

Columbus 27 Reverse

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

PROJECT:	PROPOSED BRICK VENEER DWELLING	JOB No:	003531
CLIENT:	Wisdom Homes Pty Ltd		
ADDRESS:	Lot 2356 William Hart Crescent Thornton Estate, Penrith		

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:
Lot 2356 William Hart Crescent
Thornton Estate, Penrith

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

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

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REVISION SCHEDULE

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

JOB No: 003531
LGA: PENRITH
DESCRIPTION: COLUMBUS 27
CODE: WS-COLU27D RE LH

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

AREA SCHEDULE

SITE DETAILS

LOT NUMBER: 2356
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: 3.39m²
OUTDOOR LEISURE: 12.75m²
BALCONY: 3.39m²

TOTAL FLOOR AREA: 243.74m²

DRIVEWAY AND PATH AREA: 18.34m²

ROOF AREA: 154.66m²
(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: 95.53m² / 36%

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

'M' CLASS

(subject to borehole report)

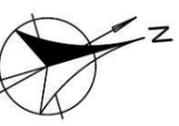
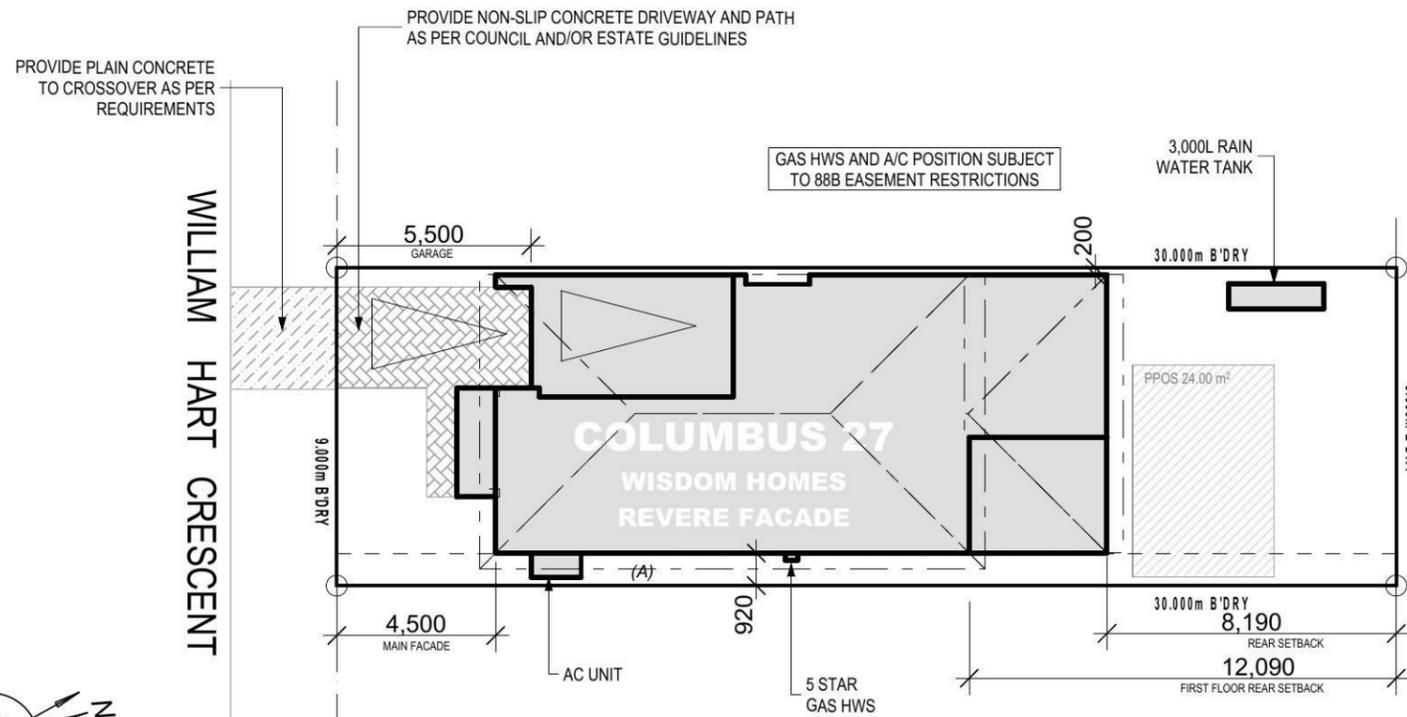
LOT: 2356

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:
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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

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 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.

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 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.

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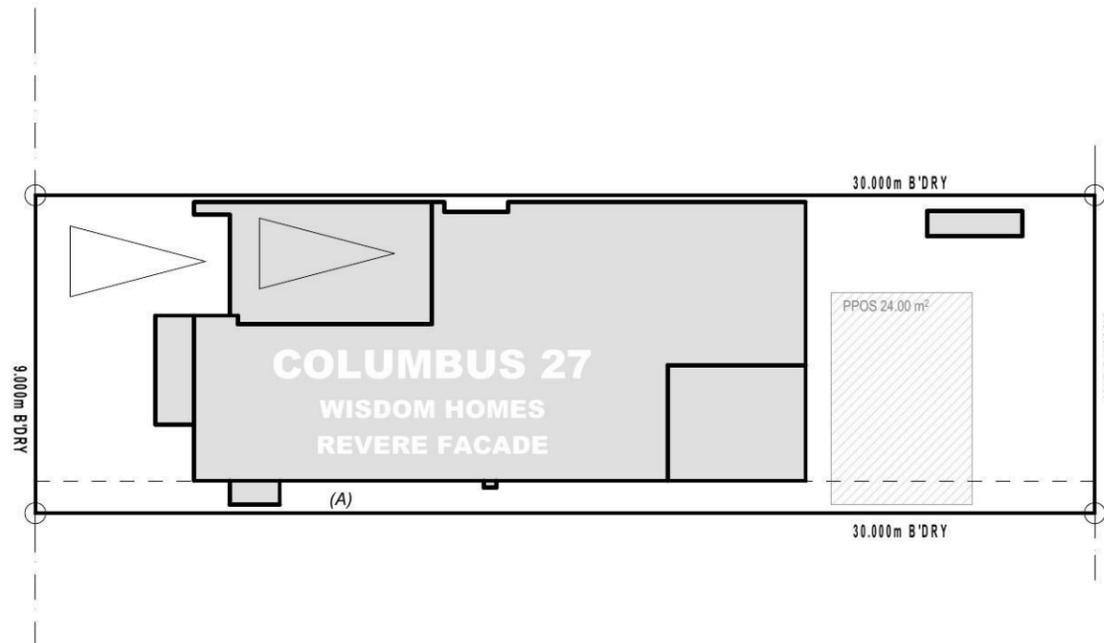
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LGA: **PENRITH** WIND CLASS: 'M' Class
DESCRIPTION: **COLUMBUS 27** FACADE: **REVERE**
CODE: **WS-COLU27D RE LH** SHEET: **3**

WILLIAM HART CRESCENT



BENCHING PLAN
1:200

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NOTE:
ALL BOUNDARY LENGTHS, BEARINGS, SETBACKS, LOCATION OF SEWER/EASEMENT, LEVELS & CUT/FILL ALL APPROXIMATE/ASSUMED AND ARE SUBJECT TO CONTOUR SURVEY/REGISTRATION.

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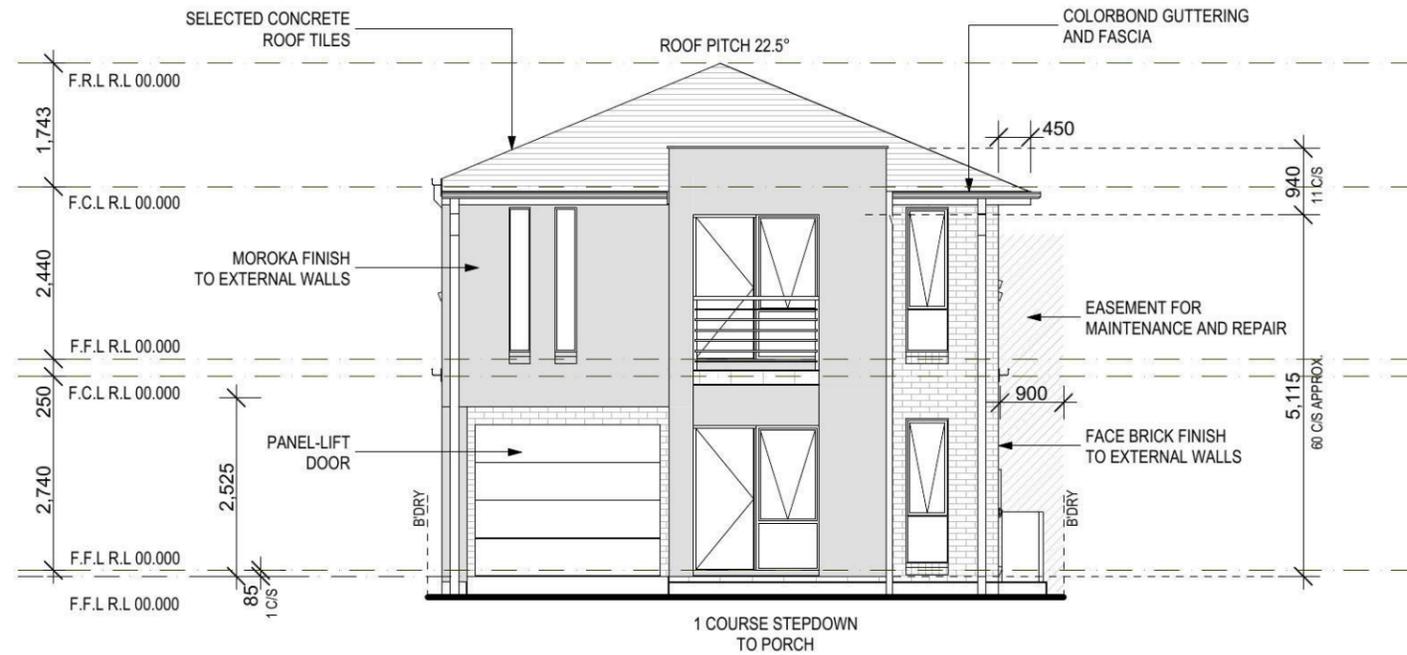
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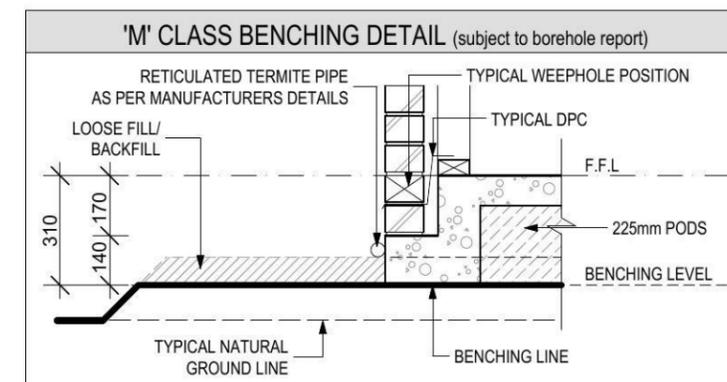
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CODE: **WS-COLU27D RE LH** SHEET: **6**



FRONT/SOUTH ELEVATION
1:100



LEFT/WEST ELEVATION
1:100



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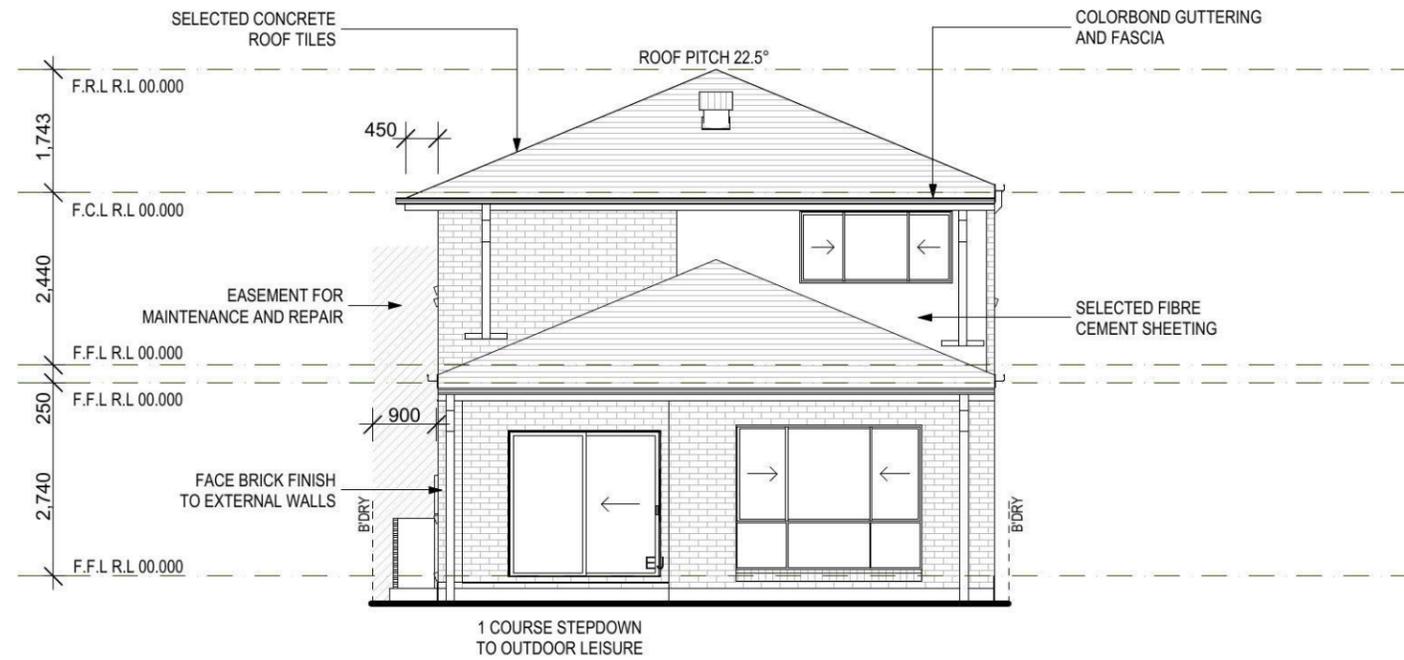
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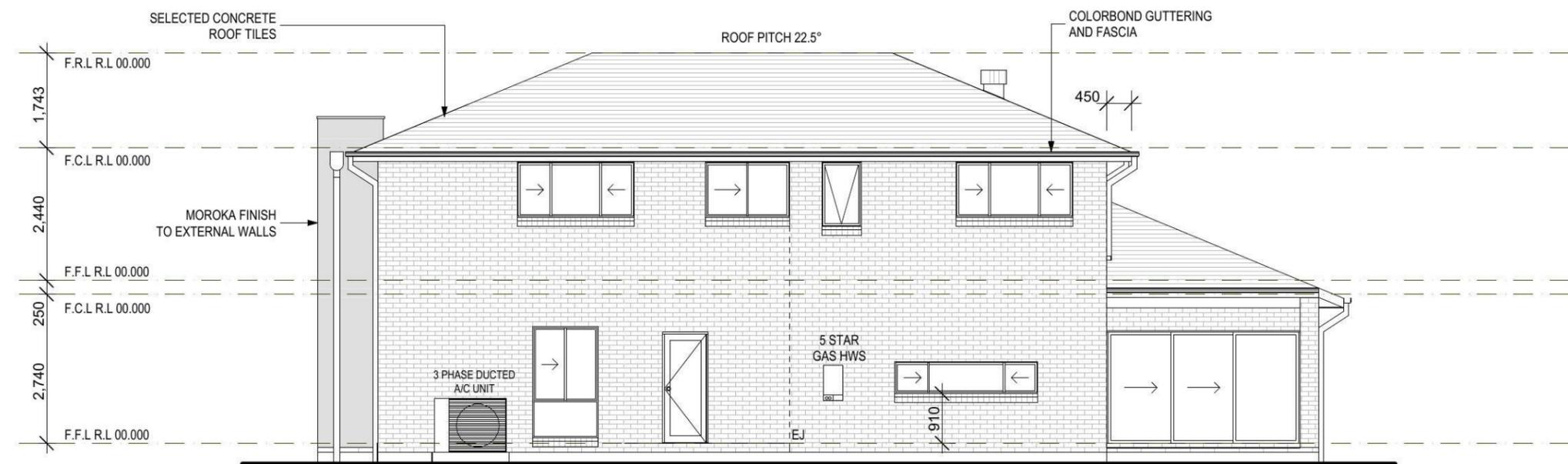
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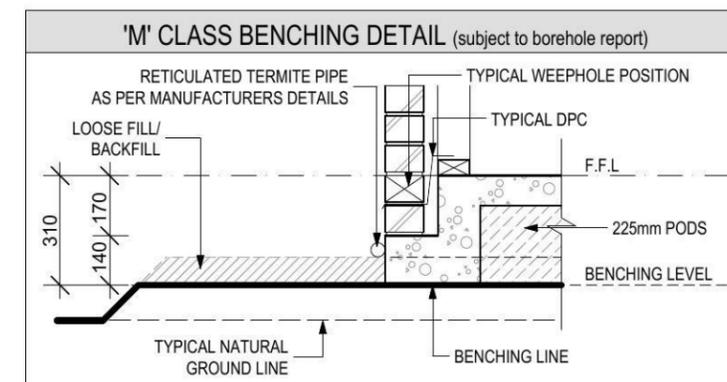
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CODE: **WS-COLU27D RE LH** SHEET: **7**



REAR/NORTH ELEVATION
1:100



RIGHT/EAST ELEVATION
1:100



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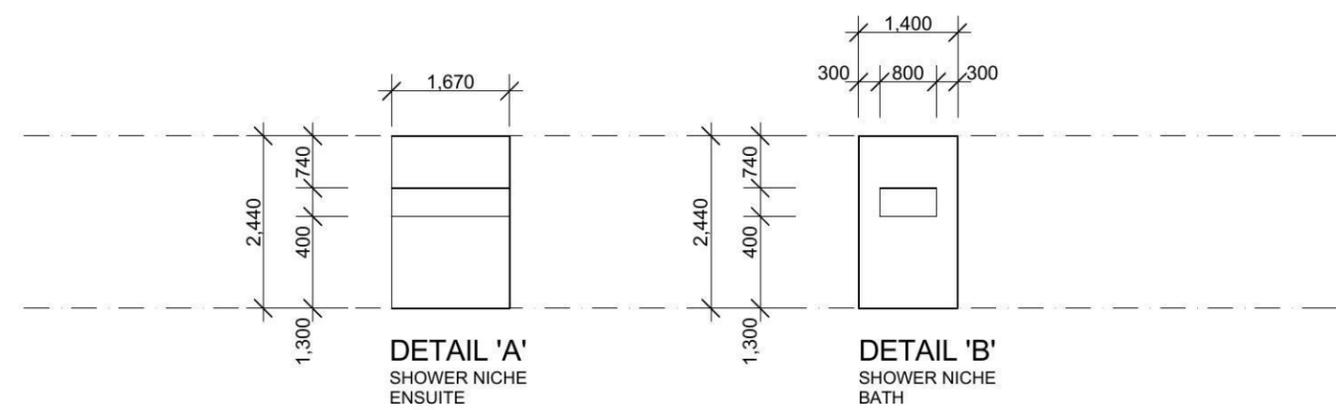
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DETAILS
1:100

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10

Window Schedule									
Window No.	Type	Window Size		Plan View	Elev. View	Glazing	Frame and reveal	Flyscreens	Others
		Height	Width						
W1	AA2009T	2,040	890			Single clear	240mm BV		
W2	AA2006T	2,042	600			Single clear	240mm BV		
W3	AS2012T	2,042	1,200			Single clear	240mm BV		
W4	AS0626	590	2,629			Single clear	240mm BV		910mm Sill ht.
W5	AS2026T	2,042	2,630			Single clear	240mm BV		
W6	AF2810T Spec.	2,770	1,000			Single clear	240mm BV		Sq. set reveals 2100mm Sill ht.
W7	AF2003	2,042	300			Single clear	240mm BV		
W8	AF2003	2,042	300			Single clear	240mm BV		
W9	AA2009T	2,040	890			Single clear	240mm BV		
W10	AA2006T	2,042	600			Single clear	240mm BV		
W11	AS1022	1,020	2,153			Single clear	240mm BV		
W12	AS1016	1,020	1,550			Single clear	240mm BV		
W13	AA1207	1,191	724			Single clear	240mm BV		
W14	AS1022	1,020	2,153			Single clear	240mm BV		
W15	AS1022	1,020	2,153			Single clear	240mm BV		
W16	AA1207	1,191	724			Single clear	240mm BV		

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FACADE:
REVERE

SHEET:
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Door Schedule									
Door No.	Type	Door Size		Plan View	Elev. View	Glazing	Frame and reveal	Flyscreens	Others
		Height	Width						
D1	MEF5 Spec.	2,040	820				240mm BV		
D2	MEF5 Spec.	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	MEF5 Spec.	2,040	820				240mm BV		
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		

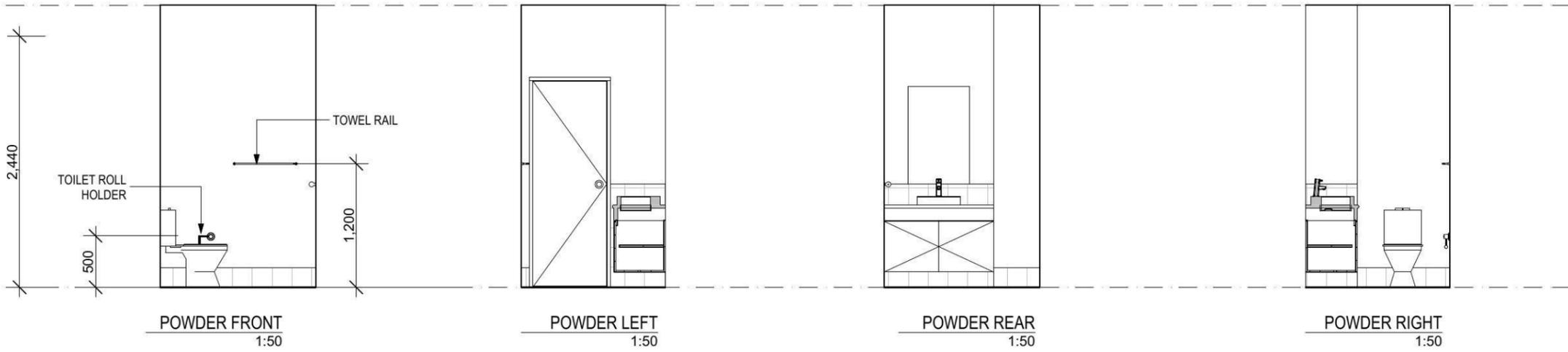
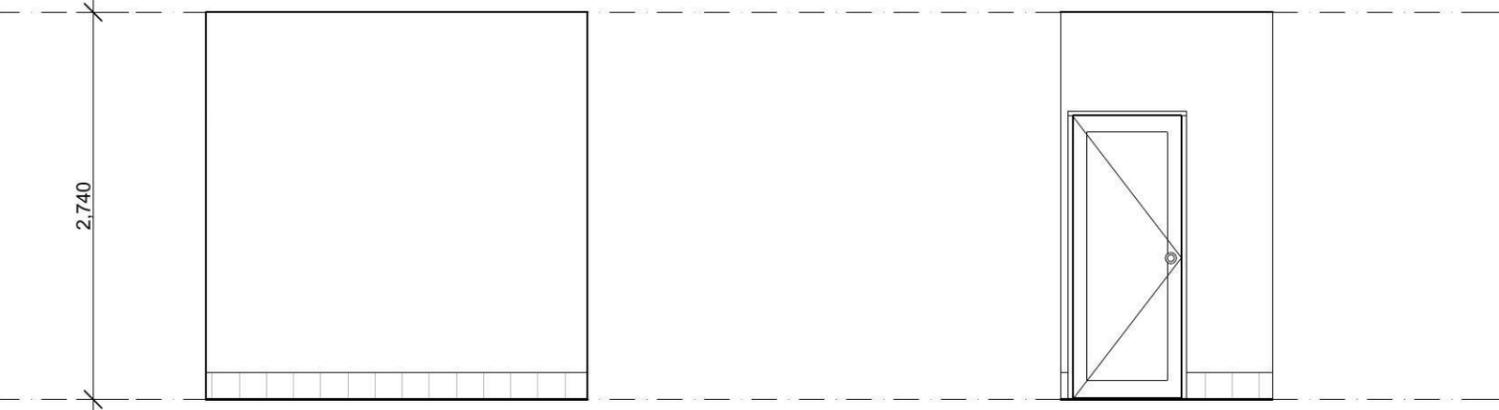
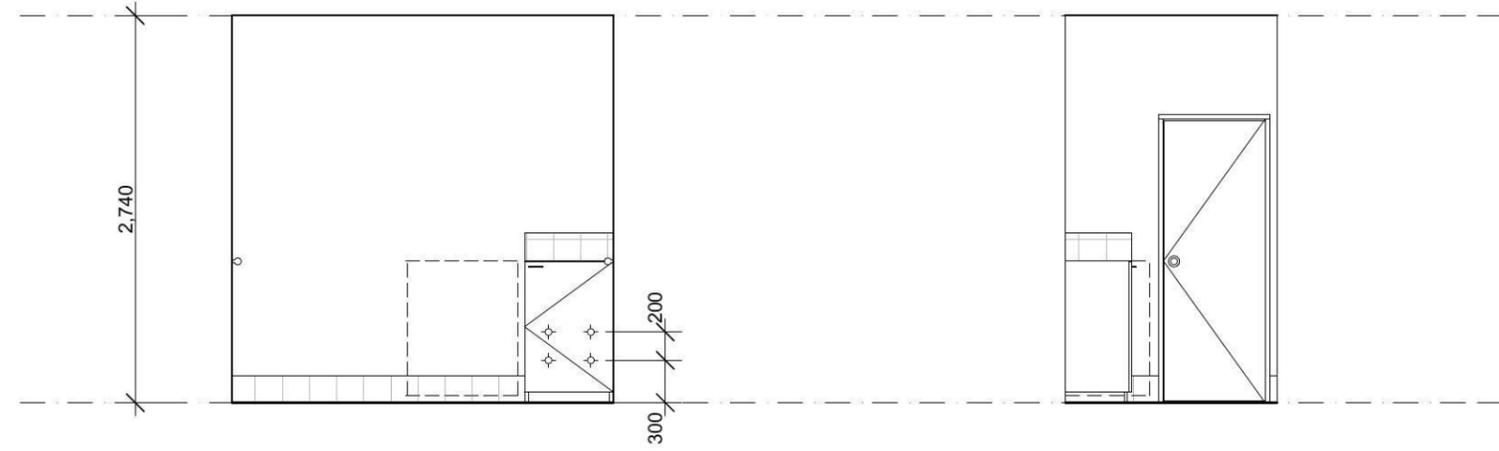
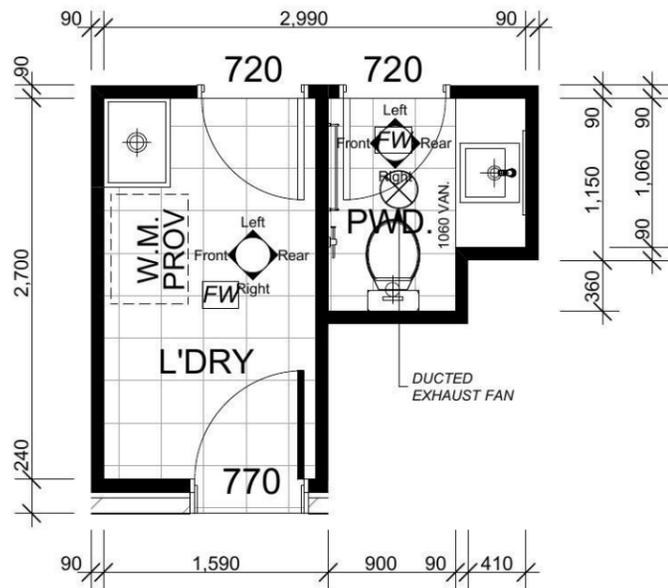
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 *FLOOR FINISHES AS SELECTED AS PER TENDER.

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REVISION SCHEDULE

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

JOB No: 003531	DRAWN: -
LGA: PENRITH	DATE: 03.03.14
DESCRIPTION: COLUMBUS 27	WIND CLASS: 'M' Class
CODE: WS-COLU27D RE LH	FACADE: REVERE
	SHEET: 12



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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.

GROUND FLOOR WET AREA DETAILS 1:50

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:
Lot 2356 William Hart Crescent
Thornton Estate, Penrith

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

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

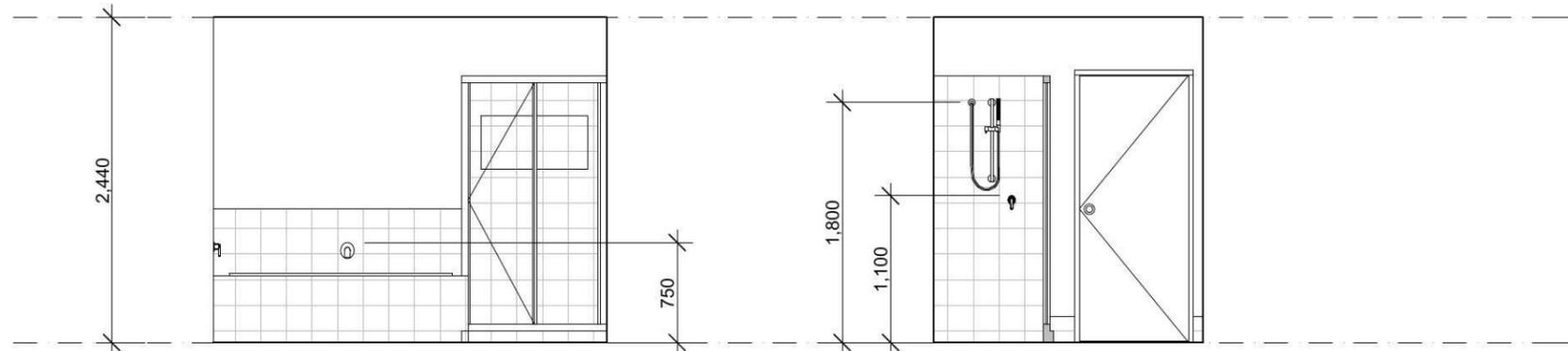
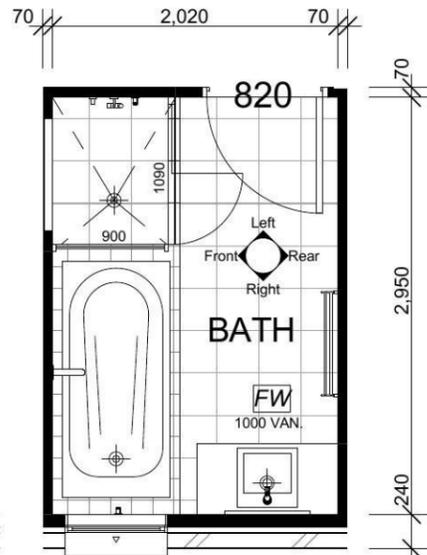
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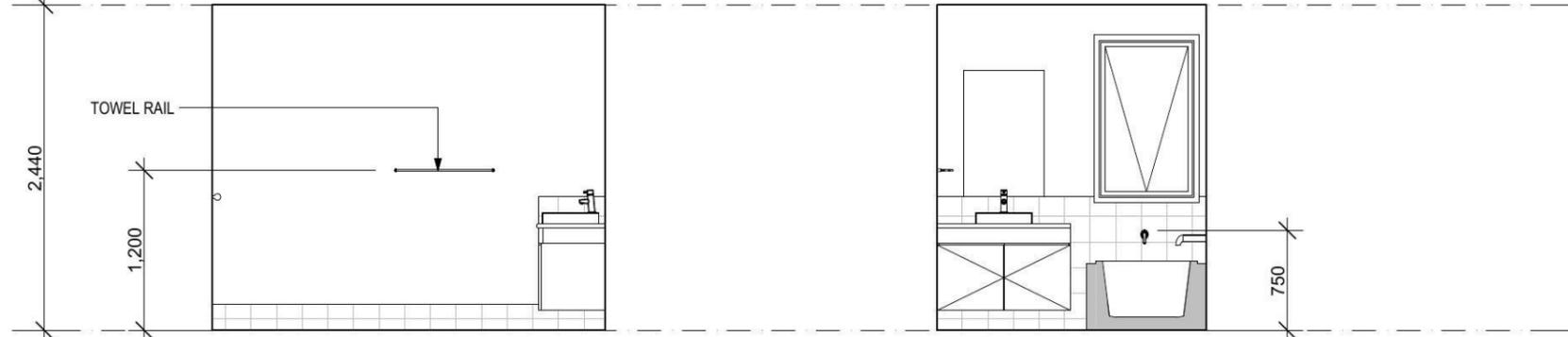
JOB No: **003531**
LGA: **PENRITH**
DESCRIPTION: **COLUMBUS 27**
CODE: **WS-COLU27D RE LH**

DRAWN: -
DATE: **03.03.14**
WIND CLASS: **'M' Class**
FACADE: **REVERE**
SHEET: **13**



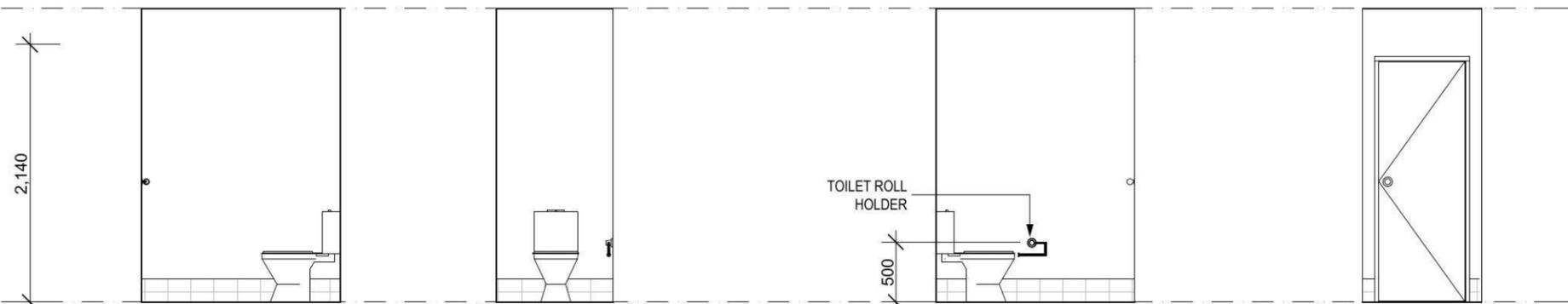
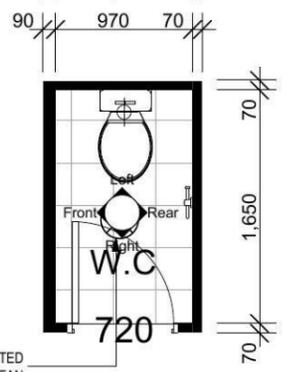
BATH FRONT
1:50

BATH LEFT
1:50



BATH REAR
1:50

BATH RIGHT
1:50

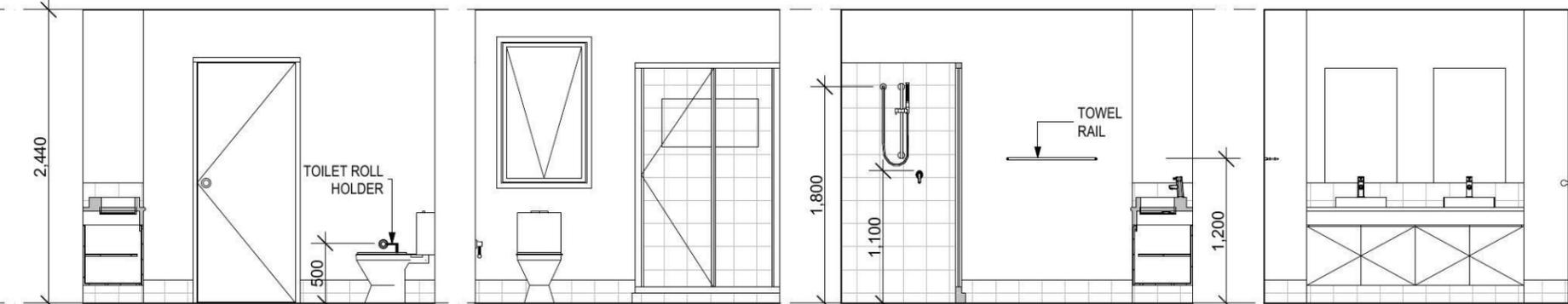
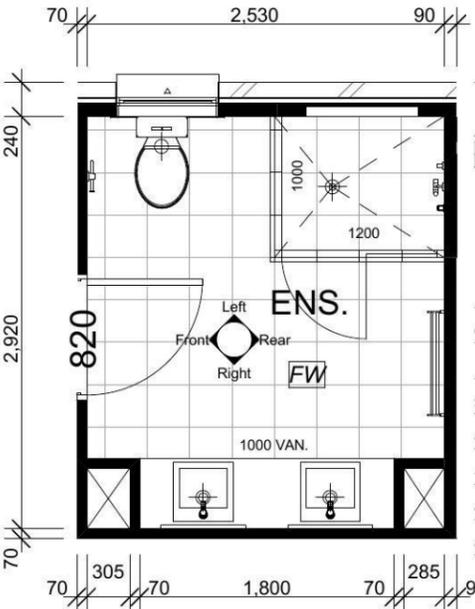


W.C FRONT
1:50

W.C LEFT
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

NOTES:
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REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
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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

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:
Lot 2356 William Hart Crescent
Thornton Estate, Penrith

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

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

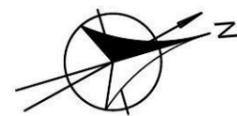
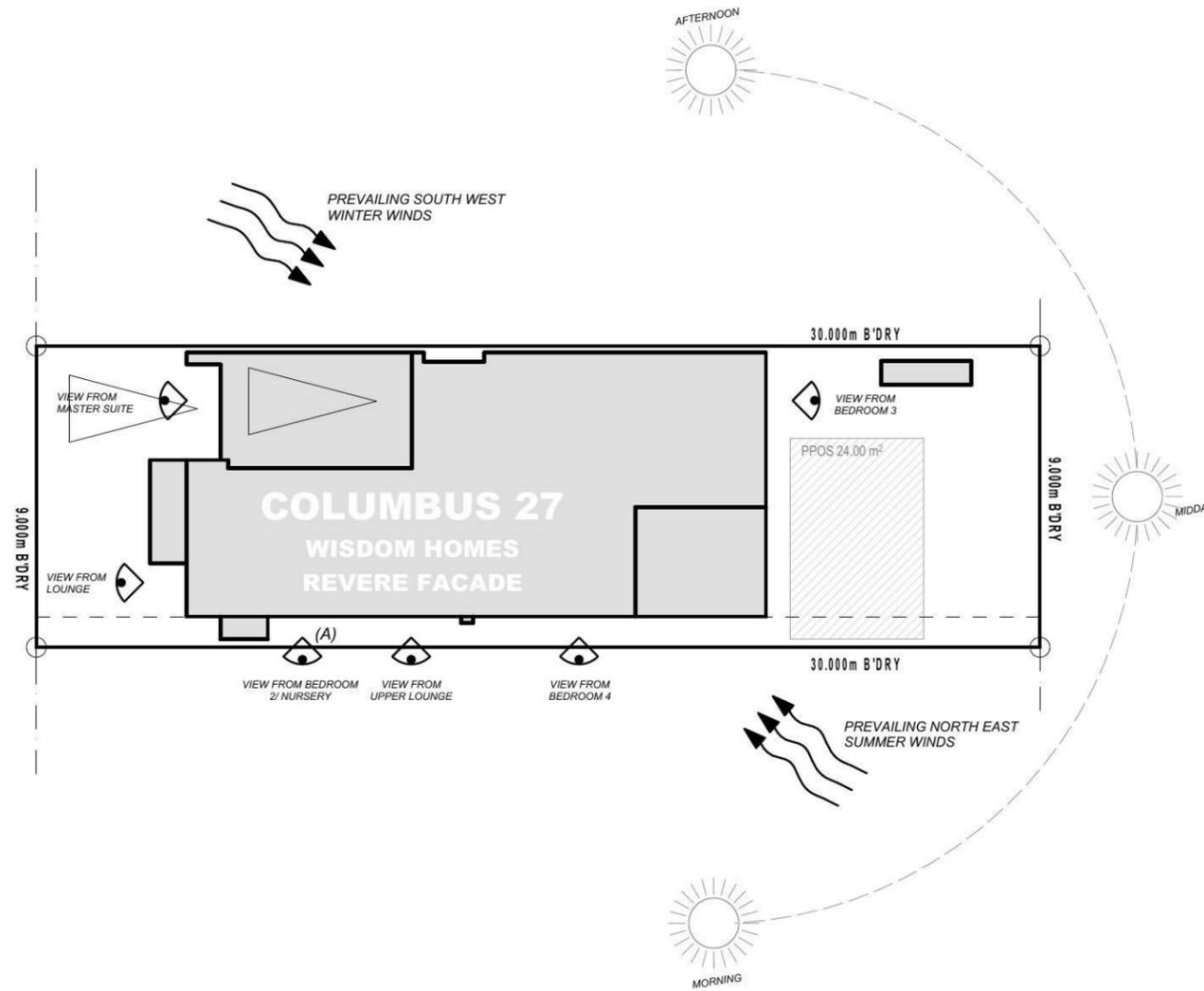
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JOB No: **003531** DRAWN: -
DATE: **03.03.14**
LGA: **PENRITH** WIND CLASS: 'M' Class
DESCRIPTION: **COLUMBUS 27** FACADE: **REVERE**
CODE: **WS-COLU27D RE LH** SHEET: **16**

WILLIAM HART CRESCENT



3
n
f
v

SITE ANALYSIS PLAN
1:200

NOTES:
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 *FLOOR FINISHES AS SELECTED AS PER TENDER.

NOTE:
 ALL BOUNDARY LENGTHS, BEARINGS, SETBACKS, LOCATION OF SEWER/EASEMENT, LEVELS & CUT/FILL ALL APPROXIMATE/ASSUMED AND ARE SUBJECT TO CONTOUR SURVEY/REGISTRATION.

Ph: 4647 1200

Fax: 4647 1233

www.wisdomsmart.com.au

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:
Lot 2356 William Hart Crescent
Thornton Estate, Penrith

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

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

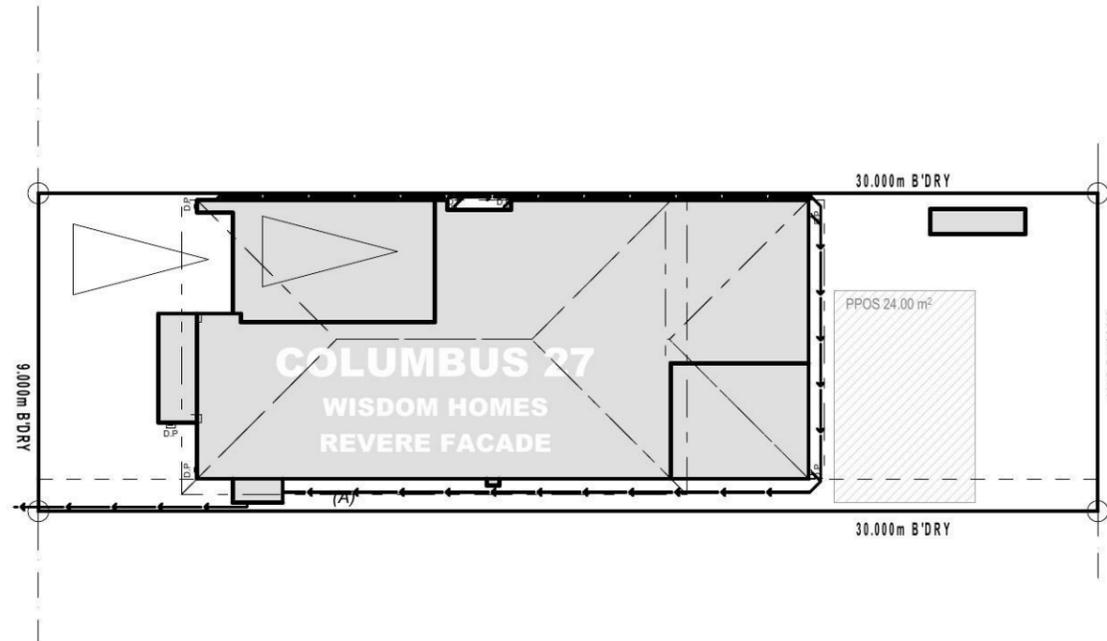
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JOB No: **003531** DRAWN: -
DATE: **03.03.14**
LGA: **PENRITH** WIND CLASS: 'M' Class
DESCRIPTION: **COLUMBUS 27** FACADE: **REVERE**
CODE: **WS-COLU27D RE LH** SHEET: **17**

WILLIAM HART CRESCENT



○ CONCEPT STORMWATER PLAN
1:200

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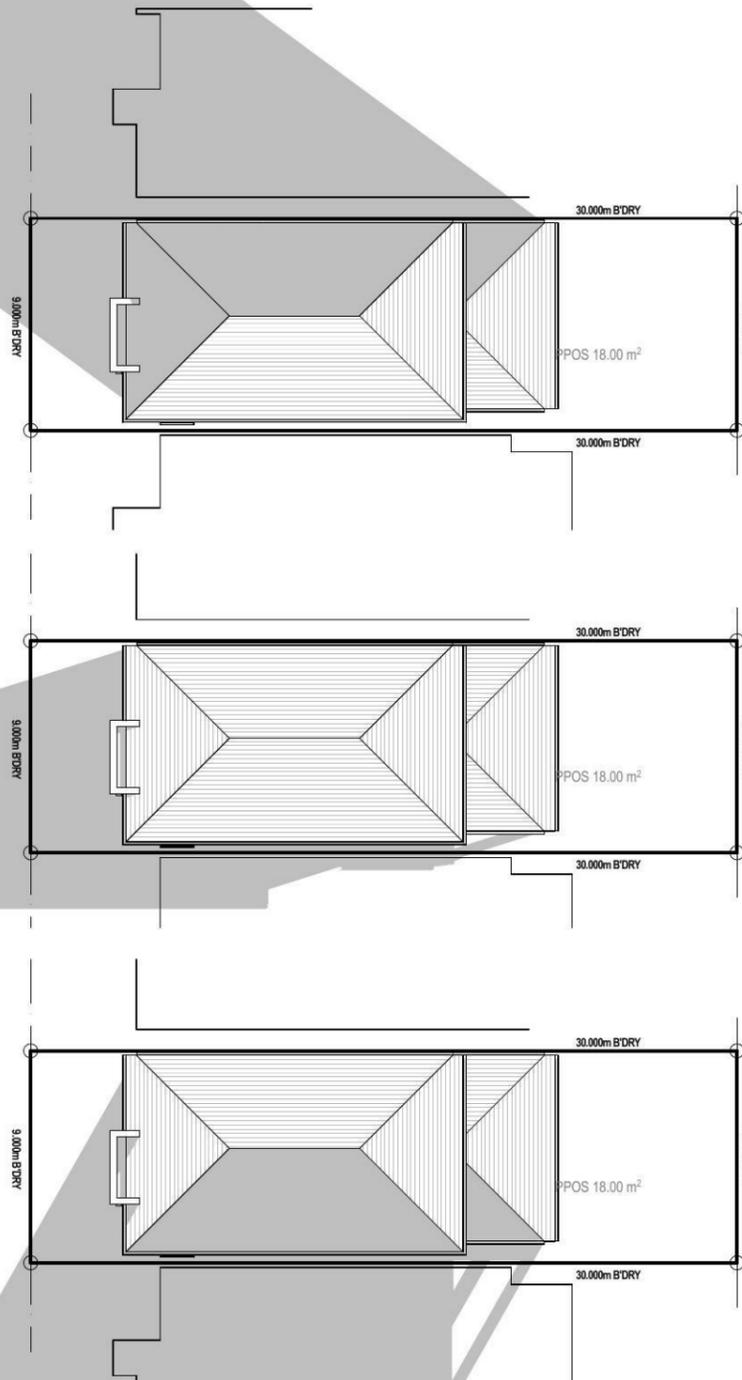
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JOB No: 003531	DRAWN: -
LGA: PENRITH	DATE: 03.03.14
DESCRIPTION: COLUMBUS 27	WIND CLASS: 'M' Class
CODE: WS-COLU27D RE LH	FACADE: REVERE
	SHEET: 18

WILLIAM HART CRESCENT
WILLIAM HART CRESCENT
WILLIAM HART CRESCENT



shadows-9am
1:300

shadows - 12
1:300

shadows - 3pm
1:300

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