

A = PROPOSED EASEMENT FOR SERVICES 1 WIDE

Proposed Site Analysis Plan

SCALE 1:200

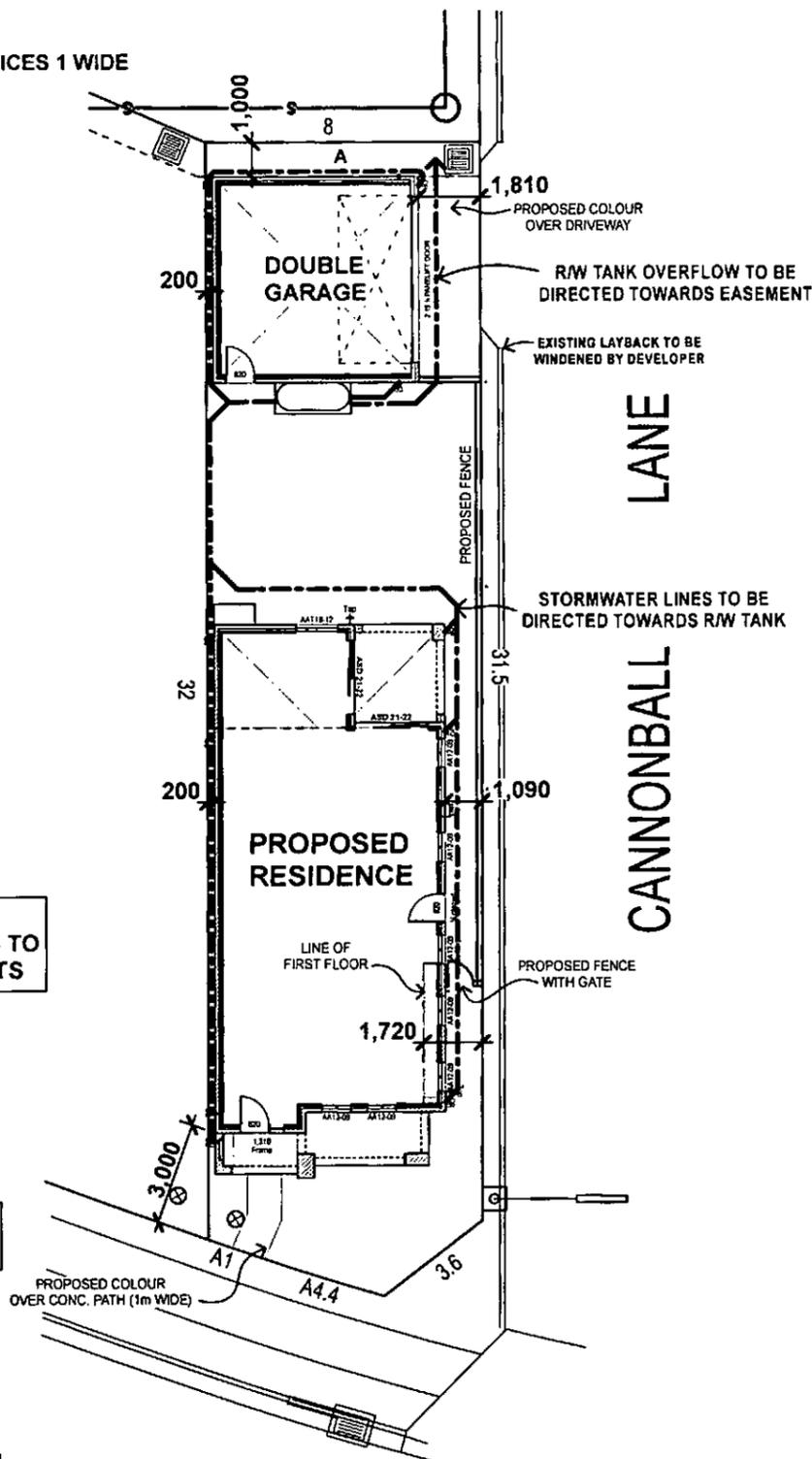


NORTH
LOT 1213
262m²

NOTE:
STORMWATER DESIGN COMPLIES TO
COUNCIL CODES & REQUIREMENTS

FRONT FENCE AS PER
LANDSCAPE PLAN

REFER TO LANDSCAPE PLAN
FOR LETTER BOX LOCATION



Proposed Site Plan

SCALE 1:200

**SITE & SLAB
CLASSIFICATION
IS TO BE CONFIRMED**

Wind Speed category is
TO BE CONFIRMED

SLAB SETDOWNS FROM ENTRY.	
EDGE REBATES	172mm x 150mm WIDE
GARAGE	310 mm FROM F.F.L.
FRONT PORCH/VERANDAH	170 mm FROM F.F.L.
BALCONY	130 mm FROM F.F.L.

Figured dimensions to be used in preference to scaling this drawing.

Do not assume - if in doubt ASK.



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P.O. Box 95 Hoxton Park,
N.S.W. 2171.

Telephone (02) 9825 8000
Fax (02) 9825 8110

Builders Licence No. 92732C

Rev.ref.	Date	Amendment
E	31.05.13	COUNCIL LETTER - BT
D	9-04-13	DEVELOPMENT APPLICATION
C	02.04.13	BASIX INFO ADDED - BT
B	22-03-13	Rear family window reduced in width - PC
A	13.03.13	CONTRACT DRAWINGS - BT

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Proposed Residence
at Lot: 1213
Cnr Empire Circuit &
Cannonball Lane,
Thornton.

Client:		M. Ahmed & P. Herman	
Sheet Size:	A3	Date:	13.03.13
Design:	Courtyard Design		
Job No.	2897N	Sheet 1 of	11

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NORTH
LOT 1213
262m²

NORTH PENRITH "THORTON" REQUIREMENTS:

SITE AREA: 262m²

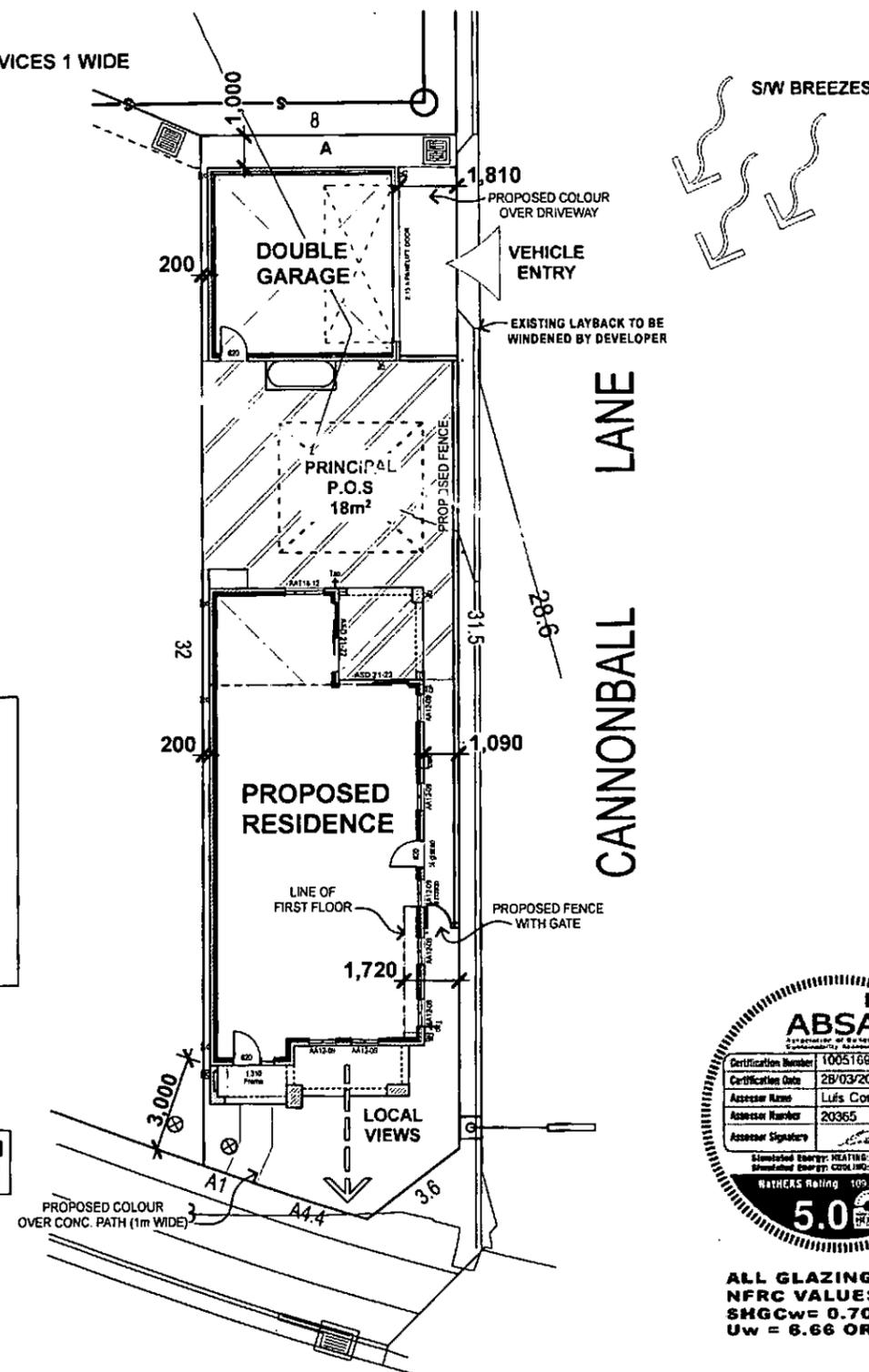
PRIVATE OPEN SPACE:
REQUIRED: 20% or 52.4m²
ACHIEVED: 24% or 64.15m²

LANDSCAPE AREA: 90.75m²

CARPARKING:
REQUIRED: 2 SPACES
ACHIEVED: 2 SPACES

FRONT FENCE AS PER
LANDSCAPE PLAN

REFER TO LANDSCAPE PLAN
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EMPIRE CIRCUIT

Plot Date
Fri 31 May 2013

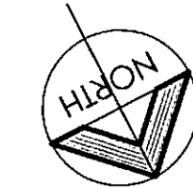


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NFRV VALUES:
SHGCw = 0.70 +/- 10%
Uw = 8.66 OR LESS**

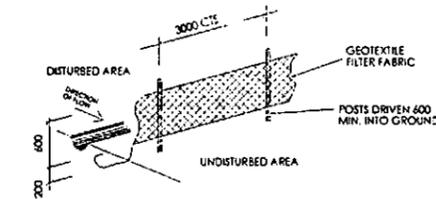
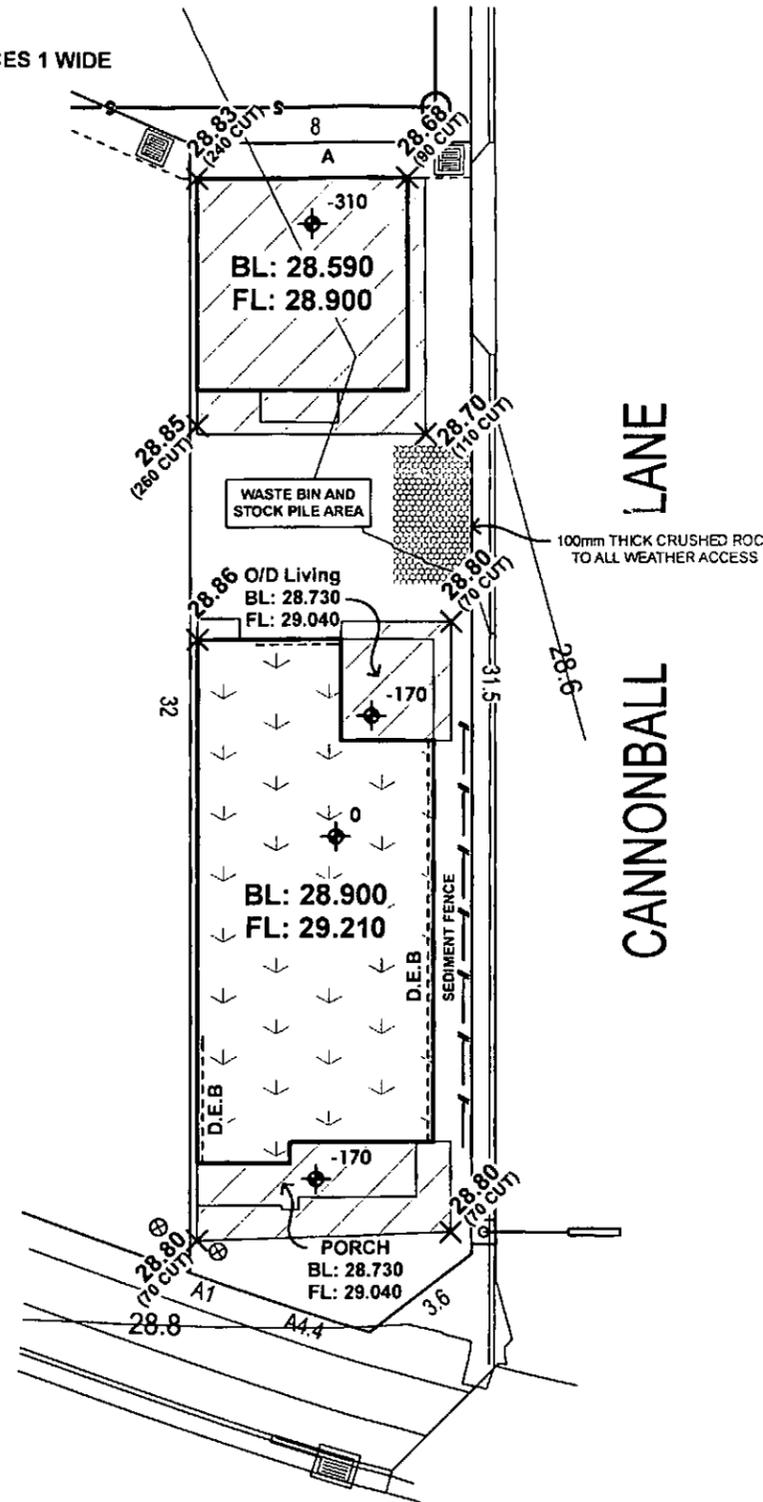
Proposed Site Works Plan

SCALE 1:200

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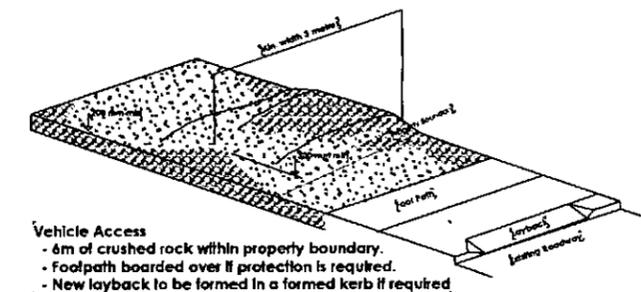
NORTH
LOT 1213
262m²



SEDIMENT CONTROL FENCE

SITE PLAN

ALL SITEWORKS INDICATED ARE ILLUSTRATIVE ONLY.
FINAL BENCH LEVEL (BL) MAY BE SUBJECT TO ADJUSTMENT.
SUCH ADJUSTMENTS, WHILE COMPLYING WITH COUNCIL REQUIREMENTS
REMAIN AT THE DISCRETION OF THE BUILDER.



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Plot Date
Fri 31 May 2013

Client:	M. Ahmed & P. Herman		
Sheet Size:	A3	Date:	13.03.13
Design:	Courtyard Design		
Job No.:	2897N	Sheet 2 of	11

BASIX Information

PLEASE NOTE : BASIX CERTIFICATES TAKE PRECEDENCE OVER THIS TEMPLATE

BASIX'S REQUIREMENT

ADDRESS: Lot 1213 Empire Cct, Thornton
STORMWATER
PROPOSED SIZE OF RAINWATER TANK INSTALLED ON SITE - 2000 L
HOW MUCH RAIN RUNOFF FROM ROOF MUST TANK COLLECT - 78.5 MSQ
RAINWATER TANK MUST SERVICE - Laundry, Bathrooms and outdoor taps only
WATER
SHOWERHEAD RATING - 3 star (> 6 but <= 7.5 L/min)
TOILET FLUSHING SYSTEM RATING - 3 star
KITCHEN TAP RATING - 3 star
BATHROOM TAP RATING - 3 star
THERMAL COMFORT / SIMULATION METHOD
PLEASE SEE ABSA NATHERS SPECIFICATION TABLE, CERTIFICATION NUMBER - 1005169303
ENERGY
ACTIVE COOLING FOR LIVING ROOMS - 1 / PHASE / EER 2.5 - 3.0 / ZONED LIV-BED-NIGHT-DAY
ACTIVE COOLING FOR BED ROOMS - 1 / PHASE / EER 2.5 - 3.0 / ZONED LIV-BED-NIGHT-DAY
ACTIVE HEATING FOR LIVING ROOMS - 1 / PHASE / EER 2.5 - 3.0 / ZONED LIV-BED-NIGHT-DAY
ACTIVE HEATING FOR BED ROOMS - 1 / PHASE / EER 2.5 - 3.0 / ZONED LIV-BED-NIGHT-DAY
WHAT TYPE OF HOT WATER SYSTEM MUST BE INSTALLED - GAS INSTANTANEOUS 5 STAR
DOES THE KITCHEN HAVE NATURAL LIGHTING? NO
DO BATHROOMS HAVE NATURAL LIGHTING? 3 OFF
VENTILATION DETAILS? At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off LDY = NATURAL VENTILATION Rangehood - fan- NOT ducted to roof or ext wall / MANUAL SWITCH ON & OFF
WHAT TYPE OF COOKTOP AND OVEN SHALL BE INSTALLED? GAS cooktop and electric oven
IS THERE A OUTDOOR CLOTHES DRYING AREA? YES

TO COMPLY WITH BASIX CERTIFICATE NUMBER : 4732575



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Uw = 6.66 OR LESS

ROOF PENETRATION FIRE RATED COVERS

NOTE : ALL CEILING PENETRATIONS THROUGH INSULATION SUCH AS LIGHTS CEILING FANS, ETC, MUST HAVE AN UNVENTILATED FIRE RATED(PROOF) COVER

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Proposed Residence

For: M. Ahmed & P. Herman

At: Lot 1213 Cnr Empire Circuit & Cannonball L Thornton

Plot Date Fri 31 May 2013	Sheet Size: A3	Job 2897N
		Sheet 3 of 11



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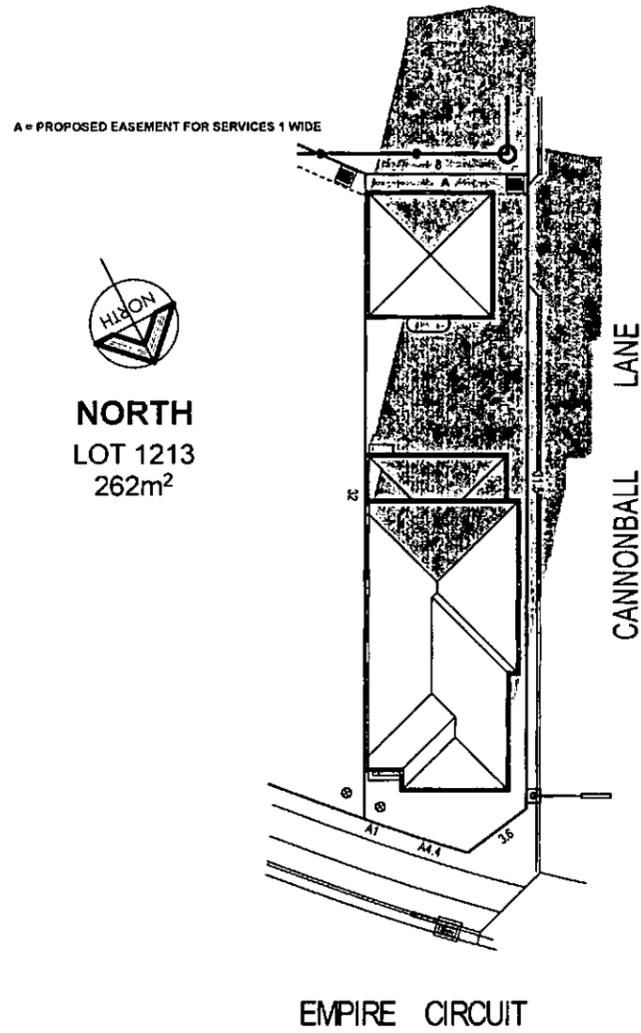
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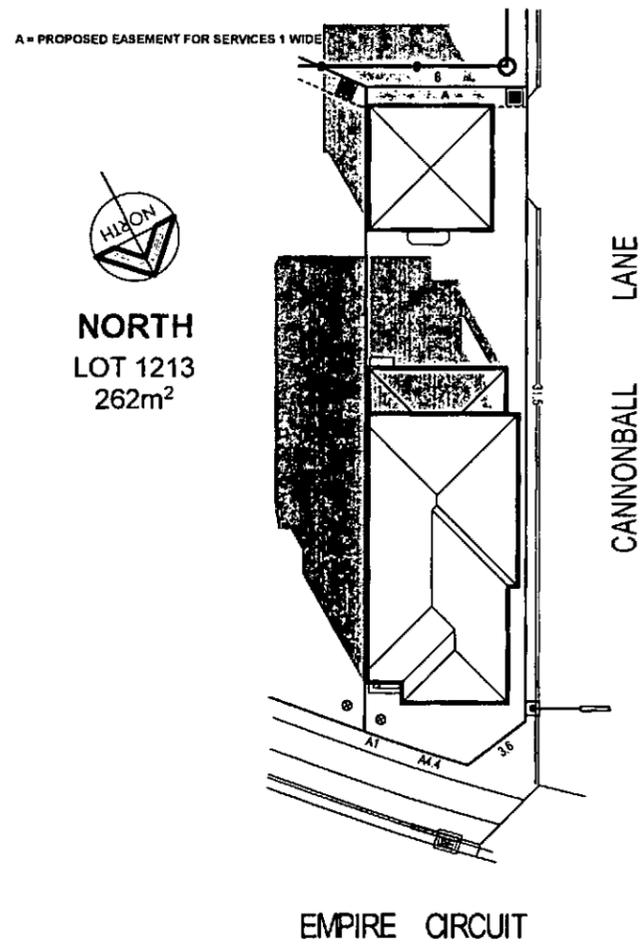


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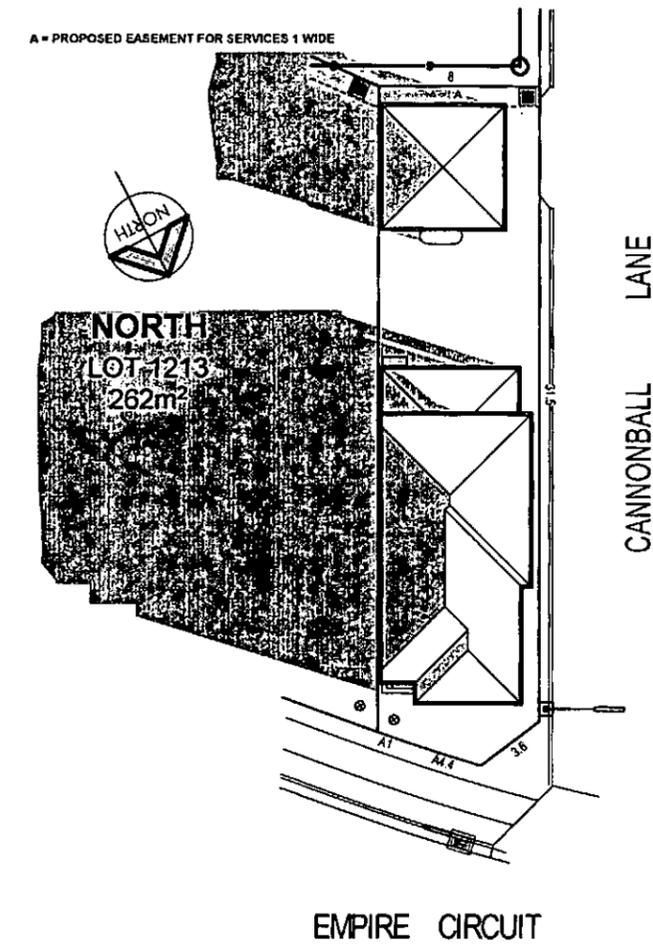
Shadow Diagrams



June 21st - 9am
SCALE 1:350



June 21st - 12noon
SCALE 1:350



June 21st - 3pm
SCALE 1:350

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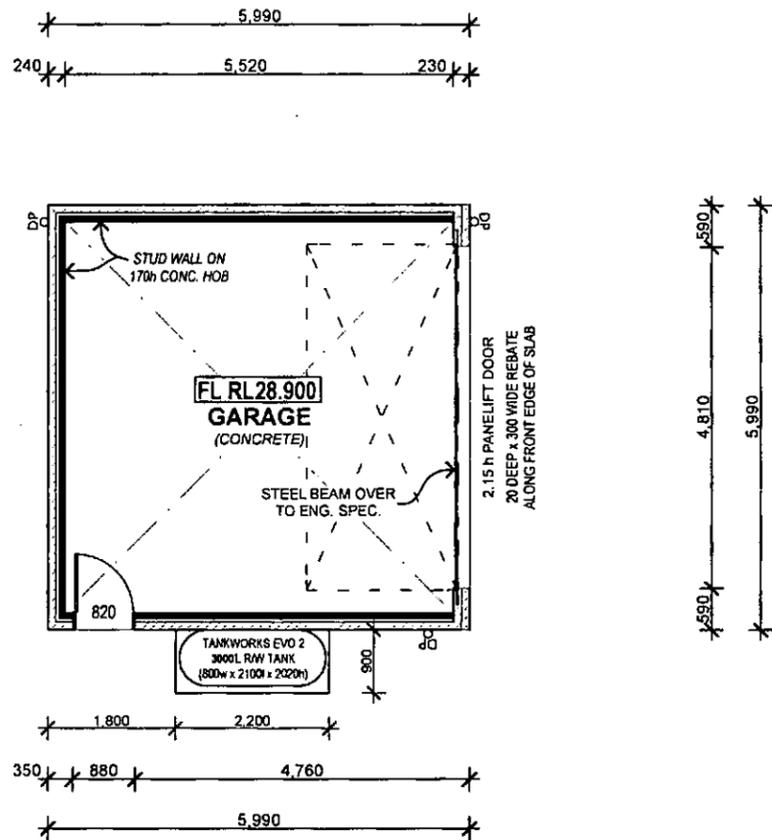
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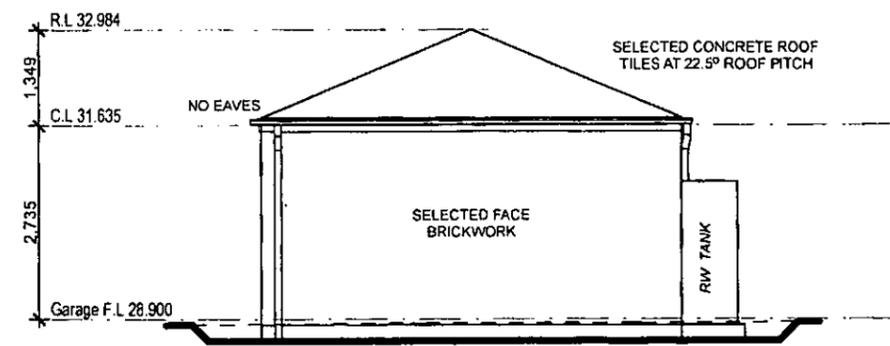
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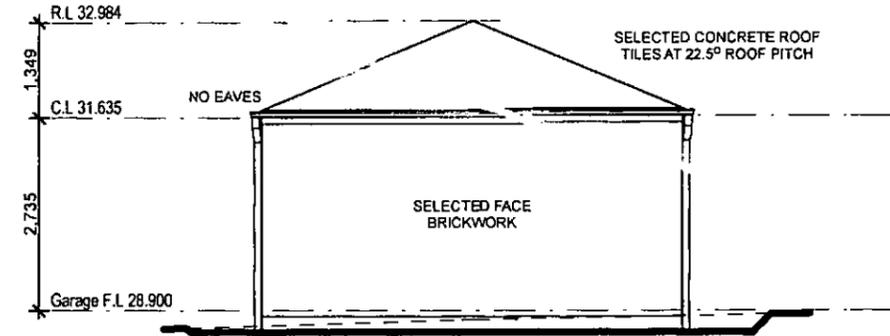
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Sheet Size: A3	Date: 13.03.13	Drawn: BT
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Job No. 2897N	Sheet 4 of 11	



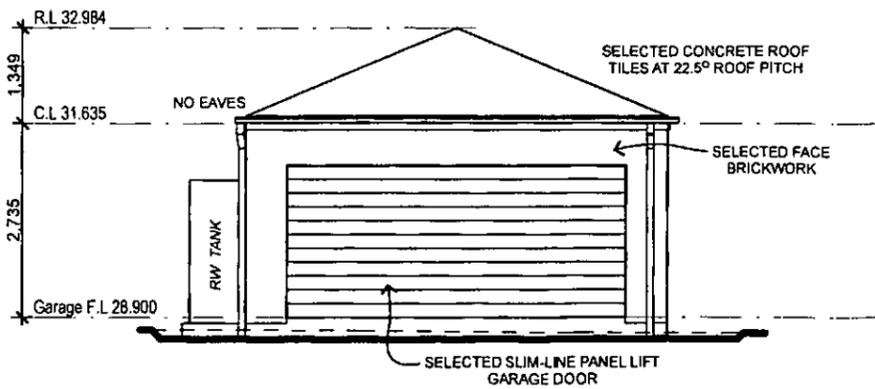
Garage Floor Plan
SCALE 1:100



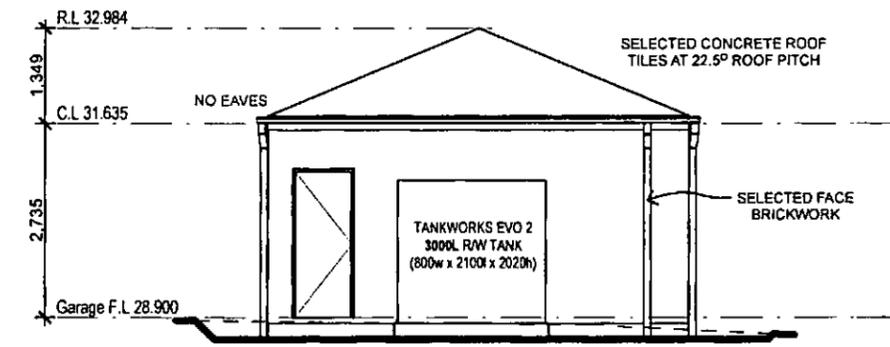
Eastern Elevation
SCALE 1:100



Southern Elevation
SCALE 1:100



Western Elevation
SCALE 1:100



Northern Elevation
SCALE 1:100



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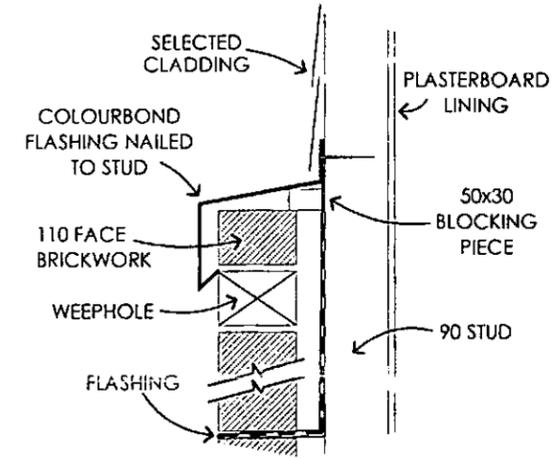
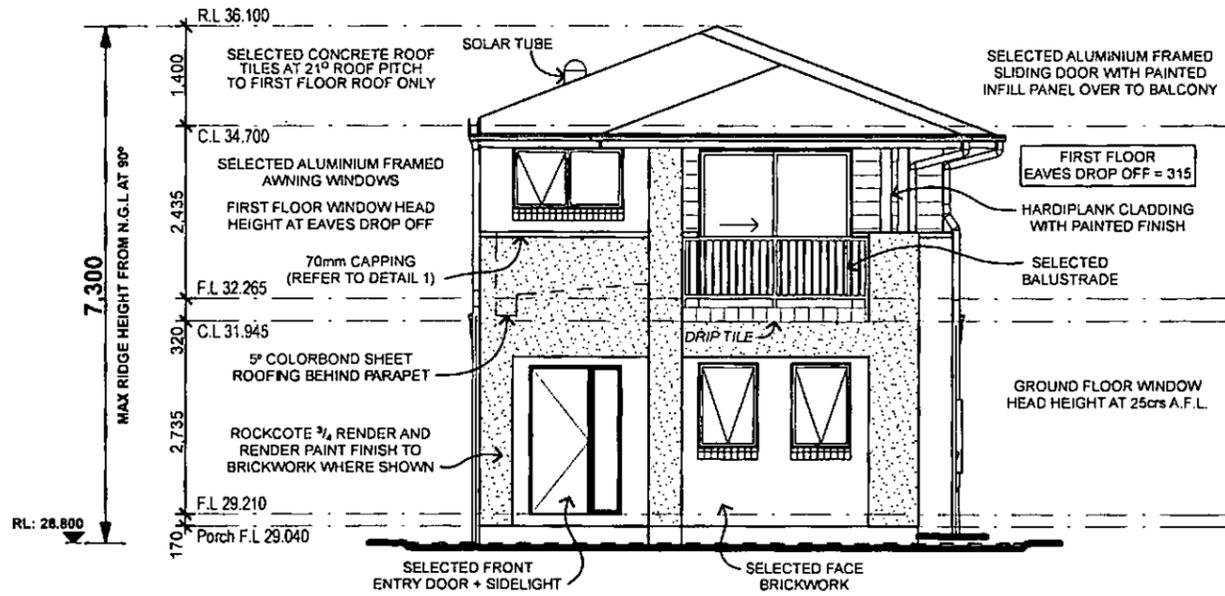
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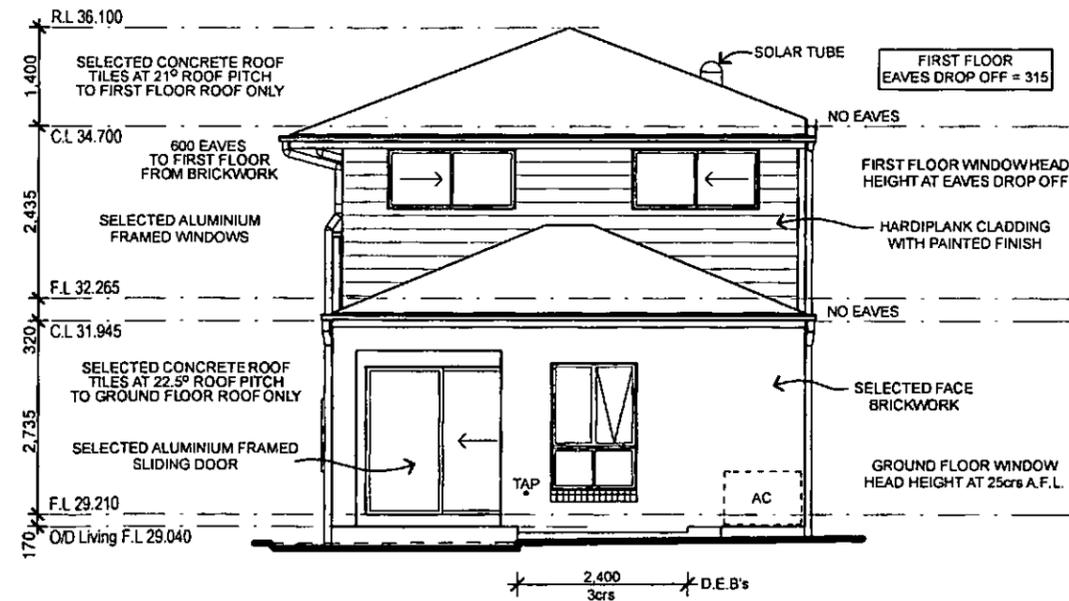
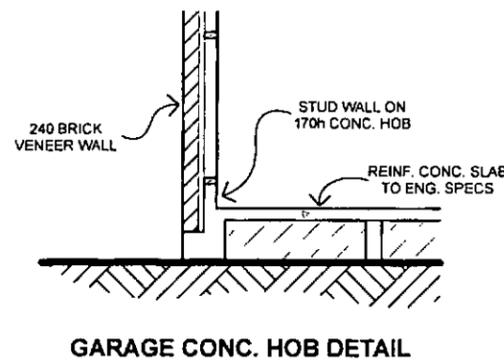
DETAIL 1



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Northern Elevation

SCALE 1:100



Southern Elevation

SCALE 1:100

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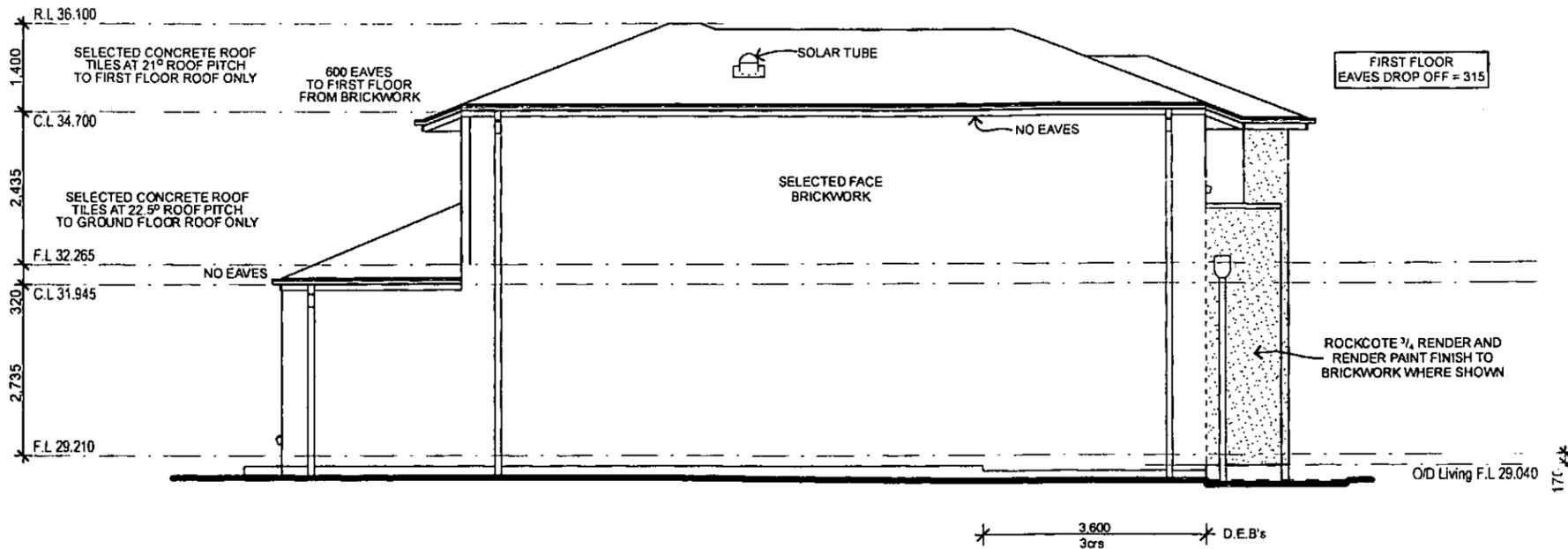
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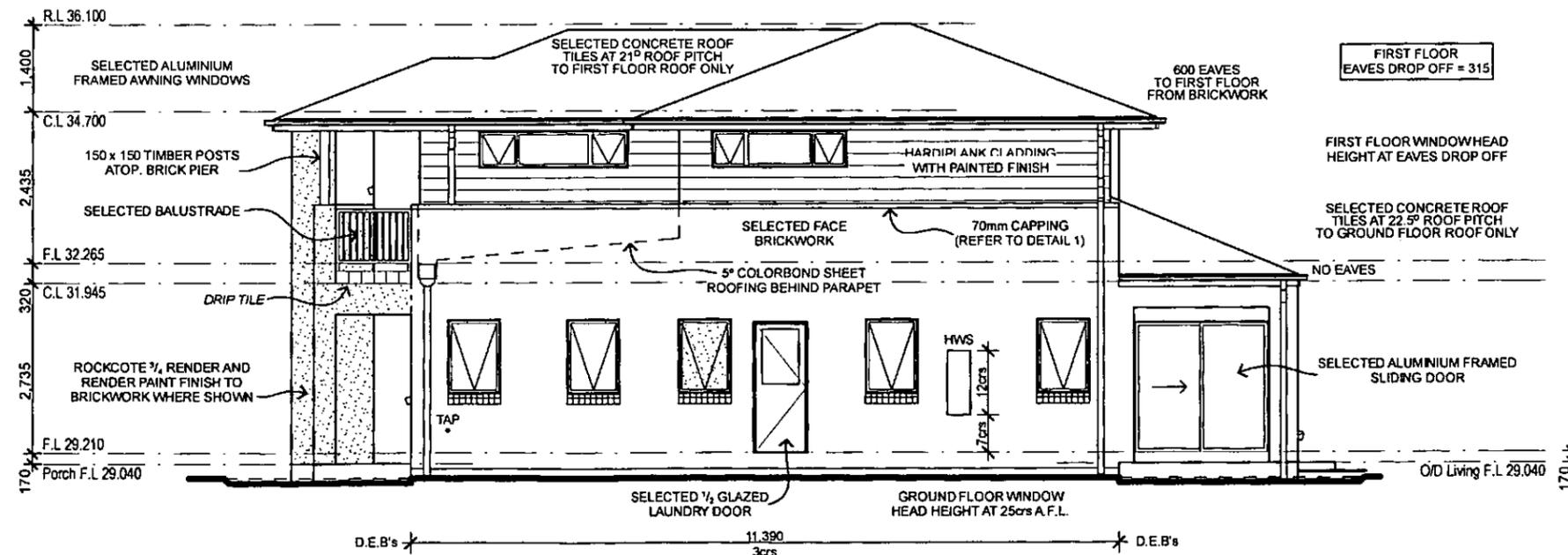
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Eastern Elevation

SCALE 1:100



Western Elevation

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