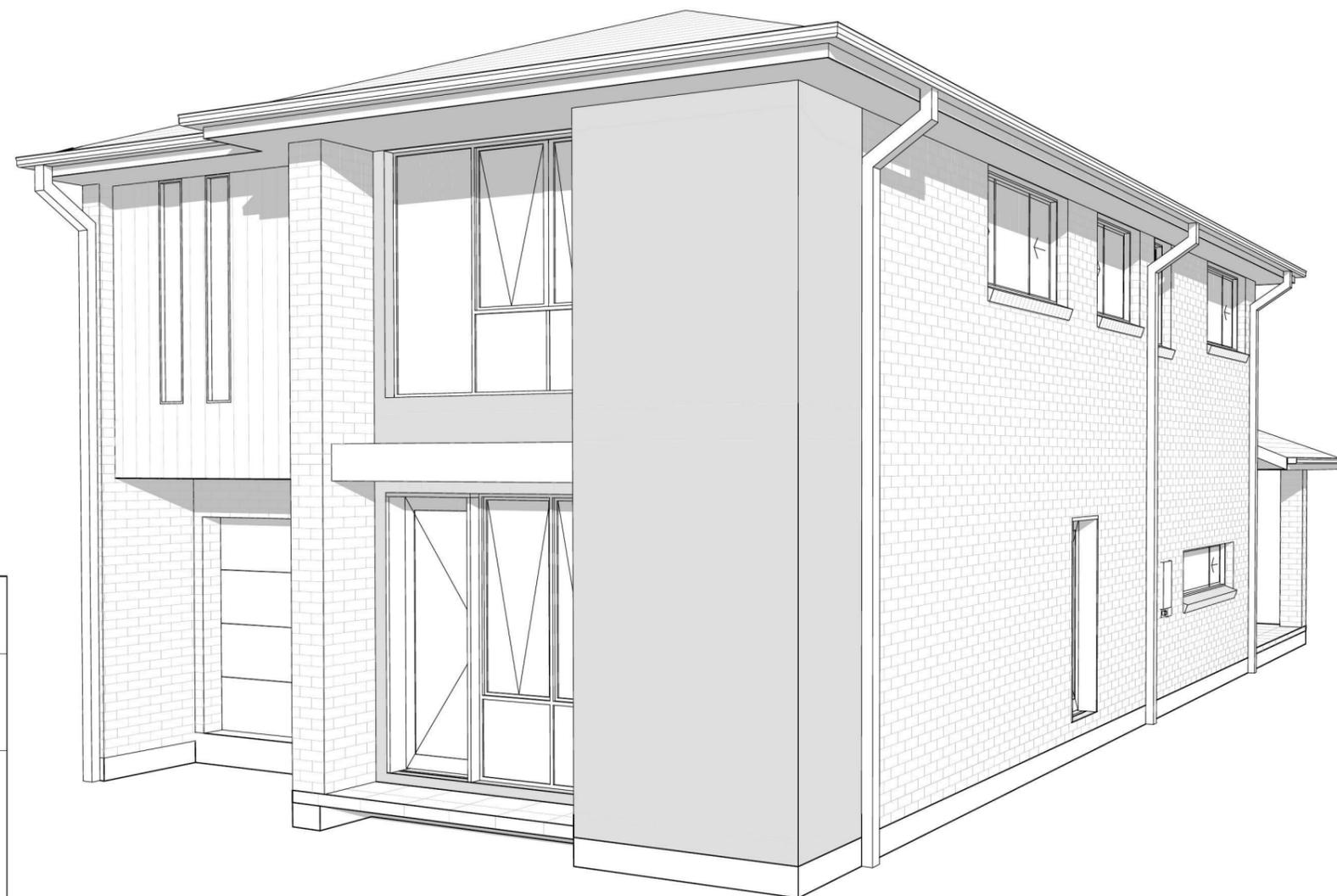
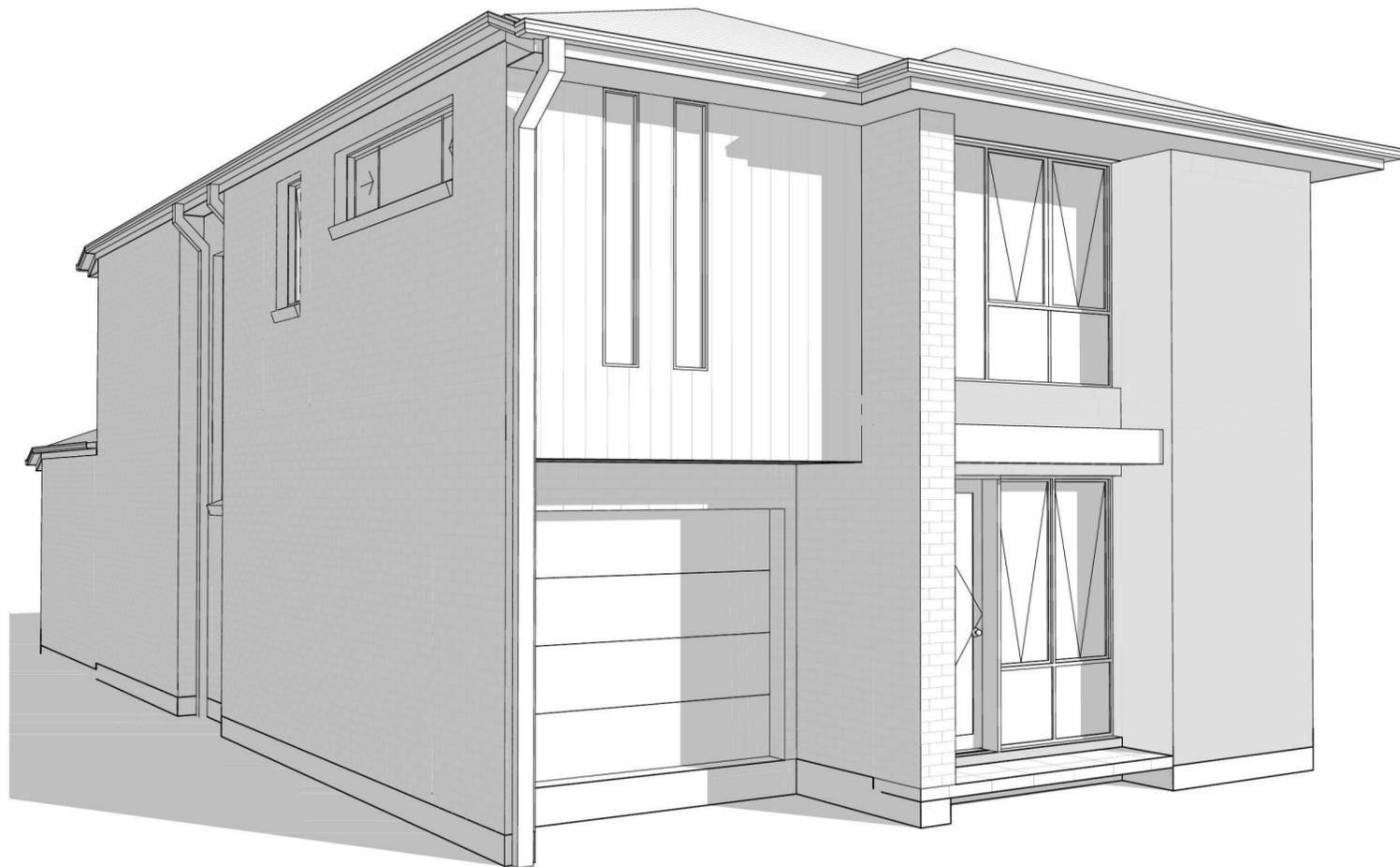


Columbus 27 Classic

Page	Drawing
2	SITE PLAN
3	BENCHING PLAN
4	GROUND FLOOR PLAN
5	FIRST FLOOR PLAN
6	ELEVATIONS
7	ELEVATIONS
8	SECTIONS
9	DETAILS
10	WINDOW SCHEDULE
11	DOOR SCHEDULE
12	GROUND FLOOR WET AREA DETAILS
13	FIRST FLOOR WET AREA DETAILS
14	SITE ANALYSIS PLAN
15	CONCEPT STORMWATER PLAN
16	SHADOW DIAGRAMS



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PROJECT: PROPOSED BRICK VENEER DWELLING
CLIENT: Mr J. Patricio & Ms J. He
ADDRESS: Lot 149 Walshaw Street
Thornton Estate, Penrith

JOB No: 143685

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:
Mr J. Patricio & Ms J. He

ADDRESS:
Lot 149 Walshaw Street
Thornton Estate, Penrith

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

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

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REVISION SCHEDULE			
ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLAN	DC	04.03.14
A-1	RE-CONTRACT - CHANGE HOUSE TYPE	SI	25.06.14
B-1	DA APPROVAL	SI	21.07.14
B-1	RECEIVED CONTOURS	DW	17/10/14
-	-	-	-
-	-	-	-

JOB No: 143685	DRAWN: SI
LGA: PENRITH	DATE: 17/10/14
DESCRIPTION: COLUMBUS 27	SITE CLASSIFICATION: 'H1' Class
CODE: WS-COLU27D CL LH	FACADE: CLASSIC
	SHEET: 2

AREAS SCHEDULE

SITE DETAILS

LOT NUMBER: 149
SITE AREA: 341.60m²

DWELLING AREAS

GROUND FLOOR LIVING: 101.40m²
FIRST FLOOR LIVING: 105.37m²
GARAGE: 19.42m²
PORCH: 1.47m²
OUTDOOR LEISURE: 12.75m²
TOTAL FLOOR AREA: 240.41m²

LOT: 149
DP: DRAFT
AREA: 341.6m²

'H1' CLASS SLAB

STORMWATER DRAINAGE TO EASEMENT.

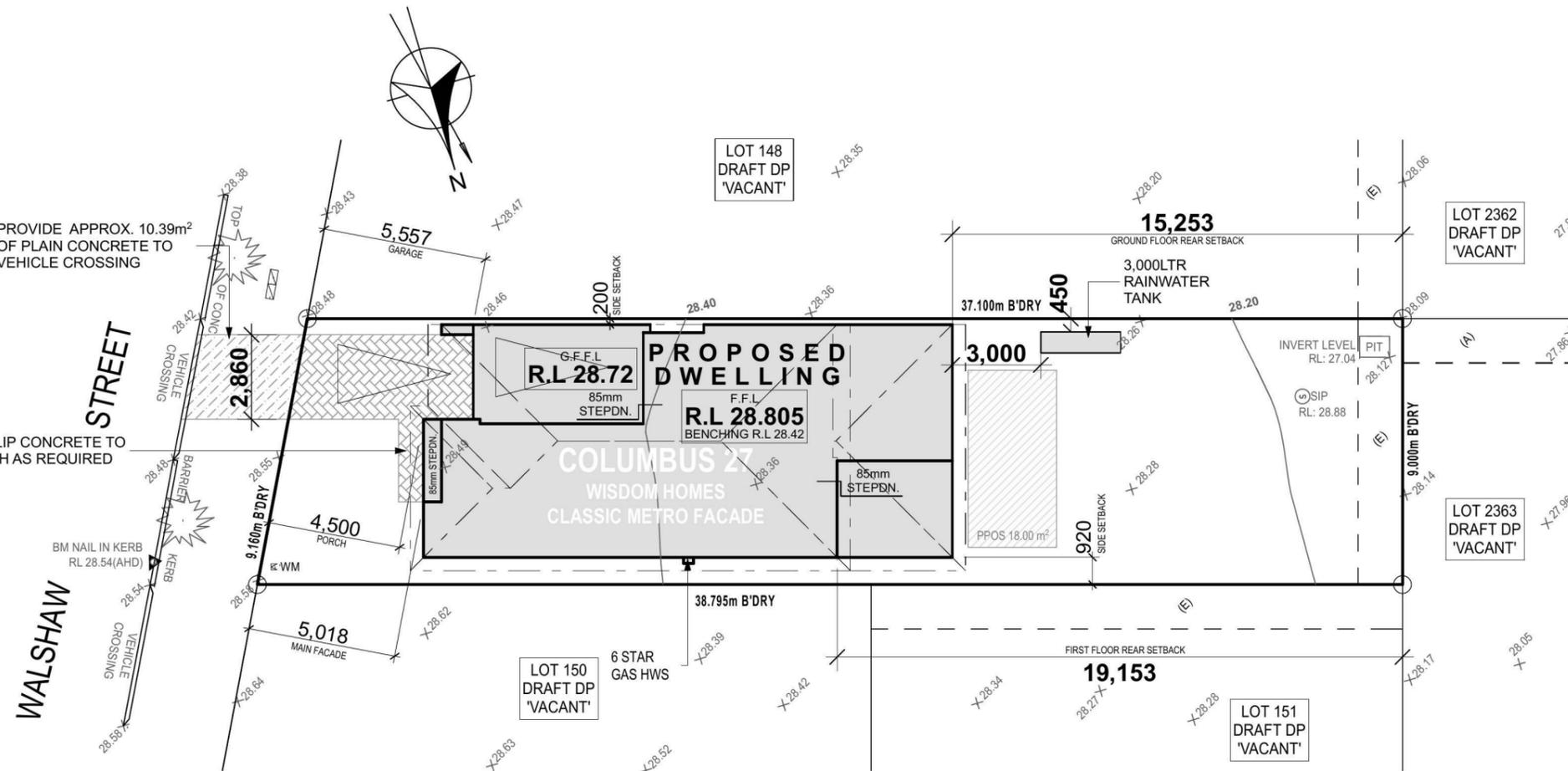
ANY RETAINING WALLS REQUIRED TO BE COMPLETED BY OWNERS TO MANUFACTURERS SPECIFICATIONS.

(A) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE (WIDE DP 1184497).

(E) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE.

PROVIDE APPROX. 10.39m² OF PLAIN CONCRETE TO VEHICLE CROSSING

PROVIDE NON SLIP CONCRETE TO DRIVEWAY & PATH AS REQUIRED



BASIX NOTES

WATER

- 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 155.03m² OF ROOF AREA.
- RAINWATER TANK SUPPLY TO BE CONNECT TO ALL TOILETS IN THE DEVELOPMENT.
- KITCHEN TAP FITTING RATING: 3 STAR
- SHOWERHEAD RATING: 3 STAR
- TOILET RATING (DUAL FLUSH): 3 STAR
- BATHROOM TAP FITTING RATING: 3 STAR
- RAINWATER TANK TO BE CONNECTED TO AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT.

THERMAL COMFORT

EXTERNAL WALLS: BRICK VEENER/TIMBER FRAME
EXTERNAL WALL INSULATION: R2.0
EXTERNAL WALL COLOUR: MEDIUM
ROOFING MATERIAL: CONCRETE ROOF TILES
ROOF INSULATION: SARKING
ROOF COLOUR: MEDIUM
CEILING INSULATION: R3.5

ENERGY

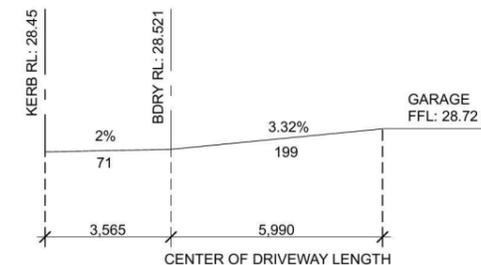
- ACTIVE HEATING AND COOLING TO BE INSTALLED IN LIVING AND BEDROOMS, 3 PHASE A/C SYSTEM (EER 2.5-3.0). TO BE DAY/NIGHT ZONED BETWEEN LIVING AREAS AND BEDROOMS. TO BE INSTALLED PRIOR TO FINAL OCCUPATION CERTIFICATE.
- PROVIDE GAS 5 STAR INSTANTANEOUS HWS.
- PROVIDE GAS COOKTOP TO KITCHEN.
- PROVIDE ELECTRIC 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.

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.
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DRIVEWAY PROFILE

AS2890.1-2004



SITE PLAN

1:200



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

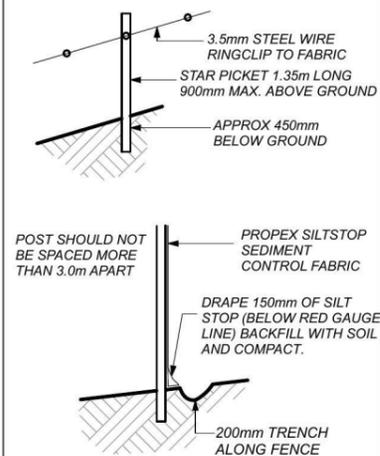
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-	-	-	-

JOB No: **143685** DRAWN: **SI**
DATE: **17/10/14**
LGA: **PENRITH** SITE CLASSIFICATION: **'H1' Class**
DESCRIPTION: **COLUMBUS 27** FACADE: **CLASSIC**
CODE: **WS-COLU27D CL LH** SHEET: **3**

SEDIMENT CONTROL DETAIL



LOT: 149
DP: DRAFT
AREA: 341.6m²

'H1' CLASS SLAB

STORMWATER DRAINAGE TO EASEMENT.

ANY RETAINING WALLS REQUIRED TO BE COMPLETED BY OWNERS TO MANUFACTURERS SPECIFICATIONS.

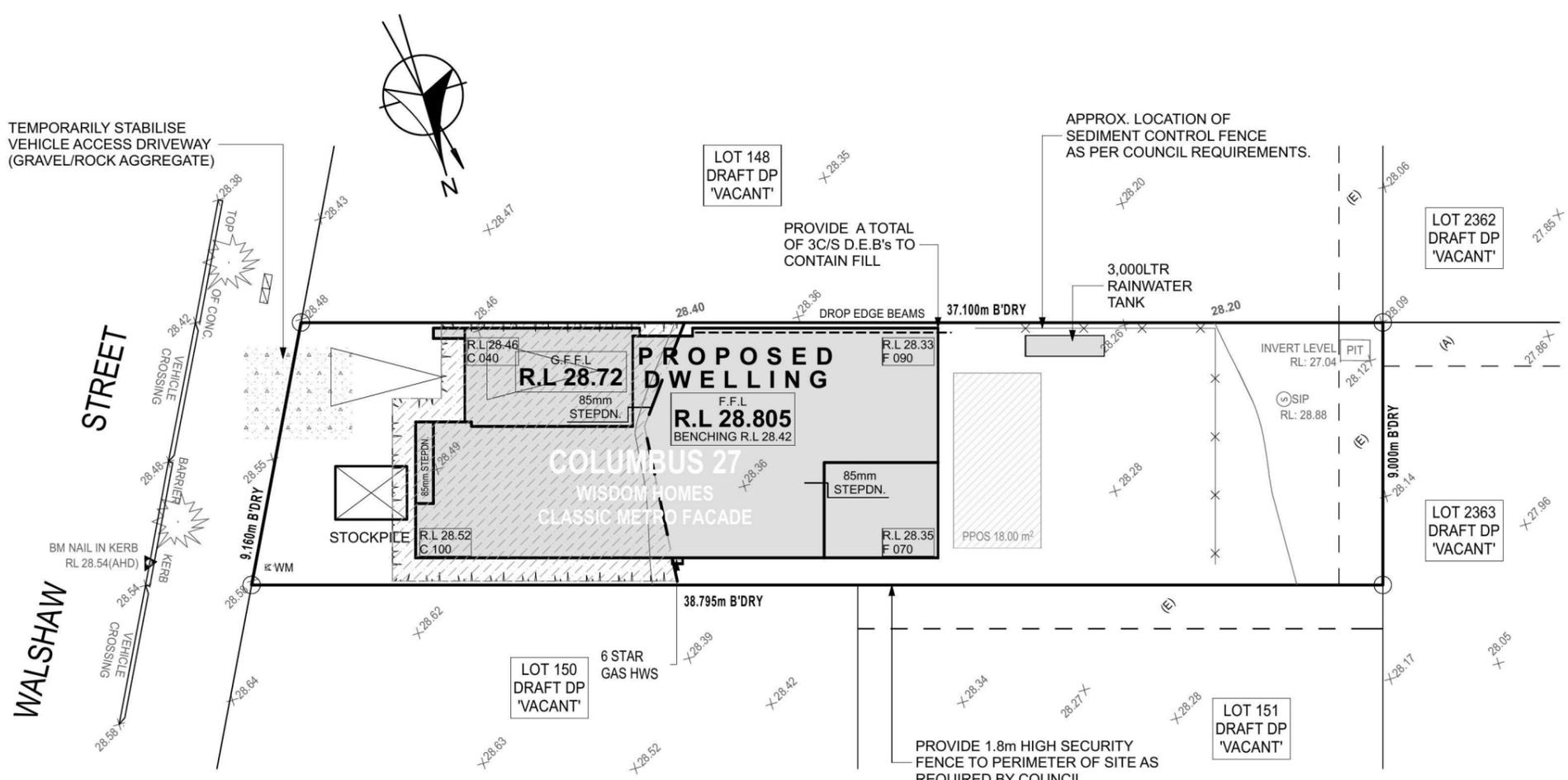
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(E) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE.

EXCAVATE SITE APPROX. 100mm TO FORM JOB DATUM R.L. 28.42(AHD) DATUM POINT 385mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

PROPOSED EXCAVATION

NOTES:
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DOCUMENT SET NO: 6430354 PER TENDER.



BENCHING PLAN
1:200

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ADDRESS:
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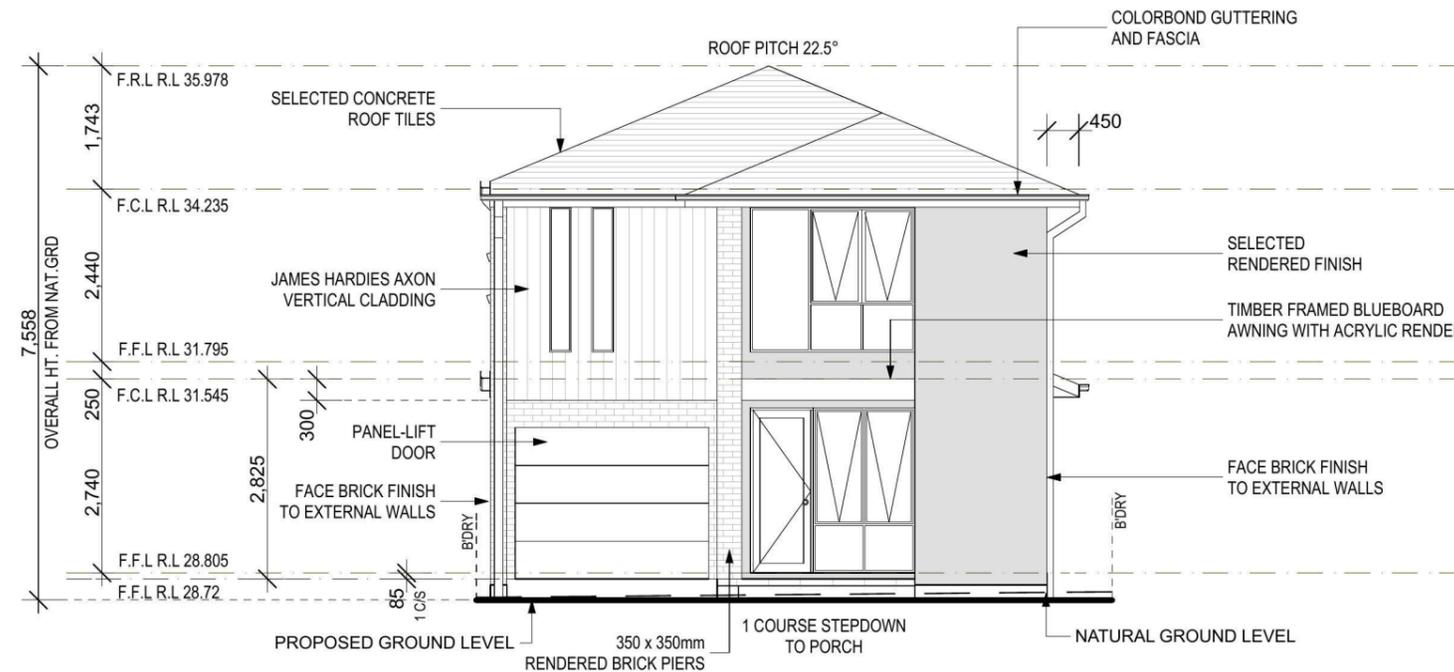
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- ⊗ SMOKE ALARM AS 3786-1993

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

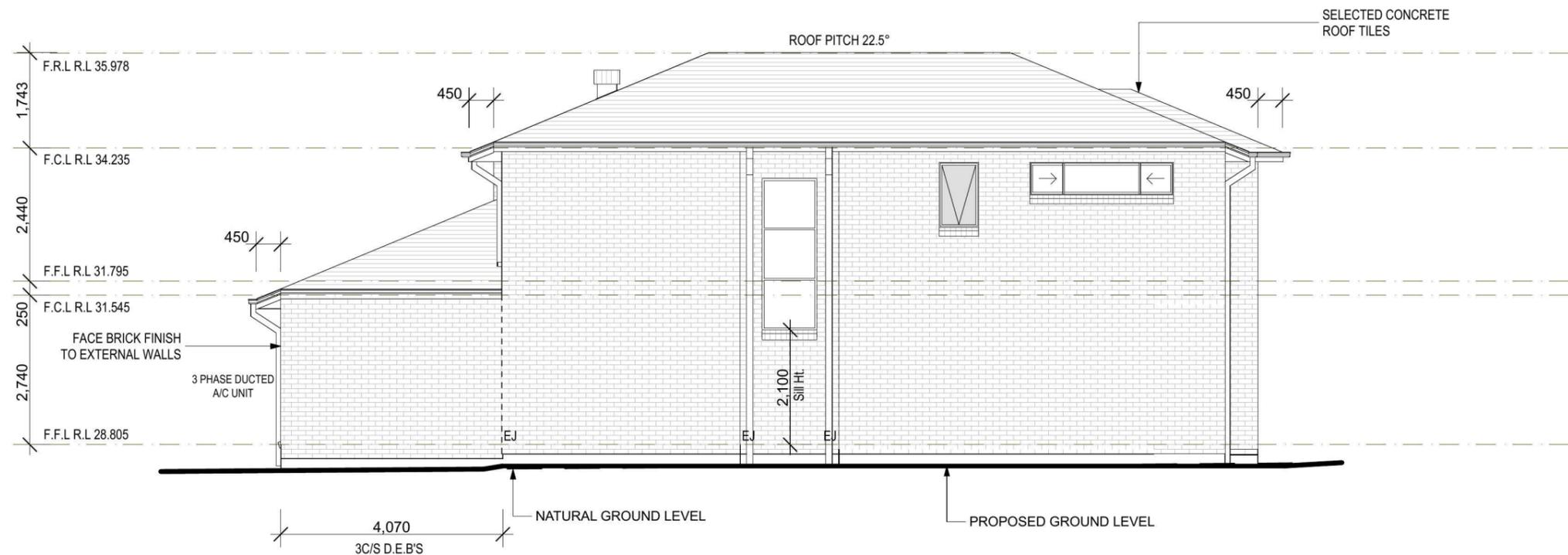
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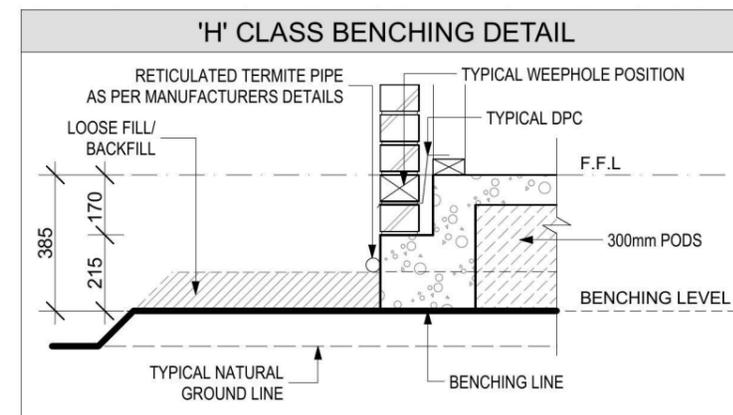
JOB No: **143685** DRAWN: **SI**
DATE: **17/10/14**
LGA: **PENRITH** SITE CLASSIFICATION: **'H1' Class**
DESCRIPTION: **COLUMBUS 27** FACADE: **CLASSIC**
CODE: **WS-COLU27D CL LH** SHEET: **6**



FRONT/EAST ELEVATION
1:100



LEFT/SOUTH ELEVATION
1:100



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DOCUMENT SET ID: 6430354 PER TENDER.

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

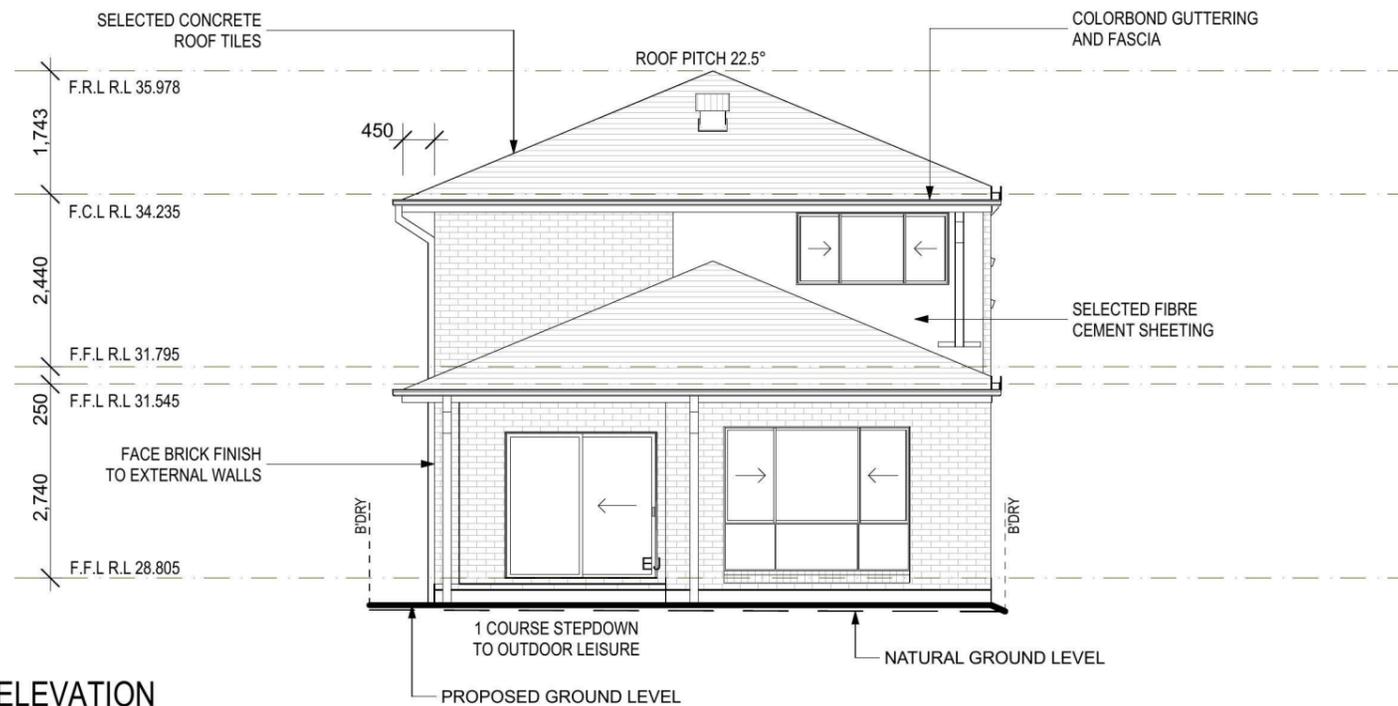
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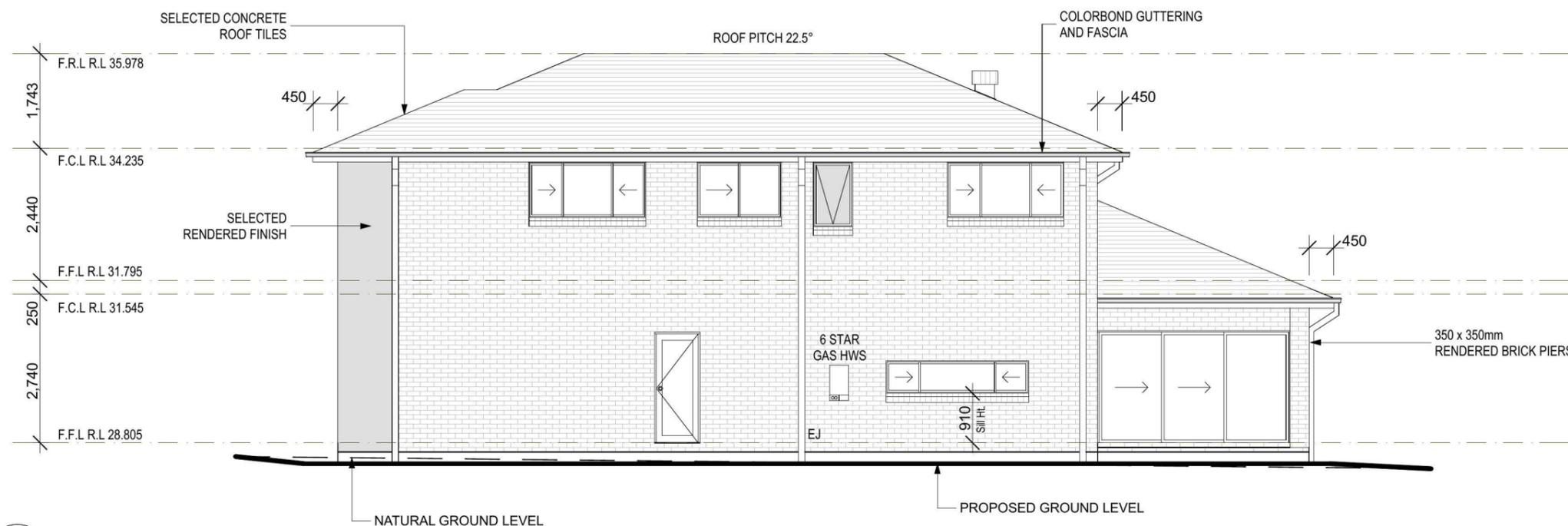
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JOB No: **143685**
DRAWN: **SI**
DATE: **17/10/14**
LGA: **PENRITH**
SITE CLASSIFICATION: **'H1' Class**
DESCRIPTION: **COLUMBUS 27**
FACADE: **CLASSIC**
CODE: **WS-COLU27D CL LH**
SHEET: **7**



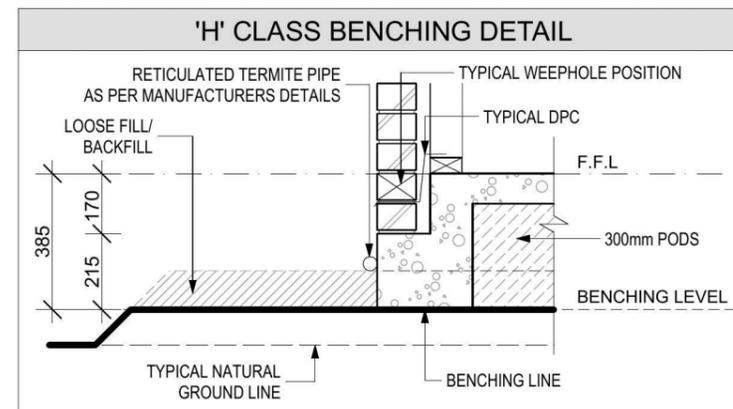
REAR/WEST ELEVATION

1:100



RIGHT/NORTH ELEVATION

1:100



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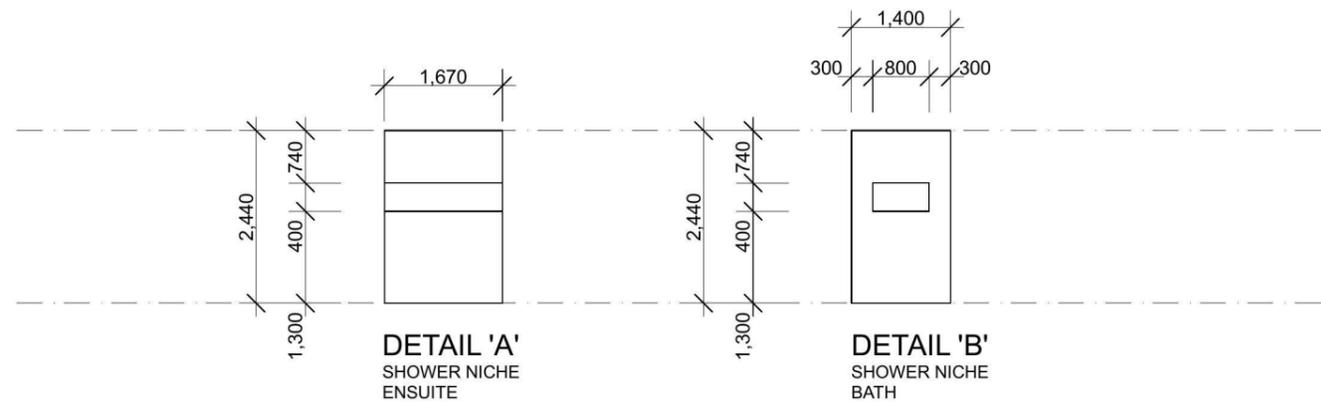
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JOB No: 143685	DRAWN: SI
LGA: PENRITH	DATE: 17/10/14
DESCRIPTION: COLUMBUS 27	SITE CLASSIFICATION: 'H1' Class
CODE: WS-COLU27D CL LH	FACADE: CLASSIC
	SHEET: 9



○ DETAILS
1:100

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DRAWN:
SI

DATE:
17/10/14

SITE CLASSIFICATION:
'H1' Class

FACADE:
CLASSIC

SHEET:

10

Window Schedule									
Window No.	Type	Window Size		Plan View	Elev. View	Glazing	Frame and reveal	Flyscreens	Others
		Height	Width						
W1	AA2014	2,340	1,440			Single clear	240mm BV		
W2	AS0626	600	2,630			Single clear	240mm BV		910mm Sill ht.
W3	AS2026T	2,042	2,630			Single clear	240mm BV		
W4	AF2810T Spec.	2,770	1,000			Single clear	240mm BV		Sq. set reveals 2100mm Sill ht.
W5	AF2003	2,042	300			Single clear	90mm TF		
W6	AF2003	2,042	300			Single clear	90mm TF		
W7	AA2023 Spec.	2,042	2,330			Single clear	240mm BV		
W8	AS1022	1,020	2,153			Single clear	240mm BV		
W9	AS1016	1,020	1,550			Single clear	240mm BV		
W10	AA1207	1,191	724			Single obscure	240mm BV		
W11	AS1022	1,020	2,153			Single clear	240mm BV		
W12	AS1022	1,020	2,153			Single clear	240mm BV		
W13	AA1207	1,191	724			Single obscure	240mm BV		
W14	AS0626	600	2,630			Single clear	240mm BV		

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JOB No: 143685	DRAWN: SI
LGA: PENRITH	DATE: 17/10/14
DESCRIPTION: COLUMBUS 27	SITE CLASSIFICATION: 'H1' Class
CODE: WS-COLU27D CL LH	FACADE: CLASSIC
	SHEET: 11

Door Schedule									
Door No.	Type	Door Size		Plan View	Elev. View	Glazing	Frame and reveal	Flyscreens	Others
		Height	Width						
D1	MEF5	2,340	820				240mm BV		
D2	MEF5	2,040	770				240mm BV		
D3	TXD2022	2,065	2,153			Single clear	240mm BV		
D4	TSD2036	2,065	3,550			Single clear	240mm BV		
D5	720mm hung door	2,040	720				90mm TF		
D6	720mm hung door	2,040	720				90mm TF		Lift-off hinges
D7	620mm hung door	2,040	620				90mm TF		
D8	820mm hung door	2,040	820				90mm TF		
D9	820mm csd	2,040	820				90mm TF		
D10	820mm hung door	2,040	820				70mm TF		
D11	820mm hung door	2,040	820				70mm TF		
D12	820mm hung door	2,040	820				70mm TF		
D13	2 x 820mm hung doors	2,040	1,640				70mm TF		
D14	820mm hung door	2,040	820				70mm TF		
D15	820mm hung door	2,040	820				70mm TF		
D16	720mm hung door	2,040	720				70mm TF		Lift-off hinges
D17	820mm hung door	2,040	820				70mm TF		
D18	820mm hung door	2,040	820				70mm TF		
D19	820mm hung door	2,040	820				70mm TF		

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PROJECT:
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CLIENT:

Mr J. Patricio & Ms J. He

ADDRESS:
Lot 149 Walshaw Street
Thornton Estate, Penrith

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

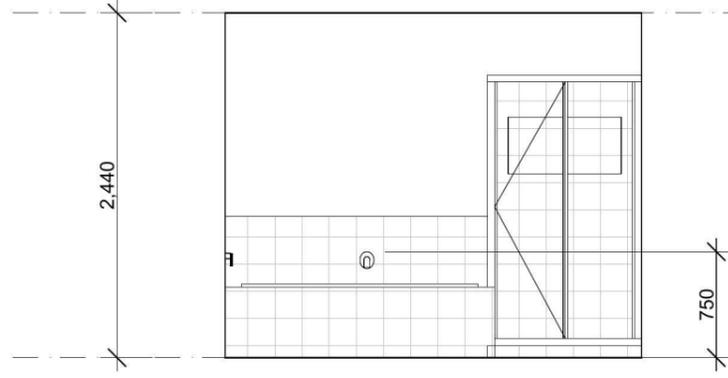
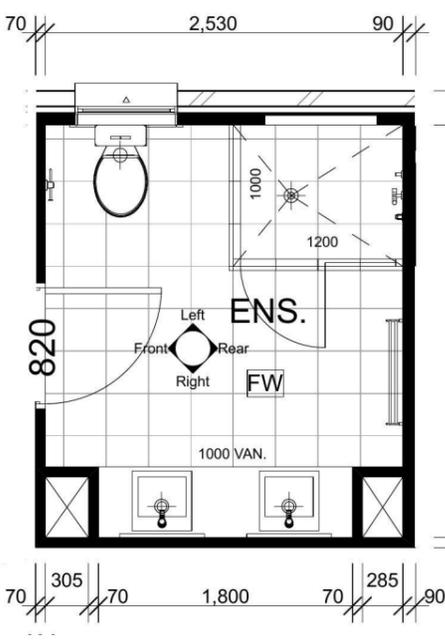
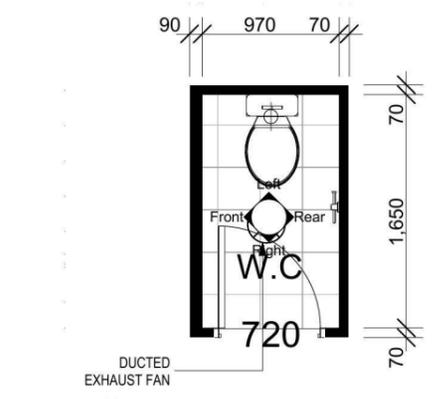
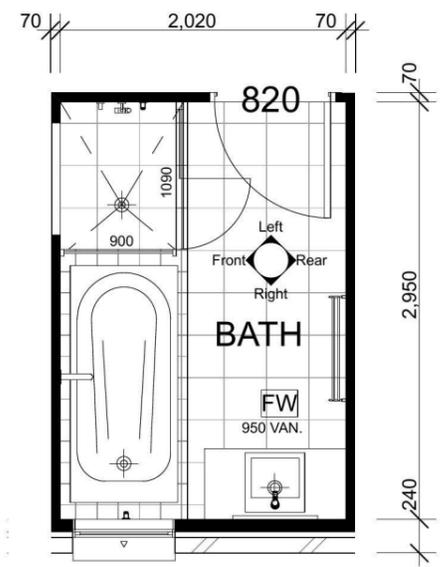
LODGEMENT: **D.A/C.C** DP No: **DRAFT**

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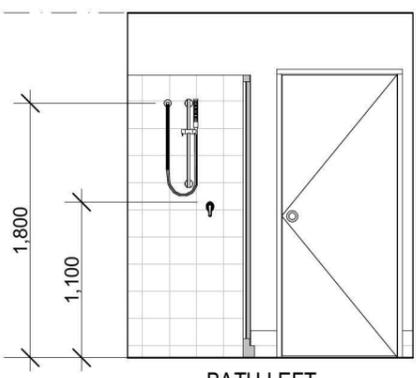
REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLAN	DC	04.03.14
A-1	RE-CONTRACT - CHANGE HOUSE TYPE	SI	25.06.14
B-1	DA APPROVAL	SI	21.07.14
B-1	RECEIVED CONTOURS	DW	17/10/14
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-	-	-	-

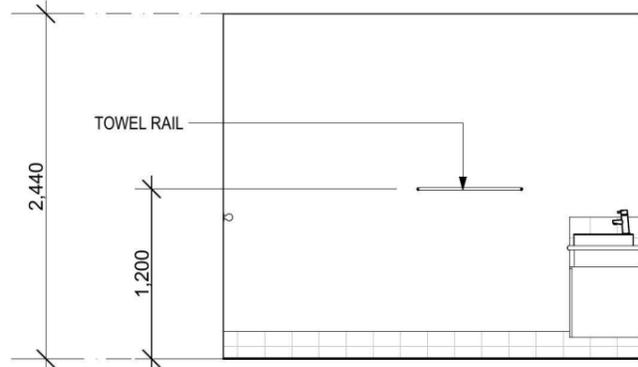
JOB No: **143685**
DRAWN: **SI**
DATE: **17/10/14**
LGA: **PENRITH**
SITE CLASSIFICATION: **'H1' Class**
DESCRIPTION: **COLUMBUS 27**
FACADE: **CLASSIC**
CODE: **WS-COLU27D CL LH**
SHEET: **13**



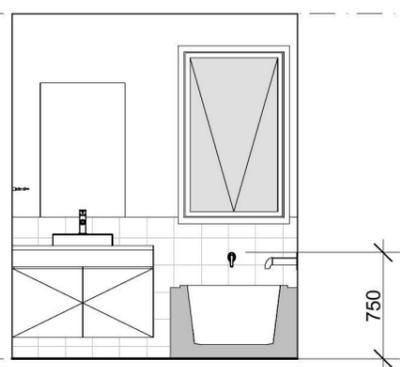
BATH FRONT
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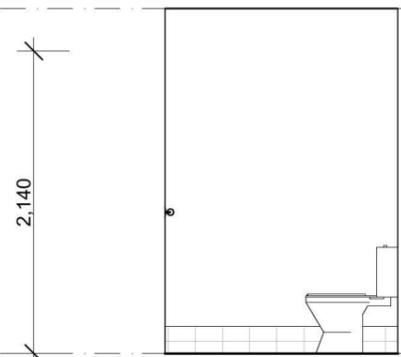
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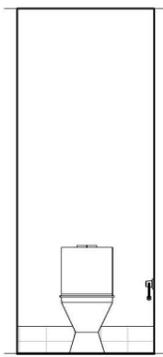
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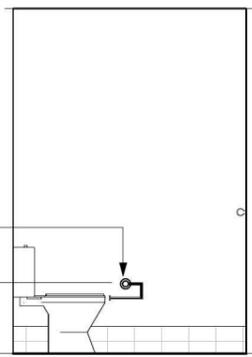
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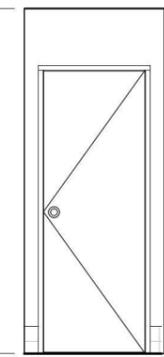
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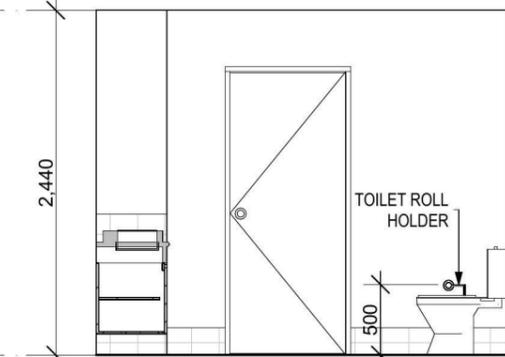
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1:50



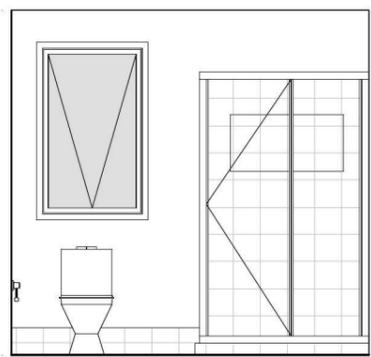
W.C. REAR
1:50



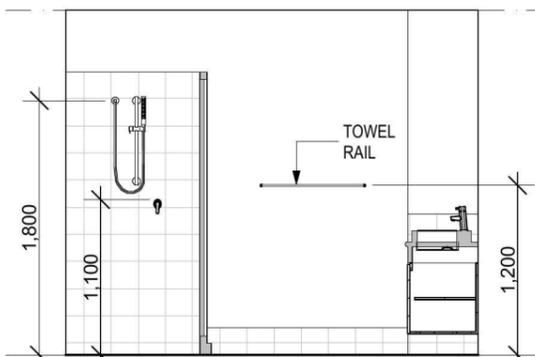
W.C. RIGHT
1:50



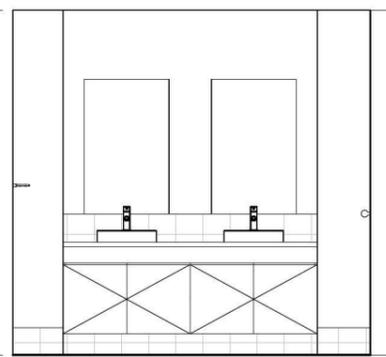
ENSUITE FRONT
1:50



ENSUITE LEFT
1:50



ENSUITE REAR
1:50



ENSUITE RIGHT
1:50

NOTE: ALL SHOWER SIZES MEASURED TO OUTSIDE OF HOB

○ FIRST FLOOR WET AREA DETAILS
1:50

NOTES:
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REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
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Document Set ID: 6430354 PER TENDER.

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:
Mr J. Patricio & Ms J. He

ADDRESS:
Lot 149 Walshaw Street
Thornton Estate, Penrith

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

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

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JOB No: **143685** DRAWN: **SI**
DATE: **17/10/14**
LGA: **PENRITH** SITE CLASSIFICATION: **'H1' Class**
DESCRIPTION: **COLUMBUS 27** FACADE: **CLASSIC**
CODE: **WS-COLU27D CL LH** SHEET: **14**

LOT: 149
DP: DRAFT
AREA: 341.6m²

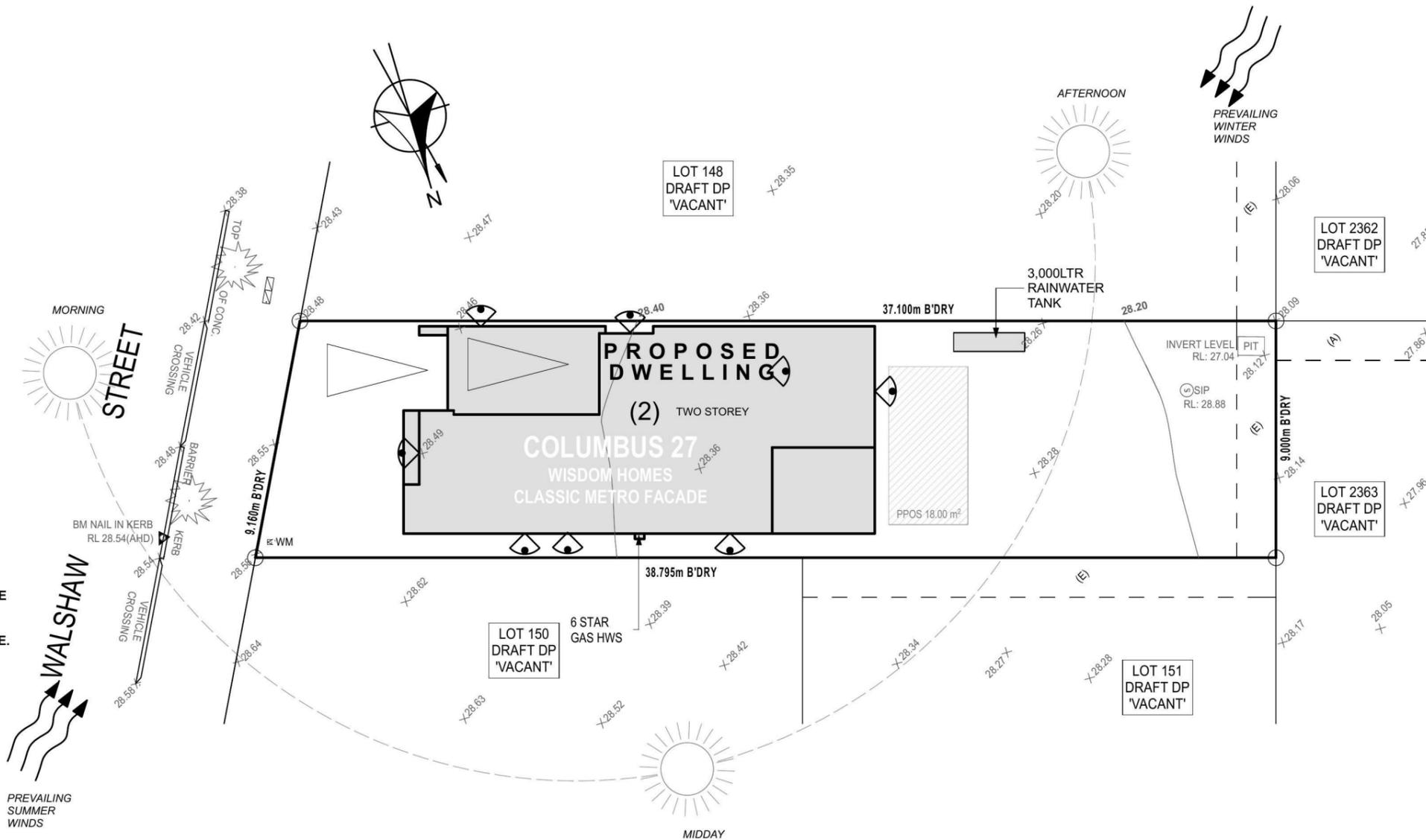
'H1' CLASS SLAB

STORMWATER DRAINAGE TO EASEMENT.

ANY RETAINING WALLS REQUIRED TO BE COMPLETED BY OWNERS TO MANUFACTURERS SPECIFICATIONS.

(A) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE (VIDE DP 1184497).

(E) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE.



SITE ANALYSIS PLAN
1:200

NOTES:
REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
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- ⊗ SMOKE ALARM AS 3786-1993

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 DESCRIPTION: **COLUMBUS 27** FACADE: **CLASSIC**
 CODE: **WS-COLU27D CL LH** SHEET: **15**

The stormwater design/layout which flows to the street/easement is in compliance with:

1. Building Code of Australia Vol. 2 (BCA) Sections 3.1 Site Preparation, and 3.5 Roof and Wall Cladding
2. Council stormwater DCP requirements (if applicable).
3. Using data from BCA Tables 3.5.2.1 and 3.5.2.2 the number of downpipes required based on a roof area of 155.03m² is 8.

Name _____
 Signed _____ Date _____

LOT: 149
DP: DRAFT
AREA: 341.6m²

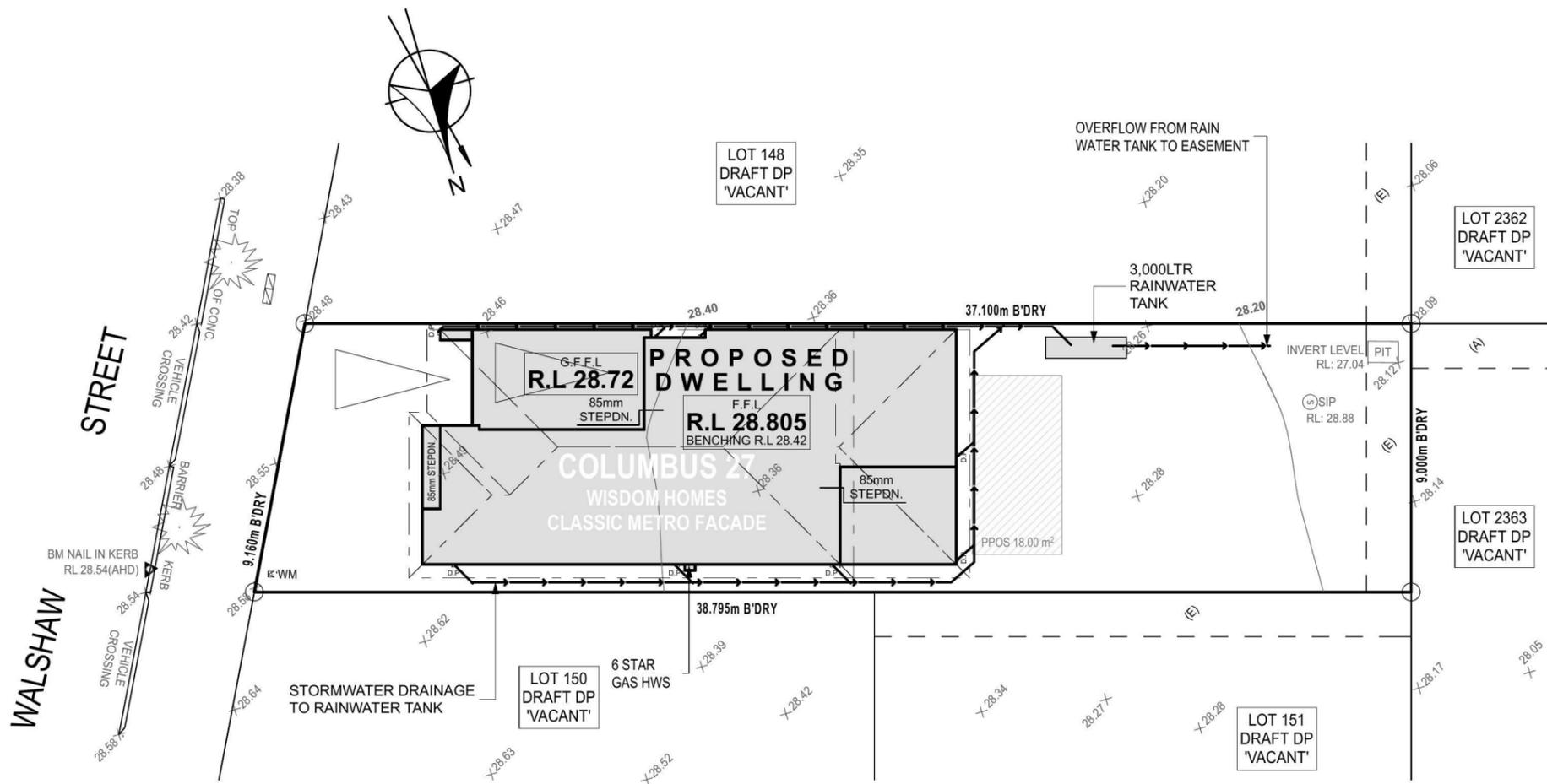
'H1' CLASS SLAB

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(E) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE.



→ → → → → STORMWATER LINES

○ CONCEPT STORMWATER PLAN
 1:200

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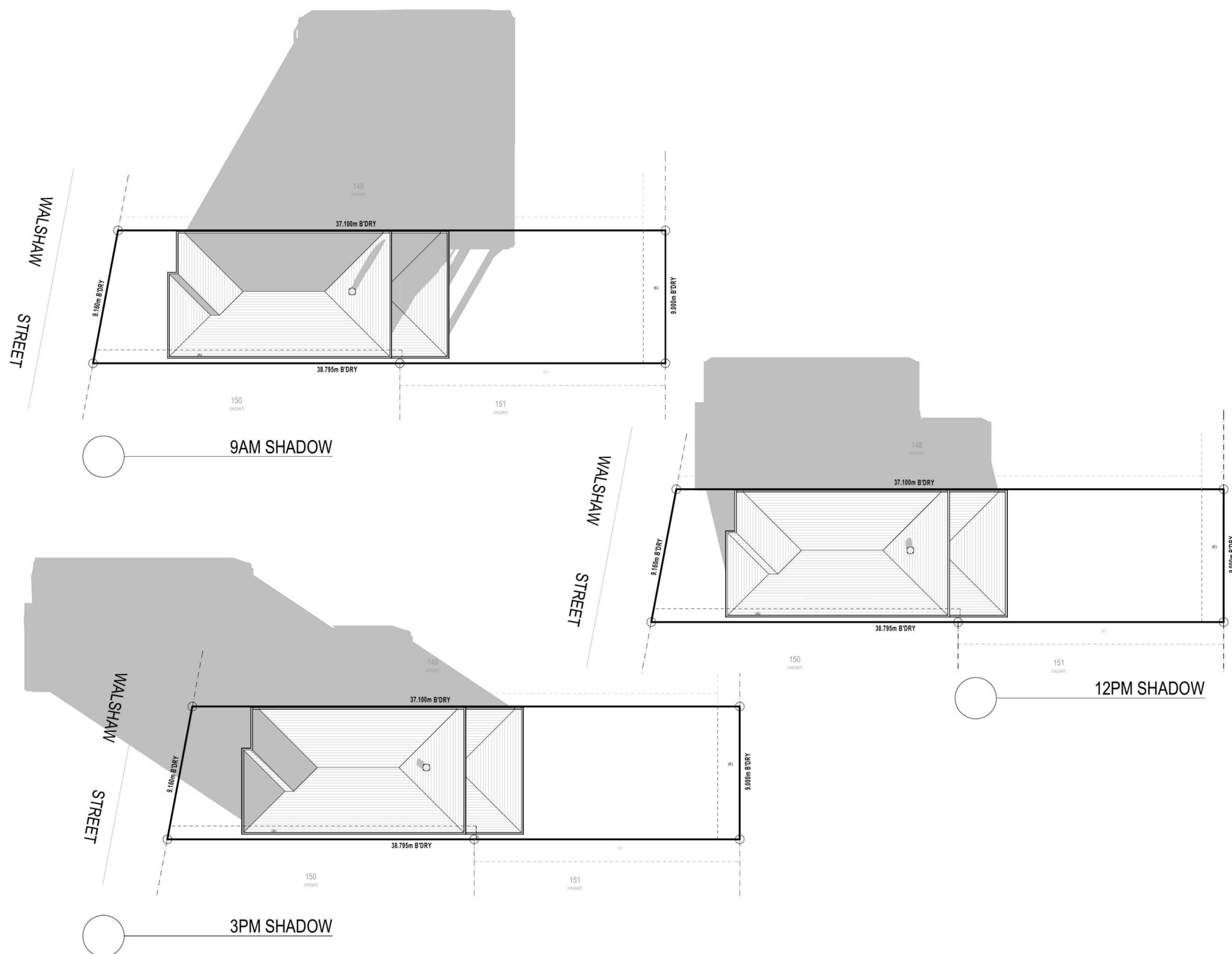
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Document Set ID: 6436854 FOR TENDER.

SHADOW PROJECTIONS 21st JUNE