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SUSTAINABILITY COMMITMENTS

PRELIMINARY SUSTAINABILITY COMPLIANCE FOR YOUR HOME REQUIRES FURTHER ASSESSMENT TO DETERMINE COMPLIANCE CRITERIA. THIS ASSESSMENT WILL BE FINALISED UPON APPROVAL OF YOUR EXTERNAL COLOUR SELECTIONS TO DETERMINE IF VARIATIONS ARE REQUIRED TO THE PROPOSED DWELLING E.G. ADDITIONAL INSULATION, CHANGES IN WINDOW GLAZING / SIZE / ORIENTATION ETC. YOU WILL BE ADVISED OF ANY REQUIREMENTS OR ALTERNATIVES ONCE THE ASSESSMENT HAS BEEN COMPLETED.

WATER COMMITMENTS

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

455.34 m² TOTAL ROOF AREA

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

RAINWATER TANK(S) TO BE CONNECTED TO:
- ALL PLUMBING FIXTURES AND FITTINGS

NO RETICULATED RECYCLED WATER SUPPLY

500 m² GARDEN/LAWN AREA

ENERGY COMMITMENTS

HOT WATER SYSTEM

- GAS CONTINUOUS FLOW - 6 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)

- AT LEAST ONE BATHROOM:
DUCTED TO OUTSIDE AIR, INTERLOCKED TO LIGHT
- KITCHEN RANGEHOOD:
DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF
- NO MECHANICAL VENTILATION TO LAUNDRY

PRIMARY FLUORESCENT/LED LIGHTING INCLUDING COVER

- N/A

NATURAL LIGHTING TO

- KITCHEN
- 2 BATHROOM/TOILET

ALTERNATIVE ENERGY

- N/A

OTHER

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

GENERAL INFORMATION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL

THESE PLANS FEATURE WORKS REQUIRED BY THE OWNER THAT MAY BE EXCLUDED FROM THE SCOPE OF THE CONTRACT WITH THE BUILDER, BUT HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT. SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS AND SITE DRAINAGE. PLEASE REFER TO YOUR CONTRACT TENDER AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS.

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S): 2595mm
FRAMES AND TRUSSES: STEEL
ROOF PITCH (J.N.O.): 26.0°
ELECTRICITY SUPPLY: 3-PHASE
GAS SUPPLY: BOTTLED LPG

ROOF MATERIAL: SHEET METAL
ROOF COLOUR: N/A
ROOF INSULATION: R4.1 BATTS
MIN. 60mm FOIL FACED BLANKET
WIND DRIVEN ROOF VENTILATORS: 1

WALL MATERIAL: BRICK VENEER, CLADDING
WALL COLOUR: N/A
WALL INSULATION: R2.0 BATTS
WALL WRAP TO CLADDING

FLOOR INSULATION: N/A

SITE & ENGINEERING INFORMATION

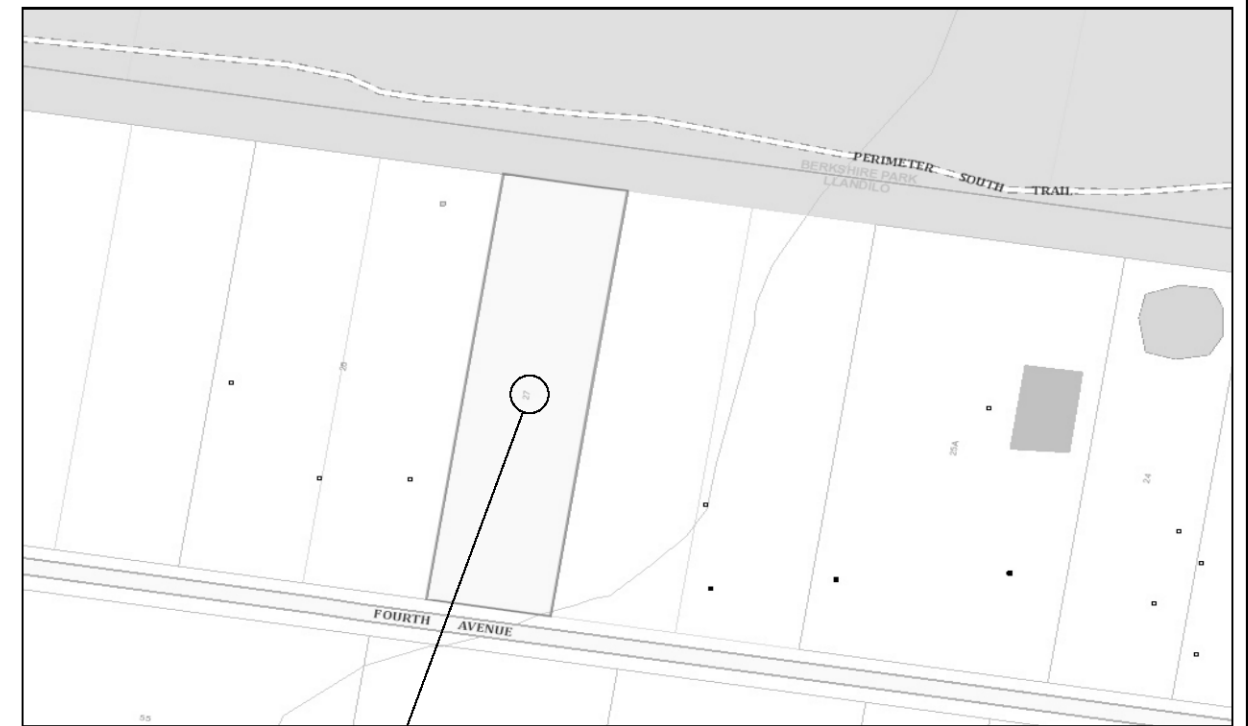
DESIGN WIND CLASSIFICATION: N2

SITE CLASSIFICATION: H1
SLAB CLASSIFICATION: H1

SLAB TO BE IN ACCORDANCE WITH AS 2870. REFER TO ENGINEER'S DRAWINGS FOR ALL SLAB DETAILS.

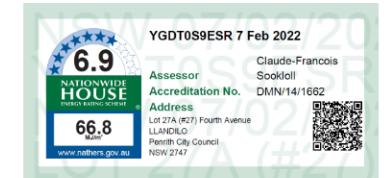
PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C. & AS 3700

ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018



**LOT 27A
#27 FOURTH AVENUE**

LOCATION MAP



BASIX AREAS

CONDITIONED	275.69
UNCONDITIONED	16.11

TOTAL FLOOR AREAS

ALFRESCO	20.46
GARAGE	37.79
LIVING	326.68
PATIO	22.37
TOTAL	407.30 m²

COMPLIANCE AREAS

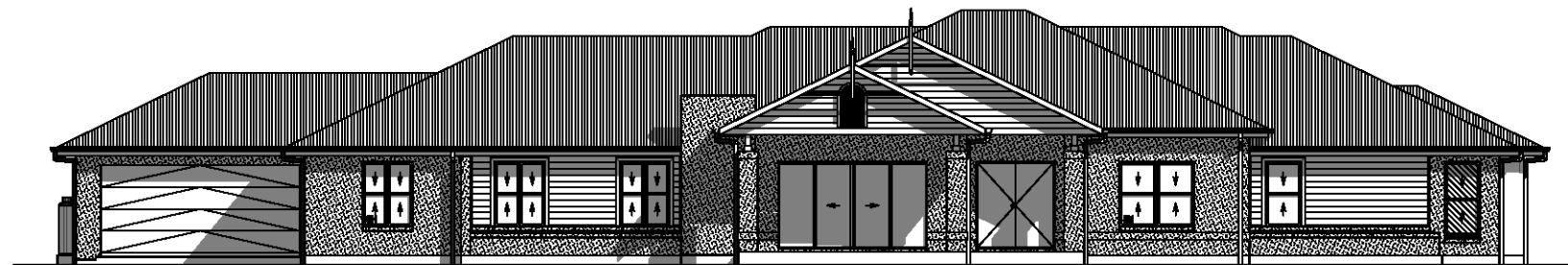
AGGRESSIVE SOIL REQUIREMENTS
PROVIDE ADDITIONAL STRUCTURAL REQUIREMENTS, DUE TO BUILDING IN AN 'AGGRESSIVE SOIL ENVIRONMENT'. THIS SHALL INCLUDE THE FOLLOWING:

- A. PROVIDE 25MPa CONCRETE TO THE PIERS AND FLOOR SLABS IN LIEU OF STANDARD.
- B. PROVIDE HIGH IMPACT MEMBRANE BELOW THE FLOOR SLAB.
- C. PROVIDE A MIN. 50mm BLINDING LAYER OF SAND UNDERNEATH THE FLOOR STRUCTURE.
- D. PROVIDE POLYETHYLENE DAMP PROOF COURSE TO THE EXTERNAL WALLS IN LIEU OF STANDARD.
- E. USE EXPOSURE GRADE MORTAR BELOW DAMP PROOF COURSE IN LIEU OF STANDARD.
- F. USE EXPOSURE GRADE BRICKWORK FROM OUR STANDARD RANGE BELOW THE DAMP PROOF COURSE.

THIS PLAN ACCEPTED BY:

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2 DRAFT SALES PLAN - APPOINTMENT	BAR 2021.09.28
3 DRAFT SALES PLAN - AMENDMENTS	BAR 2021.10.22
4 WORKING DRAWINGS	TPH 2021.12.23
5 SITE & SLAB CLASS. NOTED	ALW 2022.01.08

CLIENT: [REDACTED]
ADDRESS: 27 FOURTH AVENUE, LLANDILO NSW 2747
LOT / SECTION / DP: 27A / - / 2147
COUNCIL: PENRITH CITY COUNCIL

HOUSE DESIGN: HERMITAGE GRANDE
FACADE DESIGN: COUNTRY MANOR
SHEET TITLE: COVER SHEET
SHEET No.: 1 / 17

HOUSE CODE: H-HRMCLAS15420
FACADE CODE: F-HRMCMNR02
SCALES:

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

REFER TO WATER MANAGEMENT PLAN FOR ALL ROOF COLLECTION, SURFACE DRAINAGE CONNECTIONS AND DISCHARGE SYSTEMS.

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS. ALL SURFACE WATER DRAINAGE BY OWNER.

CHARGED STORMWATER SYSTEM CANNOT BE USED FOR DISPOSAL OF DRIVEWAY OR OTHER SURFACE STORMWATER. OWNER IS TO PROVIDE ALTERNATIVE DISCHARGE LINES IF DOWNPIPES ARE NOTED AS 'CDP' ON PLAN. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER AND/OR COLOUR SELECTIONS DOCUMENTATION.

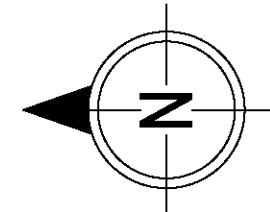
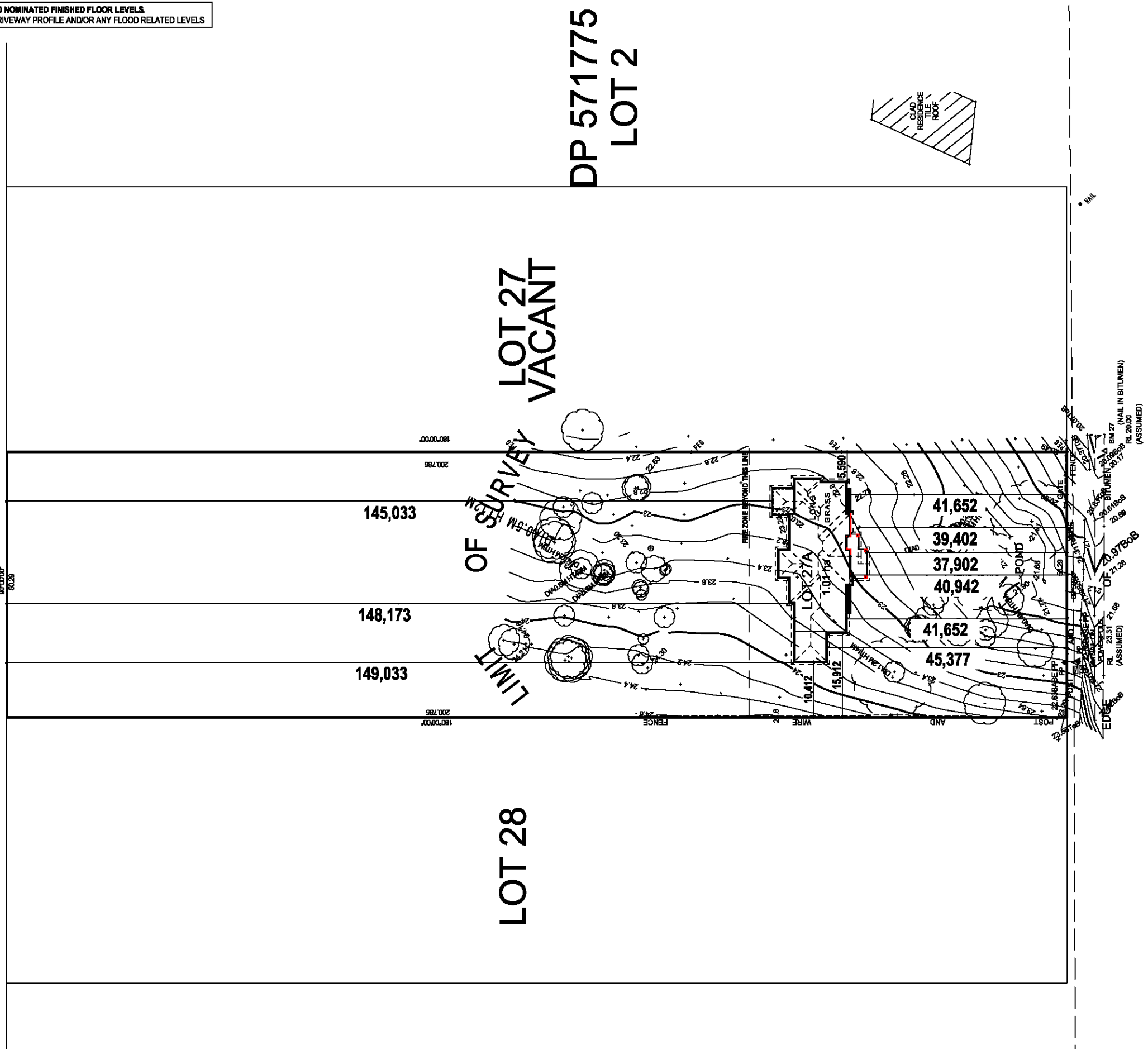
PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION.

WIND CLASSIFICATION	N2
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	NEW
LATITUDE	33° 41' 44" S
LONGITUDE	150° 45' 03" E

APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	93.81m³
FILL VOLUME	103.58m³
DIFFERENCE	9.77m³

TONNAGE: 9.77m³ x 2.25 = 21.98t
 22 TONNES OF IMPORT FILL

±/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS.
 SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS



FOURTH AVENUE

YGD10S9ESR 7 Feb 2022

6.9 NATIONAL HOUSE

Assessor: Claude-Francois Sookloff
 Accreditation No. DMN/14/1682

Address: Lot 27A, 27 Fourth Avenue, LLANDILO
 Penrith City Council, NSW 2747

66.8

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McDonald Jones
 YOUR HOME. YOUR DREAM

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SCALES:	1:800

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±/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS. SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS

DRIVEWAY BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER.

CLIENT TO REMOVE TREES, STUMPS INCLUDING ROOTS, MULCH & UNDERGROWTH AND SLASH/SCRAPE LONG GRASS FROM BUILDING AREA. WHERE STUMPS HAVE BEEN REMOVED THE GROUND IS TO BE FILLED AND COMPACTED.

OWNER SHALL INSTALL AND MAINTAIN AN ALL WEATHER ACCESS ROAD TO AND WITHIN THE PROPERTY BOUNDARIES, UP TO THE DWELLING FOR CONSTRUCTION PURPOSES. THIS ROAD IS TO ALLOW FOR DELIVERIES OF MATERIALS AND BUILDING TRADE ACCESS.

**COMPLIANCE ACHIEVED / SUBJECT TO COUNCIL APPROVAL
 DA - PENRITH RURAL LAND DCP
 (SIDE SETBACKS, TREES & BAL 40)**

SITING SUBJECT TO RECEIPT OF ALL RELEVANT DOCUMENTATION PERTAINING TO RESTRICTIONS ON THE SUBJECT PROPERTY.

LAND IS SUBJECT TO:	
- ZONING	RU4
- WIND CLASSIFICATION	N1
- < 1km TO BREAKING SALT	NO
- < 100m TO SALT WATER	NO
- BUSHFIRE	YES, BAL TBC
- MINE SUBSIDENCE	NO
- ACID SULPHATE SOILS	NO
- FLOOD	NO
- BUILDING ENVELOPE	NO
- SLAB CLASSIFICATION	H1
- HERITAGE	NO
- DEVELOPER GUIDELINES	NO
- APPLICABLE 88B CLAUSES	TBC
- ANY ADDITIONAL RESTRICTIONS	

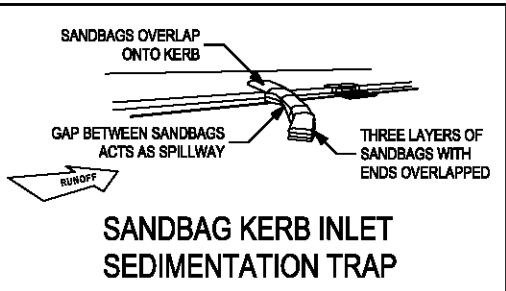
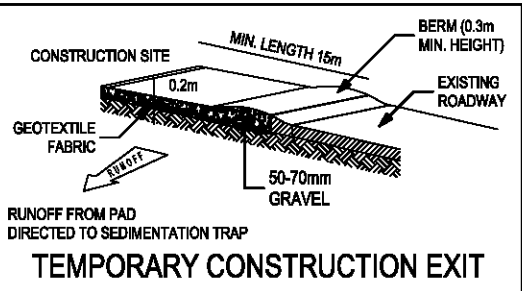
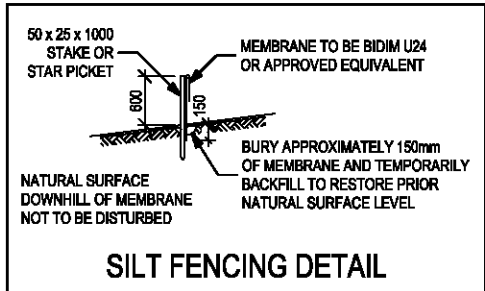
BUILDING RESTRICTIONS:	
- FRONT SETBACK (MIN):	15.0m*
*SUBJECT TO ESTABLISHED BUILDING LINE	
- GARAGE SETBACK (MIN):	1.0m FROM BUILDING LINE
- SIDE SETBACK (MIN):	5.0m
- REAR SETBACK (MIN):	NOT SPEC.
- SITE COVERAGE (MAX):	NOT SPEC.
- BUILDING HEIGHT (MAX):	TWO STOREYS
- LANDSCAPED AREA (MIN):	NOT SPEC.
- CUT (MAX):	1.0m
- FILL (MAX):	1.0m

CLIENT TO CONNECT ELECTRICITY SUPPLY TO THE SEPTIC TANK.

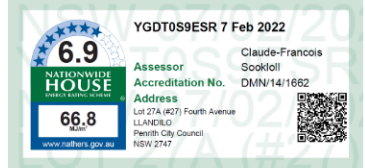
THE CLIENT IS TO ARRANGE FOR THE INSTALLATION OF AN APPROVED SEPTIC SYSTEM AND IF REQUIRED THE PUMP LINE FROM THE TANK TO THE SEWER MAIN. THE SEPTIC SYSTEM IS TO BE DESIGNED BY AN APPROVED INSTALLER AND DESIGN PLANS/SEPTIC APPLICATION FORMS ARE TO BE PROVIDED TO THE BUILDER PRIOR TO THE BUILDING APPLICATION BEING LODGED AT COUNCIL. THE SEPTIC TANK MUST BE SUPPLIED AND INSTALLED NO LATER THAN INTERNAL LININGS BEING COMPLETED. THIS WORK IS TO BE CO-ORDINATED WITH SITE SUPERVISOR. ADDITIONAL DRAINER COSTS COULD OCCUR IF THE INSTALLATION OF THE TANK IS DELAYED.

CLIENT TO CONNECT ELECTRICITY SUPPLY TO THE WATER TANK.

CONNECT WATER SERVICE TO OWNER SUPPLIED AND INSTALLED WATER TANK AND PUMP INCLUDING ALL FITTINGS. THE OWNER IS TO INSTALL A MAINS PRESSURE CLEAN WATER SUPPLY WITH TAP FOR CONSTRUCTION TO A POSITION NOMINATED BY THE BUILDER. CONSTRUCTION CANNOT COMMENCE UNTIL THIS IS COMPLETE. THE OWNER IS TO REFILL TANKS AS REQUIRED THE BUILDER



- CLIENT TO SUPPLY AND INSTALL COMPLETE WATER TANK INCLUDING-
- EXCAVATION FOR TANK AND REMOVAL OF SPOIL FROM SITE. TANK MUST BE LOCATED AT REQUIRED LEVEL BELOW GUTTERING.
 - CONCRETE SLAB AND CONCRETE PIERS FOR WATER TANK TO PREVENT MOVEMENT OF TANK.
 - WATER TANK, PUMP AND REQUIRED FITTINGS MUST BE INSTALLED WHEN REQUESTED BY BUILDER.
 - BUILDER WILL SUPPLY AND INSTALL DOWNPIPES AND STORMWATER. THE STORMWATER WILL BE TERMINATED 6.0 LINEAL METRES FROM HOME AND RAISED APPROX. 200MM ABOVE GROUND. BUILDER WILL TERMINATE WATER CONNECTION POINT AT EXTERNAL BRICKWORK OF HOME. BUILDER WILL SUPPLY EXTERNAL DOUBLE POWER POINT ATTACHED TO BRICKWORK.
 - OWNER IS TO CONNECT TERMINATED STORMWATER TO TANK.
 - OWNER IS TO SUPPLY AND INSTALL WATER TANK OVERFLOW TO TUNNEL TRENCH.
 - OWNER IS TO CONNECT WATER SUPPLY FROM EXTERNAL BRICKWORK OF HOME TO WATER TANK.
 - OWNER IS TO SUPPLY POWER FROM POWER POINT ON EXTERNAL BRICKWORK OF HOME TO WATER TANK.
 - OWNER IS TO FILL WATER TANK WITH CLEAN POTABLE WATER AND REFILL AS REQUIRED FOR BUILDER TO USE DURING CONSTRUCTION.
 - ALL WORK IS TO BE DONE BY LICENSED TRADES PEOPLE. OWNERS CONTRACTORS TRADE LICENCE, INSURANCES AND CURRENT WORK COVER REQUIREMENTS MUST BE SUPPLIED TO THE BUILDER AT CONTRACT SIGNING TIME.



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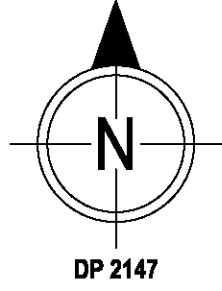
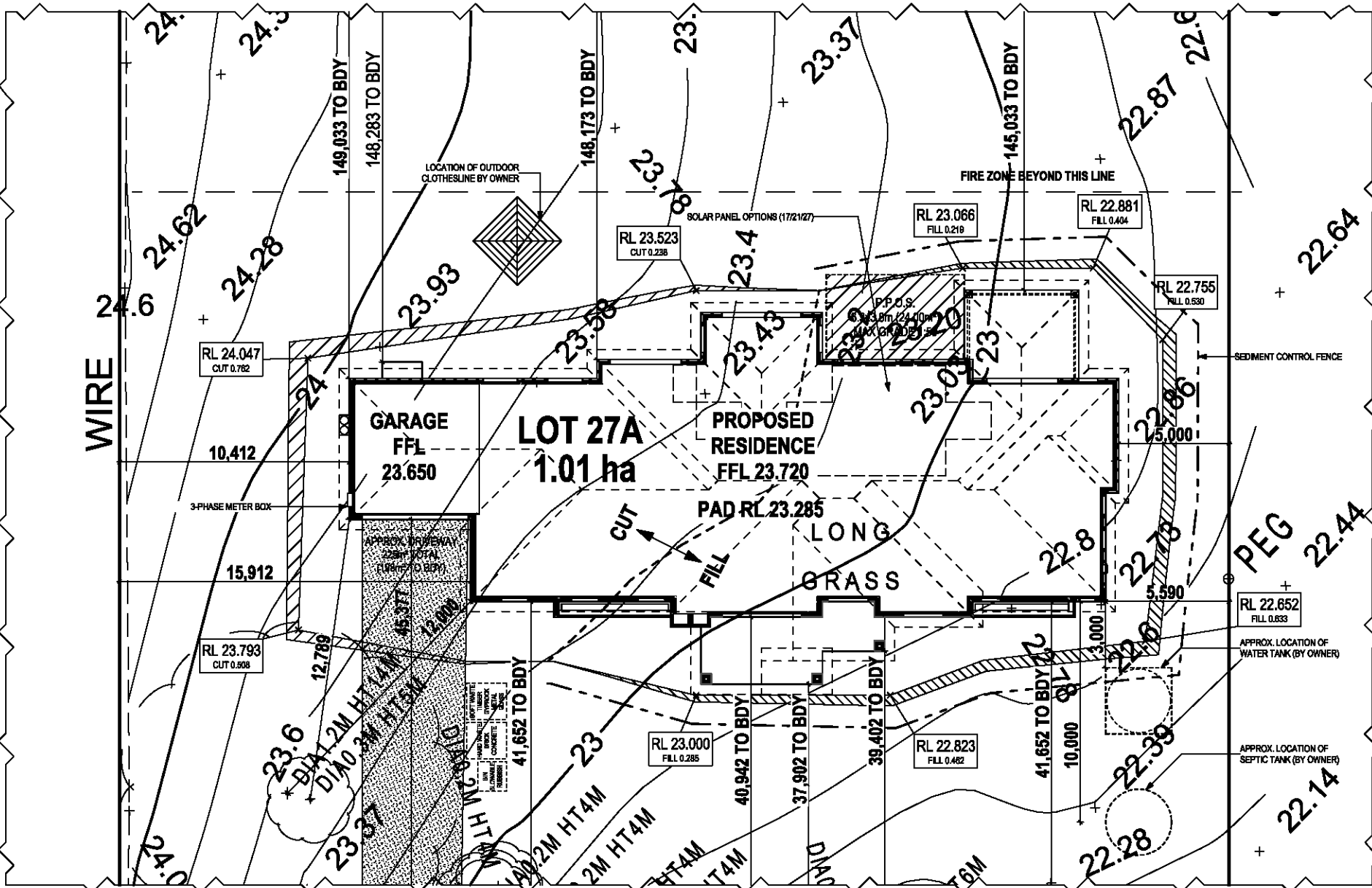
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CDP CHARGED DOWNPIPE DIRECTED TO TANK
SDP STANDARD DOWNPIPE DIRECTED TO STORMWATER DISCHARGE

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

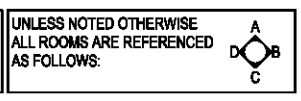
ALL EXTERIOR STEPS AND LANDINGS BY OWNER UNLESS NOTED OTHERWISE

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

REFER TO WINDOW & DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE



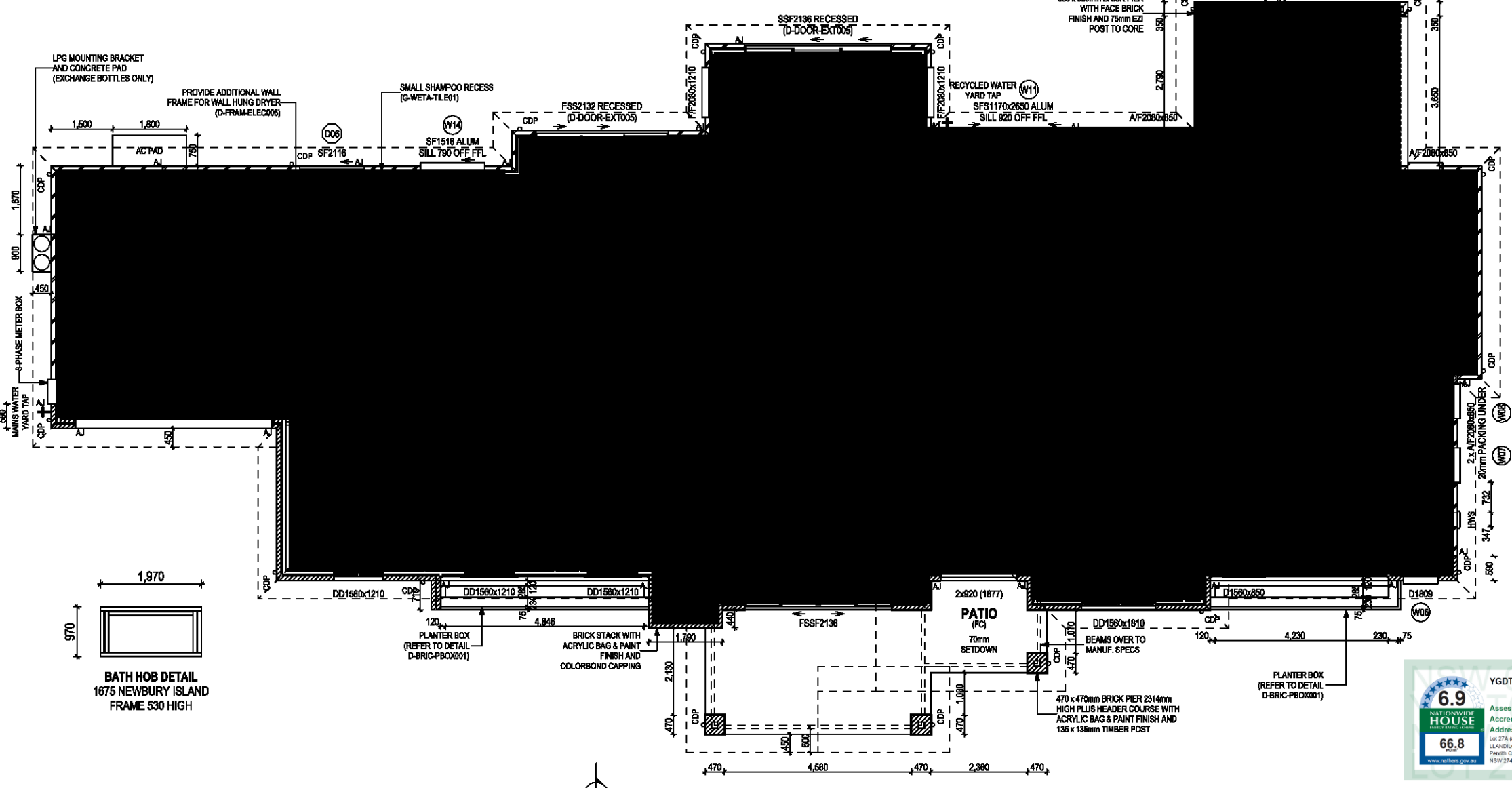
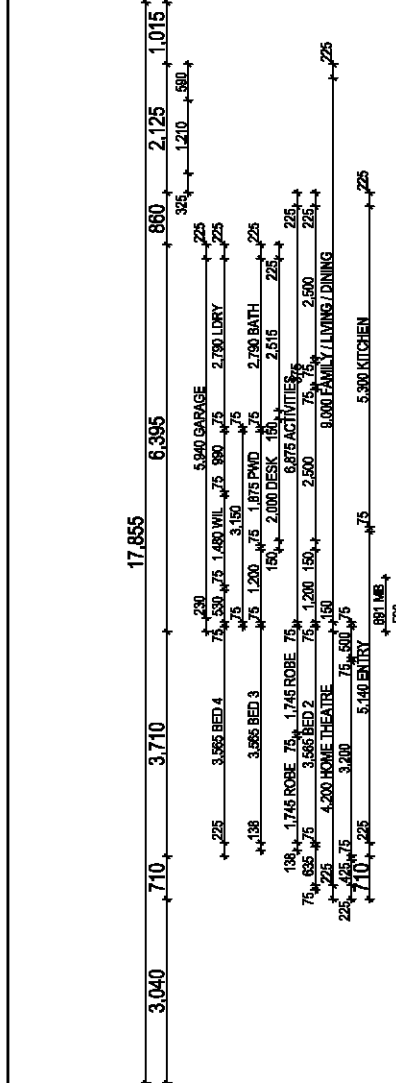
AGGRESSIVE SOIL REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

PROVIDE AND INSTALL 3 PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

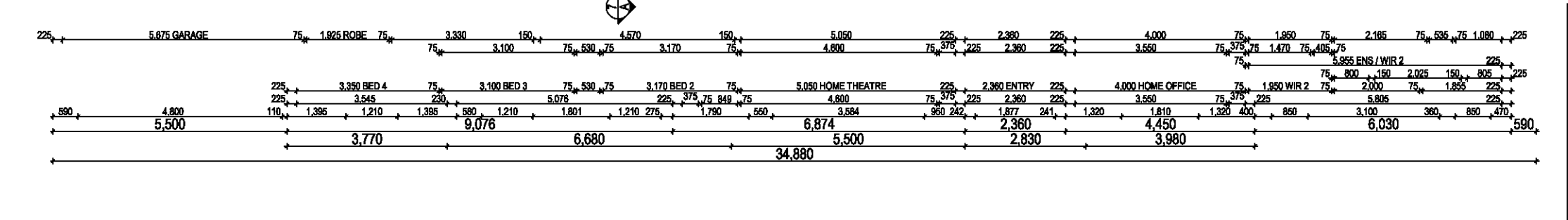
ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH THE NCC.

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



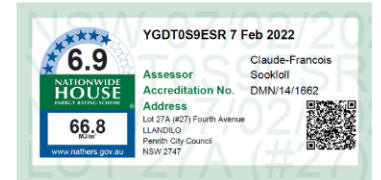
FLOOR PLAN LEGEND

- HS / WS HOB SPOUT / WALL SPOUT
- FACE BRICK / COMMON BRICK
- SOUND INSULATION
- AJ BRICK ARTICULATION JOINT
- 3D DENOTES DRAWER SIDE
- EXHAUST FAN
- L.B.W LOAD BEARING WALL
- THIS DOOR OPENS FIRST
- SMOKE ALARM
- LIFT OFF HINGE
- WATER POINT
- FRIDGE WATER POINT
- GAS BAYONET



ALL DIMENSIONS ARE FRAME DIMENSIONS

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CLIENT: [REDACTED]

ADDRESS: 27 FOURTH AVENUE, LLANDILO NSW 2747

LOT / SECTION / DP: 27A / - / 2147

COUNCIL: PENRITH CITY COUNCIL

HOUSE DESIGN: HERMITAGE GRANDE

FACADE DESIGN: COUNTRY MANOR

SHEET TITLE: GROUND FLOOR PLAN

SHEET No.: 5 / 17

HOUSE CODE: H-HRMCLAS15420

FACADE CODE: F-HRMCMNR02

SCALES: 1:125

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606239

WINDOW SCHEDULE

*1 ASSUME LOOKING FROM OUTSIDE

ID	CODE*	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE	ADDITIONAL INFORMATION*
W01	DD1560x1210	BED 4	1,560	1,210	5,540	1.89	ALUMINIUM	N/A	SNAP HEADER	S	1.51	CLEAR	MP 605
W02	DD1560x1210	BED 3	1,560	1,210	5,540	1.89	ALUMINIUM	N/A	NONE	S	1.51	CLEAR	MP 605
W03	DD1560x1210	BED 2	1,560	1,210	5,540	1.89	ALUMINIUM	N/A	NONE	S	1.51	CLEAR	MP 605
W04	DD1560x1810	HOME OFFICE	1,560	1,810	6,740	2.82	ALUMINIUM	N/A	SNAP HEADER	S	2.36	CLEAR	MP 905
W05	D1560x850	WIR 2	1,560	850	4,820	1.33	ALUMINIUM	N/A	NONE	S	1.10	CLEAR	
W06	D1809	ENS	1,800	850	5,300	1.53	ALUMINIUM	N/A	ANGLED	S	1.29	SATINLITE, TOUGHENED	
W07	A/F2080x850	ENS	2,080	850	5,860	1.77	ALUMINIUM	N/A	ANGLED	E	1.39	SATINLITE, TOUGHENED	BP 620
W08	A/F2080x850	HALL	2,080	850	5,860	1.77	ALUMINIUM	N/A	ANGLED	E	1.39	CLEAR	BP 620
W09	A/F2080x850	WIR 1	2,080	850	5,860	1.77	ALUMINIUM	N/A	ANGLED	N	1.39	CLEAR	BP 620
W10	A/F2080x850	WIP	2,080	850	5,860	1.77	ALUMINIUM	N/A	ANGLED	N	1.39	CLEAR	BP 620
W11	SFS1170x2650	KITCHEN	1,170	2,650	7,840	3.10	ALUMINIUM	N/A	ANGLED	N	2.74	CLEAR	
W12	F/F2080x1210	FAMILY / LIVING	2,080	1,210	6,580	2.52	ALUMINIUM	N/A	ANGLED	E	2.20	CLEAR, TOUGHENED	BP 620
W13	F/F2080x1210	FAMILY / LIVING	2,080	1,210	6,580	2.52	ALUMINIUM	N/A	ANGLED	W	2.20	CLEAR, TOUGHENED	BP 620
W14	SF1516	BATH	1,460	1,570	6,060	2.29	ALUMINIUM	N/A	ANGLED	N	2.02	SATINLITE, TOUGHENED	
						28.86							24.00

EXTERIOR DOOR SCHEDULE

*1 ASSUME LOOKING FROM OUTSIDE

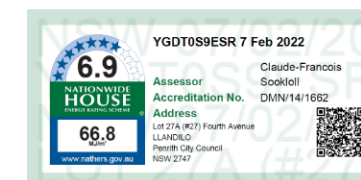
ID	CODE*	ROOM	HEIGHT	WIDTH	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING TYPE	DOOR TYPE	ADDITIONAL INFORMATION*
D01	FSSF2136	HOME THEATRE	2,100	3,584	7.53	ALUMINIUM	N/A	SNAP HEADER	S	CLEAR, TOUGHENED	SLIDING	
D02	2x820	ENTRY	2,106	1,877	3.95	TIMBER	N/A	SNAP HEADER	S	DOOR(S): N/A - SIDELIGHT(S): N/A	SWINGING	
D03	FSS2132	MASTER SUITE	2,100	3,228	6.78	ALUMINIUM	N/A	SNAP HEADER	N	CLEAR, TOUGHENED	STACKER	
D04	SSF2136	FAMILY / LIVING	2,100	3,588	7.53	ALUMINIUM	N/A	SNAP HEADER	N	CLEAR, TOUGHENED	STACKER	
D05	FSS2132	CHILDREN'S ACTIVITIES	2,100	3,228	6.78	ALUMINIUM	N/A	SNAP HEADER	N	CLEAR, TOUGHENED	STACKER	
D06	SF2116	LDRY	2,100	1,570	3.30	ALUMINIUM	N/A	SNAP HEADER	N	CLEAR, TOUGHENED	SLIDING	
					35.87 m²							

INTERIOR DOOR SCHEDULE

QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING	ADDITIONAL INFORMATION
2	1080 SS	SQUARE SET OPENING	2,155	1,080	N/A	
4	1200 SS	SQUARE SET OPENING	2,155	1,200	N/A	
1	1230 SS	SQUARE SET OPENING	2,155	1,230	N/A	
1	1470 SS	SQUARE SET OPENING	2,155	1,470	N/A	
1	1800 SS	SQUARE SET OPENING	2,155	1,800	N/A	
1	2 x 620	SWINGING	2,040	1,240	N/A	
3	2 x 720	SWINGING	2,040	1,440	N/A	
1	2040x820 CSD	CAVITY SLIDING	2,040	820	N/A	
6	770	SWINGING	2,040	770	N/A	
3	820	SWINGING	2,040	820	N/A	
1	980 SS	SQUARE SET OPENING	2,155	980	N/A	

PICTURE/TV RECESS & SQUARE SET WINDOW SCHEDULE

QTY	TYPE	HEIGHT	WIDTH	AREA (m²)
1	PICT RECESS	1,155	1.80	2.08



REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

THIS PLAN ACCEPTED BY:

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DATE:

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1 DRAFT SALES PLAN - CT1	BAR 2021.09.23
2 DRAFT SALES PLAN - APPOINTMENT	BAR 2021.09.28
3 DRAFT SALES PLAN - AMENDMENTS	BAR 2021.10.22
4 WORKING DRAWINGS	TPH 2021.12.23
5 SITE & SLAB CLASS. NOTED	ALW 2022.01.08

ADDRESS: 27 FOURTH AVENUE, LLANDILO NSW 2747
LOT / SECTION / DP: 27A / - / 2147
COUNCIL: PENRITH CITY COUNCIL

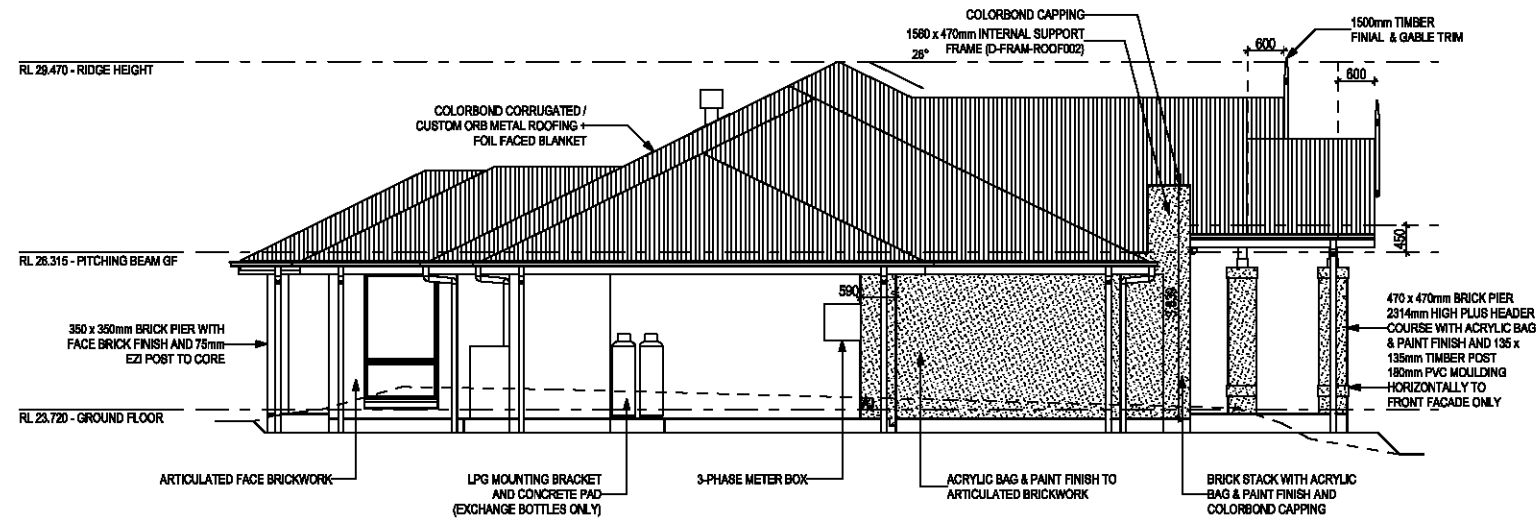
HOUSE DESIGN: HERMITAGE GRANDE
FACADE DESIGN: COUNTRY MANOR
SHEET TITLE: WINDOW & DOOR SCHEDULES

HOUSE CODE: H-HRMCLAS15420
FACADE CODE: F-HRMCMNR02
SHEET No.: 6 / 17

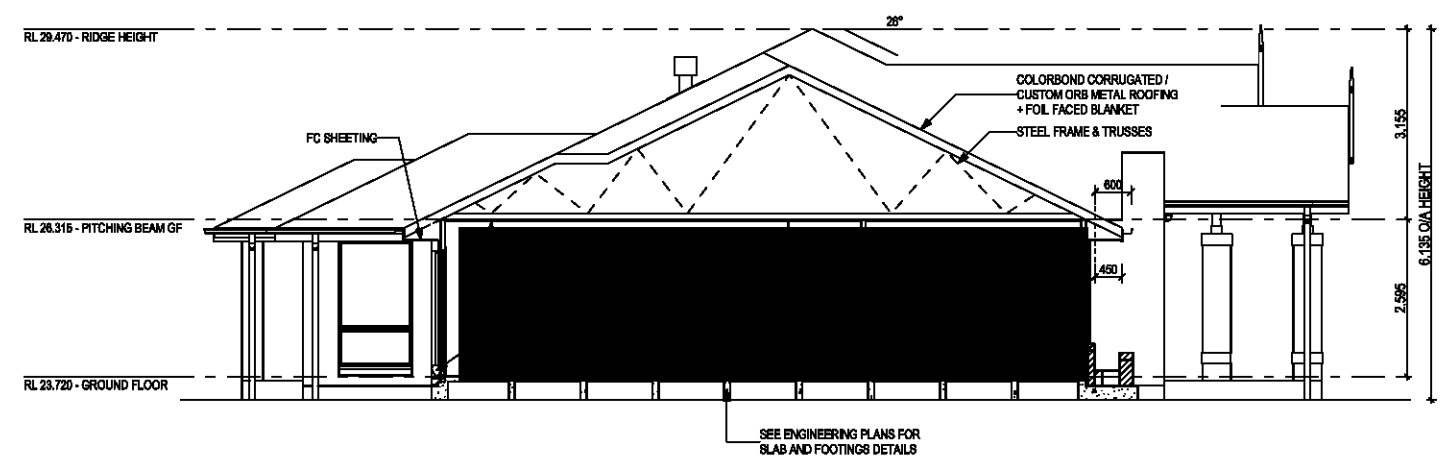
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AGGRESSIVE SOIL REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

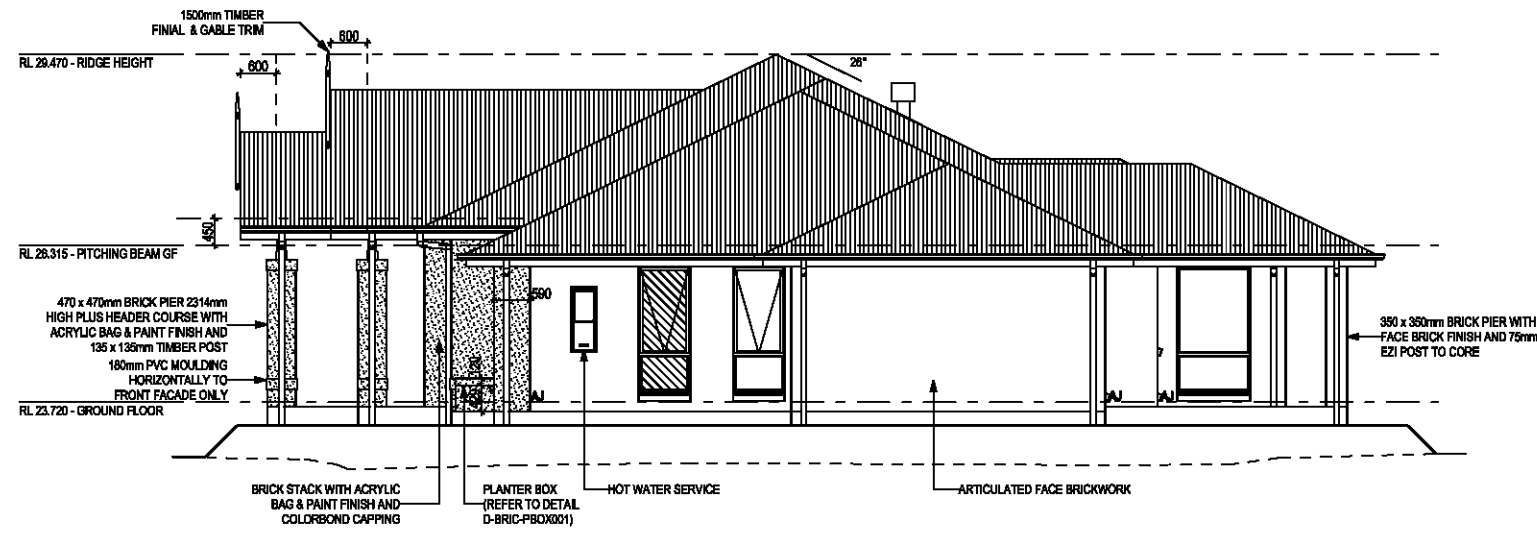
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 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION
 SH = SNAP HEADER SILL



LEFT (WEST) ELEVATION
Scale: 1:125

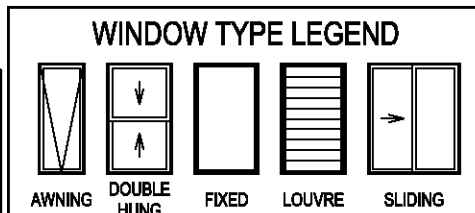
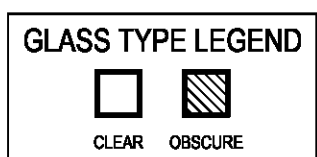


SECTION A-A
Scale: 1:125



RIGHT (EAST) ELEVATION
Scale: 1:125

INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC AND RELEVANT AUSTRALIAN STANDARDS:
 - R2.0 BATTS TO EXTERNAL WALLS (EXCLUDING GARAGE)
 - R2.0 BATTS TO GARAGE INTERNAL WALLS
 - R4.1 CEILING BATTS (EXCLUDING GARAGE & PATIO)
 - FOIL FACED BLANKET UNDER ROOFING
 - WALL WRAP TO CLADDED WALLS

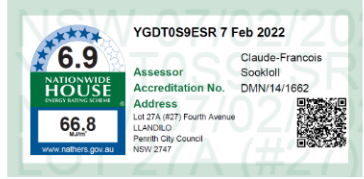


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5 SITE & SLAB CLASS. NOTED	ALW 2022.01.08

CLIENT: [REDACTED]

ADDRESS:
27 FOURTH AVENUE, LLANDILO NSW 2747

LOT / SECTION / DP:
27A / - / 2147

COUNCIL:
PENRITH CITY COUNCIL

HOUSE DESIGN:
HERMITAGE GRANDE

FACADE DESIGN:
COUNTRY MANOR

SHEET TITLE:
ELEVATIONS / SECTION

SHEET No.:
7 / 17

HOUSE CODE:
H-HRMCLAS15420

FACADE CODE:
F-HRMCMNR02

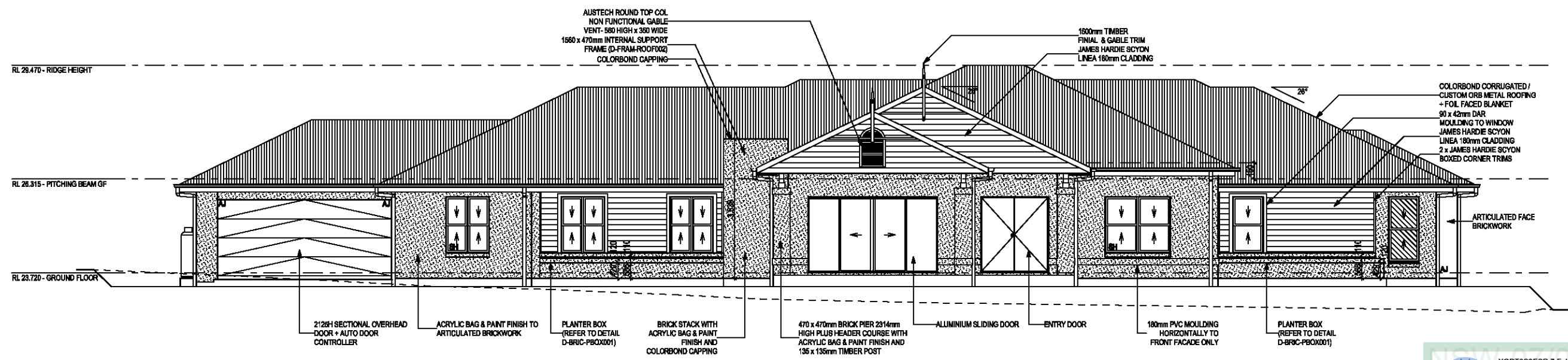
SCALES:
1:125

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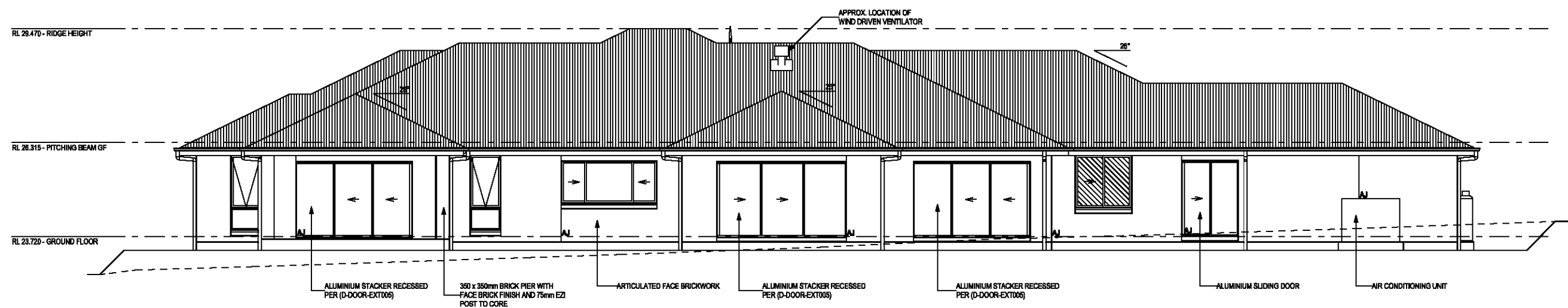
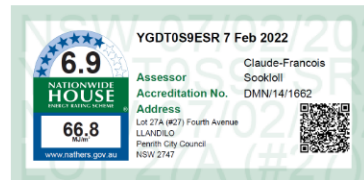
606239

AGGRESSIVE SOIL REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION
 SH = SNAP HEADER SILL



FRONT (SOUTH) ELEVATION
Scale: 1:125



REAR (NORTH) ELEVATION
Scale: 1:125

GLASS TYPE LEGEND

□ CLEAR ▨ OBSCURE

WINDOW TYPE LEGEND

AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

THIS PLAN ACCEPTED BY: _____

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

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ADDRESS: 27 FOURTH AVENUE, LLANDILO NSW 2747

LOT / SECTION / DP: 27A / - / 2147

COUNCIL: PENRITH CITY COUNCIL

HOUSE DESIGN: HERMITAGE GRANDE

FACADE DESIGN: COUNTRY MANOR

SHEET TITLE: ELEVATIONS

SHEET No.: 8 / 17

HOUSE CODE: H-HRMCLAS15420

FACADE CODE: F-HRMCMNR02

SCALES: 1:125

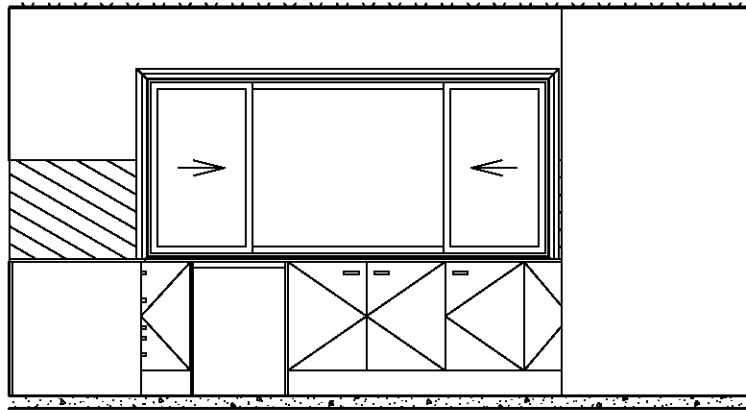
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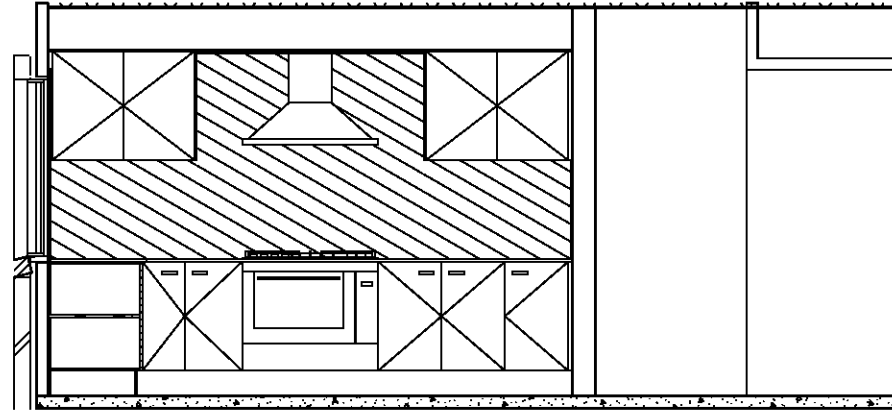
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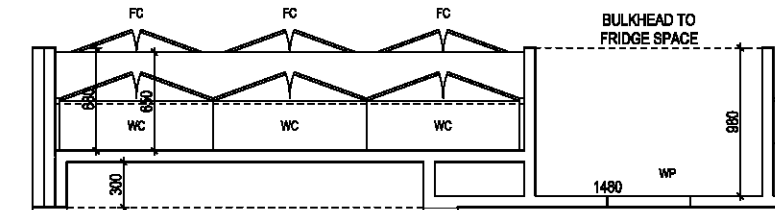
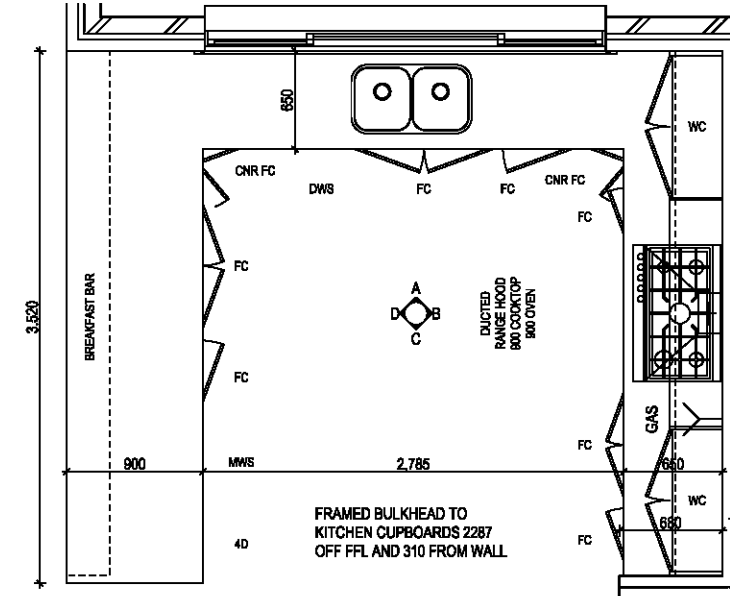
GAS CONNECTION FOR COOKTOP TO BE LOCATED 700mm TO RIGHT HAND SIDE OF CENTRE OF COOKTOP



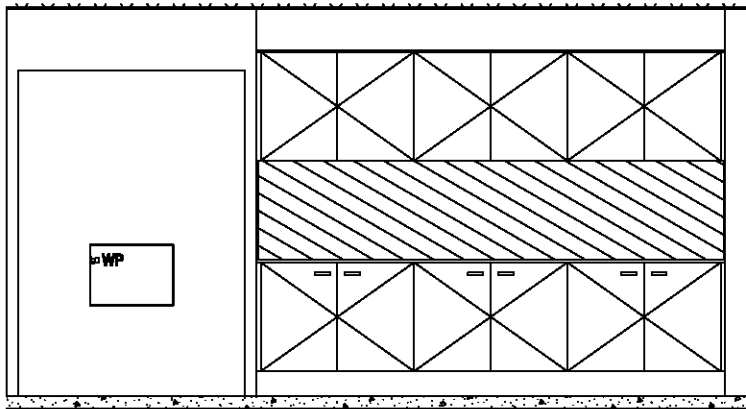
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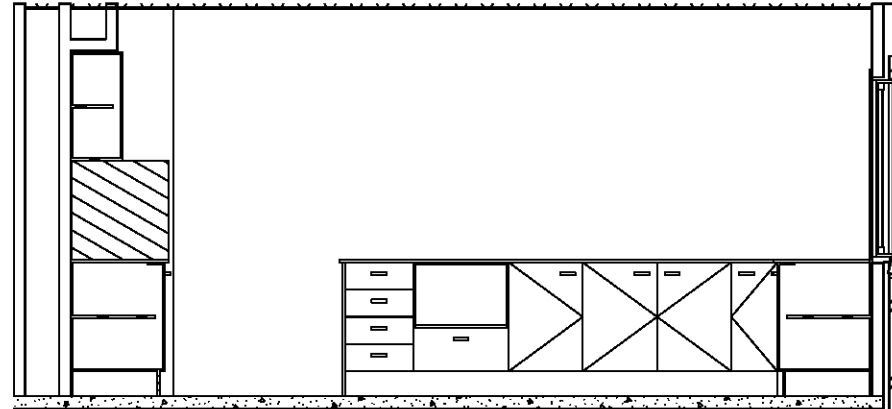
ELEVATION B
Scale: 1:50



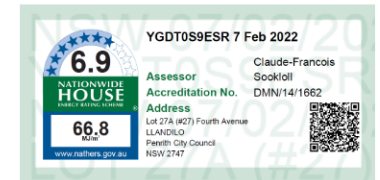
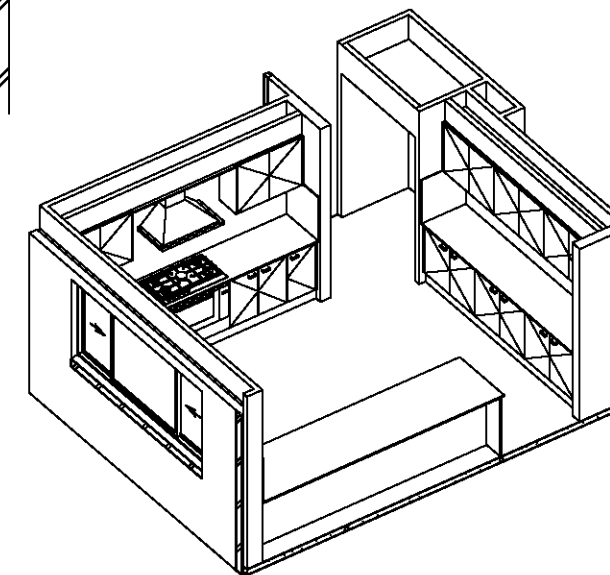
KITCHEN PLAN
Scale: 1:50



ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50



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REVISION	DRAWN
1 DRAFT SALES PLAN - CT1	BAR 2021.09.23
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3 DRAFT SALES PLAN - AMENDMENTS	BAR 2021.10.22
4 WORKING DRAWINGS	TPH 2021.12.23
5 SITE & SLAB CLASS. NOTED	ALW 2022.01.08

CLIENT: [REDACTED]

ADDRESS:
27 FOURTH AVENUE, LLANDILO NSW 2747

LOT / SECTION / DP: 27A / - / 2147

COUNCIL:
PENRITH CITY COUNCIL

HOUSE DESIGN:
HERMITAGE GRANDE

FACADE DESIGN:
COUNTRY MANOR

SHEET TITLE:
KITCHEN DETAILS

SHEET No.: 9 / 17

HOUSE CODE:
H-HRMCLAS15420

FACADE CODE:
F-HRMCMNR02

SCALES:
1:50

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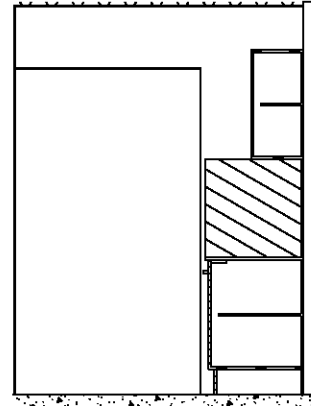
606239

Last Published: Thursday, 6 January 2022 11:15 AM
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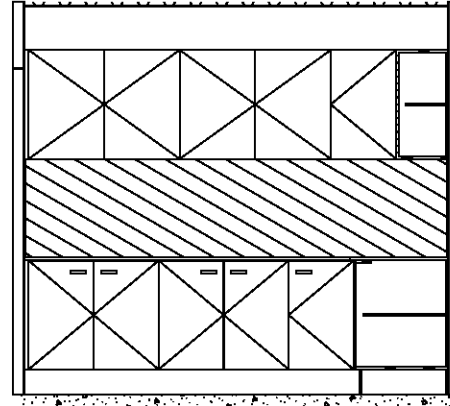
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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 - GENERAL BUILDING INFORMATION

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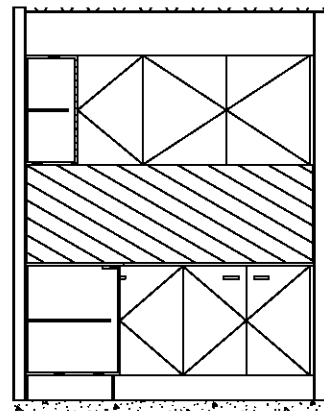
GAS CONNECTION FOR COOKTOP TO BE LOCATED 700mm TO RIGHT HAND SIDE OF CENTRE OF COOKTOP



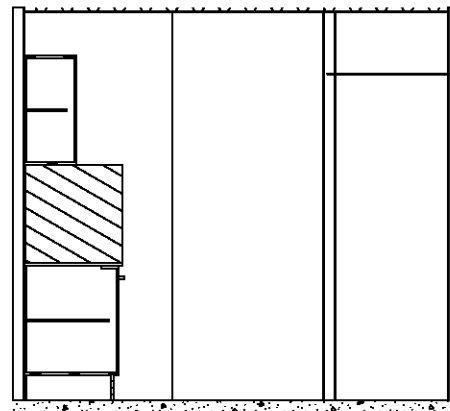
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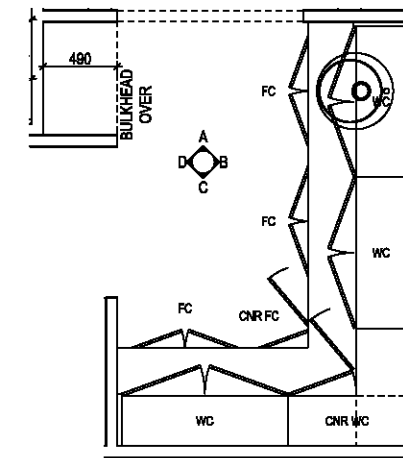
ELEVATION B
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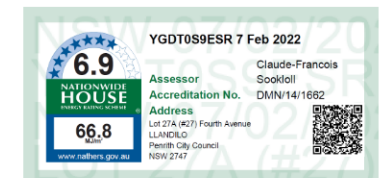
ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50



BUTLER'S PANTRY PLAN
Scale: 1:50



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YOUR HOME. YOUR DREAM

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REVISION	DRAWN
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2 DRAFT SALES PLAN - APPOINTMENT	BAR 2021.09.28
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4 WORKING DRAWINGS	TPH 2021.12.23
5 SITE & SLAB CLASS. NOTED	ALW 2022.01.08

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LOT / SECTION / DP: 27A / - / 2147
COUNCIL: PENRITH CITY COUNCIL

HOUSE DESIGN: HERMITAGE GRANDE
FACADE DESIGN: COUNTRY MANOR
SHEET TITLE: BUTLER'S PANTRY DETAILS
SHEET No.: 10 / 17

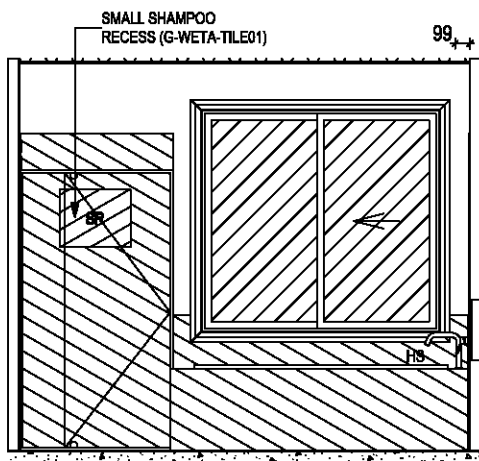
HOUSE CODE: H-HRMCLAS15420
FACADE CODE: F-HRMCMNR02
SCALES: 1:50

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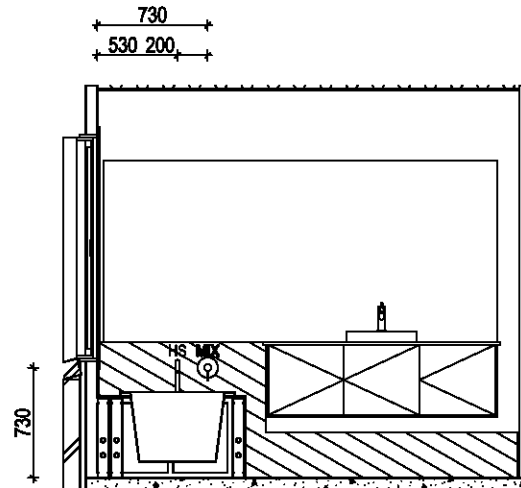
606239

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 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

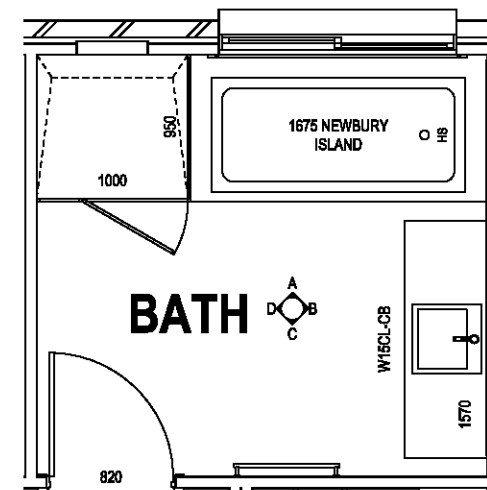
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY



ELEVATION A
Scale: 1:50



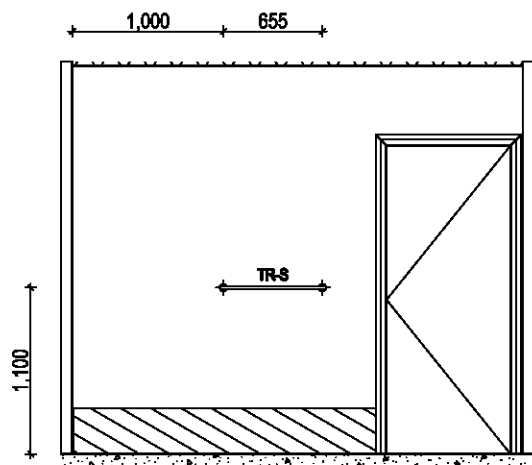
ELEVATION B
Scale: 1:50



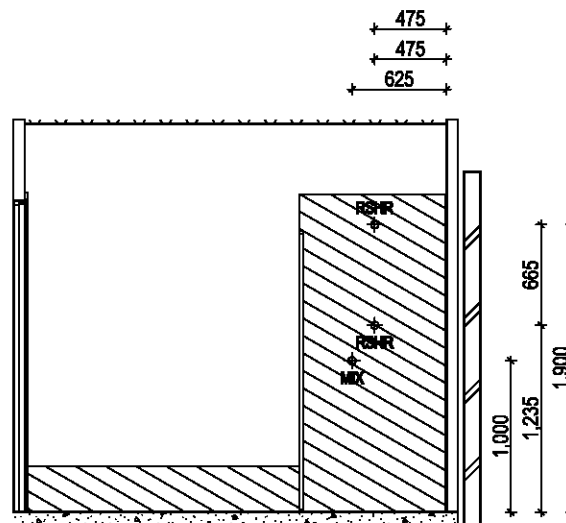
BATHROOM PLAN
Scale: 1:50

LEGEND

- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



ELEVATION C
Scale: 1:50



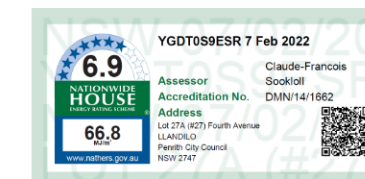
ELEVATION D
Scale: 1:50

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3 DRAFT SALES PLAN - AMENDMENTS	BAR 2021.10.22
4 WORKING DRAWINGS	TPH 2021.12.23
5 SITE & SLAB CLASS. NOTED	ALW 2022.01.08

ADDRESS:
27 FOURTH AVENUE, LLANDILO NSW 2747
LOT / SECTION / DP:
27A / - / 2147 COUNCIL:
PENRITH CITY COUNCIL

HOUSE DESIGN:
HERMITAGE GRANDE
FACADE DESIGN:
COUNTRY MANOR
SHEET TITLE:
BATHROOM DETAILS

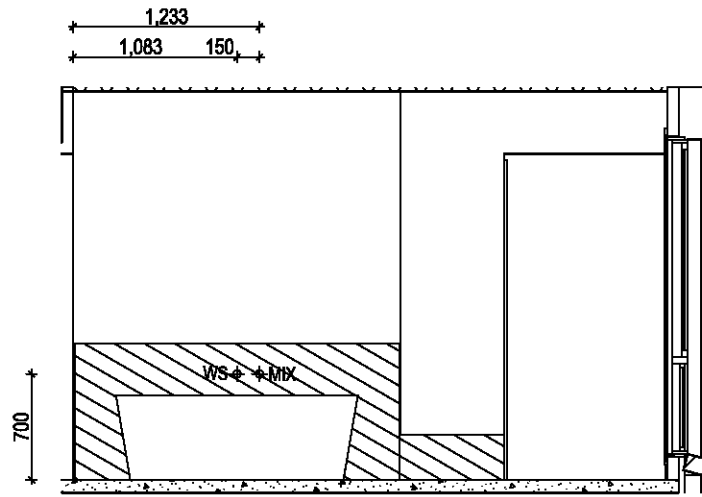
HOUSE CODE:
H-HRMCLAS15420
FACADE CODE:
F-HRMCMNR02
SHEET No.:
11 / 17 SCALES:
1:50

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606239

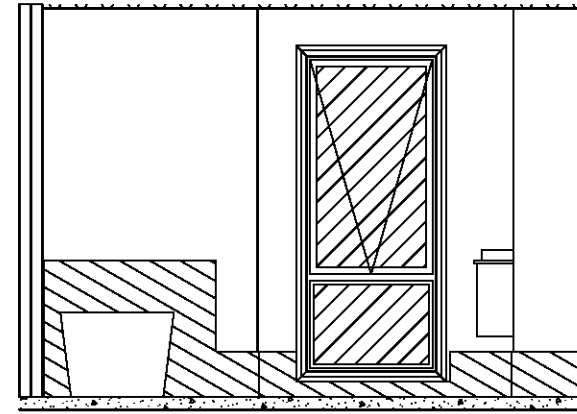
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 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

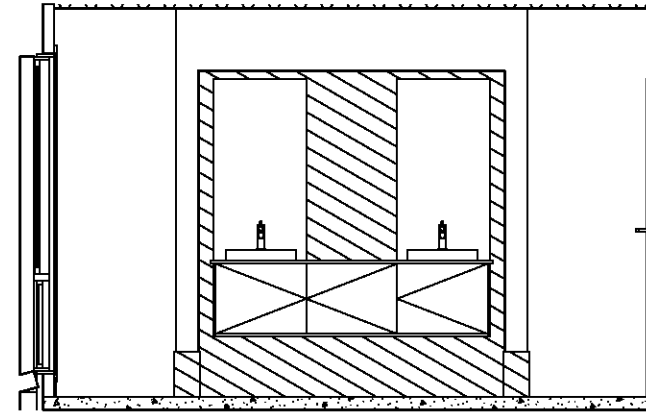
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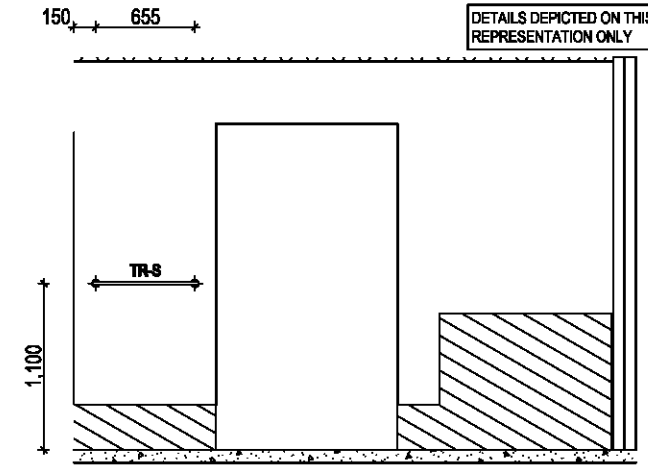
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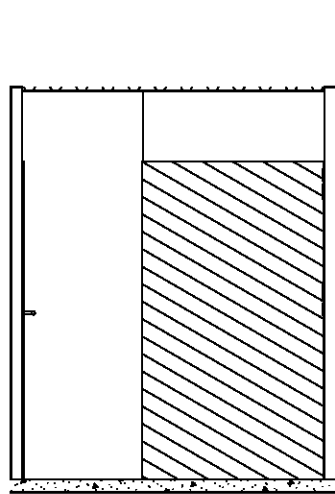
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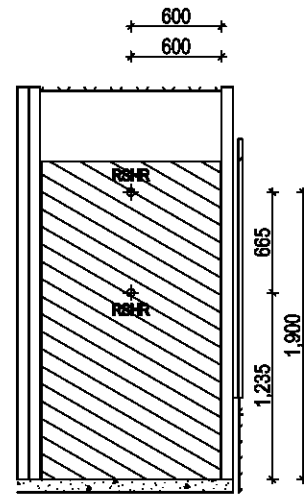
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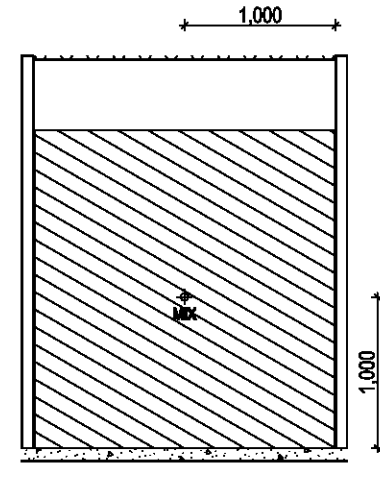
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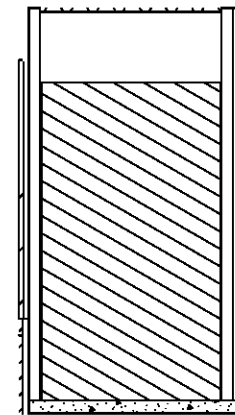
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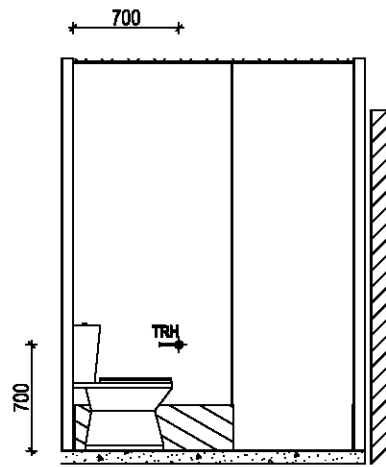
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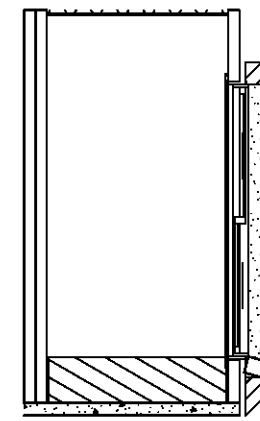
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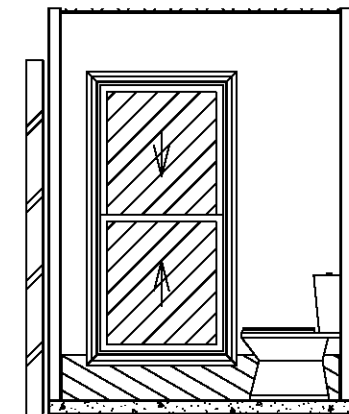
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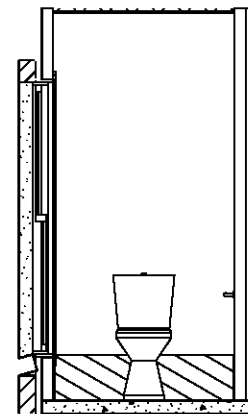
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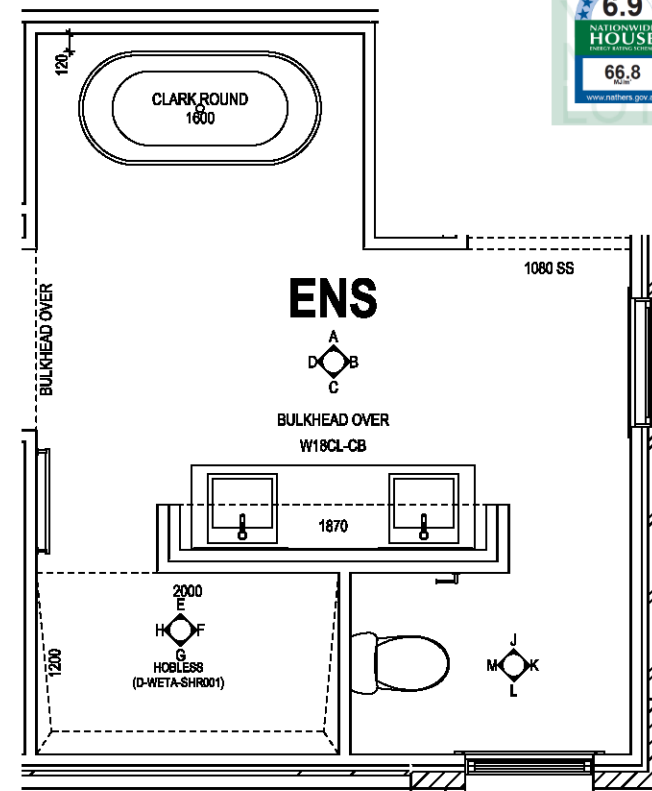
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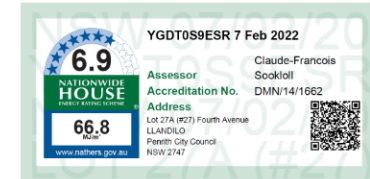
ELEVATION L
Scale: 1:50



ELEVATION M
Scale: 1:50



ENSUITE PLAN
Scale: 1:50



LEGEND	
RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER

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5 SITE & SLAB CLASS. NOTED	ALW 2022.01.08

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HOUSE DESIGN:	HERMITAGE GRANDE
FACADE DESIGN:	COUNTRY MANOR
SHEET TITLE:	ENSUITE DETAILS
SHEET No.:	12 / 17

HOUSE CODE:	H-HRMCLAS15420
FACADE CODE:	F-HRMCMNR02
SCALES:	1:50

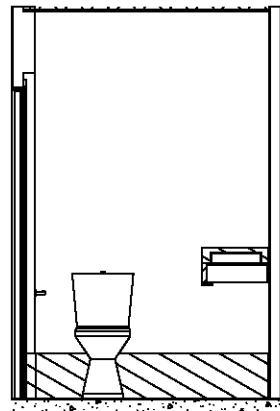
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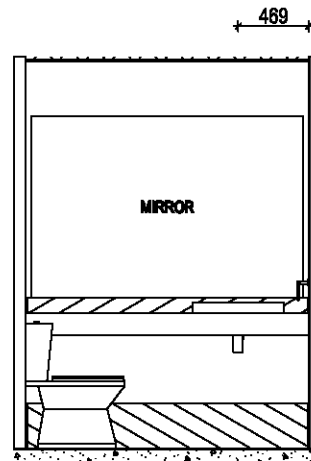
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File Location: G:\Sydney\Drafting\Job Files 600000\Job Files 606201 - 606400\606239 - ClientPlan Model\606239 Colin - Cobours check AC 21.dwg Template Version: 21.025

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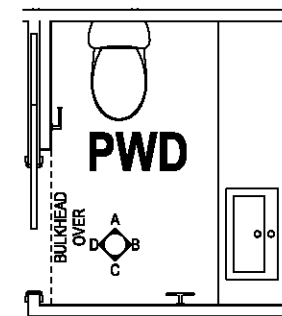
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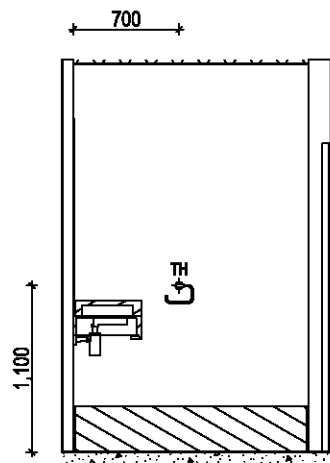
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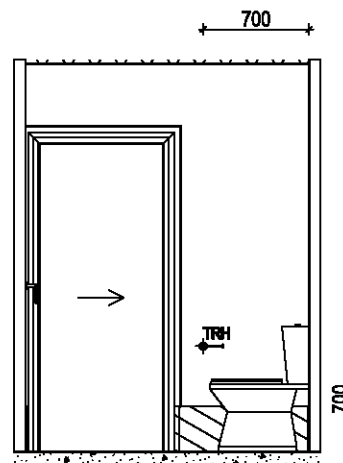
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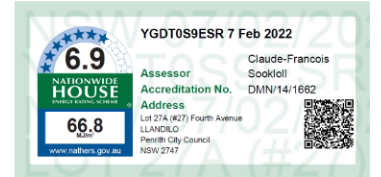
POWDER ROOM PLAN
Scale: 1:50



ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50



LEGEND

- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER

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5 SITE & SLAB CLASS. NOTED	ALW 2022.01.08

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HOUSE DESIGN: HERMITAGE GRANDE	HOUSE CODE: H-HRMCLAS15420
FACADE DESIGN: COUNTRY MANOR	FACADE CODE: F-HRMCNMR02
SHEET TITLE: POWDER ROOM DETAILS	SHEET No.: 13 / 17
	SCALES: 1:50

HOUSE CODE: H-HRMCLAS15420
FACADE CODE: F-HRMCNMR02
SHEET No.: 13 / 17
SCALES: 1:50

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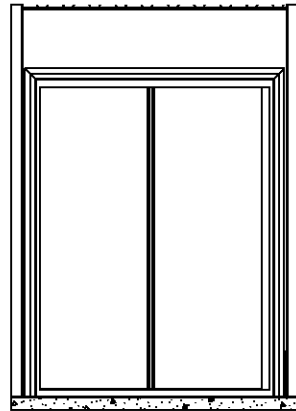
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Template Version: 21.025
Last Published: Thursday, 6 January 2022 11:15 AM

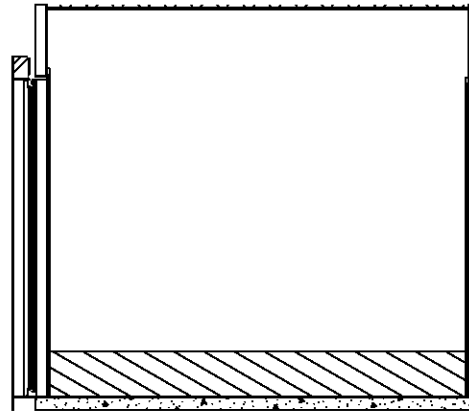
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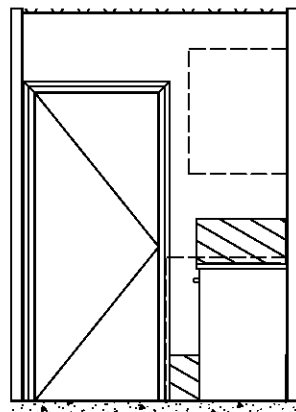
PROVIDE ADDITIONAL NOGGING TO LAUNDRY FOR FIXING OF WALL MOUNTED CLOTHES DRYER AS PER D-FRAM-ELEC006



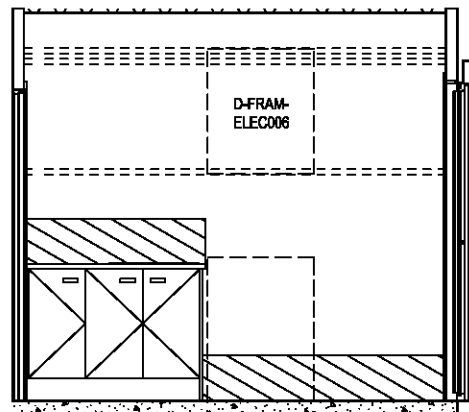
ELEVATION A
Scale: 1:50



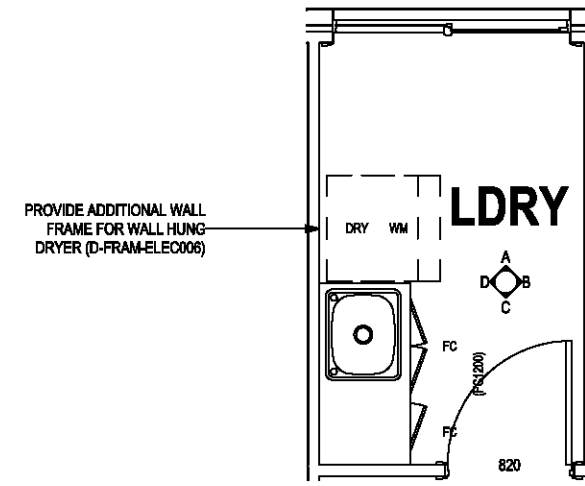
ELEVATION B
Scale: 1:50



ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50



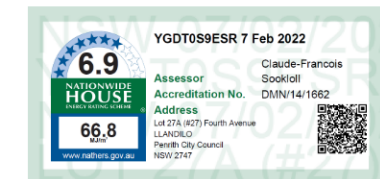
LAUNDRY PLAN
Scale: 1:50

LEGEND	
RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
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SOAP	SOAP HOLDER

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COUNCIL:	PENRITH CITY COUNCIL

HOUSE DESIGN:	HERMITAGE GRANDE
FACADE DESIGN:	COUNTRY MANOR
SHEET TITLE:	LAUNDRY DETAILS
SHEET No.:	14 / 17








HOUSE CODE:	H-HRMCLAS15420
FACADE CODE:	F-HRMCNMNR02
SCALES:	1:50

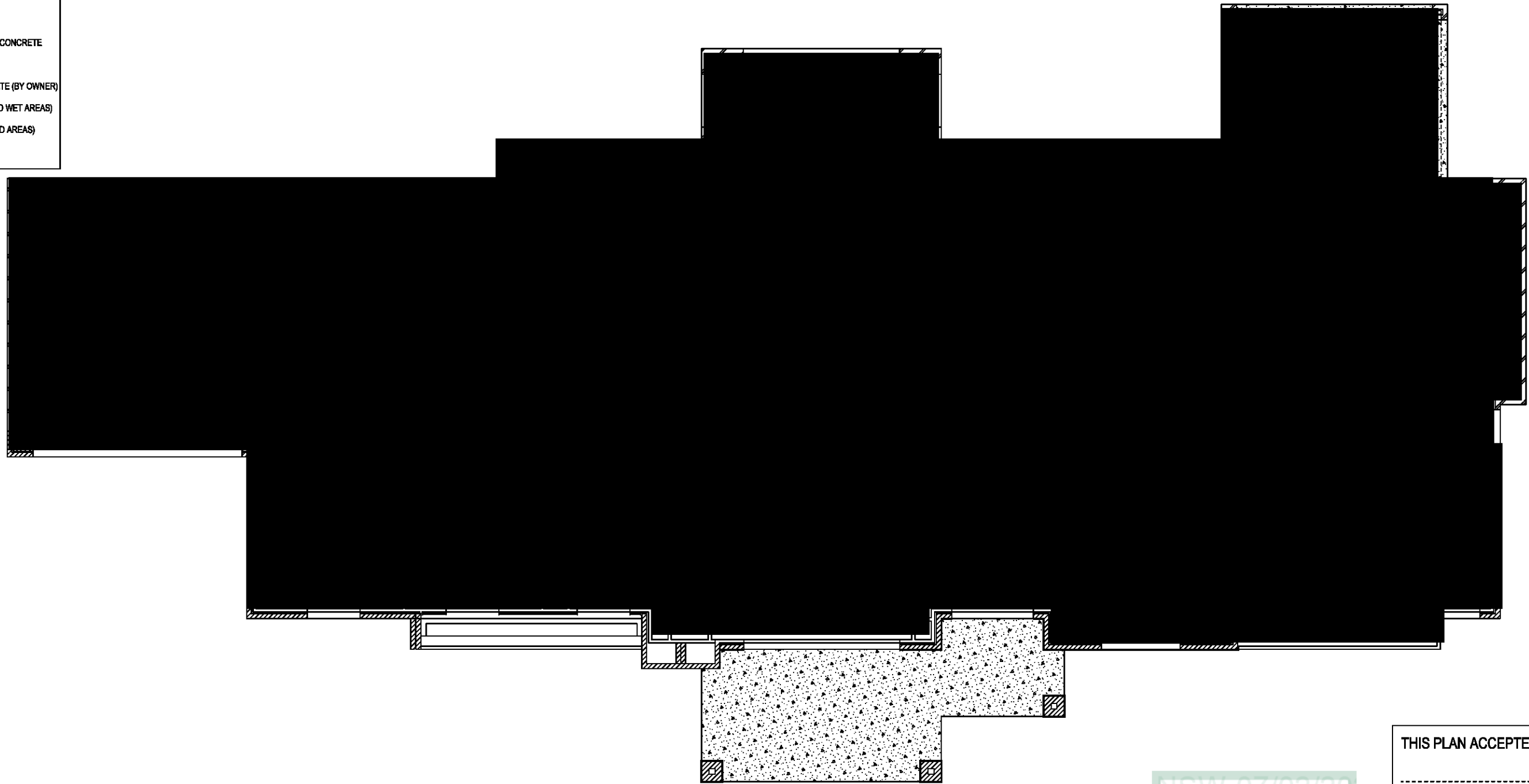
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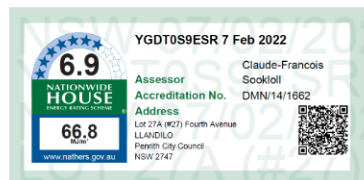
FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
 TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

-  NO COVERING
-  COVER GRADE CONCRETE
-  CARPET
-  TIMBERLAMINATE (BY OWNER)
-  TILE (STANDARD WET AREAS)
-  TILE (UPGRADED AREAS)
-  VINYL



FLOOR COVERINGS
 Scale: 1:100



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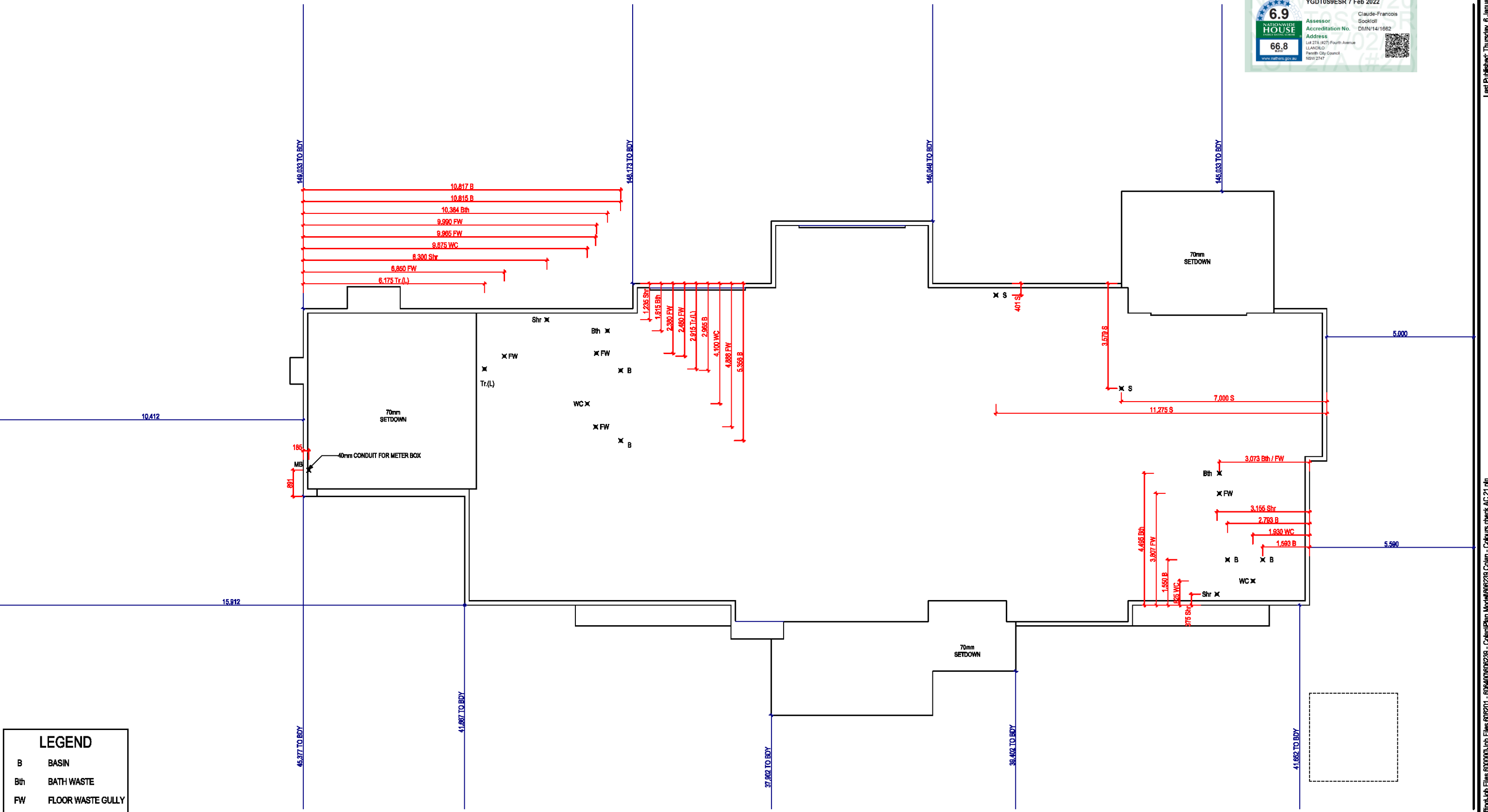
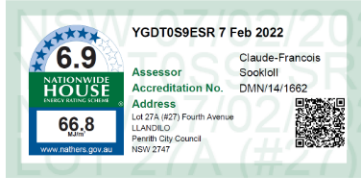
CLIENT: [REDACTED]	
ADDRESS: 27 FOURTH AVENUE, LLANDILO NSW 2747	
LOT / SECTION / DP: 27A / - / 2147	COUNCIL: PENRITH CITY COUNCIL

HOUSE DESIGN: HERMITAGE GRANDE	HOUSE CODE: H-HRMCLAS15420
FACADE DESIGN: COUNTRY MANOR	FACADE CODE: F-HRMCNMR02
SHEET TITLE: FLOOR COVERINGS	SHEET No.: 15 / 17
	SCALES: 1:100

HOUSE CODE: H-HRMCLAS15420
FACADE CODE: F-HRMCNMR02
SHEET No.: 15 / 17
SCALES: 1:100

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ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



LEGEND

- B BASIN
- Bth BATH WASTE
- FW FLOOR WASTE GULLY
- Shr SHOWER
- S SINK (KITCHEN)
- Tr.(L) TROUGH (LAUNDRY)
- WC WATER CLOSET

DRAINAGE PLAN
Scale: 1:125

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FACADE DESIGN: COUNTRY MANOR	FACADE CODE: F-HRMCMNR02
SHEET TITLE: DRAINAGE PLAN	SHEET No.: 17 / 17
	SCALES: 1:125

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.
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