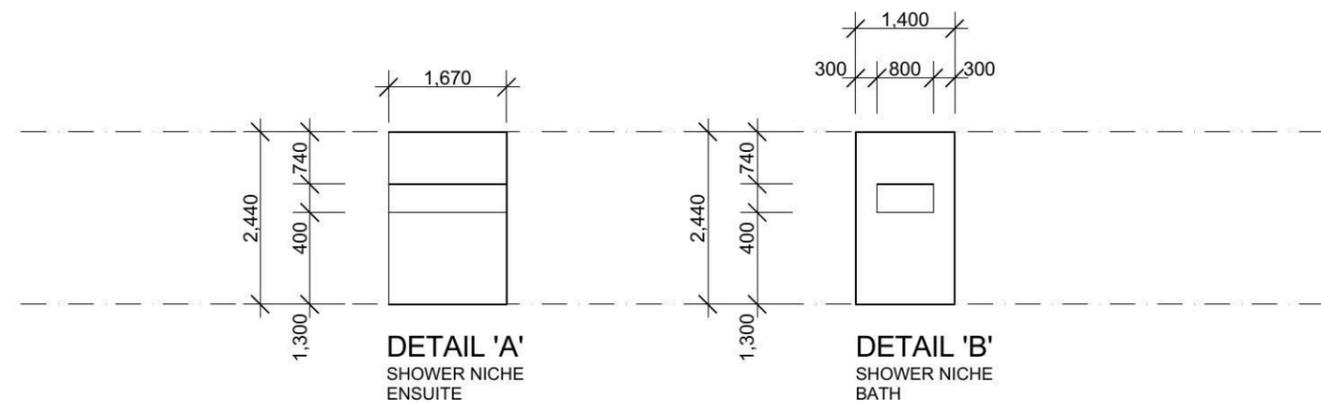
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LGA: PENRITH	DATE: 03.03.14
DESCRIPTION: COLUMBUS 27	WIND CLASS: 'M' Class
CODE: WS-COLU27D MO LH	FACADE: MODA
	SHEET: 8



DETAILS
1:100

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⊗ EXHAUST FAN

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LODGEMENT:

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JOB No:
003532

LGA:
PENRITH

DESCRIPTION:
COLUMBUS 27

CODE:
WS-COLU27D MO LH

DRAWN:
-

DATE:
03.03.14

WIND CLASS:
'M' Class

FACADE:
MODA

SHEET:
9

Window Schedule									
Window No.	Type	Window Size		Plan View	Elev. View	Glazing	Frame and reveal	Flyscreens	Others
		Height	Width						
W1	AA2009T	2,140	840			Single clear	240mm BV		
W2	AS2012T	2,042	1,200			Single clear	240mm BV		
W3	AS0626	590	2,629			Single clear	240mm BV		910mm Sill ht.
W4	AS2026T	2,042	2,630			Single clear	240mm BV		
W5	AF2810T Spec.	2,770	1,000			Single clear	240mm BV		Sq. set reveals 2100mm Sill ht.
W6	AF2004	2,042	400			Single clear	240mm BV		
W7	AF2004	2,042	400			Single clear	240mm BV		
W8	AF2004	2,042	400			Single clear	240mm BV		
W9	AA1217	1,191	1,730			Single clear	240mm BV		
W10	AS1022	1,020	2,153			Single clear	240mm BV		
W11	AS1016	1,020	1,550			Single clear	240mm BV		
W12	AA1207	1,191	724			Single clear	240mm BV		
W13	AS1022	1,020	2,153			Single clear	240mm BV		
W14	AS1022	1,020	2,153			Single clear	240mm BV		
W15	AA1207	1,191	724			Single clear	240mm BV		

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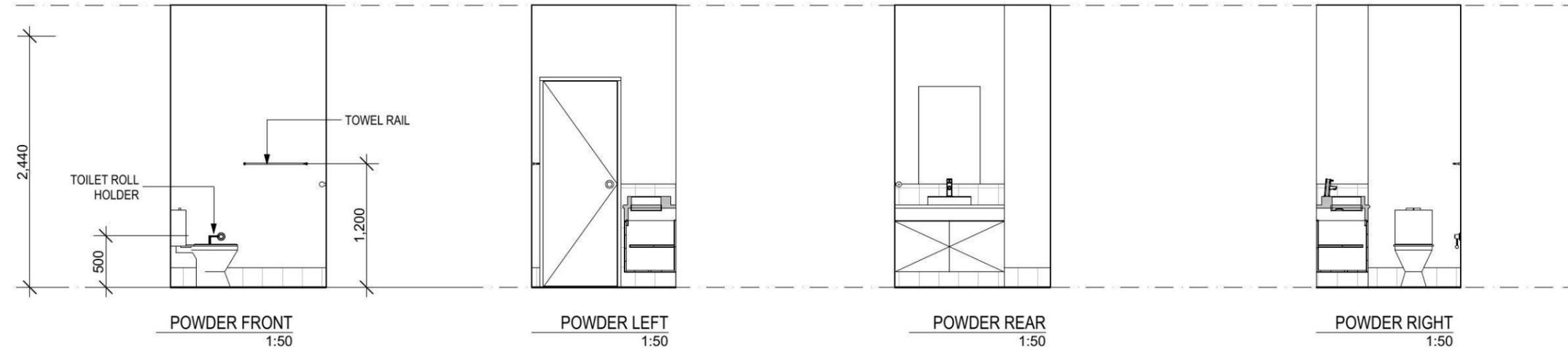
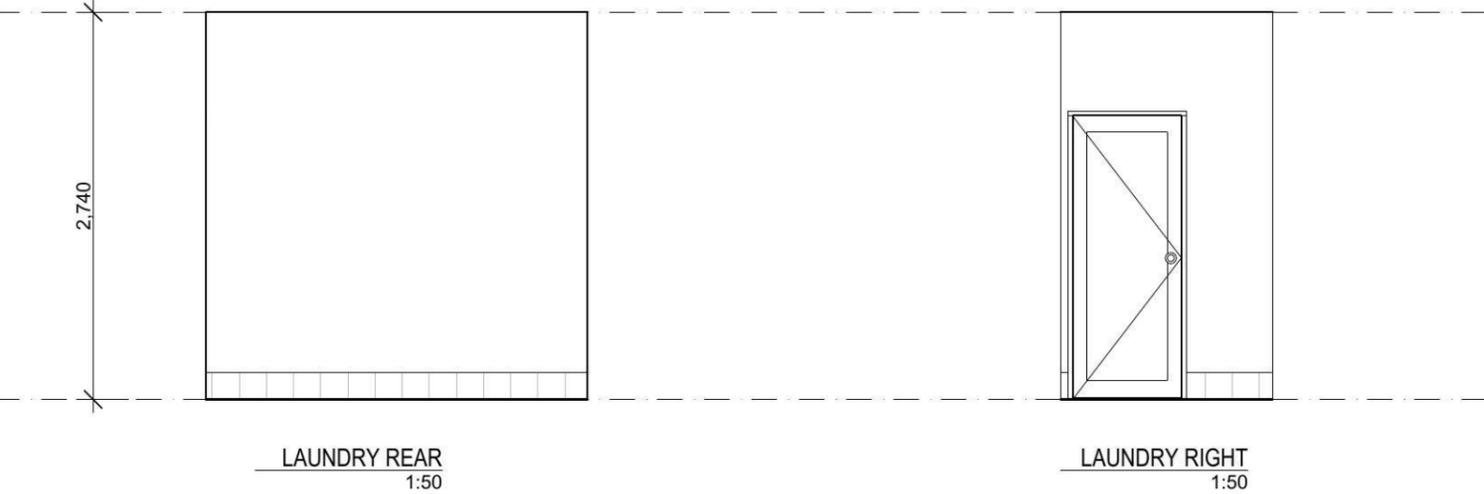
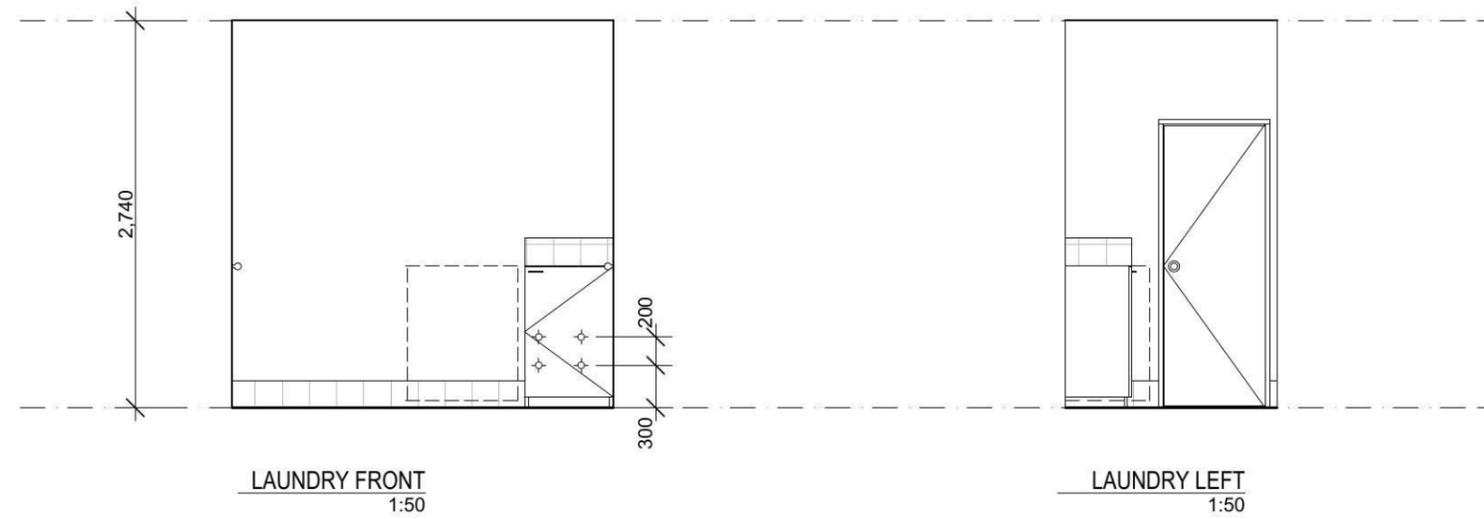
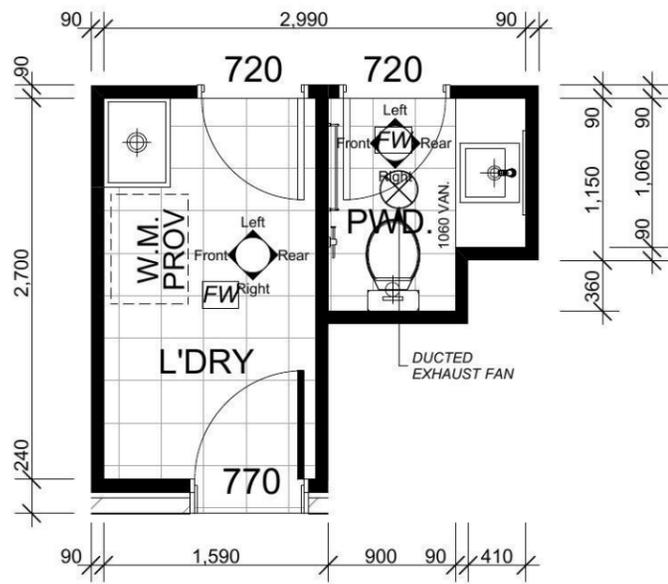
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-	-	-	-
-	-	-	-

JOB No: 003532
LGA: PENRITH
DESCRIPTION: COLUMBUS 27
CODE: WS-COLU27D MO LH

DRAWN: -
DATE: 03.03.14
WIND CLASS: 'M' Class
FACADE: MODA
SHEET: 11



NOTES:
REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
FLOOR FINISHES AS SELECTED AS PER TENDER.

GROUND FLOOR WET AREA DETAILS 1:50

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:
Lot 2357 William Hart Crescent
Thornton Estate, Penrith

- ⊗ EXHAUST FAN
- ⊗ SMOKE ALARM AS 3786-1993

LODGEMENT: D.A/C.C
DP No: -

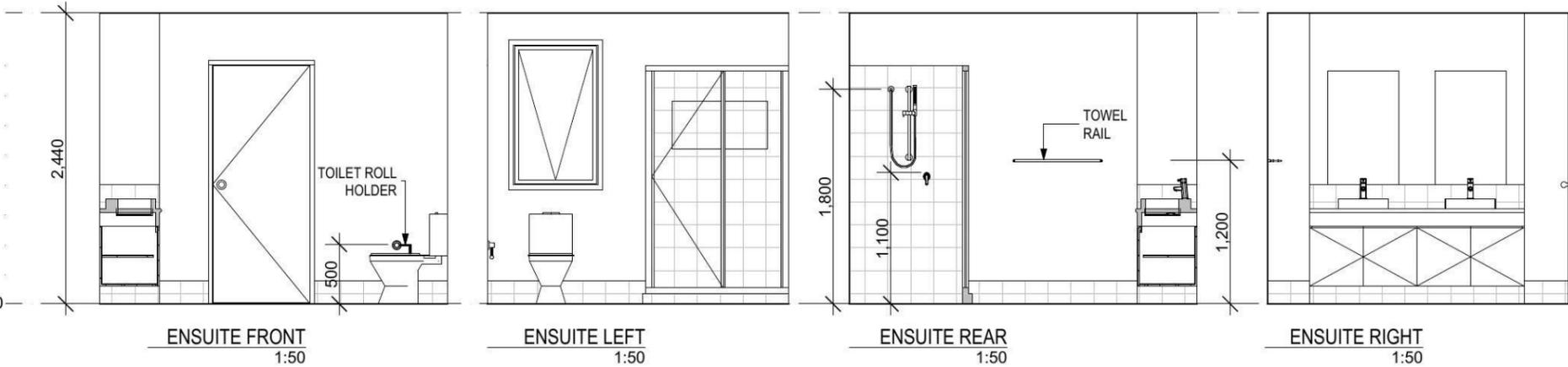
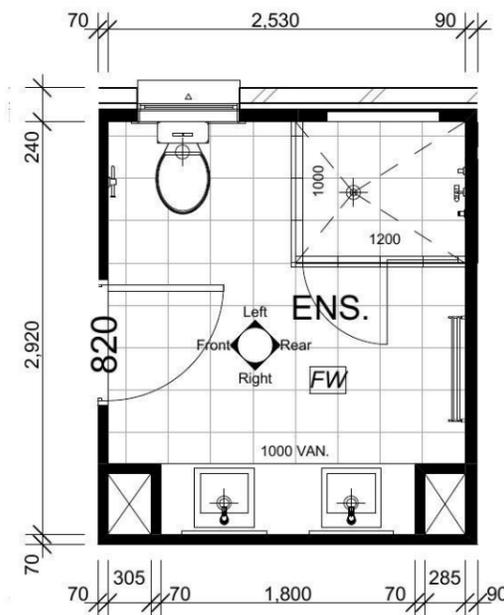
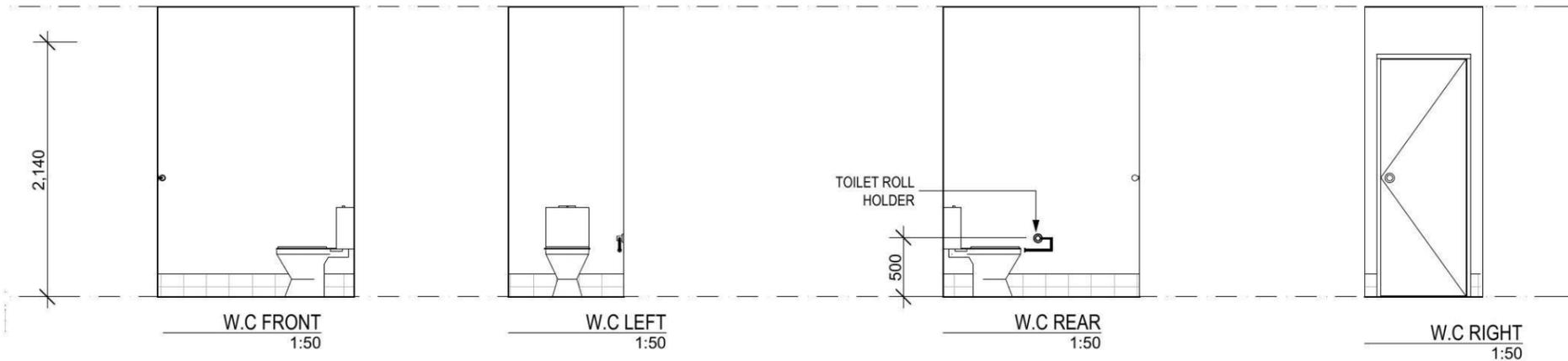
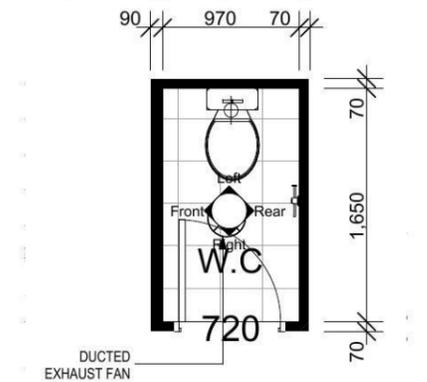
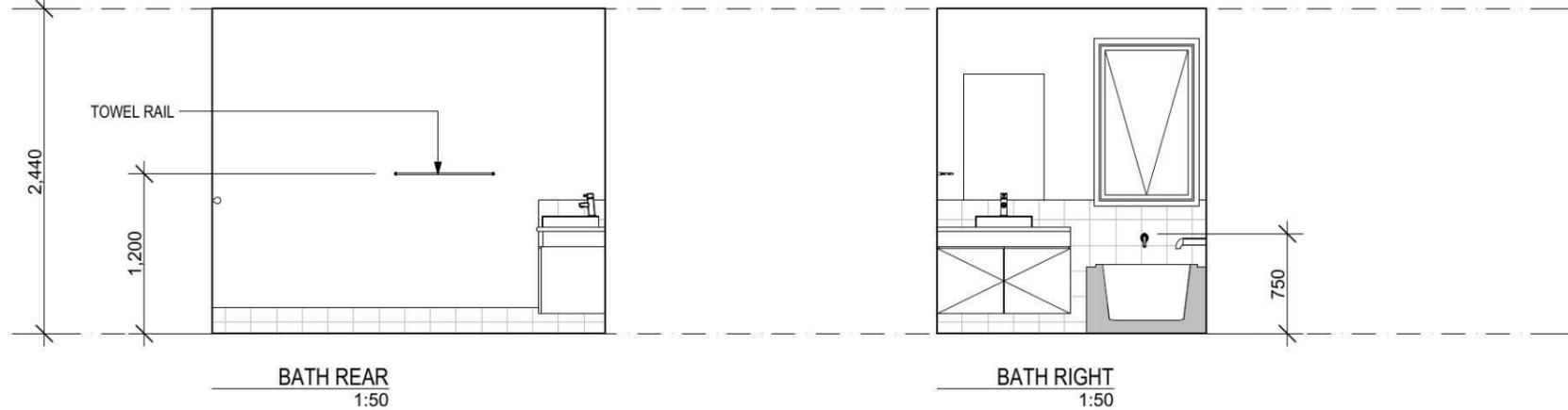
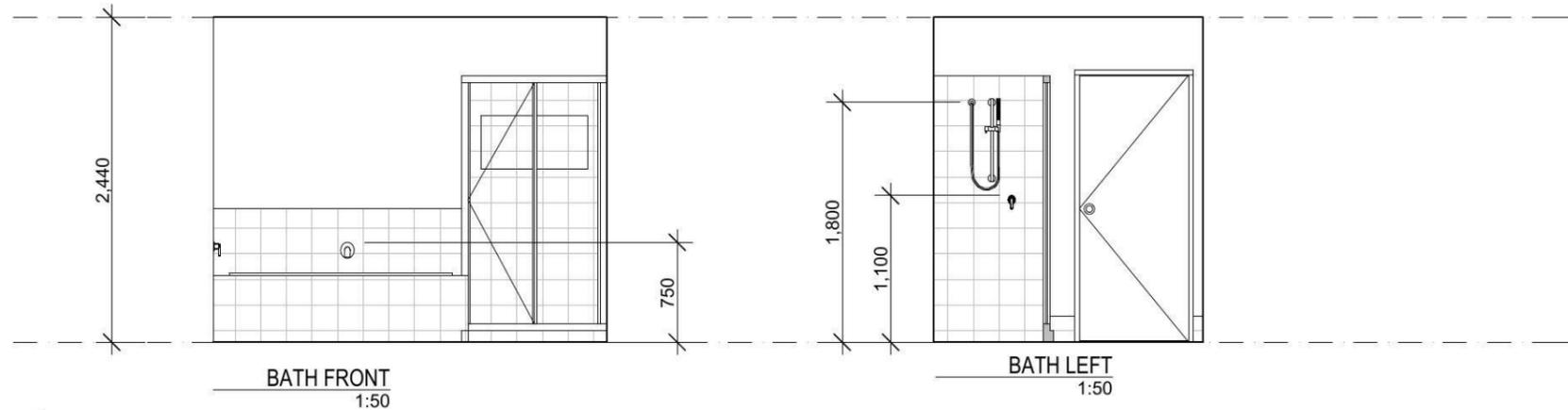
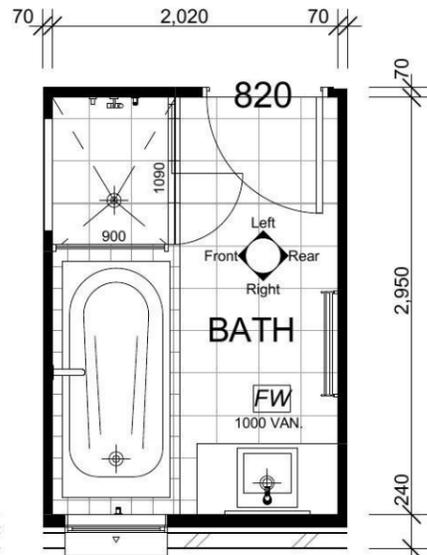
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REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLAN	DC	03/03/14
A-1	CONTRACT PLAN AMENDED	DC	11/03/14
B	DA APPROVAL	NP	13/05/14
-	-	-	-
-	-	-	-
-	-	-	-

JOB No: 003532
LGA: PENRITH
DESCRIPTION: COLUMBUS 27
CODE: WS-COLU27D MO LH

DRAWN: -
DATE: 03.03.14
WIND CLASS: 'M' Class
FACADE: MODA
SHEET: 12



NOTES:
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REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
FLOOR FINISHES AS SELECTED AS PER TENDER.

NOTE: ALL SHOWER SIZES MEASURED TO OUTSIDE OF HOB

○ FIRST FLOOR WET AREA DETAILS
1:50

Wisdom Smart

The easystart

Ph: 4647 1200

Fax: 4647 1233

www.wisdomsmart.com.au

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- ⊗ EXHAUST FAN
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LODGEMENT: **D.A/C.C** DP No: -

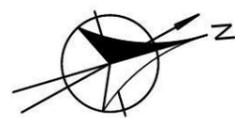
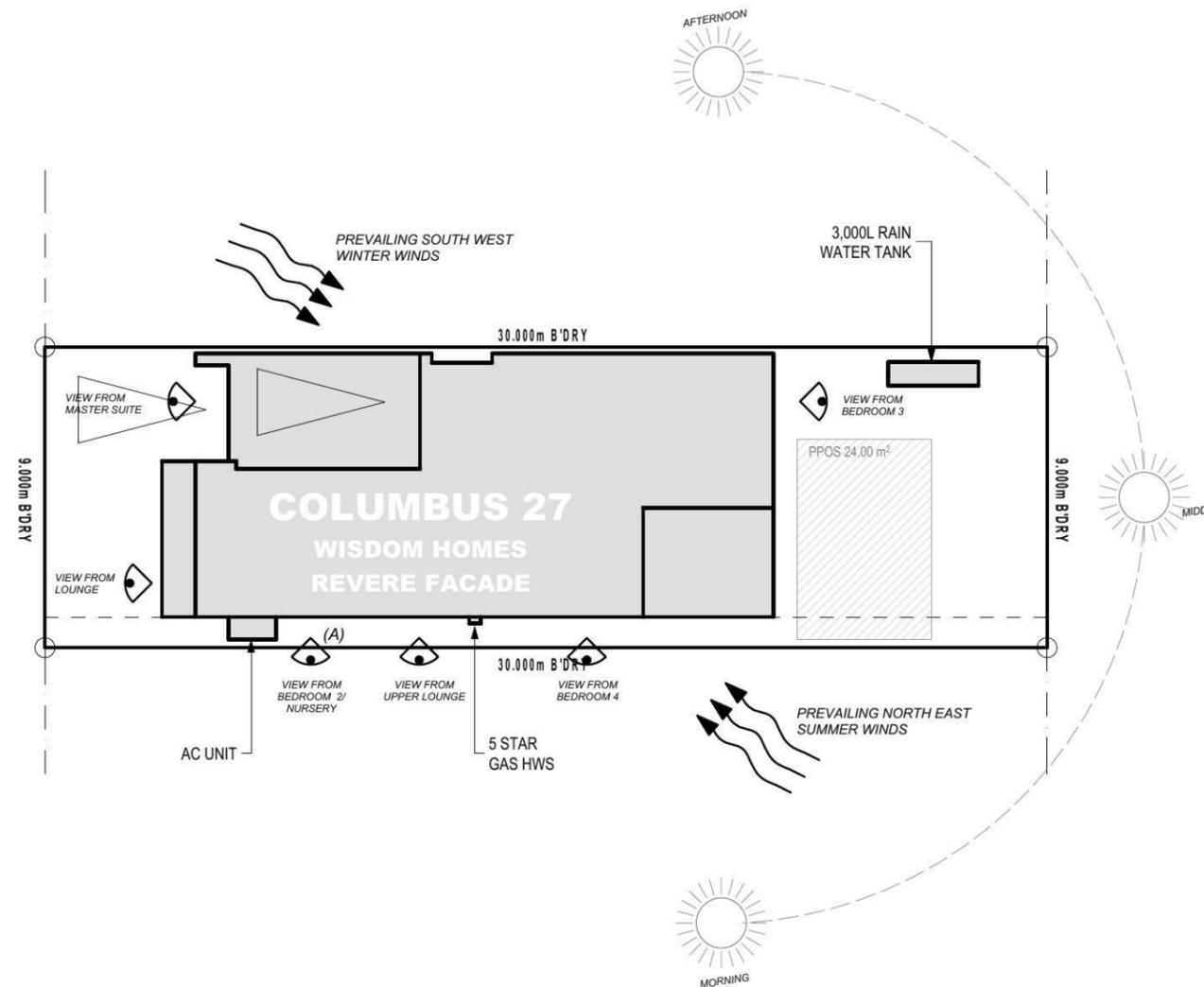
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REVISION SCHEDULE

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-	-	-	-
-	-	-	-
-	-	-	-

JOB No: 003532	DRAWN: -
LGA: PENRITH	DATE: 03.03.14
DESCRIPTION: COLUMBUS 27	WIND CLASS: 'M' Class
CODE: WS-COLU27D MO LH	FACADE: MODA SHEET: 16

WILLIAM HART CRESCENT



SITE ANALYSIS PLAN
1:200

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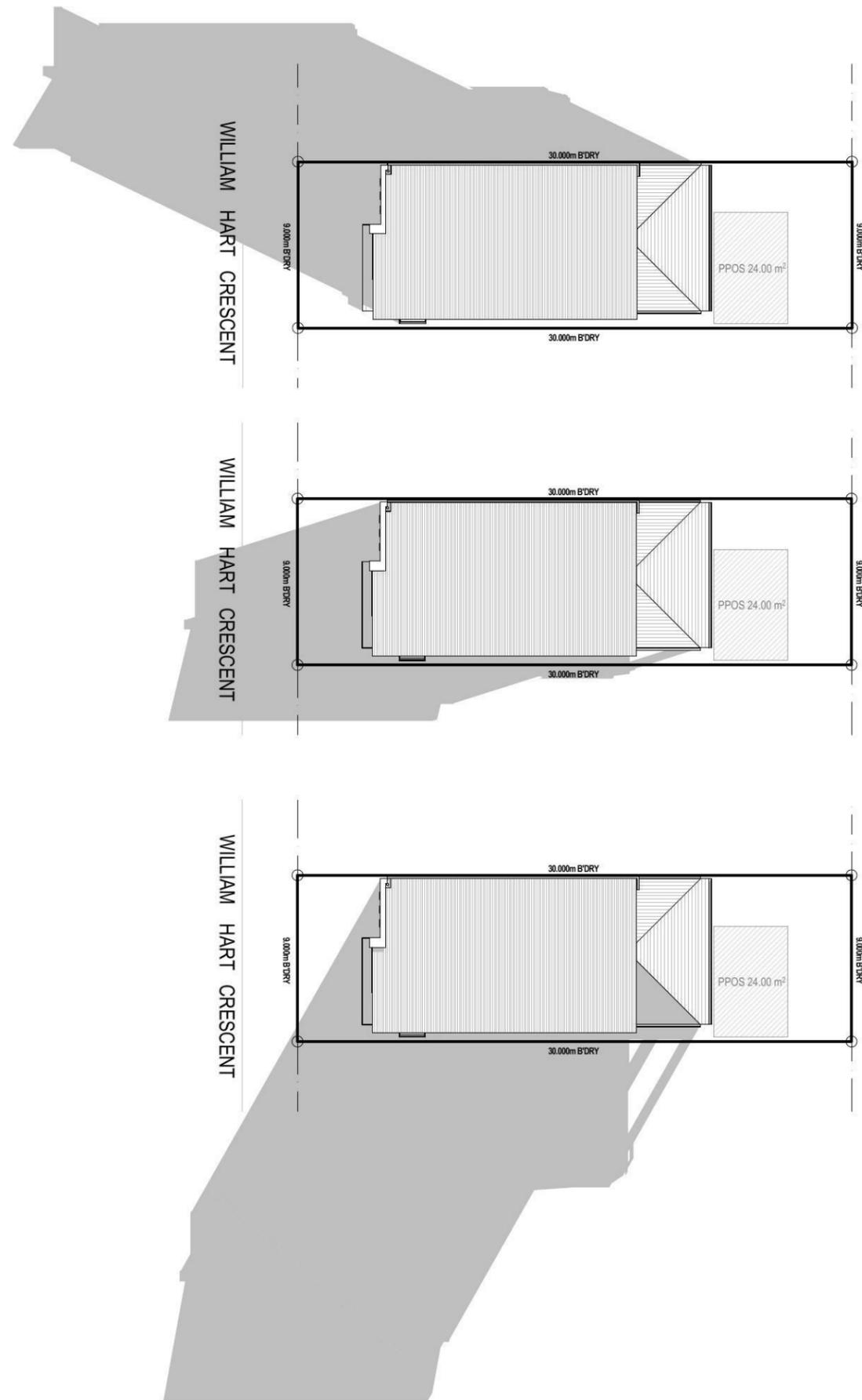
LODGEMENT: **D.A/C.C** DP No: -

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-	-	-	-

JOB No: 003532	DRAWN: -
LGA: PENRITH	DATE: 03.03.14
DESCRIPTION: COLUMBUS 27	WIND CLASS: 'M' Class
CODE: WS-COLU27D MO LH	FACADE: MODA SHEET: 18



shadow 9 am
1:300

shadow 12
1:300

shadow 3pm
1:300

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SHADOW PROJECTIONS 21st JUNE