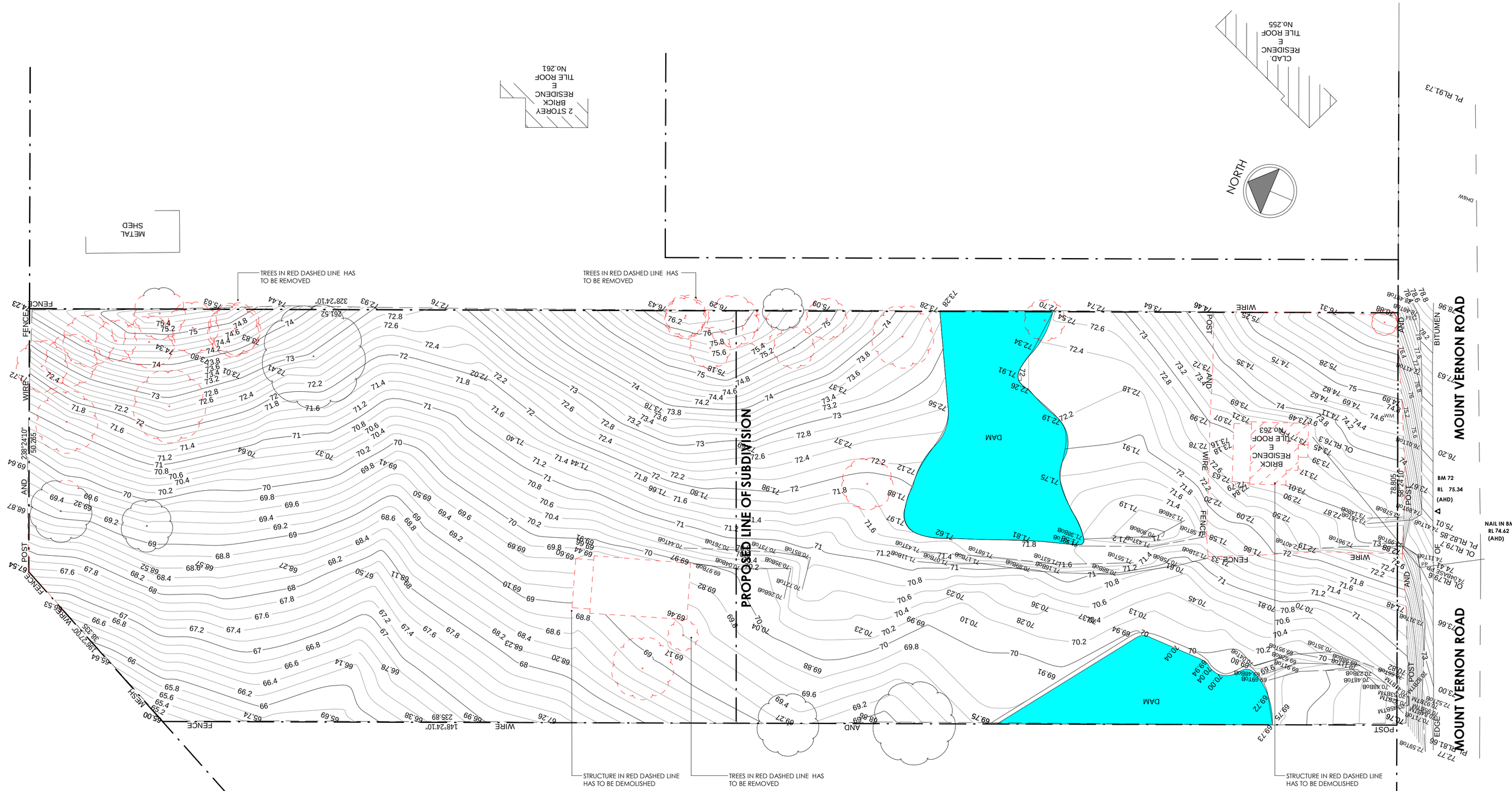


SHEET NAME: DEMOLITION PLAN		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-09	DATE: 07.09.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: 1 : 500	SHEET NO: 005

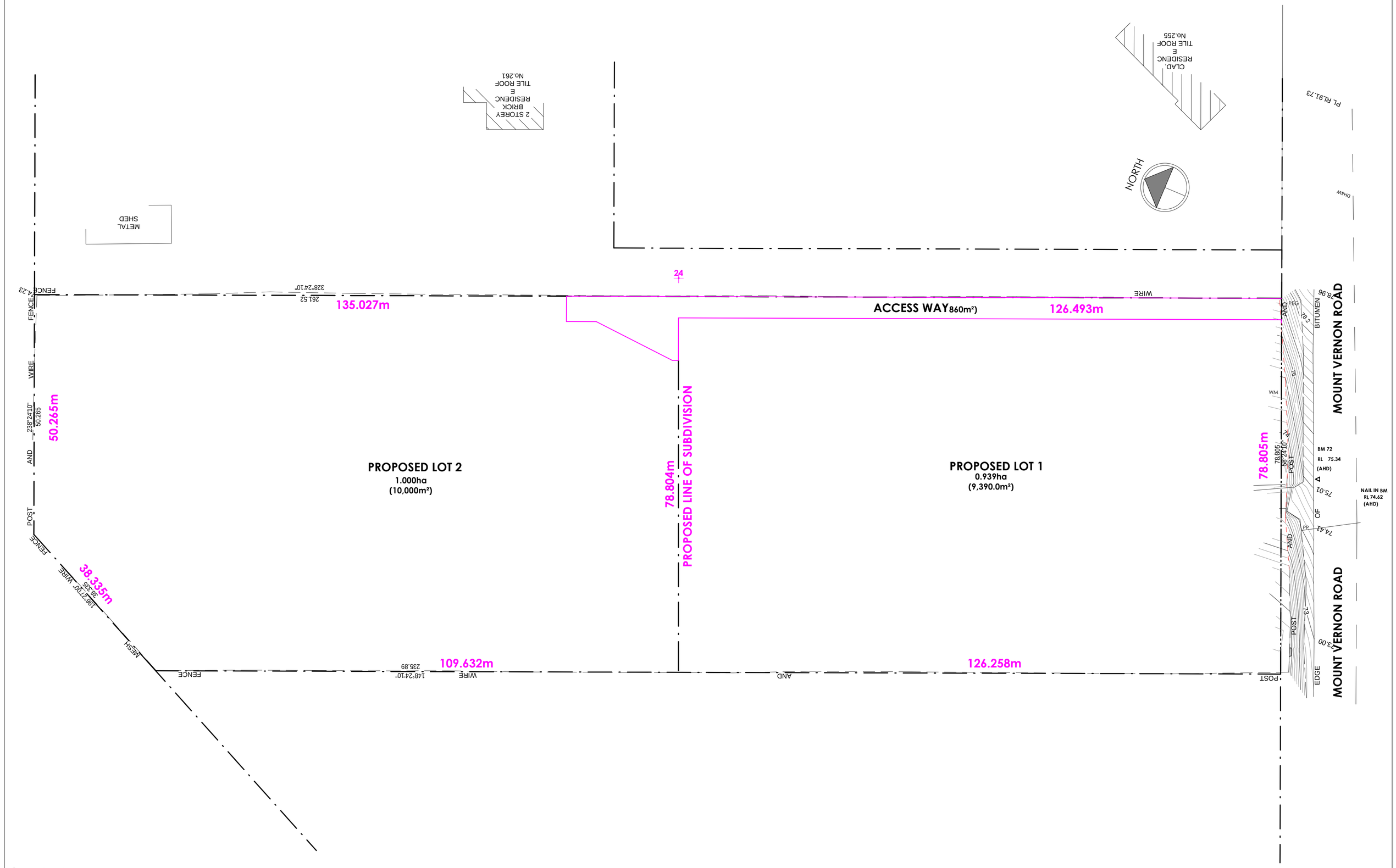
FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:

I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT 72 , DP 32140
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178



SITE PLAN

1 : 500

SHEET NAME:		JOB NO:	
SUBDIVISION PLAN		20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-06	DATE: 23.04.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: 1 : 500	SHEET NO: 05.2

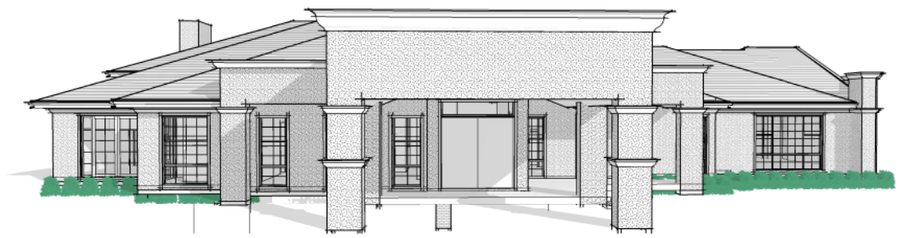
FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

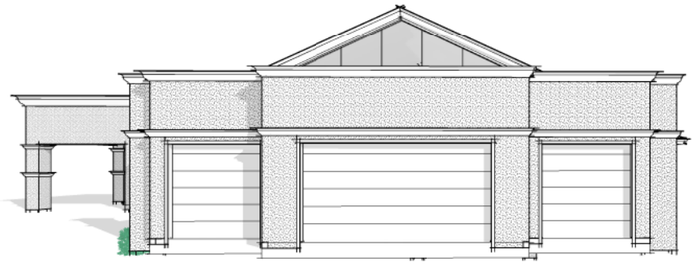
SIGNATURE: DATE:

I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT 72 , DP 32140
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178



FRONT PERSPECTIVE



RIGHT PERSPECTIVE ENTRY TO GARAGE

REAR

SHEET NAME: COVER SHEET		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2:	SHEET NO: 001

FOWLER
YOUR HOME. OUR PASSION.

CLIENTS NAME:
MR. PETER GRIPPAUDO
MRS. GABRIELLA GRIPPAUDO

SIGNATURE: DATE:

I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT - 72 DP: - 32140

263 MOUNT VERNON ROAD STREET

MOUNT VERNON, NSW 2178

GENERAL NOTES:

COORDINATION:
REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS, AND THE DOCUMENTATION OF OTHER CONSULTANTS. NOTIFY ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND/OR OTHER CONSULTANTS DOCUMENTATION PRIOR TO PROCEEDING WITH THE WORKS.

SPECIFICATIONS AND SCHEDULES:
REFER TO AND COORDINATE WITH APPLICABLE SPECIFICATIONS AND SCHEDULES. NOTIFY ANY DISCREPANCIES BETWEEN DOCUMENTS PRIOR TO PROCEEDING WITH THE WORKS.

DETAIL DRAWINGS:
DRAWINGS AT LARGER SCALES TAKE PRECEDENCE OVER DRAWINGS AT SMALLER SCALES. NOTIFY ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORKS.

EXECUTION OF THE WORKS:
EXECUTE THE WORKS IN ACCORDANCE AND COMPLIANCE WITH:
-THE APPROVED DEVELOPMENT APPLICATION AND IN ACCORDANCE WITH THE RELEVANT CONDITIONS OF CONSENT AND OTHER RELEVANT LOCAL AUTHORITY REQUIREMENTS;
-THE REQUIREMENTS SCHEDULES BY A CURRENT BASIX CERTIFICATE CONSISTENT WITH THE WORKS.
-THE CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA (AS AMENDED); AND
-CURRENT EDITIONS OF THE RELEVANT AUSTRALIAN AND OTHER APPLICABLE PUBLISHED STANDARDS RELEVANT TO THE EXECUTION OF THE WORKS.

UNITS OF MEASUREMENT:
DIMENSIONS ARE SHOWN IN MILLIMETRES UNLESS NOTED OTHERWISE.

MATERIALS HANDLING AND STORAGE:
MATERIAL, FIXTURES AND FITTINGS ARE TO BE HANDLED, STORED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S CURRENT WRITTEN INSTRUCTIONS.

STRUCTURE:
FOUNDATIONS, FOOTINGS, REINFORCED CONCRETE SLABS, RETAINING WALLS, FRAMING, BRACING, TIE-DOWN AND OTHER STRUCTURAL ELEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS.

HYDRAULICS:
STORMWATER DRAINAGE, WASTE WATER DRAINAGE, FRESH WATER, GAS SUPPLY AND OTHER HYDRAULIC SERVICES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AUTHORITY AND HYDRAULIC ENGINEER'S REQUIREMENTS.

SLAB REBATES:
ALL SLAB REBATES TO BE 160mm UNLESS OTHERWISE NOTED.
GARAGE REBATES ARE 280mm WIDE X 15mm RECESS. ALL DIMENSIONS ARE TAKEN FROM EXTERNAL EDGE OF BRICK WALL.

WET AREAS:
FIXTURES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY. ALL SIZES DEPICTED MAY VARY DEPENDING ON AVAILABILITY AND PRODUCT SELECTION. HEIGHT OF TILES MAY VARY ACCORDING TO SELECTION OF TILES.
F.W. LOCATION IS DIAGRAMATIC ONLY AND POSITION MAY VARY. ALL FIXTURES SHOWN ARE BASED ON STANDARD INCLUSIONS. MEASUREMENTS MAY VARY AS PER THE AVAILABILITY AND PRODUCT SELECTION.

MEASUREMENTS:
ALL MEASUREMENTS ARE TAKEN FRAME TO FRAME AND TO FINISH FLOOR LEVEL. NO CONSIDERATION OF FLOOR FINISH HAVE BEEN TAKEN. WHERE NEEDED.
MEASUREMENTS MAY NEED TO BE ACCOUNTED FOR FINISH ONTOP OF CURRENT DIMENSION.

CONSULTANTS:
ALL RELEVANT CONSULTANT DRAWINGS TO BE REFFERED BACK TO ORIGINAL DRAWINGS PROVIDED.

DOOR JAMBS:
MINIMUM 105mm BETWEEN DOOR JAMB AND WALL, WHERE MINIMUM DIMENSION CANNOT BE ACHIEVED, DOOR TO BE CENTERED BETWEEN WALLS.

STAIRS:
BALUSTRADES AND HANDRAILS, NEWEL POST, TREADS AND RISERS TO STAIR MANUFACTURER'S SPECIFICATIONS.

ROOF PLANS:
TRADESMAN TO ENSURE THE CORRECT INSTALLATION OF ROOF FLASHING TO JUNCTION OF BRICKWORK AND CLADDING

CUT/ FILL PLAN:
REFER TO ENGINEER'S DETAILS FOR DROP EDGE BEAMS IF APPLICABLE.

BALUSTRADES
ALL BALUSTRADES TO BE 1.1m FROM THE FINISHED FLOOR LEVEL.

SITE PLAN:
BEARINGS AND DISTANCES ARE BY TITLE AND/OR DEED ONLY.

THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYORS ACT 1929. IF ANY CONSTRUCTION IS PLANNED IT WOULD BE ADVISABLE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY, EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT REPRESENT THE EXCAT LEVEL AT ANY PARTICULAR POINT.

SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.

AUSTRALIAN HEIGHT DATUM WAS ESTABLISH FROM SSM 168755 RL 69.056.

TREE LOCATIONS ARE ACCURATE TO +/- 0.30m.

THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:200M.

SITE SPECIFIC HAZARDS:
OVERHEAD POWERLINES
NO STREET PARKING
LIMITED SPACE FOR MATERIAL STOCK PILE
EXISTING POOL
CLOSE TO SCHOOL
FOOTPATH / PEDESTRIAN TRAFFIC
TRAFFIC CONTROL REQUIRED
EXISTING TREES / OVERHEAD CONSTRUCTION
DROP EDGE BEAM
ELECTRICAL TURRET / INSTALLATION
SITE INDUCTION:
BEFORE ENTERING SITE PLEASE REVIEW, AND MAKE YOURSELF FAMILIAR WITH EMERGENCY CONTACTS. SITE SPECIFIC HAZARDS AND THE SITE SPECIFIC INDUCTION INFORMATION THAT IS LOCATED ON THE SITE INDUCTION SIGN. IF YOU HAVE ANY TROUBLE UNDERSTANDING THIS INSTRUCTION, CONTACT THE SITE SUPERVISOR OR EMERGENCY CONTACT NUMBER LOCATED ON THE SIGN.

GENERAL SPECIFICATIONS:
EXECUTE THE WORKS IN COMPLIANCE WITH THE RELEVANT DEEMED-TO-SATISFY PROVISIONS OF THE BUILDING CODE OF AUSTRALIA (BCA) (VOLUME 2), CURRENT EDITIONS OF RELEVANT AUSTRALIAN AND OTHER APPLICABLE PUBLISHED STANDARDS AND THE RELEVANT REQUIREMENTS OF LOCAL AND/OR STATUTORY AUTHORITIES APPLICABLE TO THE EXECUTION OF THE WORKS. THIS SCHEDULE OF CODES AND STANDARDS OUTLINES THE MINIMUM ACCEPTABLE STANDARDS.
TERMITE PROTECTION:
PROVIDE TERMITE PROTECTION: IN ACCORDANCE WITH PART 3.1.3 - TERMITE RISK MANAGEMENT OF THE BCA (VOLUME 2) AND TO AS 3660.1-200 TERMITE MANAGEMENT - NEW BUILDING WORK)
PROVIDE PROFESSIONAL CERTIFICATION OF THE TERMITE PROTECTION MEASURES TO THE PRINCIPAL CERTIFTYING AUTHORITY, CONFIRMING COMPLIANCE WITH THE PROVISIONS OF THE BCA AND AUSTRALIAN STANDARD.

FLASHING AND DAMP - PROOF COURSES:
FLASHING AND DAMP - PROOF COURSES: TO AS/NZS 2904-1995 (DAMP PROOF COURSES AND FLASHINGS).

FASTENERS:
STEEL NAILS: HOT-DIP GALVANISED TO AS/NZS 4680-1999 (HOT-DIP GALVANISED (ZINC) COATINGS ON FABRICATED FERROUS ARTICIES). SELF-DRILLING SCREWS: TO AS 3566.1-2002 (SELF-DRILLING SCREWS FOR THE BUILDING AND CONSTRUCTION INDUSTRIES)
METAL FINISHES:
CORROSION PROTECTION: TO BCA VOLUME 2 CLAUSE 3.4.2.2 (ACCEPTABLE CONSTRUCTION-FRAMING-STEEL FRAMING-GENERAL)

SITE PREPARATION:

DEMOLITION:
DEMOLISH EXISTING STRUCTURES AS SHOWN; TO AS2601-2001 (DEMOLITION OF STRUCTURES).

EARTHWORKS:
TO BE CARRIED OUT IN ACCORDANCE WITH:
THE REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979;
RELEVANT CONDITIONS OF THE DEVELOPMENT CONSENT; AND THE RELEVANT REQUIREMENTS OF PART 3.1.1 OF THE BCA (VOLUME 2).

STORMWATER DRAINAGE:
PART 3.1.2 OF THE BCA (VOLUME 2) AND AS/NZS 3500-2000 (PART 5-DOMESTIC INSTALLATIONS-SECTION 5-STORMWATER DRAINAGE).

STRUCTURAL DESIGN:
FOR DETAILS OF STRUCTURAL FOOTINGS, SLABS, FRAMING AND THE LIKE REFER TO STRUCTURAL ENGINEERING DETAILS, TO BE PREPARED BY A QUALIFIED STRUCTURAL ENGINEER. STRUCTURAL DESIGN IS TO BE IN ACCORDANCE WITH THE RELEVANT STRUCTURAL DESIGN MANUALS.

DRIVEWAY:
DRIVEWAY TO BE IN ACCORDANCE WITH AS 2890.1:2004

SITE CLASSIFICATION:
TO BE IN ACCORDANCE WITH PART 3.2.4 OF THE BCA (VOLUME 2)

STRUCTURAL DESIGN MANUALS:
AS 1170.1-2002 (DEAD AND LIVE LOADS AND LOAD COMBINATIONS)
AS 1170.2-2002 (AS 4055 (1992) - WIND LOADS)
AS 1170.4- 2007 (EARTHQUAKE LOADS)
AS 1720.1-2010 (TIMBER STRUCTURES CODE)
AS 2159-2009 (PILING-DESIGN AND INSTALLATION)
AS 2327.1-2017 (COMPOSITE STRUCTURES)
AS 3600-2009 (CONCRETE STRUCTURES)
AS 4100-1998 (STEEL STRUCTURES)
STRUCTURAL DESIGN CERTIFICATION:
SUBMIT STRUCTURAL ENGINEER'S DESIGN CERTIFICATION, IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS, THE PRINCIPAL CERTIFYING AUTHORITY PRIOR TO THE COMMENCEMENT OF WORKS.
CONCRETE CONSTRUCTION:
CONCRETE STRUCTURES GENERALLY: TO AS 3600-2009 (CONCRETE STRUCTURES), GROUND SLABS AND FOOTINGS: TO AS 2870-2011 (RESIDENTIAL SLABS AND FOOTINGS-CONSTRUCTION).
READY MIXED SUPPLY: TO AS 1379-2007 (SPECIFICATION AND SUPPLY OF CRETE).

SPECIFICATION NOTES:

FOOTINGS AND SLABS:
DESIGN AND CONSTRUCT FOOTINGS AND SLABS:
IN ACCORDANCE WITH PART 3.2 OF THE BCA (VOLUME 2) AND AS 2870-2011 (RESIDENTIAL SLABS AND FOOTINGS). AS 3600-2001 (CONCRETE STRUCTURES) AND AS 2159-2009 (PILING-DESIGN AND INSTALLATION).

BRICK & BLOCK CONSTRUCTION (MASONRY):
MASONRY CONSTRUCTION: TO BE IN ACCORDANCE WITH PART 3.3 OF THE BCA (VOLUME 2) AND TO AS 3700-2011 (MASONRY STRUCTURES).
MASONRY UNITS: TO AS/NZS 4455-1997 (MASONRY UNITS AND SEMENTAL PAVERS). CLAY BRICK DURABILITY BELOW DAMP-PROOF COURSE: USE EXPOSURE CATEGORY TO AS/NZS 4456.10-2003 (MASONRY UNITS AND SEGMENTAL PAVERS - METHODS OF TEST-DETERMINING RESISTANCE TO SALT ATTACK) APPENDIX A (SALT ATTACK RESISTANCE CATEGORIES).
GALVANISING:
GALVANISING MILD STEEL COMPONENTS (INCLUDING FASTENERS) TO AS 1214-1983 OR AS/NZS 4680-2006, AS APPROPRIATE, WHERE EXPOSED TO WEATHER, EMBEDDED IN MASONRY OR IN CONTACT WITH CHEMICALLY TREATED TIMBER.
WALL TIES:
WALL TIE TYPE: TO BCA VOLUME 2 CLAUSE 3.3.3.2 (ACCEPTABLE CONSTRUCTION-MASONRY-MASONRY ACCESSORIES-WALL TIES) AND AS/NZS 2699.1-2000 (BUILT-IN COMPONENTS FOR MASONRY CONSTRUCTION-WALL TIES): NON-SEISMIC AREAS: TYPE A; SEISMIC AREAS:TYPE B.
WALL TIE SPACING: TO BCA VOLUME 2 FIGURE 3.3.3.1 (TYPICAL BRICK TIES SPACINGS IN CAVITY AND VENEER CONSTRUCTION).
WALL TIE CORROSION PROTECTION: TO BCA VOLUME 2 TABLE 3.3.3.1 (CORROSION PROTECTION TIES).
LINTELS GENERALL: IN ACCORDANCE WITH PART 3.3.3.4 OF THE BCA (VOLUME 2).

FIRE SAFETY:

FIRE SEPARATION:
TO BE IN ACCORDANCE WITH PART 3.7.1 OF THE BCA (VOLUME 2).
FIRE SEPARATION-SEPARATING WALL CONSTRUCTION: PART 3.7.1.8 OF THE BCA (VOLUME 2).
FIRE SEPARATION-ROOF LIGHTS: PART 3.7.1.10 OF THE BCA (VOLUME 2).
REFER TO ARCHITECTURAL DETAILS OF FIRE SEPARATION METHODS.

SMOKE ALARMS:
TO BE IN ACCORDANCE WITH PART 3.7.2 OF THE BCA (VOLME 2); AND AS 3786-2014 (SMOKE ALARMS).

LINING:
PLASTERBOARD: TO AS/NZS 2588-1998 (GYPSUM PLASTERBOARD).
PLASTERBOARD INSTALLATION: TO AS/NZS 2589.1-2017 (GYPSUM LININGS IN RESIDENTIAL AND LIGHT COMMERCIAL CONSTRUCTION-APPLICATION AND FINISHING-GYPSUM PLASTERBOARD) LEVEL 4 FINISH.
FIBRE CEMENT: TO AS/NZS 2908.2-2000 (CELLULOSE-CEMENT PRODUCTS-FLAT SHEETS), TYPE B, CATGEORY 2.
FIBROUS PLASTER PRODUCTS: TO AS 2185-1978 (FIBROUS PLASTER PRODUCTS).

TIMBER & STEEL FRAMED CONSTRUCTION:

SUB-FLOOR VENTILATION:
TO BE IN ACCORDANCE WITH PART 3.4.1 OF THE BCA (VOLUME 2).

TIMBER WALL, FLOOR AND ROOF FRAMING:
TIMBER FRAMING: TO BE IN ACCORDANCE WITH PART 3.4 OF THE BCA (VOLUME 2) AND AS 1684.4-2010 (RESIDENTIAL TIMBER-FRAMED CONSTRUCTION-SIMPLIFIED-NON-CYCLONIC) OR AS 1720.1-2010 (TIMBER STRUCTURES-DESIGN METHODS).

STEEL FRAMING AND STRUCTURAL STEEL MEMBERS:
STEEL FRAMING: TO BE IN ACCORDANCE WITH PART 3.4.2 OF THE BCA (VOLUME 2).
ACCEPTABLE CONSTRUCTION PRACTICE (PART 3.4.2.1 OF THE BCA) AND/OR AS 4100-1998 (STEEL STRUCTURES)
COLD-FORMED STEEL FRAMING: PROVIDE A PROPRIETRY SYSTEM DESIGNED TO AS 3623-1993 (DOMESTIC METAL FRAMING).

ROOF AND WALL CLADDING:

ROOF TILING:
TO BE IN ACCORDANCE WITH PARTS 3.5.1.1 & 3.5.1.2 OF THE BCA (VOLUME 2) AND AS 2049-2002 (ROOF TILES).
ROOF TILE INSTALLATION: TO AS 2050-2002 (INSTALLATION OF ROOFING TILES).

METAL ROOF SHEETING:
TO BE IN ACCORDANCE WITH PARTS 3.5.1.1 & 3.5.1.3 OF THE BCA (VOLUME 2).
METAL ROOFING DESIGN AND INSTALLATION: TO AS 1562.1-1992 (DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING-METAL).

ROOF PLUMBING:
TO BE IN ACCORDANCE WITH PART 3.5.2 OF THE BCA (VOLUME 2) AND AS/NZS 3500-2003 (PART 3-STORMWATER DRAINAGE) AND AS/NZS 3500-2000 (PART 5-DOMESTIC INSTALLATION-SECTION 5-STORMWATER DRAINAGE).

WALL CLADDING:
TO BE IN ACCORDANCE WITH PART 3.5.3 OF THE BCA (VOLUME 2).

INSTALLATION AND SARKING:
BULK INSTALLATION: TO AS/NZS 4859.1-2002 (MATERIALS FOR THE THERMAL INSULATION OF BUILDINGS-GENERAL CRITERIA AND TECHNICAL PROVISIONS), SECTION 5.
REFLECTIVE INSULATION: TO AS/NZS 4859.1- 2002, SECTION 9
SARKING MATERIAL: TO AS/NZS 4200.1-1994 (PLIABLE BUILDING MATERIALS AND UNDERLAYS-MATERIAL(S)).

WINDOWS AND DOORS:
GLAZING TO BE IN ACCORDANCE WITH PART 3.6 OF THE BCA (VOLUME 2).
GLASS SELECTION AND INSTALLATIONS: TO AS 1288-2006 (GLASS IN BUILDINGS-SELECTION AND INSTALLATION).
TIMBER DOORSETS: TO AS 2688-1984 (TIMBER DOORS).
TIMBER FRAMES AND JAMB LININGS: TO AS 2689-1984 (TIMBER DOORSETS).
SECURITY SCREEN DOORS AND WINDOW GRILLES: TO AS 5039-2008 (SECURITY SCREEN DOORS AND SECURITY WINDOW GRILLES).
WINDOW SELECTION AND INSTALLATION: TO AS 2047-2014 (WINDOWS IN BUILDINGS-SELECTION AND INSTALLATION)
DOORSET INSTALLATION: TO AS 1909-1984 (INSTALLATION OF TIMBER DOORSETS).
GARAGE DOORS: TO AS/NZS 4505-2012 (DOMESTIC GARAGE DOORS).

HEALTH AND AMENITY:

WET AREAS:
REFER TO 'WATERPROOFING'.

ROOM HEIGHTS:
TO BE IN ACCORDANCE WITH PART 3.8.2 OF THE BCA (VOLUME 2).

KITCHEN, SANITARY AND WASHING FACILITIES:
TO BE IN ACCORDANCE WITH PART 3.8.3.2 AND 3.8.3.3 OF THE BCA (VOLUME 2).

NATURAL AND ARTIFICIAL LIGHT:
TO BE IN ACCORDANCE WITH PARTS 3.8.4.2 AND 3.8.4.3 OF THE BCA (VOLUME 2).

VENTILATION:
TO BE IN ACCORDANCE WITH PART 3.8.5 OF THE BCA (VOLUME 2).
NATURAL VENTILATION: PARTS 3.8.5.2 AND 3.8.5.3 OF THE BCA (VOLUME 2).
MECHANICAL VENTILATION: PARTS 3.8.5.0 AND 3.8.5.3 OF THE BCA (VOLUME 2).

SOUND INSULATION:
TO BE IN ACCORDANCE WITH PART 3.8.6.1 OF THE BCA (VOLUME 2).

SAFE MOVEMENT AND ACCESS:

STAIR CONSTRUCTION:
TO BE IN ACCORDANCE WITH PART 3.9.1.1 OF THE BCA (VOLUME 2) - ACCEPTABLE CONSTRUCTION PRACTICE.

BALUSTRADES:
TO BE IN ACCORDANCE WITH PART 3.9.2.1 OF THE BCA (VOLUME 2) - ACCEPTABLE CONSTRUCTION PRATICE.

BLOCK AND TILE FINISHES:
CERAMIC TILING: FOLLOW THE GUIDANCE PROVIDED BY AS 3958.1-2007 (CERAMIC TILES - GUIDE TO THE INSTALLATION OF CERAMIC TILES) AND AS 3958.2-1992 (CERAMIC TILES - GUIDE TO THE SELECTION OF A CERAMIC TILING SYSTEM).
ADHESIVES: TO AS 2358-1992 (ADHESIVES - FOR FIXING CERAMIC TILES).

WATERPROOFING:
TO BE IN ACCORDANCE WITH PART 3.8.1 OF THE BCA (VOLUME 2).
WATERPROOFING: TO AS 3740-2010 (WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS).
REFER TO ARCHITECTURAL DETAILS OF WATERPROOFING.

FLOOR COATINGS AND COVERINGS:
CARPETING: TO AS/NZS 2455.1-2007 (TEXTILE FLOOR COVERINGS - INSTALLATION PRACTICE - GENERAL).
RESILLENT FINISHES: TO AS 1884-2012 (FLOOR COVERINGS - RESILIENT SHEET AND TILES - LAYING AND MAINTENANCE PRACTICES).

PAINTING:
PAINTING GENERALLY: FOLLOW THE GUIDANCE PROVIDED BY AS/NZS 2311-2017 (GUIDE TO THE PAINTING OF BUILDINGS) AND AS/NZS 2312-2002 (GUIDE TO THE PROTECTION OF THE STRUCTURAL STEEL AGAINST ATMOSPHERIC CORROSION BY THE USE OF PROTECTIVE COATINGS).
PLUMBING INSTALLATIONS:
WHERE A DISCREPANCY ARISES THE HYDRAULIC CONSULTANTS LOCA OR STATUTORY AUTHORITYS REQUIREMENTS TAKE PRECENDENCE OVER THE FOLLOWING STANDARDS TO THE EXTENT OF THE DISCREPANCY.
PLUMBING AND DRAINING PRODUCTS: TO SAA MPS2-2001 (MANUAL OF AUTHORIZATION PROCEDURES FOR PLUMBING AND DRAINAGE PRODUCTS) AND AS/NZS 3718-2005 (WATER SUPPLY - TAP WARE).
STORMWATER: TO AS/NZS 3500.3-2003 (PLUMBING AND DRAINAGE - STORMWATER DRAINAGE) OR AS/NZS 3500.5-2012 (NATIONAL PLUMBING AND DRAINAGE - DOMESTIC INSTALLATIONS).
WASTEWATER: TO AS/NZS 3500.2-2015 (PLUMBING AND DRAINAGE - WASTE SERVICES) AND AS/NZS 3500.4-2015 (PLUMBING AND DRAINAGE - HEATED WATER SERVICES) OR AS/NZS 3500.5-2012
GAS: TO AS 5601-2013 (GAS INSTALLATION CODE).
ELECTRICAL INSTALLATIONS:
WHERE A DISCREPANCY ARRISES THE ELECTRICAL CONSULTANTS, LOCAL OR STATUTORY AUTHORITY'S REQUIREMENTS TAKE PRECEDENCE OVER THE FOLLOWING STANDARDS TO THE EXTEN OF THE DISCREPANCY
ELECTRICAL INSTALLATION: TO AS/NZS 3018-2001 (ELECTRICAL INSTALLATION - DOMESTIC INSTALLATIONS).
SMOKE DETECTORS: REFER TO "FIRE SAFETY, SMOKE ALARMS"
SMOKE DETECTION INSTALLATION AND TESTING:
TO AS 1670.1-2004 (FIRE DETECTION, WARNING, CONTROL AND INTERCOM SYSTEMS - SYSTEM DESIGN, INSTALLATION, AND COMMISSIONING - FIRE) IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE TO MAINS POWER.
TEST ELECTRICAL INSTALLATIONS: TO AS/NZS 3017-2007 (ELECTRICAL INSTALLATIONS - TESTING GUIDELINES). CERTIFY COMPLIANCE WITH AS/NZS 3018-2007.

MECHANICAL INSTALLATIONS:
MECHANICAL VENTILATION: TO AS 1668.2-2012 (THE USE OF VENTILATION AND AIR CONDITIONING IN BUILDINGS - MECHANICAL VENTILATION FOR ACCEPTABLE INDOOR QUALITY) - GRADE 2 AMENITY.

SHEET NAME: NOTES		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2:	SHEET NO: 002

FOWLER
YOUR HOME. OUR PASSION.

CLIENTS NAME:
MR. PETER GRIPPAUDO
MRS. GABRIELLA GRIPPAUDO

SIGNATURE: DATE:
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT - 72 DP: - 32140
263 MOUNT VERNON ROAD STREET
MOUNT VERNON, NSW 2178

Nationwide House Energy Rating Scheme
NatHERS Certificate No. 0005290259-01

Generated on 25 Mar 2021 using BERS Pro v4.4.0.2 (3.21)

Property

Address	Unit 1, 263 Mount Vernon Road Street , Mount Vernon , NSW, 2178
Lot/DP	72/32140
NCC Class*	1A
Type	New Dwelling

Plans

Main Plan	Grippaudo 20-1072
Prepared by	0

Construction and environment

Assessed floor area (m^2)*		**Exposure Type**
Conditional*	328.0	Suburban
Unconditional*	485.0	**NatHERS climate zone**
Total	813.0	28
Garage	457.0	

Accredited assessor

Name	Ian Fry
Business name	Frys Energywise
Email	comply@frysenergywise.com.au
Phone	02 9899 2825
Accreditation No.	DMN/12/1441
Assessor Accrediting Organisation	Design Matters National
Declaration of interest	Declaration completed: no conflicts

5.9 Stars — The more stars the more energy efficient

NATIONWIDE HOUSE ENERGY RATING SCHEME

91.7 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions

For more information on your dwelling's rating see: www.nathers.gov.au

Thermal performance

Heating	Cooling
54.3 MJ/m^2	37.4 MJ/m^2

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=nbKCSNrOm. When using either link, ensure you are visiting hstar.com.au

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

Certificate check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional notes

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
TIM-004-03 W	TIM-004-03 W Timber B DG Air Fill High Solar Gain low-E -Clear	2.3	0.32	0.32	0.32

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
TND-002-01 A	TND-002-01 A Trend Al Awning Window SG 3Clr	6.5	0.66	0.63	0.69
TND-024-01 A	TND-024-01 A Trend Al Internal offset glazed window SG 5Clr	6.1	0.75	0.71	0.79
TND-020-01 A	TND-020-01 A Trend Al Double Hung Window SG 3Clr	6.1	0.75	0.71	0.79
TND-026-05 A	TND-026-05 A Trend Al Bi-Fold Door DG LightBridge_ClrS0_4-10-4	3.3	0.40	0.38	0.42
TND-029-05 A	TND-029-05 A Trend Al Double Hung Window DG LightBridge_ClrS0_4-10-4	3.3	0.46	0.44	0.48

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
TND-031-05 A	TND-031-05 A Trend Al Internal offset glazed window DG LightBridge_ClrS0_4-10-4	2.3	0.52	0.49	0.55

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Garage 1	TND-002-01 A	n/a	600	2650	n/a	90	SW	No
Garage 2	TND-024-01 A	n/a	2035	850	n/a	00	NW	No
Garage 2	TND-002-01 A	n/a	2035	1810	n/a	22	NW	No
Garage 2	TND-002-01 A	n/a	2035	1810	n/a	22	NW	No
Garage 2	TND-020-01 A	n/a	2400	3010	n/a	20	SE	No
Garage 2	TND-024-01 A	n/a	1000	4480	n/a	00	NE	No Shading
Bathroom	TND-024-01 A	n/a	2400	2650	n/a	00	NW	No
Laundry	TND-024-01 A	n/a	2340	360	n/a	00	NW	No
Pantry	TND-026-05 A	n/a	2400	3612	n/a	33	NW	No
Ensuite M	TND-020-01 A	n/a	2400	1570	n/a	45	SW	No
Ensuite M	TND-020-01 A	n/a	2400	1570	n/a	45	SE	No
Master Suite	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Master Suite	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Master Suite	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Bedroom 2	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Bedroom 2	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Bedroom 3	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Bedroom 3	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Kitchen/Dining	TND-026-05 A	n/a	2400	2530	n/a	90	SW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2530	n/a	00	SW	No
Kitchen/Dining	TND-026-05 A	n/a	2400	2530	n/a	90	SW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2530	n/a	00	SW	No
Kitchen/Dining	TND-026-05 A	n/a	2400	5650	n/a	45	NW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2530	n/a	00	NW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2530	n/a	00	NW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2410	n/a	00	NW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2530	n/a	00	NW	No
Kitchen/Dining	TND-026-05 A	n/a	2400	2530	n/a	90	NW	No
Kitchen/Dining	TND-024-01 A	n/a	650	2800	n/a	00	NW	No Shading
Theatre/Gym	TND-026-05 A	n/a	2400	2761	n/a	90	SE	No
Theatre/Gym	TND-029-05 A	n/a	2400	1570	n/a	45	SW	No
Entry/Hallway	TND-029-05 A	n/a	2400	1210	n/a	45	NE	No

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Entry/Hallway	TND-029-05 A	n/a	2400	1210	n/a	45	NE	No
Entry/Hallway	TIM-004-03 W	n/a	600	2450	n/a	00	SE	No

Roof window *type and performance*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
VEL-011-01 W	Glass	2.6	0.24	0.23	0.25

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orientation	Outdoor shade	Indoor shade
WIR M	VEL-011-01 W	n/a	0	600	600	SE	No	No
WIR M	VEL-011-01 W	n/a	0	600	600	SE	No	No

Skylight *type and performance*

Skylight ID	Skylight description
No Data Available	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage 1	2486	4810	90	SW
Garage 1	2486	4810	90	SW
Garage 2	2400	2410	90	NE
Garage 2	2486	4810	90	NE
Garage 2	2400	2410	90	NE
Bathroom	2340	820	90	SW

Location	Height (mm)	Width (mm)	Opening %	Orientation
Laundry	2340	820	90	NW
Entry/Hallway	2340	2450	90	SE

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Single Skin Brick	0.50	Medium	No insulation	No
EW-2	Brick Veneer	0.50	Medium	No insulation	No
EW-3	Single Skin Brick	0.50	Medium	No insulation	No
EW-4	Fibro Cavity Panel Direct Fix	0.50	Medium	No insulation	No
EW-5	Brick Veneer	0.50	Medium	Reflective foil with bulk no gap R2.5	Yes
EW-6	Brick Veneer	0.50	Medium	Reflective foil with bulk no gap R2.5	Yes
EW-7	Fibro Cavity Panel Direct Fix	0.50	Medium	Reflective foil with bulk no gap R2.5	Yes

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Garage 1	EW-1	3000	17400	NW	100	NO
Garage 1	EW-1	3000	5000	NE	100	YES
Garage 1	EW-1	3000	5100	NW	100	YES
Garage 1	EW-1	3000	7800	NE	7600	NO
Garage 1	EW-1	3000	4900	SE	5100	YES
Garage 1	EW-1	3000	5200	NE	12500	YES
Garage 1	EW-1	3000	17600	SE	3400	NO
Garage 1	EW-1	3000	18000	SW	3800	NO
Garage 2	EW-2	3172	8700	NW	600	NO
Garage 2	EW-3	3172	3200	NE	100	YES
Garage 2	EW-3	3172	800	NW	100	YES
Garage 2	EW-3	3172	6300	NE	100	NO
Garage 2	EW-3	3172	800	SE	100	YES
Garage 2	EW-3	3172	3300	NE	100	YES
Garage 2	EW-4	3172	6295	SE	600	NO
Garage 2	EW-5	3000	1500	SW	400	YES
Bathroom	EW-5	3000	1300	SW	0	YES
Bathroom	EW-5	3000	3695	NW	600	YES
Laundry	EW-5	3000	2690	NW	6900	YES
Pantry	EW-5	3000	3990	NW	6900	NO
Ensuite M	EW-5	3000	3000	SW	500	YES
Ensuite M	EW-5	3000	3695	SE	700	YES

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Master Suite	EW-5	3000	6395	SE	700	YES
Master Suite	EW-5	3000	600	SW	4200	YES
Bedroom 2	EW-5	3000	4195	SE	10800	YES
Bedroom 2	EW-5	3000	1000	NE	4800	YES
Bedroom 3	EW-5	3000	1500	NE	600	YES
Bedroom 3	EW-5	3000	4195	SE	3400	YES
WIR 3	EW-6	3000	1490	SE	600	YES
Kitchen/Dining	EW-5	4900	7395	SW	2400	YES
Kitchen/Dining	EW-5	4900	12700	NW	6200	NO
Kitchen/Dining	EW-5	4900	700	NE	19700	YES
Kitchen/Dining	EW-5	4900	495	NW	6900	YES
Theatre/Gym	EW-7	3000	4495	SE	600	YES
Theatre/Gym	EW-7	3000	3700	SW	600	NO
Theatre/Gym	EW-5	3000	1900	SW	600	NO
Theatre/Gym	EW-5	3000	1400	NW	13600	YES
Entry/Hallway	EW-5	3000	4100	NE	6900	YES
Entry/Hallway	EW-5	3000	2900	SE	6700	NO
Entry/Hallway	EW-5	3000	700	SW	6800	YES

Internal wall *type*

Wall ID	Wall type	Area (m^2)	Bulk insulation
IW-1 - Cavity wall, direct fix plasterboard, single gap		41.00	Bulk Insulation, No Air Gap R2.5
IW-2 - Cavity wall, direct fix plasterboard, single gap		50.00	Bulk Insulation, No Air Gap R2
IW-3 - Cavity wall, direct fix plasterboard, single gap		262.00	No insulation

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Garage 1	Concrete Slab on Ground 100mm	354.00	None	No Insulation	Bare
Garage 2/Garage 1	Concrete Above Plasterboard 150mm	9.30		Bulk Insulation R2.5	Bare
Garage 2	Suspended Concrete Slab 150mm	98.60	Very Open	No Insulation	Bare
Bathroom/Garage 1	Concrete Above Plasterboard 150mm	15.10		Bulk Insulation R2.5	Ceramic Tiles 8mm
Laundry/Garage 1	Concrete Above Plasterboard 150mm	13.20		Bulk Insulation R2.5	Ceramic Tiles 8mm
Pantry/Garage 1	Concrete Above Plasterboard 150mm	19.80		Bulk Insulation R2.5	Ceramic Tiles 8mm
Cool Room/Garage 1	Concrete Above Plasterboard 150mm	3.60		Bulk Insulation R2.5	Ceramic Tiles 8mm
Ensuite M/Garage 1	Concrete Above Plasterboard 100mm	4.30		Bulk Insulation R2.5	Ceramic Tiles 8mm

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Ensuite M	Concrete Slab on Ground 100mm	13.00	None	No Insulation	Ceramic Tiles 8mm
WIR M/Garage 1	Concrete Above Plasterboard 150mm	27.10		Bulk Insulation R2.5	Carpet+ Rubber Underlay 18mm
Master Suite/Garage 1	Concrete Above Plasterboard 100mm	14.00		Bulk Insulation R2.5	Carpet+ Rubber Underlay 18mm
Master Suite	Concrete Slab on Ground 100mm	26.20	None	No Insulation	Carpet+ Rubber Underlay 18mm
Bedroom 2/Garage 1	Concrete Above Plasterboard 100mm	14.90		Bulk Insulation R2.5	Carpet+ Rubber Underlay 18mm
Bedroom 2	Concrete Slab on Ground 100mm	5.20	None	No Insulation	Carpet+ Rubber Underlay 18mm
Bedroom 3	Concrete Slab on Ground 100mm	19.60	None	No Insulation	Carpet+ Rubber Underlay 18mm
WIR 3	Suspended Concrete Slab 150mm	4.60	Very Open	No Insulation	Ceramic Tiles 8mm
WIR 2/Garage 1	Concrete Above Plasterboard 150mm	3.30		Bulk Insulation R2.5	Carpet+ Rubber Underlay 18mm
Kitchen/Dining/Garage 1	Concrete Above Plasterboard 150mm	84.30		Bulk Insulation R2.5	Ceramic Tiles 8mm
Kitchen/Dining	Suspended Concrete Slab 150mm	16.90	Very Open	Bulk Insulation in Contact with Floor R2.5	60/40 Carpet 10mm/Ceramic
Theatre/Gym/Garage 1	Concrete Above Plasterboard 150mm	3.90		Bulk Insulation R2.5	Carpet+ Rubber Underlay 18mm
Theatre/Gym	Suspended Concrete Slab 150mm	20.90	Very Open	Bulk Insulation in Contact with Floor R2.5	Carpet+ Rubber Underlay 18mm
Entry/Hallway/Garage 1	Concrete Above Plasterboard 100mm	32.00		Bulk Insulation R2.5	Ceramic Tiles 8mm
Entry/Hallway	Concrete Slab on Ground 100mm	14.40	None	No Insulation	Carpet+ Rubber Underlay 18mm

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Garage 1	Plasterboard	No insulation	No
Garage 1	Concrete Above Plasterboard	Bulk Insulation R2.5	No
Garage 2	Plasterboard	No insulation	No
Bathroom	Plasterboard	Bulk Insulation R5	No
Laundry	Plasterboard	Bulk Insulation R5	No
Pantry	Plasterboard	Bulk Insulation R5	No
Cool Room	Plasterboard	Bulk Insulation R5	No
Ensuite M	Plasterboard	Bulk Insulation R5	No
WIR M	Plasterboard	Bulk Insulation R5	No
Master Suite	Plasterboard	Bulk Insulation R5	No
Bedroom 2	Plasterboard	Bulk Insulation R5	No
Bedroom 3	Plasterboard	Bulk Insulation R5	No
WIR 3	Plasterboard	Bulk Insulation R5	No
WIR 2	Plasterboard	Bulk Insulation R5	No
Kitchen/Dining	Plasterboard	Bulk Insulation R5	No
Theatre/Gym	Plasterboard	Bulk Insulation R5	No

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Entry/Hallway	Plasterboard	Bulk Insulation R5	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm^2)	Sealed/unsealed
Bathroom	1	Exhaust Fans	300	Sealed
Ensuite M	1	Exhaust Fans	300	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
No Data Available		

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Waterproofing Membrane	No Insulation, Only an Air Gap	0.85	Dark
Corrugated Iron	Bulk, Reflective Side Down, No Air Gap Above R1.3	0.85	Dark

SHEET NAME: NaTHERS		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2:	SHEET NO: 003

FOWLER
YOUR HOME. OUR PASSION.

CLIENTS NAME:
MR. PETER GRIPPAUDO
MRS. GABRIELLA GRIPPAUDO

SIGNATURE: DATE:

I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT - 72 DP: - 32140
263 MOUNT VERNON ROAD STREET
MOUNT VERNON, NSW 2178

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 700 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to: • all toilets in the development		✔	✔
• the cold water tap that supplies each clothes washer in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 26 to 30 STCs or better.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The cooling system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The heating system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Kitchen: individual fan, not ducted; Operation control: manual switch on/off		✔	✔
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✔	✔
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: • at least 7 of the bedrooms / study;		✔	✔

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 6 of the living / dining rooms;		✔	✔
• the kitchen;		✔	✔
• all bathrooms/toilets;		✔	✔
• the laundry;		✔	✔
• all hallways;		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔
The applicant must install a window and/or skylight in 6 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 5 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

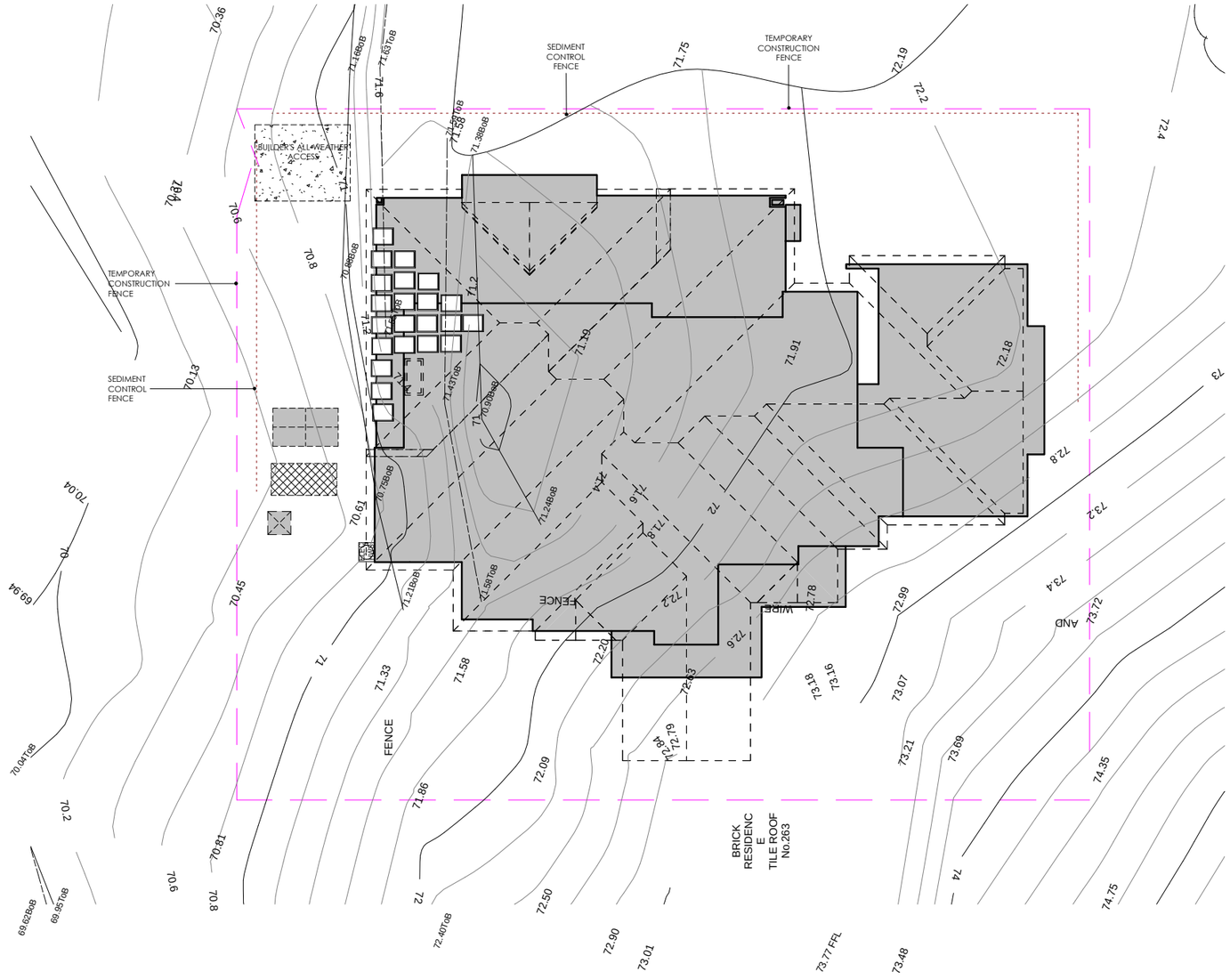
SHEET NAME: BASIX		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2:	SHEET NO: 003.1

FOWLER
YOUR HOME. OUR PASSION.

CLIENTS NAME:
MR. PETER GRIPPAUDO
MRS. GABRIELLA GRIPPAUDO

SIGNATURE: DATE:
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT - 72 DP: - 32140
263 MOUNT VERNON ROAD STREET
MOUNT VERNON, NSW 2178



NOISE AND VIBRATION CONTROL:

-BOREHOLE REPORT SHOWS NO ROCK WITHIN SITE. MINIMAL VIBRATION AND NOISE DURING PIER HOLE DRILLING.

- SITE PLAN INDICATES MINIMAL CUT AND FILL. PLANT USE WILL BE LOW IMPACT AND FOR MINIMAL TIMBERFRAMES.

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.

2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.

3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.

4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

5. ALL DISTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

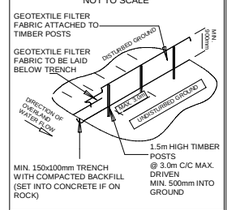
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEPT DAILY.

7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.

SEDIMENT FENCE

NOT TO SCALE



LEGEND

	CONSTRUCTION FENCE
	SEDIMENT CONTROL FENCE
	WASTE STOCKPILE
	BUILDERS WASTE
	ALL WEATHER ACCESS
	ONSITE PORTABLE TOILET

SHEET NAME: SITE MANAGEMENT PLAN		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2: As indicated	SHEET NO: 012

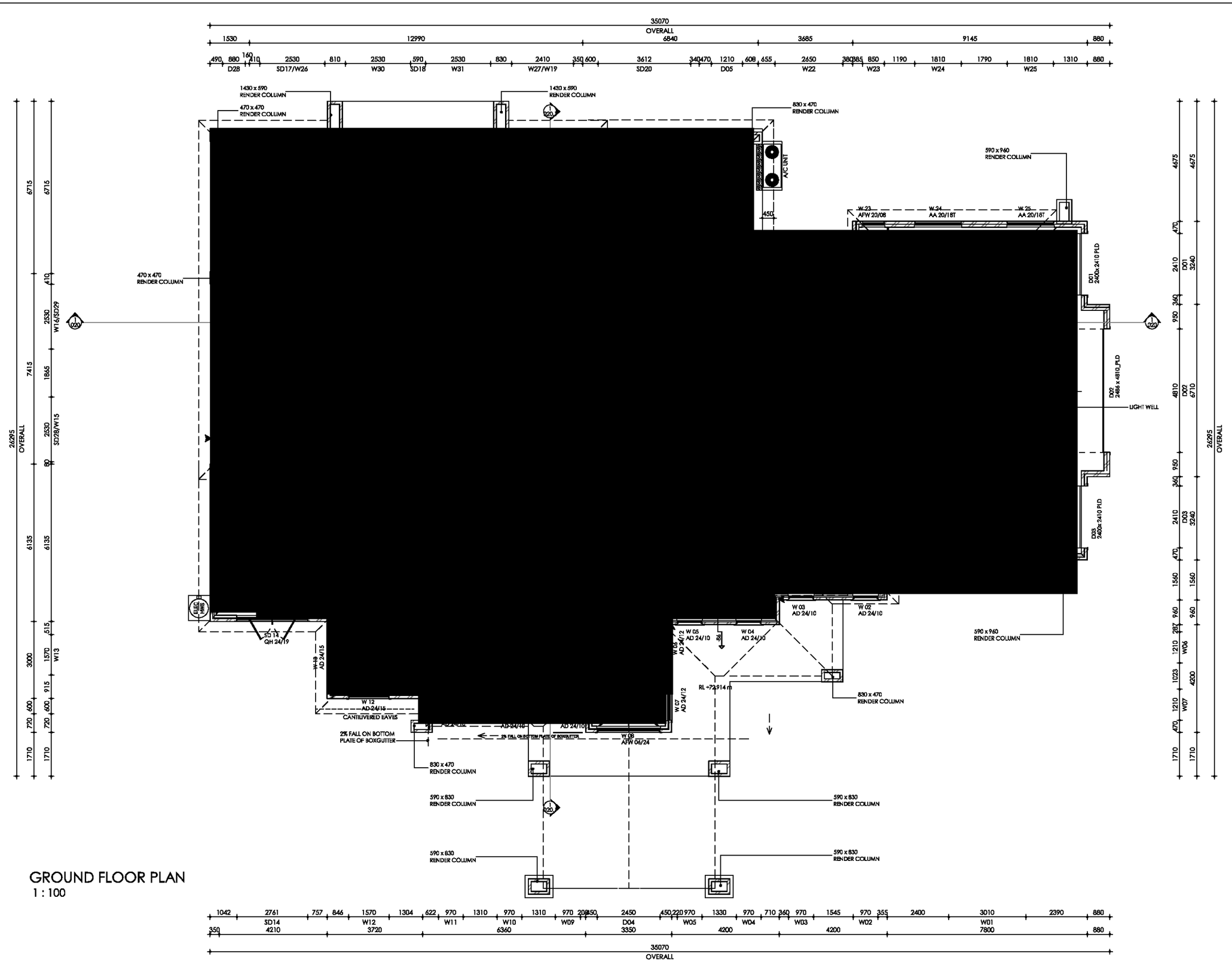
FOWLER
YOUR HOME. OUR PASSION.

CLIENTS NAME:
MR. PETER GRIPPAUDO
MRS. GABRIELLA GRIPPAUDO

SIGNATURE: DATE:

I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT - 72 DP: - 32140
263 MOUNT VERNON ROAD STREET
MOUNT VERNON, NSW 2178



NOTES:

- ALL SQUARE SET OPENINGS TO BE 2100mm HIGH TO GROUND FLOOR.
- ALL SQUARE SET OPENINGS TO BE 2100mm HIGH TO FIRST FLOOR.
- WINDOWS TO HAVE PROTECTION OF OPENABLE WINDOWS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA VOLUME 2 2013. IN RELATION TO THE BEDROOM WINDOWS.

LEGEND

MW	MICROWAVE
DW	DISHWASHER
WM	WASHING MACHINE PROVISION
REFP	FRIDGE PROVISION
*	2340 HIGH DOORS
SA	SMOKE ALARM
	EXHAUST FAN
	FLOOR JOIST DIRECTION
TWT	TANK WATER TAP
FWT	FRESH WATER TAP
DP	DOWN PIPE LOCATION
FW	FLOOR WASTE
WS	WASTE STACK
EJ	EXPANSION JOINTS
	ROOF ACCESS
SB	STRUCTURAL BEAMS TO ENGINEER'S SPECIFICATIONS

FLOOR AREAS

GROUND FLOOR	385.17 m²
BASEMENT FLOOR	371.20 m²
GARAGE 2	108.38 m²
PATIO	36.76 m²
OUTDOOR RETREAT	143.87 m²
TOTAL	1045.39 m²
SQUARES	112.53

GROUND FLOOR PLAN
1 : 100

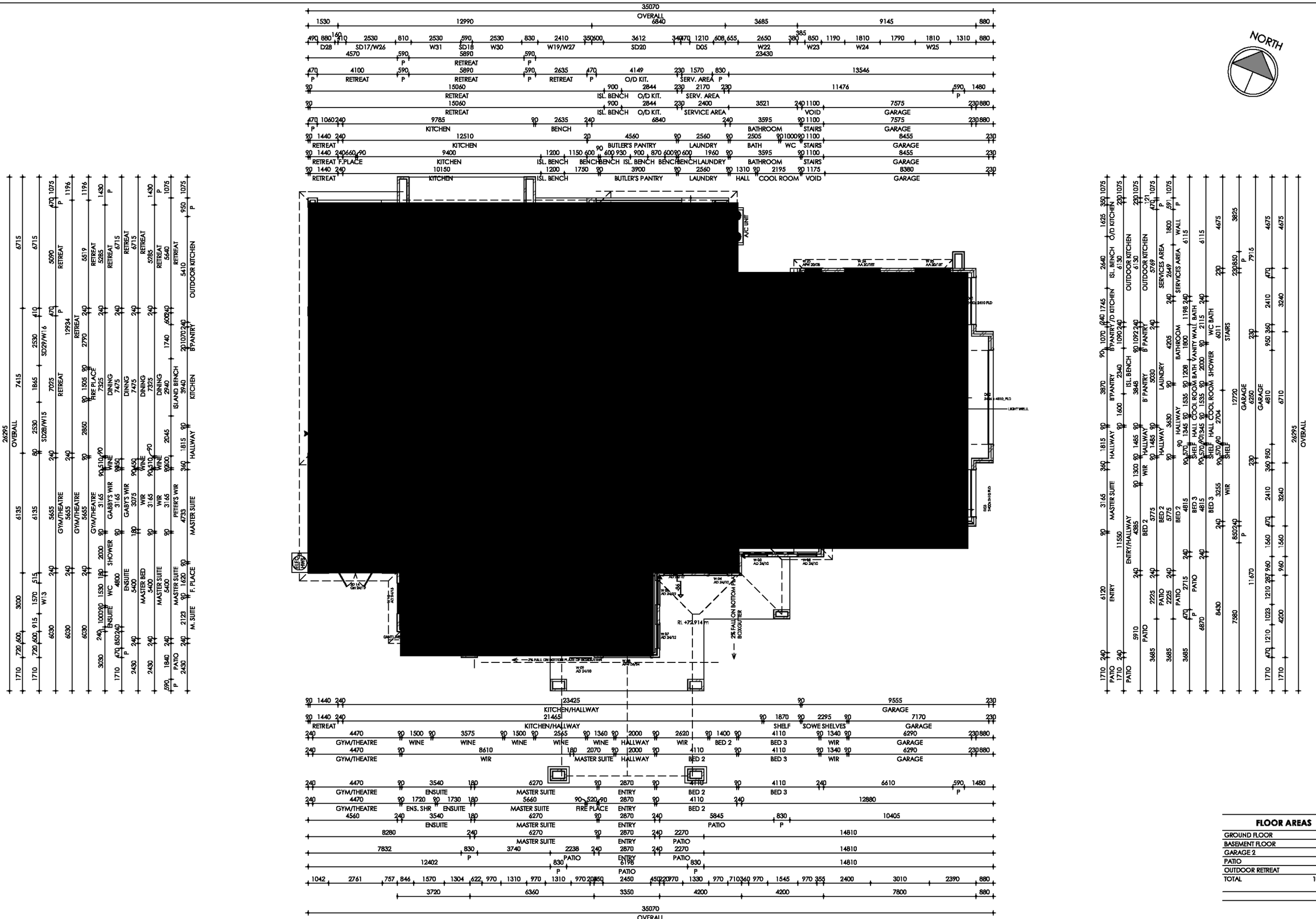
SHEET NAME: GROUND FLOOR PLAN		JOB NO: 20-1072	
NEW SINGLE DWELLING		REV: B-02	DATE: 23.03.21
DESIGN NAME: CUSTOM ACREAGE			
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2: 1 : 100	SHEET NO: 013

FOWLER
YOUR HOME. OUR PASSION.

CLIENTS NAME:
MR. PETER GRIPPAUDO
MRS. GABRIELLA GRIPPAUDO

SIGNATURE: DATE:
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT - 72 DP: - 32140
263 MOUNT VERNON ROAD STREET
MOUNT VERNON, NSW 2178



FLOOR AREAS

GROUND FLOOR	385.17 m²
BASEMENT FLOOR	371.20 m²
GARAGE 2	108.38 m²
PATIO	36.76 m²
OUTDOOR RETREAT	143.87 m²
TOTAL	1045.39 m²
	112.53

SHEET NAME: GROUND FLOOR PLAN
GROUND FLOOR PLAN W/ DIMENSIONS

JOB NO: 20-1072

NEW SINGLE DWELLING
DESIGN NAME: CUSTOM ACREAGE

REV: B-02

DATE: 23.03.21

FACADE NAME: CUSTOM

PACKAGE: ELEGANCE

SCALE @ A2: 1 : 125

SHEET NO: 013.1

FOWLER
YOUR HOME. OUR PASSION.

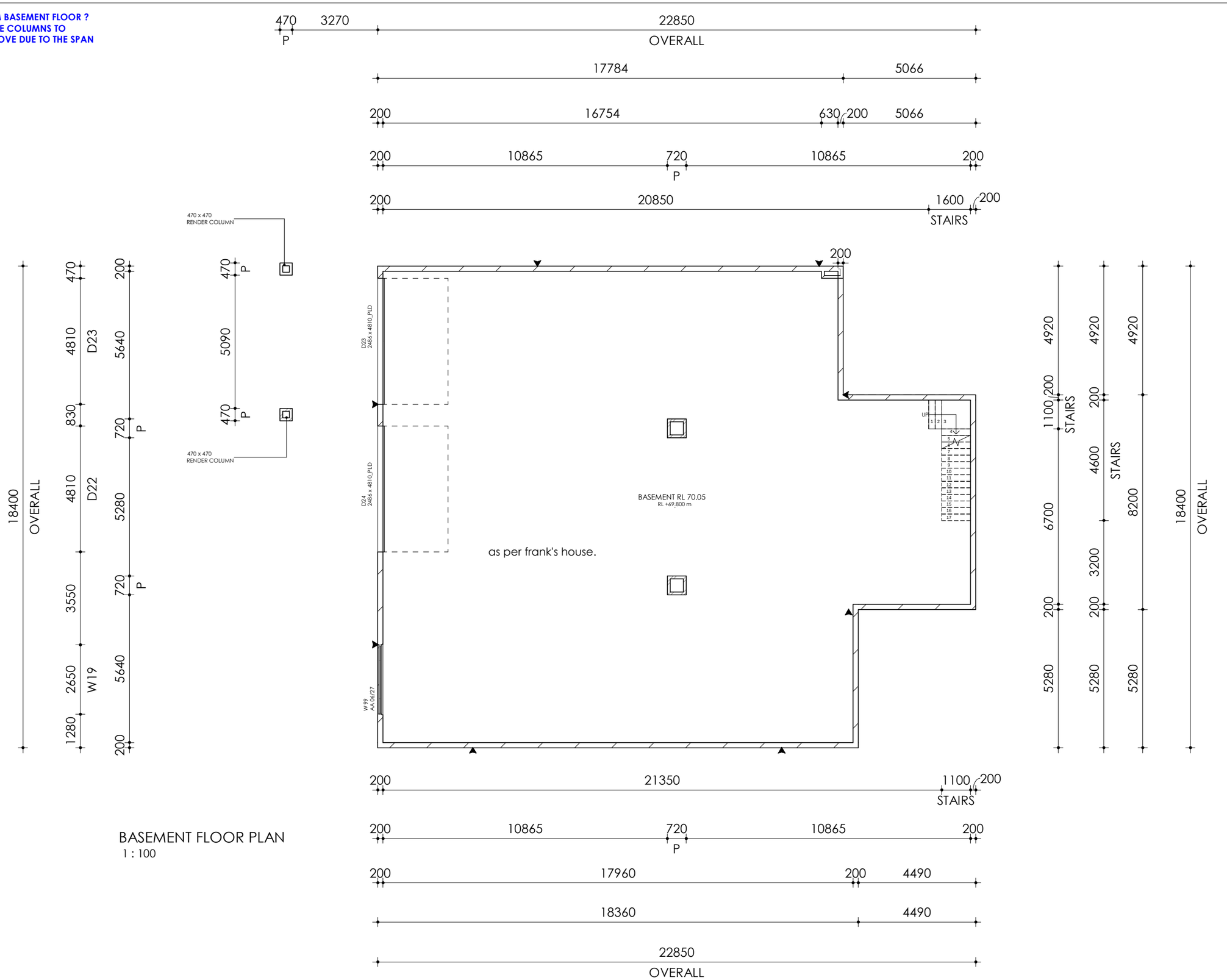
CLIENTS NAME:
MR. PETER GRIPPAUDO
MRS. GABRIELLA GRIPPAUDO

SIGNATURE: DATE:

I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT - 72 DP: - 32140
263 MOUNT VERNON ROAD STREET
MOUNT VERNON, NSW 2178

- COLUMNS TO BE FROM BASEMENT FLOOR ?
- THIS MIGHT NEED MORE COLUMNS TO SUPPORT THE HOUSE ABOVE DUE TO THE SPAN



BASEMENT FLOOR PLAN
1 : 100

FLOOR AREAS	
GROUND FLOOR	385.17 m²
BASEMENT FLOOR	371.20 m²
GARAGE 2	108.38 m²
PATIO	36.76 m²
OUTDOOR RETREAT	143.87 m²
TOTAL	1045.39 m²
	112.53

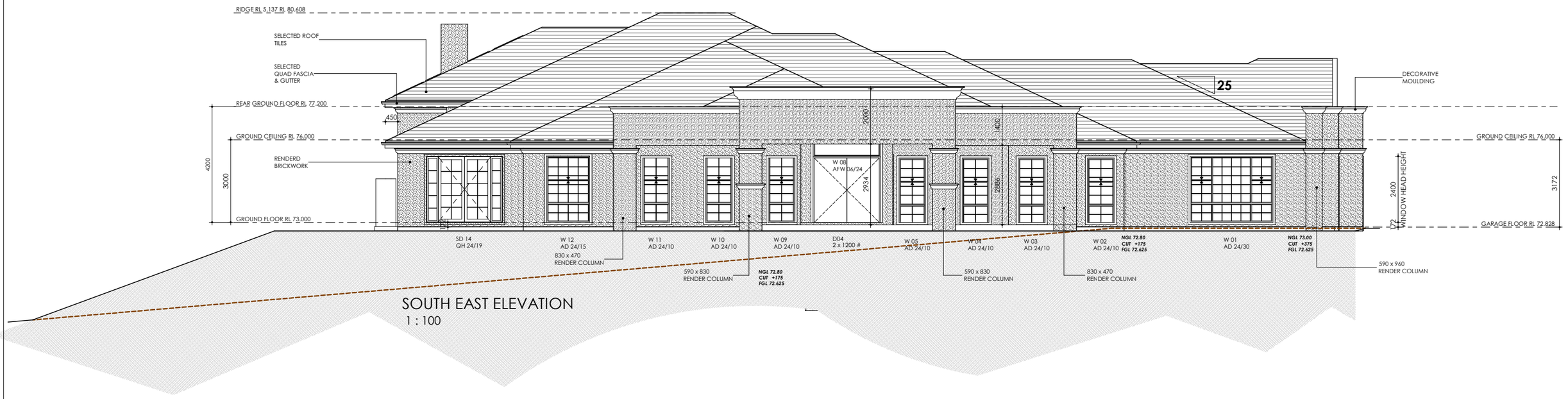
SHEET NAME: BASEMENT FLOOR PLAN		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2: 1 : 100	SHEET NO: 013.2

FOWLER
YOUR HOME. OUR PASSION.

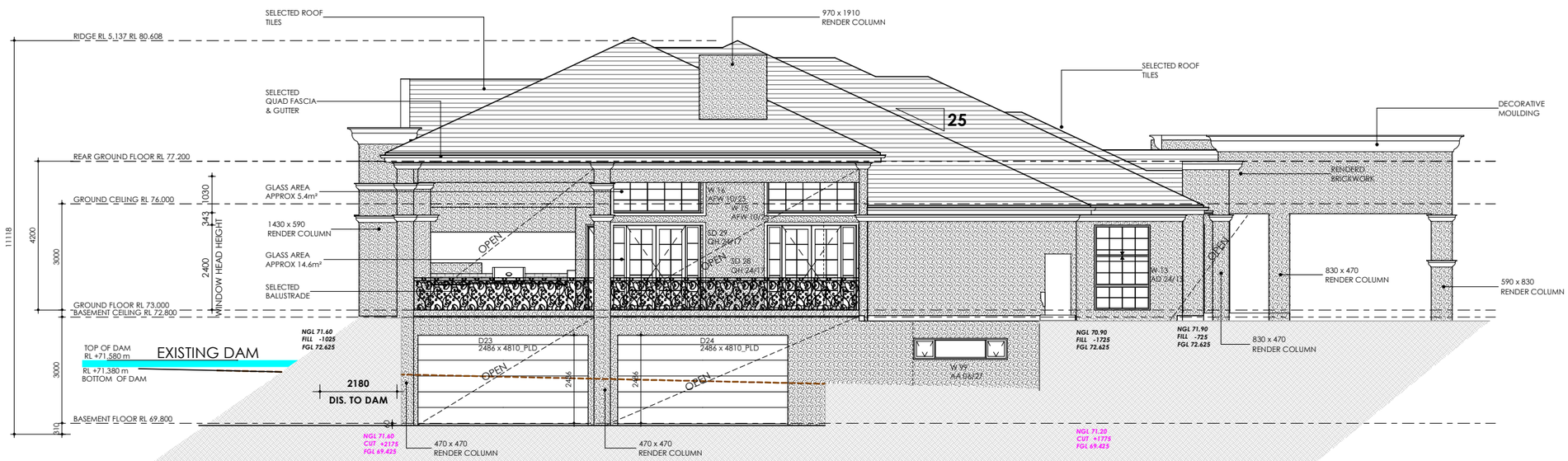
CLIENTS NAME:
MR. PETER GRIPPAUDO
MRS. GABRIELLA GRIPPAUDO

SIGNATURE: DATE:
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT - 72 DP: - 32140
263 MOUNT VERNON ROAD STREET
MOUNT VERNON, NSW 2178



SOUTH EAST ELEVATION
1 : 100



SOUTH WEST ELEVATION
1 : 100

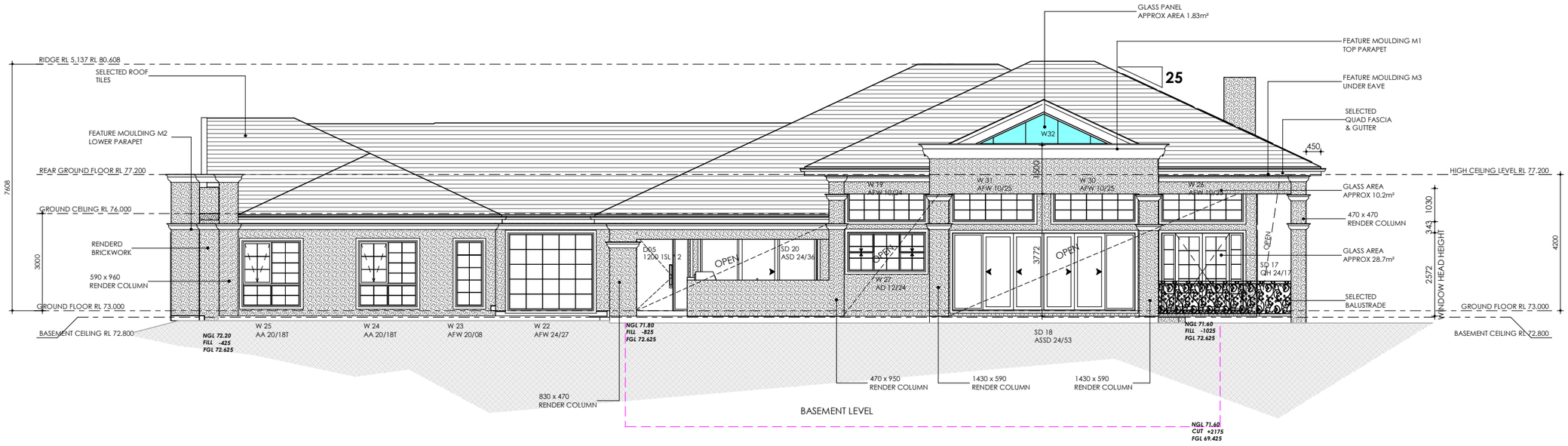
SHEET NAME: ELEVATIONS		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2: 1 : 100	SHEET NO: 015

FOWLER
YOUR HOME. OUR PASSION.

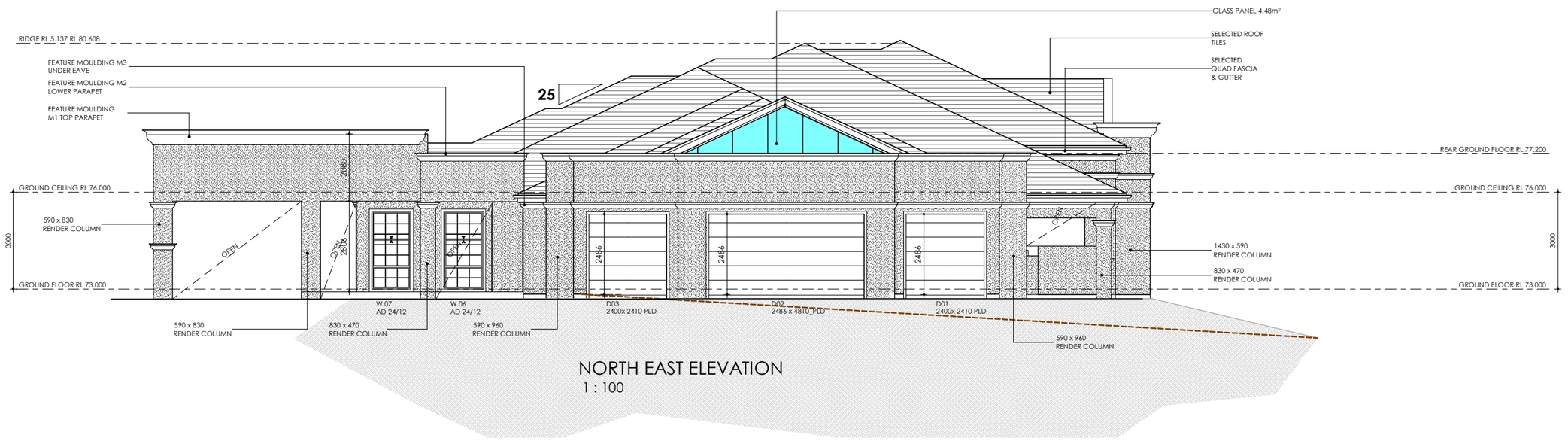
CLIENTS NAME:
MR. PETER GRIPPAUDO
MRS. GABRIELLA GRIPPAUDO

SIGNATURE: DATE:
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT - 72 DP: - 32140
263 MOUNT VERNON ROAD STREET
MOUNT VERNON, NSW 2178



NORTH WEST ELEVATION
1 : 100



NORTH EAST ELEVATION
1 : 100

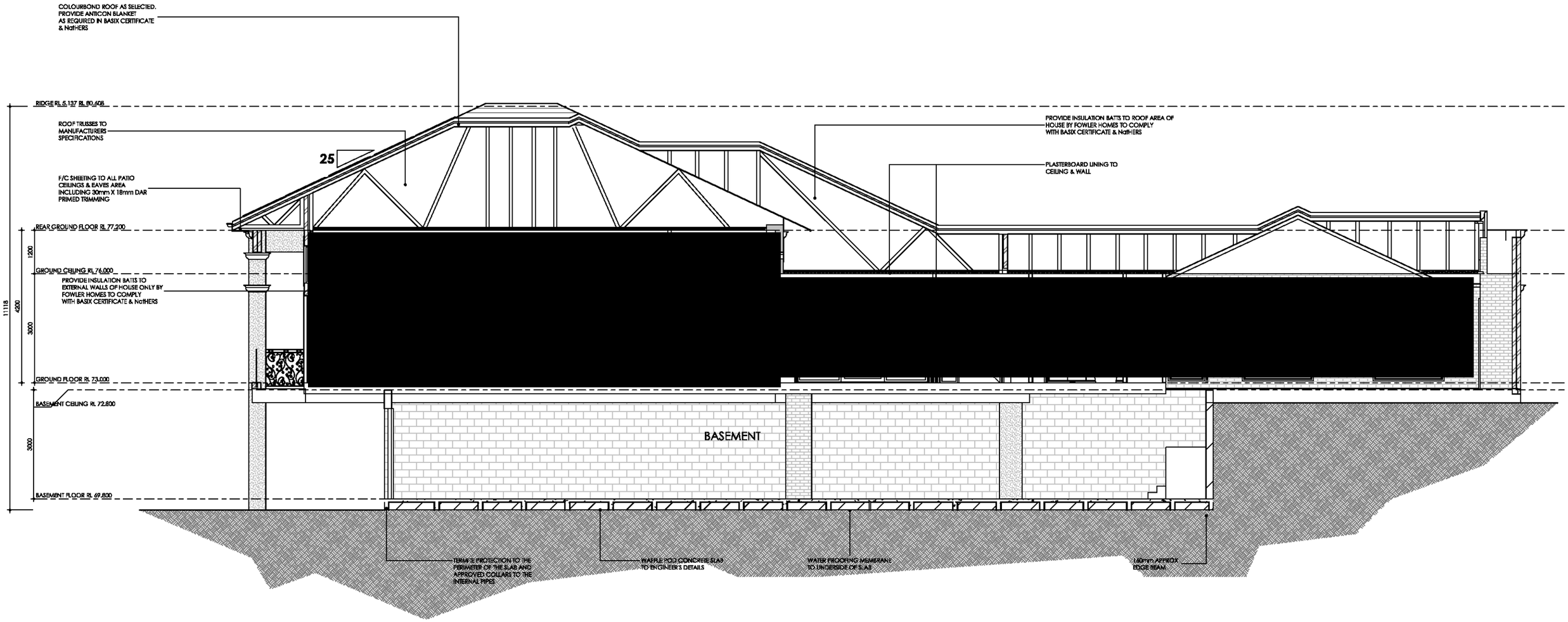
SHEET NAME: ELEVATIONS		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2: 1 : 100	SHEET NO: 016

FOWLER
YOUR HOME. OUR PASSION.

CLIENTS NAME:
MR. PETER GRIPPAUDO
MRS. GABRIELLA GRIPPAUDO

SIGNATURE: DATE:
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT - 72 DP: - 32140
263 MOUNT VERNON ROAD STREET
MOUNT VERNON, NSW 2178



SECTION AA
1 : 75

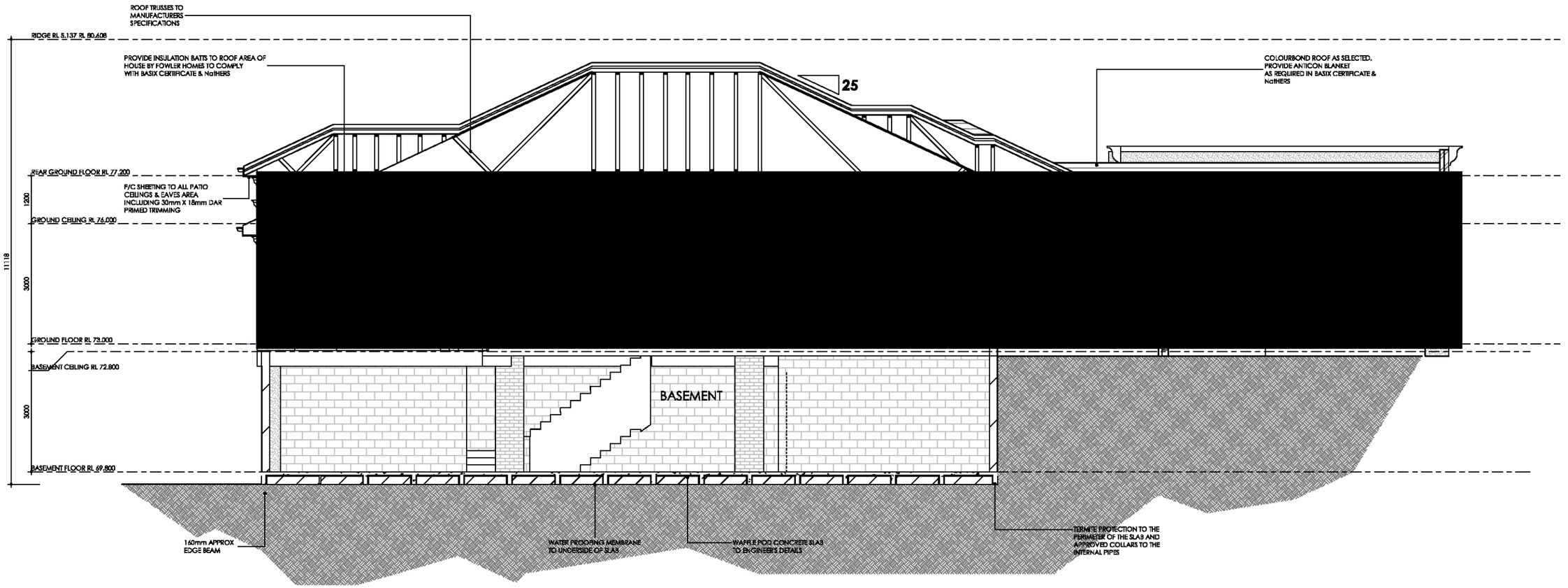
SHEET NAME: SECTION AA		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2: 1 : 75	SHEET NO: 020

FOWLER
YOUR HOME. OUR PASSION.

CLIENTS NAME:
MR. PETER GRIPPAUDO
MRS. GABRIELLA GRIPPAUDO

SIGNATURE: DATE:
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT - 72 DP: - 32140
263 MOUNT VERNON ROAD STREET
MOUNT VERNON, NSW 2178



SECTION BB
1 : 75

SHEET NAME: SECTION BB		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2: 1 : 75	SHEET NO: 020.1

FOWLER
YOUR HOME. OUR PASSION.

CLIENTS NAME:
MR. PETER GRIPPAUDO
MRS. GABRIELLA GRIPPAUDO

SIGNATURE: DATE:
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT - 72 DP: - 32140
263 MOUNT VERNON ROAD STREET
MOUNT VERNON, NSW 2178

WINDOW & SLIDING DOOR SCHEDULE

TYPE	MARK	CODE	HEIGHT	WIDTH	STYLE	FRAME TYPE	OBSCURED GLAZING
W	01	AD 24/30	2400	3010	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	02	AD 24/10	2400	970	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	03	AD 24/10	2400	970	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	04	AD 24/10	2400	970	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	05	AD 24/10	2400	970	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	06	AD 24/12	2400	1210	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	07	AD 24/12	2400	1210	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	08	AFW 06/24	600	2450	FIXED	STANDARD ALUMINIUM	No
W	09	AD 24/10	2400	970	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	10	AD 24/10	2400	970	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	11	AD 24/10	2400	970	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	12	AD 24/15	2400	1570	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	13	AD 24/15	2400	1570	DOUBLE HUNG	STANDARD ALUMINIUM	No
SD	14	QH 24/19	2400	2761	STACKING	STANDARD ALUMINIUM	No
W	15	AFW 10/25	1030	2530	FIXED	STANDARD ALUMINIUM	No
W	16	AFW 10/25	1030	2530	FIXED	STANDARD ALUMINIUM	No
SD	17	QH 24/17	2400	2530	STACKING	STANDARD ALUMINIUM	No
SD	18	ASSD 24/53	2400	5650	STACKING	STANDARD ALUMINIUM	No
W	19	AFW 10/24	1030	2410	FIXED	STANDARD ALUMINIUM	No
SD	20	ASD 24/36	2400	3612	SLIDING	STANDARD ALUMINIUM	No
W	22	AFW 24/27	2400	2650	FIXED	STANDARD ALUMINIUM	No
W	23	AFW 20/08	2035	850	FIXED	STANDARD ALUMINIUM	No
W	24	AA 20/18T	2035	1810	AWNING	STANDARD ALUMINIUM	No
W	25	AA 20/18T	2035	1810	AWNING	STANDARD ALUMINIUM	No
W	26	AFW 10/25	1030	2530	FIXED	STANDARD ALUMINIUM	No
W	27	AD 12/24	1200	2410	DOUBLE HUNG	STANDARD ALUMINIUM	No
SD	28	QH 24/17	2400	2530	STACKING	STANDARD ALUMINIUM	No
SD	29	QH 24/17	2400	2530	STACKING	STANDARD ALUMINIUM	No
W	30	AFW 10/25	1030	2530	FIXED	STANDARD ALUMINIUM	No
W	31	AFW 10/25	1030	2530	FIXED	STANDARD ALUMINIUM	No
W	99	AA 06/27	600	2650	AWNING	STANDARD ALUMINIUM	No

DOOR SCHEDULE

MARK	TYPE	HEIGHT	WIDTH	TO ROOM
01	Garage_Door: 2400x 2410 PLD	2486	2410	GARAGE
02	Garage_Door: 2486 x 4810_PLD	2486	4810	GARAGE
03	Garage_Door: 2400x 2410 PLD	2486	2410	GARAGE
04	Entry_Double_Door: 2 x 1200 #	2340	2450	KITCHEN
05	Entry_Door_1SL: 1200 1SL * 2	2340	1210	LAUNDRY
06	Internal_Door: 820 *	2340	820	BATHROOM
07	Internal_Door: 820 *	2340	820	GARAGE
08	Internal_Double_Door: 2 x 820 *	2340	1640	GARAGE
09	Cavitiy_Sliding_Door: 820 CSD *	2340	820	BED 3
10	Internal_Double_Door: 2 x 820 *	2340	1640	KITCHEN
11	Internal_Door: 820 *	2340	820	KITCHEN
12	Internal_Door: 820 *	2340	820	BATHROOM
13	Internal_Door: 820 *	2340	820	BED 3
14	Internal_Door: 820 *	2340	820	BED 2
15	Cavitiy_Sliding_Door: 820 CSD *	2340	820	WIR
16	Cavitiy_Sliding_Door: 920 CSD *	2340	920	LAUNDRY
17	Internal_Double_Door: 2 x 920 *	2340	1840	ENTRY
18	Internal_Double_Door: 2 x 720 *	2340	1440	KITCHEN
19	Internal_Double_Door: 2 x 720 *	2340	1440	LIVING
20	Internal_Door: 820 *	2340	820	GYM/ THEATRE
21	Internal_Door: 820 *	2340	820	B'P.ANTRY
22	Cavitiy_Sliding_Door: 920 CSD *	2340	920	B'P.ANTRY
23	Garage_Door: 2486 x 4810_PLD	2486	4810	
24	Garage_Door: 2486 x 4810_PLD	2486	4810	
26	Internal_Door: 820 *	2340	820	KITCHEN
28	Internal_Door: 820 *	2340	820	

SHEET NAME: WINDOWS & DOORS SCHEDULES

JOB NO: 20-1072

NEW SINGLE DWELLING
DESIGN NAME: CUSTOM ACREAGE

REV: B-02

DATE: 23.03.21

FACADE NAME: CUSTOM

PACKAGE: ELEGANCE

SCALE @ A2:

SHEET NO: 021

FOWLER
YOUR HOME. OUR PASSION.

CLIENTS NAME:
MR. PETER GRIPPAUDO
MRS. GABRIELLA GRIPPAUDO

SIGNATURE: DATE:

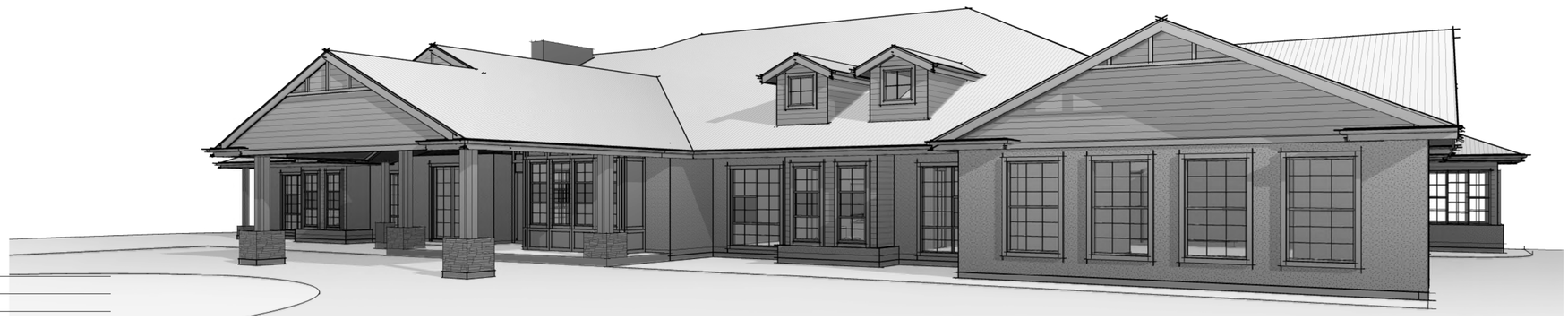
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT - 72 DP: - 32140

263 MOUNT VERNON ROAD STREET

MOUNT VERNON, NSW 2178

FOWLER
YOUR HOME. OUR PASSION.



SHEET LIST

DATE	REV	DRAWN BY	DESCRIPTION
07.09.21	B- 09	VANDITA	WASTE MANAGEMENT PLAN REVISED, CLIENT REQUESTED AMENDMENTS
17.08.21	B-08	FRANKIE	AUTHORITY SET OF PLANS
06.03.20	B-07	VANDITA	AUTHORITY SET OF PLANS
01.02.21	B-06	VANDITA	CLIENT REQUESTED AMENDMENTS
06.12.19	B-05	VANDITA	RESITE, AS REQUESTED BY THE CLIENT. ADDITIONAL PLUMBING ITEMS AS PER INTERIOR DESIGN CONSULTANT
13.01.21	B -04	VANDITA	CLIENT REQUESTED CHANGES
22.12.20	B-01	VANDITA	CLIENT REQUESTED PLANS
19.11.20	B-0	JODI	AUTHORITY SET CONTINUED
13.10.20	B-0	JODI	AUTHORITY SET

DESIGN NAME:
OAKDALE 63 CUSTOM

PACKAGE:
CUSTOM

FACADE NAME:
HAMPTON

JOB NO:
20-1087

PROPOSED:
NEW SINGLE DWELLING

CLIENTS NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SITE ADDRESS:
LOT 72 , DP 32140
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178

NOTE: ARTISTIC IMPRESSION IS FOR ILLUSTRATION PURPOSES ONLY. COLOURS AND MATERIAL FINISHES WILL BE SUBJECT TO BUILDERS FINAL TENDER.

GENERAL NOTES:

COORDINATION:
REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS, AND THE DOCUMENTATION OF OTHER CONSULTANTS. NOTIFY ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND/OR OTHER CONSULTANTS DOCUMENTATION PRIOR TO PROCEEDING WITH THE WORKS.

SPECIFICATIONS AND SCHEDULES:
REFER TO AND COORDINATE WITH APPLICABLE SPECIFICATIONS AND SCHEDULES, NOTIFY ANY DISCREPANCIES BETWEEN DOCUMENTS PRIOR TO PROCEEDING WITH THE WORKS.

DETAIL DRAWINGS:
DRAWINGS AT LARGER SCALES TAKE PRECEDENCE OVER DRAWINGS AT SMALLER SCALES. NOTIFY ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORKS.

EXECUTION OF THE WORKS:
EXECUTE THE WORKS IN ACCORDANCE AND COMPLIANCE WITH:
-THE APPROVED DEVELOPMENT APPLICATION AND IN ACCORDANCE WITH THE RELEVANT CONDITIONS OF CONSENT AND OTHER RELEVANT LOCAL AUTHORITY REQUIREMENTS;
-THE REQUIREMENTS SCHEDULES BY A CURRENT BASIX CERTIFICATE CONSISTENT WITH THE WORKS.
-THE CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA (AS AMENDED): AND
-CURRENT EDITIONS OF THE RELEVANT AUSTRALIAN AND OTHER APPLICABLE PUBLISHED STANDARDS RELEVANT TO THE EXECUTION OF THE WORKS.
UNITS OF MEASUREMENT:
DIMENSIONS ARE SHOWN IN MILLIMETRES UNLESS NOTED OTHERWISE.

MATERIALS HANDLING AND STORAGE:
MATERIAL, FIXTURES AND FITTINGS ARE TO BE HANDLED, STORED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S CURRENT WRITTEN INSTRUCTIONS.

STRUCTURE:
FOUNDATIONS, FOOTINGS, REINFORCED CONCRETE SLABS, RETAINING WALLS, FRAMING, BRACING, TIE-DOWN AND OTHER STRUCTURAL ELEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS.

HYDRAULICS:
STORMWATER DRAINAGE, WASTE WATER DRAINAGE, FRESH WATER, GAS SUPPLY AND OTHER HYDRAULIC SERVICES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AUTHORITY AND HYDRAULIC ENGINEER'S REQUIREMENTS.

SLAB REBATES:
ALL SLAB REBATES TO BE 160mm UNLESS OTHERWISE NOTED.
GARAGE REBATES ARE 280mm WIDE X 15mm RECESS.
ALL DIMENSIONS ARE TAKEN FROM EXTERNAL EDGE OF BRICK WALL.

WET AREAS:
FIXTURES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY. ALL SIZES DEPICTED MAY VARY DEPENDING ON AVAILABILITY AND PRODUCT SELECTION. HEIGHT OF TILES MAY VARY ACCORDING TO SELECTION OF TILES.
F.W. LOCATION IS DIAGRAMATIC ONLY AND POSITION MAY VARY. ALL FIXTURES SHOWN ARE BASED ON STANDARD INCLUSIONS. MEASUREMENTS MAY VARY AS PER THE AVAILABILITY AND PRODUCT SELECTION.

MEASUREMENTS:
ALL MEASUREMENTS ARE TAKEN FRAME TO FRAME AND TO FINISH FLOOR LEVEL. NO CONSIDERATION OF FLOOR FINISH HAVE BEEN TAKEN. WHERE NEEDED, MEASUREMENTS MAY NEED TO BE ACCOUNTED FOR FINISH ONTOP OF CURRENT DIMENSION.

CONSULTANTS:
ALL RELEVANT CONSULTANT DRAWINGS TO BE REFFERED BACK TO ORIGINAL DRAWINGS PROVIDED.

DOOR JAMBS:
MINIMUM 105mm BETWEEN DOOR JAMB AND WALL.
WHERE MINIMUM DIMENSION CANNOT BE ACHIEVED, DOOR TO BE CENTERED BETWEEN WALLS.

STAIRS:
BALUSTRADES AND HANDRAILS, NEWEL POST, TREADS AND RISERS TO STAIR MANUFACTURER'S SPECIFICATIONS.

ROOF PLANS:
TRADESMAN TO ENSURE THE CORRECT INSTALLATION OF ROOF FLASHING TO JUNCTION OF BRICKWORK AND CLADDING

CUT/ FILL PLAN:
REFER TO ENGINEER'S DETAILS FOR DROP EDGE BEAMS IF APPLICABLE.

BALUSTRADES
ALL BALUSTRADES TO BE 1.1m FROM THE FINISHED FLOOR LEVEL.

SITE PLAN:
BEARINGS AND DISTANCES ARE BY TITLE AND/OR DEED ONLY.

THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYORS ACT 1929. IF ANY CONSTRUCTION IS PLANNED IT WOULD BE ADVISABLE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY, EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT REPRESENT THE EXCAT LEVEL AT ANY PARTICULAR POINT.

SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.

AUSTRALIAN HEIGHT DATUM WAS ESTABLISH FROM SSM 168755 RL 69.056.

TREE LOCATIONS ARE ACCURATE TO +/- 0.30m.

THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:200m.

SITE SPECIFIC HAZARDS:
OVERHEAD POWERLINES
NO STREET PARKING
LIMITED SPACE FOR MATERIAL STOCK PILE
EXISTING POOL
CLOSE TO SCHOOL
FOOTPATH / PEDESTRIAN TRAFFIC
TRAFFIC CONTROL REQUIRED
EXISTING TREES / OVERHEAD CONSTRUCTION
DROP EDGE BEAM
ELECTRICAL TURRET / INSTALLATION
SITE INDUCTION:
BEFORE ENTERING SITE PLEASE REVIEW, AND MAKE YOURSELF FAMILIAR WITH EMERGENCY CONTACTS. SITE SPECIFIC HAZARDS AND THE SITE SPECIFIC INDUCTION INFORMATION THAT IS LOCATED ON THE SITE INDUCTION SIGN. IF YOU HAVE ANY TROUBLE UNDERSTANDING THIS INSTRUCTION, CONTACT THE SITE SUPERVISOR OR EMERGENCY CONTACT NUMBER LOCATED ON THE SIGN.

GENERAL SPECIFICATIONS:
EXECUTE THE WORKS IN COMPLIANCE WITH THE RELEVANT DEEMED-TO-SATISFY PROVISIONS OF THE BUILDING CODE OF AUSTRALIA (BCA) (VOLUME 2), CURRENT EDITIONS OF RELEVANT AUSTRALIAN AND OTHER APPLICABLE PUBLISHED STANDARDS AND THE RELEVANT REQUIREMENTS OF LOCAL AND/OR STATUTORY AUTHORITIES APPLICABLE TO THE EXECUTION OF THE WORKS. THIS SCHEDULE OF CODES AND STANDARDS OUTLINES THE MINIMUM ACCEPTABLE STANDARDS.
TERMITE PROTECTION:
PROVIDE TERMITE PROTECTION: IN ACCORDANCE WITH PART 3.1.3 - TERMITE RISK MANAGEMENT OF THE BCA (VOLUME 2) AND TO AS 3660.1-200 TERMITE MANAGEMENT - NEW BUILDING WORK)
PROVIDE PROFESSIONAL CERTIFICATION OF THE TERMITE PROTECTION MEASURES TO THE PRINCIPAL CERTIFTYING AUTHORITY, CONFIRMING COMPLIANCE WITH THE PROVISIONS OF THE BCA AND AUSTRALIAN STANDARD.

FLASHING AND DAMP - PROOF COURSES:
FLASHING AND DAMP - PROOF COURSES: TO AS/NZS 2904-199S (DAMP PROOF COURSES AND FLASHINGS).

FASTENERS:
STEEL NAILS: HOT-DIP GALVANISED TO AS/NZS 4680-1999 (HOT-DIP GALVANISED (ZINC) COATINGS ON FABRICATED FERROUS ARTICIES), SELF-DRILLING SCREWS: TO AS 3566.1-2002 (SELF-DRILLING SCREWS FOR THE BUILDING AND CONSTRUCTION INDUSTRIES)
METAL FINISHES:
CORROSION PROTECTION: TO BCA VOLUME 2 CLAUSE 3.4.2.2 (ACCEPTABLE CONSTRUCTION-FRAMING-STEEL FRAMING-GENERAL)

SITE PREPARATION:

DEMOLITION:
DEMOLISH EXISTING STRUCTURES AS SHOWN: TO AS2601-2001 (DEMOLITION OF STRUCTURES).

EARTHWORKS:
TO BE CARRIED OUT IN ACCORDANCE WITH:
THE REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979;
RELEVANT CONDITIONS OF THE DEVELOPMENT CONSENT; AND THE RELEVANT REQUIREMENTS OF PART 3.1.1 OF THE BCA (VOLUME 2).

STORMWATER DRAINAGE:
PART 3.1.2 OF THE BCA (VOLUME 2) AND AS/NZS 3500-2000 (PART 5-DOMESTIC INSTALLATIONS-SECTION 5-STORMWATER DRAINAGE).

STRUCTURAL DESIGN:
FOR DETAILS OF STRUCTURAL FOOTINGS, SLABS, FRAMING AND THE LIKE REFER TO STRUCTURAL ENGINEERING DETAILS, TO BE PREPARED BY A QUALIFIED STRUCTURAL ENGINEER. STRUCTURAL DESIGN IS TO BE IN ACCORDANCE WITH THE RELEVANT STRUCTURAL DESIGN MANUALS.

DRIVEWAY:
DRIVEWAY TO BE IN ACCORDANCE WITH AS 2890.1.2004

SITE CLASSIFICATION:
TO BE IN ACCORDANCE WITH PART 3.2.4 OF THE BCA (VOLUME 2)

STRUCTURAL DESIGN MANUALS:
AS 1170.1-2002 (DEAD AND LIVE LOADS AND LOAD COMBINATIONS)
AS 1170.2-2002 (AS 4055 (1992) - WIND LOADS)
AS 1170.4- 2007 (EARTHQUAKE LOADS)
AS 1720.1-2010 (TIMBER STRUCTURES CODE)
AS 2159-2009 (PILING-DESIGN AND INSTALLATION)
AS 2327.1-2017 (COMPOSITE STRUCTURES)
AS 3600-2009 (CONCRETE STRUCTURES)
AS 4100-1998 (STEEL STRUCTURES)
STRUCTURAL DESIGN CERTIFICATION:
SUBMIT STRUCTURAL ENGINEER'S DESIGN CERTIFICATION, IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS, THE PRINCIPAL CERTIFYING AUTHORITY PRIOR TO THE COMMENCEMENT OF WORKS.

CONCRETE CONSTRUCTION:
CONCRETE STRUCTURES GENERALLY: TO AS 3600-2009 (CONCRETE STRUCTURES), GROUND SLABS AND FOOTINGS: TO AS 2870-2011 (RESIDENTIAL SLABS AND FOOTINGS-CONSTRUCTION).
READY MIXED SUPPLY: TO AS 1379-2007 (SPECIFICATION AND SUPPLY OF CRETE).

SPECIFICATION NOTES:

FOOTINGS AND SLABS:
DESIGN AND CONSTRUCT FOOTINGS AND SLABS:
IN ACCORDANCE WITH PART 3.2 OF THE BCA (VOLUME 2) AND AS 2870-2011 (RESIDENTIAL SLABS AND FOOTINGS), AS 3600-2001 (CONCRETE STRUCTURES) AND AS 2159-2009 (PILING-DESIGN AND INSTALLATION).

BRICK & BLOCK CONSTRUCTION (MASONRY):
MASONRY CONSTRUCTION: TO BE IN ACCORDANCE WITH PART 3.3 OF THE BCA (VOLUME 2) AND TO AS 3700-2011 (MASONRY STRUCTURES).
MASONRY UNITS: TO AS/NZS 4455-1997 (MASONRY UNITS AND SEMENTAL PAVERS). CLAY BRICK DURABILITY BELOW DAMP-PROOF COURSE: USE EXPOSURE CATEGORY TO AS/NZS 4456.10-2003 (MASONRY UNITS AND SEGMENTAL PAVERS - METHODS OF TEST-DETERMINING RESISTANCE TO SALT ATTACK) APPENDIX A (SALT ATTACK RESISTANCE CATEGORIES).
GALVANISING:
GALVANISING MILD STEEL COMPONENTS (INCLUDING FASTENERS) TO AS 1214-1983 OR AS/NZS 4680-2006, AS APPROPRIATE, WHERE EXPOSED TO WEATHER, EMBEDDED IN MASONRY OR IN CONTACT WITH CHEMICALLY TREATED TIMBER.
WALL TIES:
WALL TIE TYPE: TO BCA VOLUME 2 CLAUSE 3.3.3.2 (ACCEPTABLE CONSTRUCTION-MASONRY-MASONRY ACCESSORIES-WALL TIES) AND AS/NZS 2699.1-2000 (BUILT-IN COMPONENTS FOR MASONRY CONSTRUCTION-WALL TIES); NON-SEISMIC AREAS: TYPE A; SEISMIC AREAS:TYPE B.
WALL TIE SPACING: TO BCA VOLUME 2 FIGURE 3.3.3.1 (TYPICAL BRICK TIES SPACINGS IN CAVITY AND VENEER CONSTRUCTION).
WALL TIE CORROSION PROTECTION: TO BCA VOLUME 2 TABLE 3.3.3.1 (CORROSION PROTECTION TIES).
LINTELS GENERALL: IN ACCORDANCE WITH PART 3.3.3.4 OF THE BCA (VOLUME 2).

FIRE SAFETY:

FIRE SEPARATION:
TO BE IN ACCORDANCE WITH PART 3.7.1 OF THE BCA (VOLUME 2).
FIRE SEPARATION-SEPARATING WALL CONSTRUCTION: PART 3.7.1.8 OF THE BCA (VOLUME 2).
FIRE SEPARATION-ROOF LIGHTS: PART 3.7.1.10 OF THE BCA (VOLUME 2).
REFER TO ARCHITECTURAL DETAILS OF FIRE SEPARATION METHODS.

SMOKE ALARMS:
TO BE IN ACCORDANCE WITH PART 3.7.2 OF THE BCA (VOLME 2); AND AS 3786-2014 (SMOKE ALARMS).

LINING:
PLASTERBOARD: TO AS/NZS 2588-1998 (GYPSUM PLASTERBOARD).
PLASTERBOARD INSTALLATION: TO AS/NZS 2589.1-2017 (GYPSUM LININGS IN RESIDENTIAL AND LIGHT COMMERCIAL CONSTRUCTION-APPLICATION AND FINISHING-GYPSUM PLASTERBOARD) LEVEL 4 FINISH.
FIBRE CEMENT: TO AS/NZS 2908.2-2000 (CELLULOSE-CEMENT PRODUCTS-FLAT SHEETS), TYPE B, CATGEORY 2.
FIBROUS PLASTER PRODUCTS: TO AS 2185-1978 (FIBROUS PLASTER PRODUCTS).

TIMBER & STEEL FRAMED CONSTRUCTION:

SUB-FLOOR VENTILATION:
TO BE IN ACCORDANCE WITH PART 3.4.1 OF THE BCA (VOLUME 2).
TIMBER WALL, FLOOR AND ROOF FRAMING:
TIMBER FRAMING: TO BE IN ACCORDANCE WITH PART 3.4 OF THE BCA (VOLUME 2) AND AS 1684.4-2010 (RESIDENTIAL TIMBER-FRAMED CONSTRUCTION-SIMPLIFIED-NON-CYCLONIC) OR AS 1720.1-2010 (TIMBER STRUCTURES-DESIGN METHODS).
STEEL FRAMING AND STRUCTURAL STEEL MEMBERS:
STEEL FRAMING: TO BE IN ACCORDANCE WITH PART 3.4.2 OF THE BCA (VOLUME 2).
ACCEPTABLE CONSTRUCTION PRACTICE (PART 3.4.2.1 OF THE BCA) AND/OR AS 4100-1998 (STEEL STRUCTURES)
COLD-FORMED STEEL FRAMING: PROVIDE A PROPRIETRY SYSTEM DESIGNED TO AS 3623-1993 (DOMESTIC METAL FRAMING).

ROOF AND WALL CLADDING:

ROOF TILING:
TO BE IN ACCORDANCE WITH PARTS 3.5.1.1 & 3.5.1.2 OF THE BCA (VOLUME 2) AND AS 2049-2002 (ROOF TILES).
ROOF TILE INSTALLATION: TO AS 2050-2002 (INSTALLATION OF ROOFING TILES).
METAL ROOF SHEETING:
TO BE IN ACCORDANCE WITH PARTS 3.5.1.1 & 3.5.1.3 OF THE BCA (VOLUME 2).
METAL ROOFING DESIGN AND INSTALLATION: TO AS 1562.1-1992 (DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING-METAL).

ROOF PLUMBING:
TO BE IN ACCORDANCE WITH PART 3.5.2 OF THE BCA (VOLUME 2) AND AS/NZS 3500-2003 (PART 3-STORMWATER DRAINAGE) AND AS/NZS 3500-2000 (PART 5-DOMESTIC INSTALLATION-SECTION 5-STORMWATER DRAINAGE).
WALL CLADDING:
TO BE IN ACCORDANCE WITH PART 3.5.3 OF THE BCA (VOLUME 2).

INSTALLATION AND SARKING:
BULK INSTALLATION: TO AS/NZS 4859.1-2002 (MATERIALS FOR THE THERMAL INSULATION OF BUILDINGS-GENERAL CRITERIA AND TECHNICAL PROVISIONS). SECTION 5.
REFLECTIVE INSULATION: TO AS/NZS 4859.1- 2002. SECTION 9
SARKING MATERIAL: TO AS/NZS 4200.1-1994 (PLIABLE BUILDING MATERIALS AND UNDERLAYS-MATERIAL(S)).

WINDOWS AND DOORS:
GLAZING TO BE IN ACCORDANCE WITH PART 3.6 OF THE BCA (VOLUME 2).
GLASS SELECTION AND INSTALLATIONS: TO AS 1288-2006 (GLASS IN BUILDINGS-SELECTION AND INSTALLATION).
TIMBER DOORSETS: TO AS 2688-1984 (TIMBER DOORS).
TIMBER FRAMES AND JAMB LININGS: TO AS 2689-1984 (TIMBER DOORSETS).
SECURITY SCREEN DOORS AND WINDOW GRILLES: TO AS 5039-2008 (SECURITY SCREEN DOORS AND SECURITY WINDOW GRILLES).
WINDOW SELECTION AND INSTALLATION: TO AS 2047-2014 (WINDOWS IN BUILDINGS-SELECTION AND INSTALLATION).
DOORSET INSTALLATION: TO AS 1909-1984 (INSTALLATION OF TIMBER DOORSETS).
GARAGE DOORS: TO AS/NZS 4505-2012 (DOMESTIC GARAGE DOORS).

HEALTH AND AMENITY:

WET AREAS:
REFER TO 'WATERPROOFING'.

ROOM HEIGHTS:
TO BE IN ACCORDANCE WITH PART 3.8.2 OF THE BCA (VOLUME 2).
KITCHEN, SANITARY AND WASHING FACILITIES:
TO BE IN ACCORDANCE WITH PART 3.8.3.2 AND 3.8.3.3 OF THE BCA (VOLUME 2).

NATURAL AND ARTIFICIAL LIGHT:
TO BE IN ACCORDANCE WITH PARTS 3.8.4.2 AND 3.8.4.3 OF THE BCA (VOLUME 2).

VENTILATION:
TO BE IN ACCORDANCE WITH PART 3.8.5 OF THE BCA (VOLUME 2).
NATURAL VENTILATION: PARTS 3.8.5.2 AND 3.8.5.3 OF THE BCA (VOLUME 2).
MECHANICAL VENTILATION: PARTS 3.8.5.0 AND 3.8.5.3 OF THE BCA (VOLUME 2).
SOUND INSULATION:
TO BE IN ACCORDANCE WITH PART 3.8.6.1 OF THE BCA (VOLUME 2).

SAFE MOVEMENT AND ACCESS:

STAIR CONSTRUCTION:
TO BE IN ACCORDANCE WITH PART 3.9.1.1 OF THE BCA (VOLUME 2) - ACCEPTABLE CONSTRUCTION PRACTICE.

BALUSTRADES:
TO BE IN ACCORDANCE WITH PART 3.9.2.1 OF THE BCA (VOLUME 2) - ACCEPTABLE CONSTRUCTION PRATICE.

BLOCK AND TILE FINISHES:
CERAMIC TILING: FOLLOW THE GUIDANCE PROVIDED BY AS 3958.1-2007 (CERAMIC TILES - GUIDE TO THE INSTALLATION OF CERAMIC TILES) AND AS 3958.2-1992 (CERAMIC TILES - GUIDE TO THE SELECTION OF A CERAMIC TILING SYSTEM).
ADHESIVES: TO AS 2358-1992 (ADHESIVES - FOR FIXING CERAMIC TILES).

WATERPROOFING:
TO BE IN ACCORDANCE WITH PART 3.8.1 OF THE BCA (VOLUME 2).
WATERPROOFING: TO AS 3740-2010 (WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS).
REFER TO ARCHITECTURAL DETAILS OF WATERPROOFING.

FLOOR COATINGS AND COVERINGS:
CARPETING: TO AS/NZS 2455.1-2007 (TEXTILE FLOOR COVERINGS - INSTALLATION PRACTICE - GENERAL).
RESILLENT FINISHES: TO AS 1884-2012 (FLOOR COVERINGS - RESILIENT SHEET AND TILES - LAYING AND MAINTENANCE PRACTICES).

PAINTING:
PAINTING GENERALLY: FOLLOW THE GUIDANCE PROVIDED BY AS/NZS 2311-2017 (GUIDE TO THE PAINTING OF BUILDINGS) AND AS/NZS 2312-2002 (GUIDE TO THE PROTECTION OF THE STRUCTURAL STEEL AGAINST ATMOSPHERIC CORROSION BY THE USE OF PROTECTIVE COATINGS).
PLUMBING INSTALLATIONS:
WHERE A DISCREPANCY ARISES THE HYDRAULIC CONSULTANT'S LOCA OR STATUTORY AUTHORITY'S REQUIREMENTS TAKE PRECENDENCE OVER THE FOLLOWING STANDARDS TO THE EXTENT OF THE DISCREPANCY.
PLUMBING AND DRAINING PRODUCTS: TO SAA MPS2-2001 (MANUAL OF AUTHORIZATION PROCEDURES FOR PLUMBING AND DRAINAGE PRODUCTS) AND AS/NZS 3718-2005 (WATER SUPPLY - TAP WARE).
STORMWATER: TO AS/NZS 3500.3-2003 (PLUMBING AND DRAINAGE - STORMWATER DRAINAGE) OR AS/NZS 3500.5-2012 (NATIONAL PLUMBING AND DRAINAGE - DOMESTIC INSTALLATIONS).
WASTEWATER: TO AS/NZS 3500.2-2015 (PLUMBING AND DRAINAGE - WASTE SERVICES) AND AS/NZS 3500.4-2015 (PLUMBING AND DRAINAGE - HEATED WATER SERVICES) OR AS/NZS 3500.5-2012
GAS: TO AS 5601-2013 (GAS INSTALLATION CODE).
ELECTRICAL INSTALLATIONS:
WHERE A DISCREPANCY ARRISES THE ELECTRICAL CONSULTANT'S, LOCAL OR STATUTORY AUTHORITY'S REQUIREMENTS TAKE PRECEDENCE OVER THE FOLLOWING STANDARDS TO THE EXTEN OF THE DISCREPANCY
ELECTRICAL INSTALLATION: TO AS/NZS 3018-2001 (ELECTRICAL INSTALLATION - DOMESTIC INSTALLATIONS).
SMOKE DETECTORS: REFER TO "FIRE SAFETY, SMOKE ALARMS"
SMOKE DETECTION INSTALLATION AND TESTING:
TO AS 1670.1-2004 (FIRE DETECTION, WARNING, CONTROL AND INTERCOM SYSTEMS - SYSTEM DESIGN, INSTALLATION, AND COMMISSIONING - FIRE) IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE TO MAINS POWER. TEST ELECTRICAL INSTALLATIONS: TO AS/NZS 3017-2007 (ELECTRICAL INSTALLATIONS - TESTING GUIDELINES). CERTIFY COMPLIANCE WITH AS/NZS 3018-2007.

MECHANICAL INSTALLATIONS:
MECHANICAL VENTILATION: TO AS 1668.2-2012 (THE USE OF VENTILATION AND AIR CONDITIONING IN BUILDINGS - MECHANICAL VENTILATION FOR ACCEPTABLE INDOOR QUALITY) - GRADE 2 AMENITY.

SHEET NAME: NOTES		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-09	DATE: 07.09.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2:	SHEET NO: 002

FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT 72 , DP 32140
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1144730S_04

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 25 August 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW Government | Planning, Industry & Environment

Project summary	
Project name	Grippaudo Oakdale 63_04
Street address	263 Mount Vernon Road Mount Vernon 2178
Local Government Area	Penrith City Council
Plan type and plan number	deposited 32140
Lot no.	72
Section no.	-
Project type	separate dwelling house
No. of bedrooms	7

Project score		
Water	✔ 63	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 52	Target 50

Certificate Prepared by
Name / Company Name: Frys Energywise
ABN (if applicable): 631418543

Project address	
Project name	Grippaudo Oakdale 63_04
Street address	263 Mount Vernon Road Mount Vernon 2178
Local Government Area	Penrith City Council
Plan type and plan number	Deposited Plan 32140
Lot no.	72
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	7
Site details	
Site area (m²)	10000
Roof area (m²)	940
Conditioned floor area (m2)	597.0
Unconditioned floor area (m2)	21.0
Total area of garden and lawn (m2)	500

Assessor details and thermal loads	
Assessor number	DMN/12/1441
Certificate number	0006377360
Climate zone	28
Area adjusted cooling load (MJ/m².year)	53
Area adjusted heating load (MJ/m².year)	48
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	No

Project score		
Water	✔ 63	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 52	Target 50

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 100000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 200 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
• the cold water tap that supplies each clothes washer in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres
floor - suspended floor above garage	All or part of floor area

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 26 to 30 STCs or better.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The cooling system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The heating system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✔	✔
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 7 of the bedrooms / study;		✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 5 of the living / dining rooms;		✔	✔
• the kitchen;		✔	✔
• all bathrooms/toilets;		✔	✔
• the laundry;		✔	✔
• all hallways;		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in 8 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 1.5 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

Nationwide House Energy Rating Scheme NatHERS Certificate No. 0006377360

Generated on 24 Aug 2021 using BERS Pro v4.4.0.6 (3.21)

5.4
The more stars the more energy efficient
NATIONWIDE HOUSE ENERGY RATING SCHEME
101.7 MJ/m²
Predicted annual energy load for heating and cooling based on standard occupancy assumptions.
For more information on your dwelling's rating see: www.nathers.gov.au

Property

Address	263 Mount Vernon Road , Mount Vernon , NSW , 2178
Lot/DP	72/32140
NCC Class*	1A
Type	New Dwelling

Plans

Main Plan	Grippaudo 20-1072
Prepared by	0

Construction and environment

Assessed floor area (m²)*		Exposure Type
Conditioned*	597.0	Open
Unconditioned*	372.0	**NatHERS climate zone**
Total	969.0	28
Garage	351.0	

Thermal performance

Heating	Cooling
48.3 MJ/m²	53.4 MJ/m²

Accredited assessor

Name	Ian Fry
Business name	Frys Energywise
Email	comply@frysenergywise.com.au
Phone	02 9899 2825
Accreditation No.	DMN/12/1441
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	Declaration completed: no conflicts

About the rating
NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification
To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=wKrzQEURz.
When using either link, ensure you are visiting hstar.com.au

National Construction Code (NCC) requirements
The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.
In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.
State and territory variations and additions to the NCC may also apply.

Certificate check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate
Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*
Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows
Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

Apartment entrance doors
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*
Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values
Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional notes

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges: SHGC lower limit	SHGC upper limit
TIM-001-01 W	TIM-001-01 W Timber A SG Clear	5.4	0.56	0.53	0.59

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges: SHGC lower limit	SHGC upper limit
TND-020-01 A	TND-020-01 A Trend Al Double Hung Window SG 3Clr	6.1	0.75	0.71	0.79
TND-024-01 A	TND-024-01 A Trend Al Internal offset glazed window SG 5Clr	6.1	0.75	0.71	0.79
TND-024-04 A	TND-024-04 A Trend Al Internal offset glazed window SG 6.38CP	4.1	0.46	0.44	0.48
TND-071-04 A	TND-071-04 A Windsor Sliding Door SG 6SP10	4.4	0.55	0.52	0.58

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges: SHGC lower limit	SHGC upper limit
TND-020-05 A	TND-020-05 A Trend Al Double Hung Window SG 6.38CP	4.4	0.45	0.43	0.47
TND-071-01 A	TND-071-01 A Windsor Sliding Door SG 6Clr	6.1	0.65	0.62	0.68

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Mia	TND-020-01 A	n/a	2400	730	n/a	45	SW	No
Mia	TND-020-01 A	n/a	2400	730	n/a	45	SW	No
Mia	TND-024-01 A	n/a	2400	1210	n/a	00	SE	No
Ensuite Mia	TND-020-01 A	n/a	2400	1090	n/a	45	SW	No
Paris	TND-020-01 A	n/a	2340	1810	n/a	45	NW	No
Paris	TND-020-01 A	n/a	2400	730	n/a	45	NW	No
Paris	TND-020-01 A	n/a	2400	730	n/a	45	SW	No
Paris	TND-020-01 A	n/a	2400	730	n/a	45	SW	No
Ensuite Paris	TND-020-01 A	n/a	2400	1090	n/a	45	SW	No
Games Room	TND-024-04 A	n/a	2400	3260	n/a	00	SW	No
Games Room	TND-024-04 A	n/a	1457	850	n/a	00	NW	No
Games Room	TND-024-04 A	n/a	1457	850	n/a	00	NW	No
Games Room	TND-071-04 A	n/a	2400	4248	n/a	45	NE	No
Games Room	TND-020-05 A	n/a	2400	1090	n/a	45	NE	No
Hall 1	TIM-001-01 W	n/a	2340	1200	n/a	90	SW	No
Activity	TIM-001-01 W	n/a	2340	1200	n/a	90	SW	No
Sienna	TND-020-01 A	n/a	2340	1810	n/a	45	SE	No
Sienna	TND-024-01 A	n/a	2400	1210	n/a	00	NW	No
Ensuite Sienna	TND-020-01 A	n/a	2060	850	n/a	45	SE	No
Ensuite Ava	TND-020-01 A	n/a	2060	850	n/a	45	SE	No
Ava	TND-020-01 A	n/a	2340	1810	n/a	45	SE	No
Office/Gym	TIM-001-01 W	n/a	2600	1930	n/a	90	SE	No
Media	TND-020-01 A	n/a	1910	1450	n/a	45	SW	No
Media	TND-020-01 A	n/a	1910	730	n/a	45	SE	No
Media	TND-020-01 A	n/a	1910	730	n/a	45	SE	No
Media	TND-020-01 A	n/a	1910	730	n/a	45	SE	No
Media	TND-020-01 A	n/a	1910	730	n/a	45	SE	No
Sebastian	TND-020-01 A	n/a	2340	1810	n/a	45	SE	No
Ensuite Sebasti	TND-020-01 A	n/a	2060	850	n/a	45	SE	No
Ensuite Pierro	TND-020-01 A	n/a	2060	850	n/a	45	SE	No
Pierro	TND-020-01 A	n/a	2340	1810	n/a	45	SE	No

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Laundry	TND-071-01 A	n/a	2400	2290	n/a	45	NW	No
Master Suite	TND-024-01 A	n/a	2700	400	n/a	00	SW	No
Master Suite	TND-024-01 A	n/a	3500	2100	n/a	00	NW	No
Master Suite	TND-024-01 A	n/a	3500	2100	n/a	00	NW	No
Master Suite	TND-024-01 A	n/a	2700	400	n/a	00	NE	No
Ensuite Master	TND-020-01 A	n/a	1800	1810	n/a	45	NW	No
Ensuite Master	TND-024-01 A	n/a	1800	2170	n/a	00	NE	No
Ensuite Master	TND-020-01 A	n/a	1800	1810	n/a	45	SE	No
Ensuite Master	TND-020-01 A	n/a	1910	730	n/a	45	SE	No
WC Ensuite Mast	TND-020-01 A	n/a	1457	850	n/a	45	NE	No
Kitchen/Living	TND-071-04 A	n/a	2400	7090	n/a	45	NW	No
Kitchen/Living	TND-020-05 A	n/a	2400	1090	n/a	45	NW	No
Kitchen/Living	TND-020-05 A	n/a	2400	1090	n/a	45	NW	No
Kitchen/Living	TIM-001-01 W	n/a	2400	1930	n/a	90	NW	No
Garage	TND-020-01 A	n/a	2050	1210	n/a	45	SE	No
Garage	TND-020-01 A	n/a	2050	1210	n/a	45	SE	No
Garage	TND-020-01 A	n/a	2050	1210	n/a	45	SE	No
Garage	TND-020-01 A	n/a	2050	1210	n/a	45	SE	No
Garage	TND-024-01 A	n/a	1060	6920	n/a	00	NE	No Shading
Garage	TND-024-01 A	n/a	355	3075	n/a	00	NE	No Shading

Roof window *type and performance*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges: SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges: SHGC lower limit	SHGC upper limit
No Data Available					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight *type and performance*

Skylight ID	Skylight description
No Data Available	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Basement	2400	5050	90	SW
Basement	2400	5050	90	SW
Entry	2340	2120	90	SE
Garage	2400	4810	90	NE
Garage	2400	5050	90	NE
Garage	2400	2410	90	NE

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Concrete Block	0.50	Medium	No insulation	No
EW-2	Brick Veneer	0.50	Medium	Bulk Insulation R2.5	No
EW-3	Fibro Cavity Panel Direct Fix	0.50	Medium	Bulk Insulation R2.5	No
EW-4	Fibro Cavity Panel Direct FixZ:38W2:6	0.50	Medium	Bulk Insulation R2.5	No
EW-5	Fibro Cavity Panel Direct FixZ:38W2:7	0.50	Medium	Bulk Insulation R2.5	No
EW-6	Fibro Cavity Panel Direct FixZ:38W2:8	0.50	Medium	Bulk Insulation R2.5	No
EW-7	Fibro Cavity Panel Direct FixZ:38W2:9	0.50	Medium	Bulk Insulation R2.5	No
EW-8	Fibro Cavity Panel Direct FixZ:38W2:10	0.50	Medium	Bulk Insulation R2.5	No
EW-9	Brick Veneer	0.50	Medium	Bulk Insulation R2.5	No
EW-10	Fibro Cavity Panel Direct FixZ:39W2:2	0.50	Medium	Bulk Insulation R2.5	No
EW-11	Brick Veneer	0.50	Medium	No insulation	No
EW-12	Single Skin Brick	0.50	Medium	No insulation	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Basement	EW-1	3500	17500	NW	800	NO

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Basement	EW-1	3500	12200	NE	800	NO
Basement	EW-1	3500	7000	SE	800	YES
Basement	EW-1	3500	1000	NE	7800	YES
Basement	EW-1	3500	2800	SE	600	NO
Basement	EW-1	3500	1000	SW	7800	YES
Basement	EW-1	3500	7700	SE	800	YES
Basement	EW-1	3500	12200	SW	100	NO
Mia	EW-2	3000	4095	SW	600	YES
Mia	EW-2	3000	2500	SE	7600	YES
Ensuite Mia	EW-2	3000	1300	SE	600	YES
Ensuite Mia	EW-2	3000	1300	SW	600	NO
Ensuite Mia	EW-2	3000	3195	NW	8000	NO
WIR Mia	EW-2	3000	595	NW	8000	YES
Paris	EW-2	3000	3700	NW	600	NO
Paris	EW-2	3000	1600	NE	0	YES
Paris	EW-2	3000	1395	NW	5200	YES
Paris	EW-2	3000	4195	SW	600	YES
Ensuite Paris	EW-2	3000	3195	SE	14900	NO
Ensuite Paris	EW-2	3000	1300	SW	600	NO
Ensuite Paris	EW-2	3000	1300	NW	600	YES
WIR Paris	EW-2	3000	595	SE	14900	YES
Games Room	EW-2	3000	4600	SW	1600	YES
Games Room	EW-2	3000	6000	NW	600	NO
Games Room	EW-2	3000	8595	NE	0	YES
Hall 1	EW-2	3000	195	NW	9200	YES
Hall 1	EW-2	3000	1890	SW	4400	YES
Activity	EW-2	3000	1890	SW	3100	YES
Sienna	EW-2	3000	3995	SE	1800	YES
Sienna	EW-2	3000	3900	SW	600	NO
Sienna	EW-2	3000	2500	NW	15300	YES
Ensuite Sienna	EW-2	3000	1395	SE	600	NO
Ensuite Sienna	EW-2	3000	1200	SW	4600	YES
Ensuite Ava	EW-2	3000	1200	NE	0	YES
Ensuite Ava	EW-2	3000	1395	SE	600	NO
Ava	EW-2	3000	4190	SE	1800	YES
Office/Gym	EW-2	3000	900	NE	0	YES
Office/Gym	EW-2	3000	4000	SE	4400	NO
Office/Gym	EW-2	3000	1200	SW	11600	YES
Media	EW-2	3000	1800	SW	18400	YES

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Media	EW-2	3000	2100	NE	19400	YES
Media	EW-2	3000	800	SE	8200	YES
Media	EW-3	3000	1100	NE	1400	YES
Media	EW-3	3000	3900	SE	7100	NO
Media	EW-3	3000	1100	SW	8400	YES
Media	EW-2	3000	900	SE	8200	YES
Sebastian	EW-2	3000	3590	SE	1800	YES
Ensuite Sebasti	EW-2	3000	1395	SE	600	NO
Ensuite Sebasti	EW-2	3000	1200	SW	0	YES
Ensuite Pierro	EW-2	3000	1200	NE	13100	YES
Ensuite Pierro	EW-2	3000	1295	SE	600	NO
Pierro	EW-2	3000	3590	SE	1800	YES
Entry	EW-2	3000	2790	SE	10000	YES
Laundry	EW-2	3000	3895	NW	3800	YES
Laundry	EW-2	3000	5395	SW	0	YES
WIR Master Suit	EW-2	3000	1800	SW	0	YES
WIR Master Suit	EW-2	3000	3195	NW	2000	YES
Hall 3	EW-2	3000	195	NW	9200	YES
Hall 3	EW-2	3000	1790	NE	3300	YES
Master Suite	EW-2	4000	700	SW	0	YES
Master Suite	EW-2	4000	2100	NW	1300	YES
Master Suite	EW-2	4000	900	SW	0	YES
Master Suite	EW-2	4000	2100	NW	400	NO
Master Suite	EW-2	4000	900	NE	6700	YES
Master Suite	EW-2	4000	2100	NW	1300	YES
Master Suite	EW-2	4000	700	NE	4600	YES
Master Suite	EW-2	3000	1595	SE	17400	YES
Ensuite Master	EW-2	3000	1495	NW	2000	YES
Ensuite Master	EW-2	3000	700	SW	0	YES
Ensuite Master	EW-2	3000	1200	NW	1300	NO
Ensuite Master	EW-2	3000	700	NE	1900	YES
Ensuite Master	EW-2	3000	1300	NW	2000	YES
Ensuite Master	EW-2	600	1900	NE	0	YES
Ensuite Master	EW-4	2400	1900	NE	600	YES
Ensuite Master	EW-2	600	2100	NW	0	YES
Ensuite Master	EW-5	2400	2100	NW	600	YES
Ensuite Master	EW-2	600	2700	NE	0	NO
Ensuite Master	EW-6	2400	2700	NE	600	NO
Ensuite Master	EW-2	600	2100	SE	0	YES

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Ensuite Master	EW-7	2400	2100	SE	600	YES
Ensuite Master	EW-2	600	795	NE	0	YES
Ensuite Master	EW-8	2400	795	NE	2700	YES
Ensuite Master	EW-2	3000	1090	SE	17400	NO
WC Ensuite Mast	EW-9	600	1195	NE	0	NO
WC Ensuite Mast	EW-10	2400	1195	NE	600	NO
WC Ensuite Mast	EW-2	3000	2895	SE	600	NO
Kitchen/Living	EW-2	4000	13190	NW	9200	NO
Garage	EW-11	3172	2700	NW	10400	YES
Garage	EW-12	3172	5900	NE	600	YES
Garage	EW-11	3172	2700	NW	600	YES
Garage	EW-12	3172	6000	NE	900	YES
Garage	EW-11	3172	300	NW	6600	YES
Garage	EW-12	3172	3100	NE	600	NO
Garage	EW-11	3172	8900	SE	600	NO
Garage	EW-11	3172	3195	SW	0	YES

Internal wall *type*

Wall ID	Wall type	Area (m²)	Bulk insulation
IW-1 - Cavity wall, direct fix plasterboard, single gap		656.00	No insulation
IW-2 - Cavity wall, direct fix plasterboard, single gap		98.00	Bulk Insulation, No Air Gap R2

Floor *type*

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Basement	Waffle pod slab 225 mm 100mm	216.30	None	Waffle Pod 225mm	Ceramic Tiles 8mm
Mia/Basement	Concrete Above Plasterboard 100mm	15.20		Bulk Insulation R2	Carpet+Rubber Underlay 18mm
Ensuite Mia/Basement	Concrete Above Plasterboard 150mm	2.40		Bulk Insulation R2	Ceramic Tiles 8mm
Ensuite Mia	Suspended Concrete Slab 150mm	1.60	Open	No Insulation	Ceramic Tiles 8mm
WIR Mia/Basement	Concrete Above Plasterboard 100mm	2.20		Bulk Insulation R2	Carpet+Rubber Underlay 18mm
Paris/Basement	Concrete Above Plasterboard 100mm	16.70		Bulk Insulation R2	Carpet+Rubber Underlay 18mm
Paris	Waffle pod slab 225 mm 100mm	2.20	None	Waffle Pod 225mm	Carpet+Rubber Underlay 18mm
Ensuite Paris/Basement	Concrete Above Plasterboard 150mm	2.40		Bulk Insulation R2	Ceramic Tiles 8mm
Ensuite Paris	Suspended Concrete Slab 150mm	1.60	Open	No Insulation	Ceramic Tiles 8mm
WIR Paris/Basement	Concrete Above Plasterboard 100mm	2.20		Bulk Insulation R2	Carpet+Rubber Underlay 18mm

Location	Construction	Area (m)	Sub-floor ventilation	Added insulation (R-value)	Covering
Games Room/Basement	Concrete Above Plasterboard 100mm	29.70		Bulk Insulation R2	Carpet+Rubber Underlay 18mm
Games Room	Waffle pod slab 225 mm 100mm	21.40	None	Waffle Pod 225mm	Carpet+Rubber Underlay 18mm
Hall 1/Basement	Concrete Above Plasterboard 100mm	16.80		Bulk Insulation R2	Ceramic Tiles 8mm
Stairs to Basem/Basement	Concrete Above Plasterboard 100mm	4.30		Bulk Insulation R2	Ceramic Tiles 8mm
PDR/Basement	Concrete Above Plasterboard 100mm	4.80		Bulk Insulation R2	Ceramic Tiles 8mm
WIL/Basement	Concrete Above Plasterboard 100mm	3.60		Bulk Insulation R2	Ceramic Tiles 8mm
Activity/Basement	Concrete Above Plasterboard 100mm	24.10		Bulk Insulation R2	Ceramic Tiles 8mm
Activity	Waffle pod slab 225 mm 100mm	13.40	None	Waffle Pod 225mm	Ceramic Tiles 8mm
Sienna	Waffle pod slab 225 mm 100mm	15.40	None	Waffle Pod 225mm	Carpet+Rubber Underlay 18mm
WIR Sienna	Waffle pod slab 225 mm 100mm	2.40	None	Waffle Pod 225mm	Carpet+Rubber Underlay 18mm
WIR Ava	Waffle pod slab 225 mm 100mm	2.40	None	Waffle Pod 225mm	Carpet+Rubber Underlay 18mm
Ensuite Sienna	Waffle pod slab 225 mm 100mm	4.20	None	Waffle Pod 225mm	Ceramic Tiles 8mm
Ensuite Ava	Waffle pod slab 225 mm 100mm	4.20	None	Waffle Pod 225mm	Ceramic Tiles 8mm
Ava	Waffle pod slab 225 mm 100mm	15.80	None	Waffle Pod 225mm	Carpet+Rubber Underlay 18mm
Office/Gym	Waffle pod slab 225 mm 100mm	19.90	None	Waffle Pod 225mm	Carpet+Rubber Underlay 18mm
Media	Waffle pod slab 225 mm 100mm	37.30	None	Waffle Pod 225mm	Carpet+Rubber Underlay 18mm
Sebastian	Waffle pod slab 225 mm 100mm	13.50	None	Waffle Pod 225mm	Carpet+Rubber Underlay 18mm
Ensuite Sebasti	Waffle pod slab 225 mm 100mm	4.20	None	Waffle Pod 225mm	Ceramic Tiles 8mm
WIR Sebastian	Waffle pod slab 225 mm 100mm	2.40	None	Waffle Pod 225mm	Carpet+Rubber Underlay 18mm
Ensuite Pierro	Waffle pod slab 225 mm 100mm	3.90	None	Waffle Pod 225mm	Ceramic Tiles 8mm
WIR Pierro	Waffle pod slab 225 mm 100mm	2.20	None	Waffle Pod 225mm	Carpet+Rubber Underlay 18mm
Pierro	Waffle pod slab 225 mm 100mm	13.50	None	Waffle Pod 225mm	Carpet+Rubber Underlay 18mm
Entry	Waffle pod slab 225 mm 100mm	11.30	None	Waffle Pod 225mm	Ceramic Tiles 8mm
Hall 2	Waffle pod slab 225 mm 100mm	8.40	None	Waffle Pod 225mm	Ceramic Tiles 8mm
Cool Room	Waffle pod slab 225 mm 100mm	6.30	None	Waffle Pod 225mm	Ceramic Tiles 8mm
WIL	Waffle pod slab 225 mm 100mm	7.20	None	Waffle Pod 225mm	Ceramic Tiles 8mm
Scullery	Waffle pod slab 225 mm 100mm	15.70	None	Waffle Pod 225mm	Ceramic Tiles 8mm
WIL	Waffle pod slab 225 mm 100mm	5.80	None	Waffle Pod 225mm	Ceramic Tiles 8mm
Laundry	Waffle pod slab 225 mm 100mm	20.60	None	Waffle Pod 225mm	Ceramic Tiles 8mm
WIR Master Suit	Waffle pod slab 225 mm 100mm	22.30	None	Waffle Pod 225mm	Carpet+Rubber Underlay 18mm

Location	Construction	Area (m)	Sub-floor ventilation	Added insulation (R-value)	Covering
Hall 3	Waffle pod slab 225 mm 100mm	16.10	None	Waffle Pod 225mm	Ceramic Tiles 8mm
Master Suite	Waffle pod slab 225 mm 100mm	47.10	None	Waffle Pod 225mm	Carpet+Rubber Underlay 18mm
Ensuite Master	Waffle pod slab 225 mm 100mm	28.90	None	Waffle Pod 225mm	Ceramic Tiles 8mm
WC Ensuite Mast	Waffle pod slab 225 mm 100mm	3.30	None	Waffle Pod 225mm	Ceramic Tiles 8mm
Kitchen/Living/Basement	Concrete Above Plasterboard 100mm	48.40		Bulk Insulation R2	Ceramic Tiles 8mm
Kitchen/Living	Waffle pod slab 225 mm 100mm	74.80	None	Waffle Pod 225mm	Ceramic Tiles 8mm
Drop Zone	Waffle pod slab 225 mm 100mm	7.90	None	Waffle Pod 225mm	Ceramic Tiles 8mm
Storage	Waffle pod slab 225 mm 100mm	6.90	None	Waffle Pod 225mm	Ceramic Tiles 8mm
Garage	Waffle pod slab 225 mm 100mm	119.90	None	Waffle Pod 225mm	Ceramic Tiles 8mm

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Basement	Concrete, Plasterboard	No insulation	No
Basement	Concrete Above Plasterboard	Bulk Insulation R2	No
Mia	Plasterboard	Bulk Insulation R5	No
Ensuite Mia	Plasterboard	Bulk Insulation R5	No
WIR Mia	Plasterboard	Bulk Insulation R5	No
Paris	Plasterboard	Bulk Insulation R5	No
Ensuite Paris	Plasterboard	Bulk Insulation R5	No
WIR Paris	Plasterboard	Bulk Insulation R5	No
Games Room	Plasterboard	Bulk Insulation R5	No
Hall 1	Plasterboard	Bulk Insulation R5	No
Stairs to Basem	Plasterboard	Bulk Insulation R5	No
PDR	Plasterboard	Bulk Insulation R5	No
WIL	Plasterboard	Bulk Insulation R5	No
Activity	Plasterboard	Bulk Insulation R5	No
Sienna	Plasterboard	Bulk Insulation R5	No
WIR Sienna	Plasterboard	Bulk Insulation R5	No
WIR Ava	Plasterboard	Bulk Insulation R5	No
Ensuite Sienna	Plasterboard	Bulk Insulation R5	No
Ensuite Ava	Plasterboard	Bulk Insulation R5	No
Ava	Plasterboard	Bulk Insulation R5	No
Office/Gym	Plasterboard	Bulk Insulation R5	No
Media	Plasterboard	Bulk Insulation R5	No
Sebastian	Plasterboard	Bulk Insulation R5	No

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Ensuite Sebasti	Plasterboard	Bulk Insulation R5	No
WIR Sebastian	Plasterboard	Bulk Insulation R5	No
Ensuite Pierro	Plasterboard	Bulk Insulation R5	No
WIR Pierro	Plasterboard	Bulk Insulation R5	No
Pierro	Plasterboard	Bulk Insulation R5	No
Entry	Plasterboard	Bulk Insulation R5	No
Hall 2	Plasterboard	Bulk Insulation R5	No
Cool Room	Plasterboard	Bulk Insulation R5	No
WIL	Plasterboard	Bulk Insulation R5	No
Scullery	Plasterboard	Bulk Insulation R5	No
WIL	Plasterboard	Bulk Insulation R5	No
Laundry	Plasterboard	Bulk Insulation R5	No
WIR Master Suit	Plasterboard	Bulk Insulation R5	No
Hall 3	Plasterboard	Bulk Insulation R5	No
Master Suite	Plasterboard	Bulk Insulation R5	No
Ensuite Master	Plasterboard	Bulk Insulation R5	No
WC Ensuite Mast	Plasterboard	Bulk Insulation R5	No
Kitchen/Living	Plasterboard	Bulk Insulation R5	No
Drop Zone	Plasterboard	No insulation	No
Storage	Plasterboard	No insulation	No
Garage	Plasterboard	No insulation	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm²)	Sealed/unsealed
Ensuite Mia	1	Exhaust Fans	300	Sealed
Ensuite Paris	1	Exhaust Fans	300	Sealed
PDR	1	Exhaust Fans	300	Sealed
Ensuite Sienna	1	Exhaust Fans	300	Sealed
Ensuite Master	1	Exhaust Fans	300	Sealed
WC Ensuite Mast	1	Exhaust Fans	300	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
No Data Available		

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Waterproofing Membrane	No Insulation, Only an Air Gap	0.85	Dark
Corrugated Iron	Bulk, Reflective Side Down, No Air Gap Above R1.3	0.85	Dark

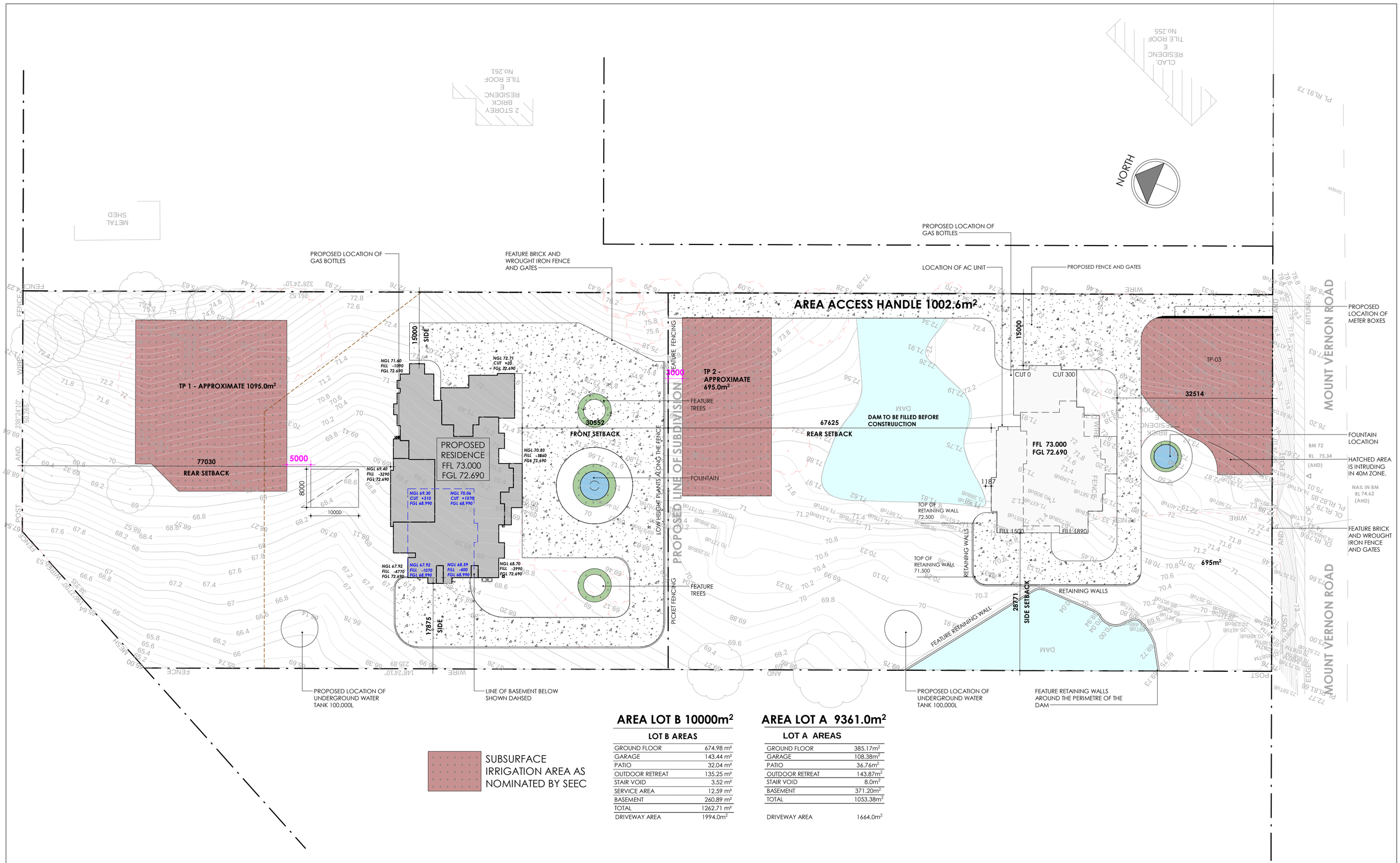
SHEET NAME:	JOB NO:	
BASIX & NatHERS	20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM	REV: B-09	DATE: 07.09.21
FACADE NAME: HAMPTON / PACKAGE: CUSTOM	SCALE @ A2:	SHEET NO: 003

FOWLER
YOUR HOME. OUR PASSION.

CLIENTS NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT 72 , DP 32140
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178



SUBSURFACE IRRIGATION AREA AS NOMINATED BY SEEC

AREA LOT B 10000m²

LOT B AREAS

GROUND FLOOR	674.98 m²
GARAGE	143.44 m²
PATIO	32.04 m²
OUTDOOR RETREAT	135.25 m²
STAIR VOID	3.52 m²
SERVICE AREA	12.59 m²
BASEMENT	260.89 m²
TOTAL	1262.71 m²
DRIVEWAY AREA	1994.0m²

AREA LOT A 9361.0m²

LOT A AREAS

GROUND FLOOR	385.17m²
GARAGE	108.38m²
PATIO	36.76m²
OUTDOOR RETREAT	143.87m²
STAIR VOID	8.0m²
BASEMENT	371.20m²
TOTAL	1053.38m²
DRIVEWAY AREA	1664.0m²

SHEET NAME: SITE PLAN		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-09	DATE: 07.09.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: 1 : 500	SHEET NO: 004

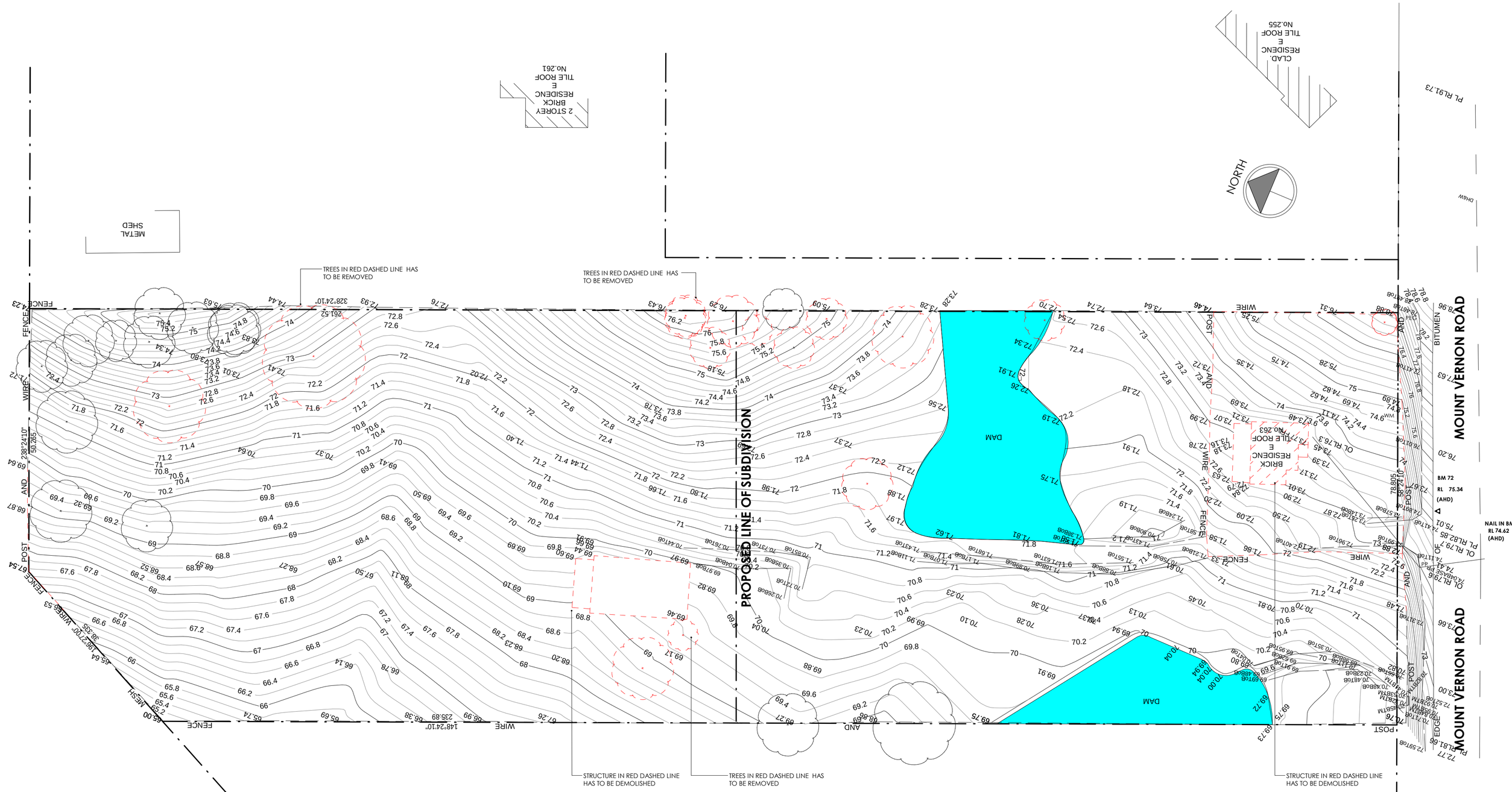
FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:

I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT 72 , DP 32140
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178



SHEET NAME: DEMOLITION PLAN		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-09	DATE: 07.09.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: 1 : 500	SHEET NO: 005

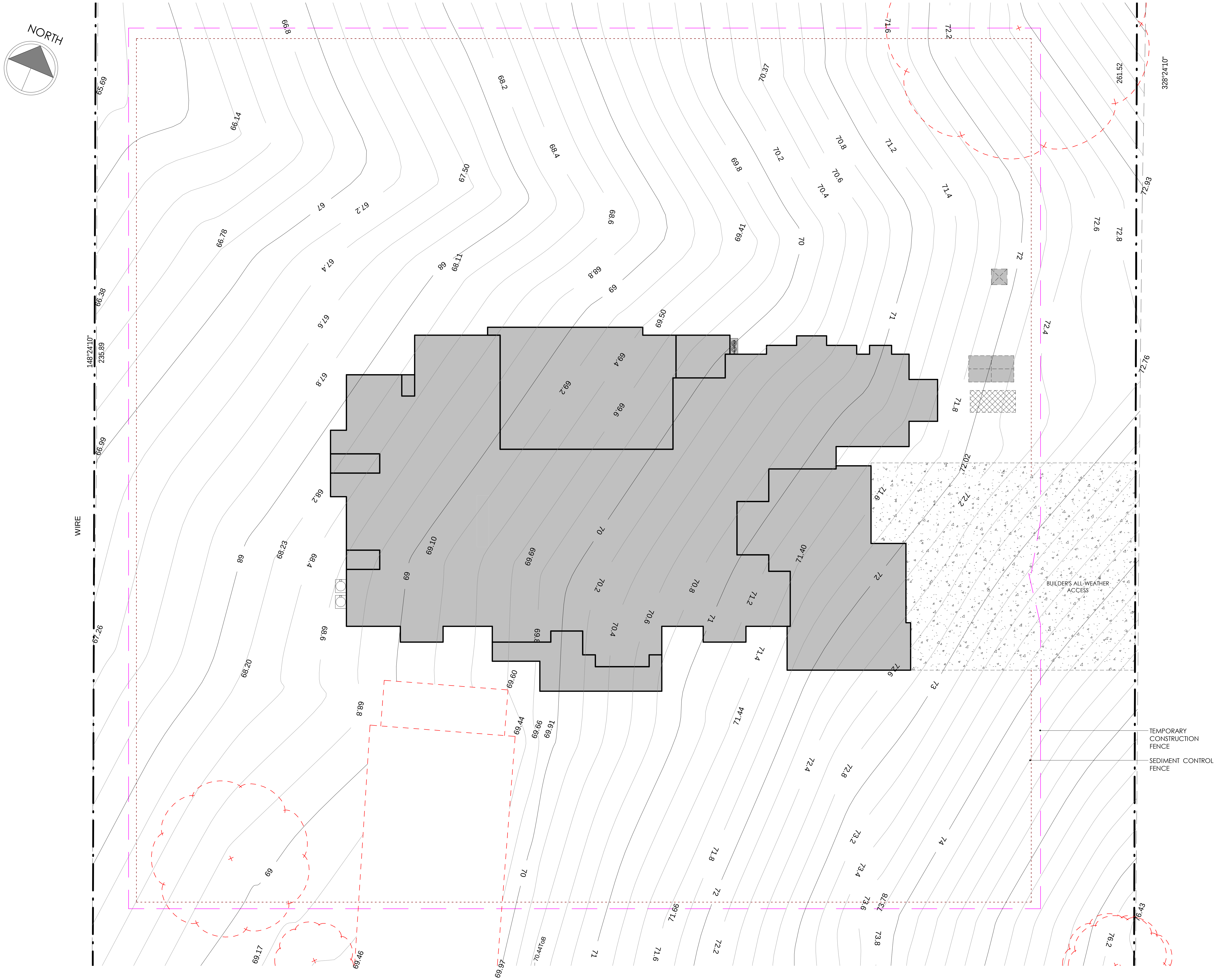
FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:

I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT 72 , DP 32140
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178



NOISE AND VIBRATION CONTROL:

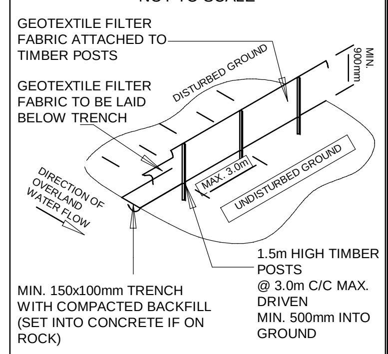
-BOREHOLE REPORT SHOWS NO ROCK WITHIN SITE. MINIMAL VIBRATION AND NOISE DURING PIER HOLE DRILLING.

- SITE PLAN INDICATES MINIMAL CUT AND FILL. PLANT USE WILL BE LOW IMPACT AND FOR MINIMAL TIMBERFRAMES.

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEPT DAILY.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.

SEDIMENT FENCE
NOT TO SCALE



LEGEND

	CONSTRUCTION FENCE
	SEDIMENT CONTROL FENCE
	WASTE STOCKPILE
	BUILDERS WASTE
	ALL WEATHER ACCESS
	ONSITE PORTABLE TOILET

SHEET NAME: SITE MANAGEMENT PLAN	JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM	REV: B-09	DATE: 07.09.21
FACADE NAME: HAMPTON / PACKAGE: CUSTOM	SCALE @ A2: As indicated	SHEET NO: 006

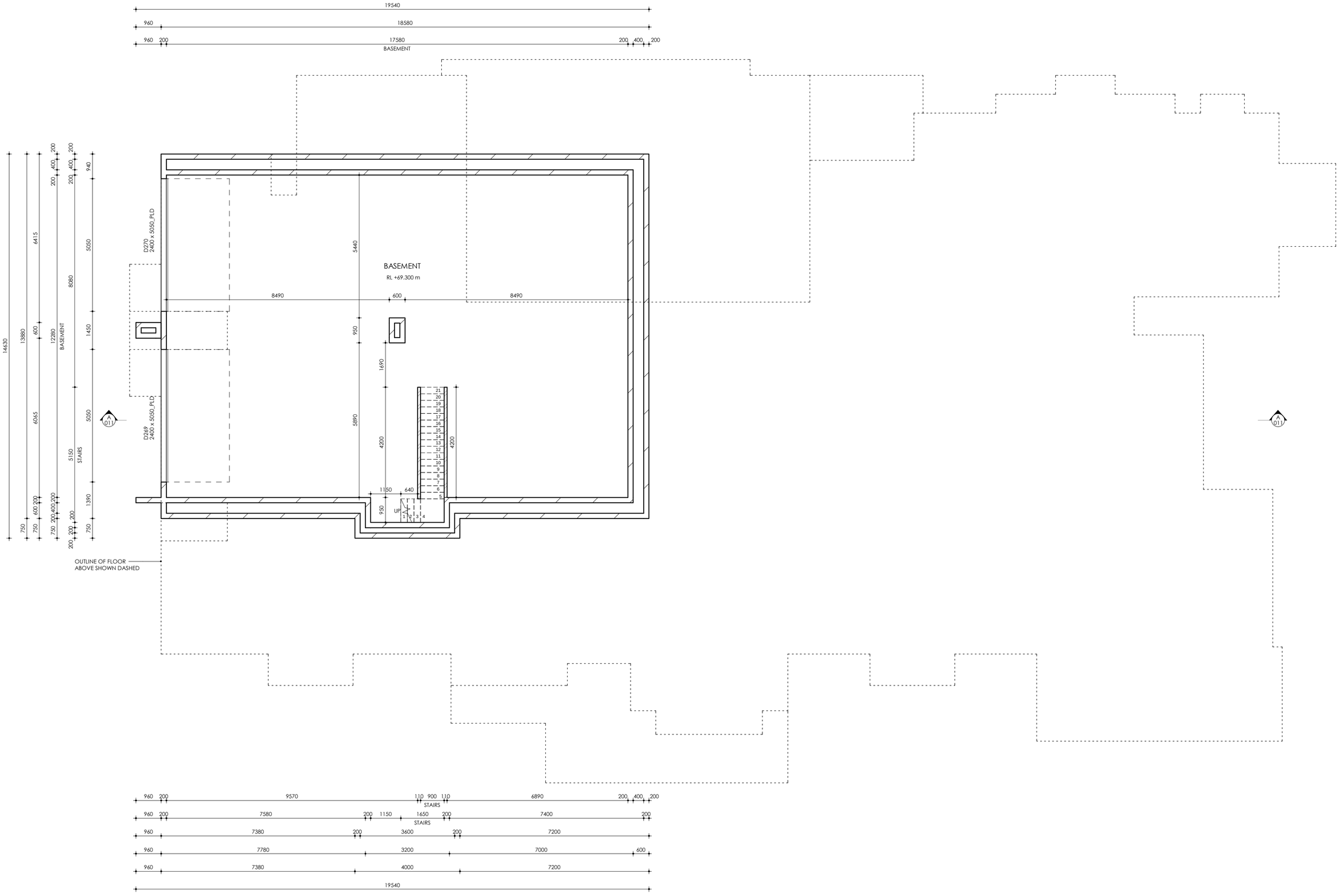
FOWLER
YOUR HOME. OUR PASSION.

CLIENTS NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:

I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT 72 , DP 32140
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178



SHEET NAME: BASEMENT PLAN		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-09	DATE: 07.09.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: 1 : 100	SHEET NO: 007

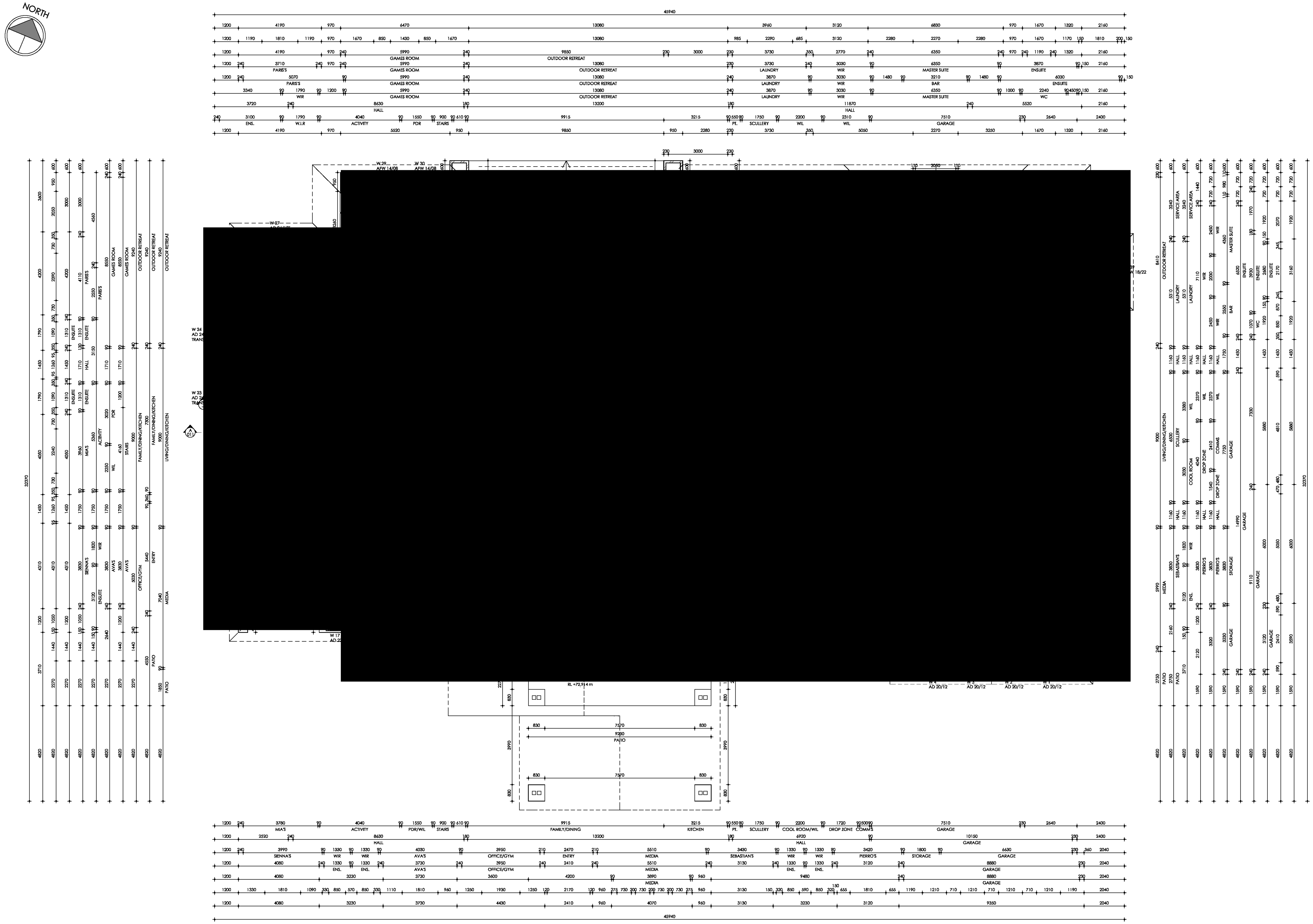
FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:

I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT 72 , DP 32140
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178



[redacted]

NOTES:

- ALL SQUARE SET OPENINGS TO BE 2400mm HIGH TO GROUND FLOOR.
- ALL SQUARE SET OPENINGS TO BE 2100mm HIGH TO FIRST FLOOR.
- WINDOWS TO HAVE PROTECTION OF OPENABLE WINDOWS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA VOLUME 2 2013. IN RELATION TO THE BEDROOM WINDOWS.

LEGEND

MW	MICROWAVE
DW	DISHWASHER
WM	WASHING MACHINE SPACE
FS	FRIDGE SPACE
*	2340 HIGH DOORS
SA	SMOKE ALARM
	EXHAUST FAN
	FLOOR JOIST DIRECTION
TWT	TANK WATER TAP
FWT	FRESH WATER TAP
DP	DOWN PIPE LOCATION
FW	FLOOR WASTE
WS	WASTE STACK
EJ	EXPANSION JOINTS
RA	ROOF ACCESS
SB	STRUCTURAL BEAMS TO ENGINEER'S SPECIFICATIONS

LOT B AREAS

GROUND FLOOR	674.98 m²
GARAGE	143.44 m²
PATIO	32.04 m²
OUTDOOR RETREAT	135.25 m²
STAIR VOID	3.52 m²
SERVICE AREA	12.59 m²
BASEMENT	260.89 m²
TOTAL	1262.71 m²
SQUARES	135.92

SHEET NAME: GROUND FLOOR PLAN W/ DIMENSIONS

JOB NO: 20-1087

NEW SINGLE DWELLING
DESIGN NAME: OAKDALE 63 CUSTOM

REV: B-09

DATE: 07.09.21

FACADE NAME: HAMPTON

PACKAGE: CUSTOM

SCALE @ A1: 1 : 100

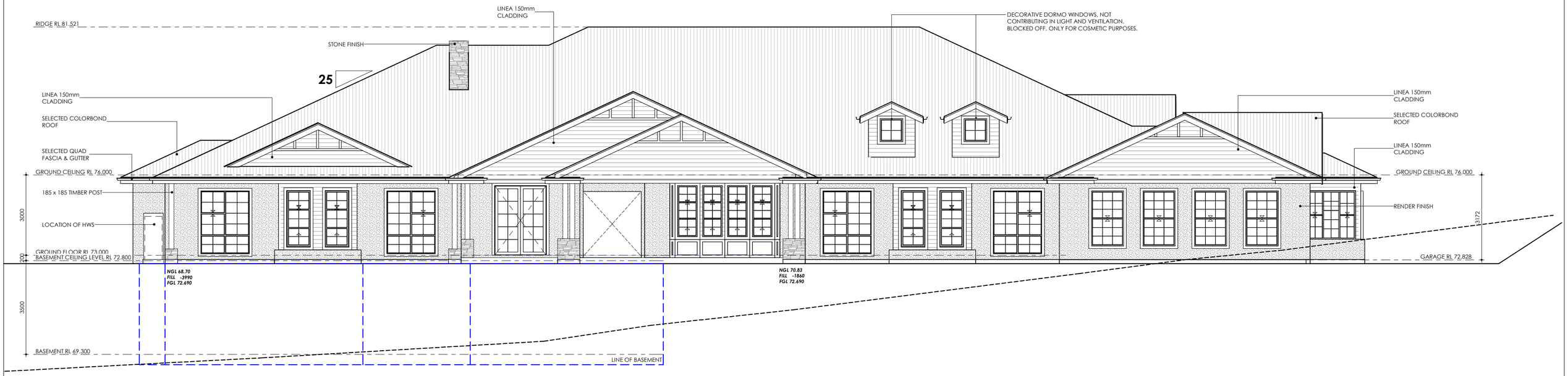
SHEET NO: 008

FOWLER
YOUR HOME. OUR PASSION.

CLIENTS NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

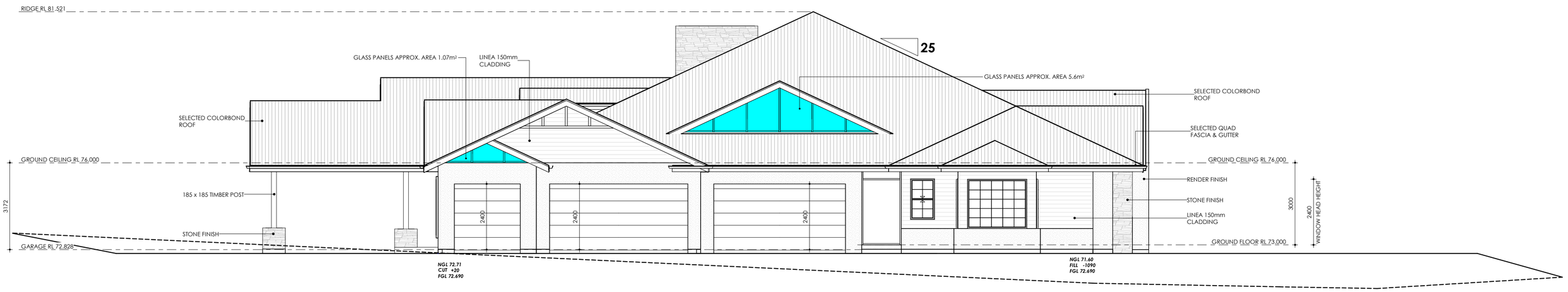
SIGNATURE: DATE:
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT 72 , DP 32140
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178



SOUTH-EAST ELEVATION

1 : 100



NORTH-EAST ELEVATION

1 : 100

SHEET NAME: ELEVATIONS		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-09	DATE: 07.09.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: 1 : 100	SHEET NO: 009

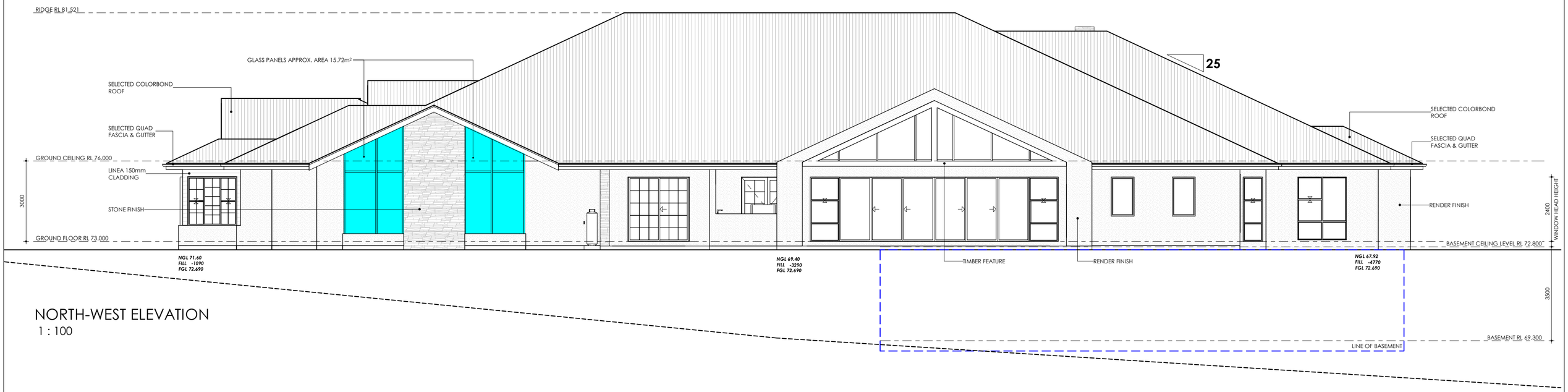
FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

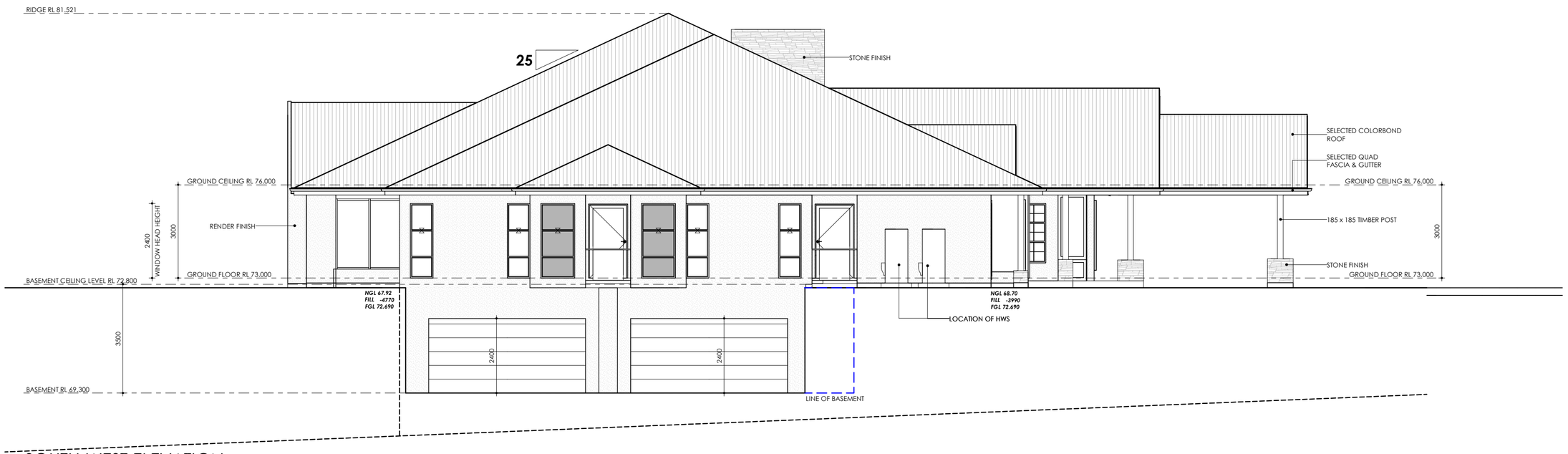
SIGNATURE: DATE:

I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT 72 , DP 32140
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178



NORTH-WEST ELEVATION
1 : 100



SOUTH-WEST ELEVATION
1 : 100

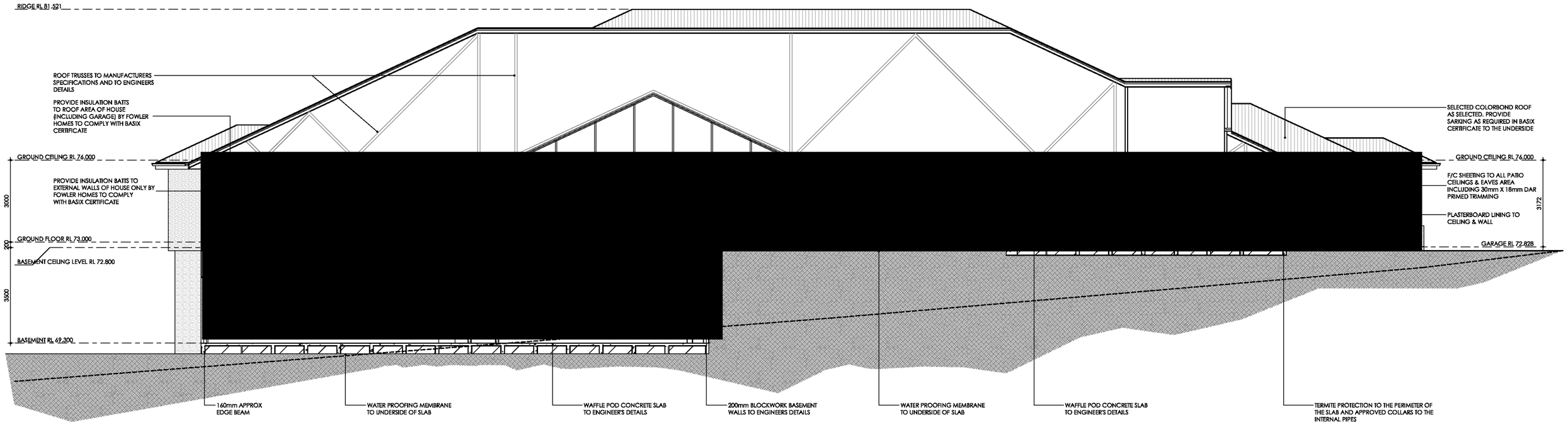
SHEET NAME: ELEVATIONS		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-09	DATE: 07.09.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: 1 : 100	SHEET NO: 010

FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT 72 , DP 32140
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178



Section A-A
1 : 100

DOOR SCHEDULE				
MARK	TYPE	HEIGHT	WIDTH	TO ROOM
140	Cavity_Sliding_Door: 770 CSD *	2340	770	WIR
142	Cavity_Sliding_Door: 770 CSD *	2340	770	ENSUITE
143	Cavity_Sliding_Door: 770 CSD *	2340	770	WIR
150	Internal_Double_Door: 2 x 820 *	2340	1640	OFFICE/ GYM
151	Internal_Double_Door: 2 x 820 *	2340	1640	MEDIA
152	Internal_Door: 820 *	2340	820	PIERRO
153	Internal_Door: 820 *	2340	820	SEBASTIAN
154	Cavity_Sliding_Door: 770 CSD *	2340	770	WIR
155	Cavity_Sliding_Door: 770 CSD *	2340	770	PIERRO
156	Cavity_Sliding_Door: 770 CSD *	2340	770	ENSUITE
204	Internal_Door: 820 *	2340	820	WIL
205	Entry Door: 820 *	2340	820	PDR
211	Internal_Double_Door: 2 x 820 *	2340	1640	SCULLERY
212	Internal_Double_Door: 2 x 820 *	2340	1640	SCULLERY
213	Internal_Double_Door: 2 x 820 *	2340	1640	SCULLERY
214	Internal_Door: 820 *	2340	820	COOL ROOM
220	Internal_Door: 820 *	2340	820	PARIS'S
222	Internal_Door: 820 *	2340	820	MIA'S
223	Internal_Double_Door: 2 x 820 *	2340	1640	BAR
229	Internal_Door: 820 *	2340	820	ENSUITE
230	Internal_Door: 820 *	2340	820	ENSUITE
231	Cavity_Sliding_Double_Door: 2 x 820 CSD *	2340	1640	ENSUITE
232	Cavity_Sliding_Double_Door: 2 x 820 CSD *	2340	1640	FRANK'S
235	Internal_Door: 820 *	2340	820	HALL
236	Internal_Door: 820 *	2340	820	HALL

DOOR SCHEDULE				
MARK	TYPE	HEIGHT	WIDTH	TO ROOM
238	Internal_Door: 820 *	2340	820	WIL
239	Internal_Door: 820 *	2340	820	WIL
246	Cavity_Sliding_Door: 770 CSD *	2340	770	WIR
247	Cavity_Sliding_Door: 770 CSD *	2340	770	PARIS'S
248	Cavity_Sliding_Door: 770 CSD *	2340	770	ENSUITE
249	Cavity_Sliding_Door: 770 CSD *	2340	770	WIR
251	Internal_Double_Door: 2 x 820 *	2340	1640	GAMES ROOM
252	Cavity_Sliding_Door: 770 CSD *	2340	770	ENSUITE
253	Garage_Door: 2400 x 5050_PLD	2400	5050	GARAGE
255	Garage_Door: 2400 x 4810_PLD	2400	4810	GARAGE
256	Internal_Double_Door: 2 x 820 *	2340	1640	GARAGE
258	Internal_Door: 820 *	2340	820	LAUNDRY
259	External_Timber_Glass_Door: 1200 *	2340	1200	ACTIVITY
260	External_Timber_Glass_Door: 1200 *	2340	1200	HALL
262	Internal_Door: 820 *	2340	820	
263	Cavity_Sliding_Door: 770 CSD *	2340	770	PIERRO
264	Cavity_Sliding_Door: 920 CSD *	2340	920	HALL
265	Cavity_Sliding_Door: 920 CSD *	2340	920	HALL
267	Garage_Door: 2400 x 2410 PLD	2400	2410	GARAGE
268	Entry Door: 820 *	2340	820	
269	Garage_Door: 2400 x 5050_PLD	2400	5050	BASEMENT
270	Garage_Door: 2400 x 5050_PLD	2400	5050	BASEMENT
272	Internal_Door: 820 *	2340	820	SIENNA'S
273	Internal_Door: 820 *	2340	820	AVA'S
274	Entry_Double_Door: 2 x 1060*	2340	2170	ENTRY

WINDOW & SLIDING DOOR SCHEDULE							
TYPE	MARK	CODE	HEIGHT	WIDTH	STYLE	FRAME TYPE	OBSCURED GLAZING
W	1	AD 20/12	2050	1210	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	2	AD 20/12	2050	1210	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	3	AD 20/12	2050	1210	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	4	AD 20/12	2050	1210	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	5	AD 24/18T	2340	1810	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	6	AD 22/08T	2060	850	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	7	AD 22/08T	2060	850	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	8	AD 24/18T	2340	1810	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	9	AD 20/07T	1910	730	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	10	AD 20/07T	1910	730	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	11	AD 20/07T	1910	730	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	12	AD 20/07T	1910	730	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	13	AD 20/14	1910	1450	DOUBLE HUNG	STANDARD ALUMINIUM	No
SD	14	QH 26/17	2600	1930	STACKING	STANDARD ALUMINIUM	No
W	15	AD 24/18T	2340	1810	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	16	AD 22/08T	2060	850	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	17	AD 22/08T	2060	850	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	18	AD 24/18T	2340	1810	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	19	AFW 24/12	2400	1210	FIXED	STANDARD ALUMINIUM	No
W	20	AFW 24/12	2400	1210	FIXED	STANDARD ALUMINIUM	No
W	21	AD 24/07T	2400	730	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	22	AD 24/07T	2400	730	DOUBLE HUNG	STANDARD ALUMINIUM	No

WINDOW & SLIDING DOOR SCHEDULE							
TYPE	MARK	CODE	HEIGHT	WIDTH	STYLE	FRAME TYPE	OBSCURED GLAZING
W	23	AD 24/10T	2400	1090	DOUBLE HUNG	STANDARD ALUMINIUM	Yes
W	24	AD 24/10T	2400	1090	DOUBLE HUNG	STANDARD ALUMINIUM	Yes
W	25	AD 24/07T	2400	730	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	26	AD 24/07T	2400	730	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	27	AD 24/18T	2340	1810	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	28	AD 24/07T	2400	730	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	29	AFW 14/08	1457	850	FIXED	STANDARD ALUMINIUM	No
W	30	AFW 14/08	1457	850	FIXED	STANDARD ALUMINIUM	No
SD	31	ASSD 24/42	2400	4248	STACKING	STANDARD ALUMINIUM	No
W	32	AD 24/10T	2400	1090	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	33	AD 24/10T	2400	1090	DOUBLE HUNG	STANDARD ALUMINIUM	No
SD	34	ASSD 24/70	2400	7090	STACKING	STANDARD ALUMINIUM	No
W	35	AD 24/10T	2400	1090	DOUBLE HUNG	STANDARD ALUMINIUM	No
SD	36	QH 24/17	2400	1930	STACKING	STANDARD ALUMINIUM	No
SD	37	ASD 24/23	2400	2290	SLIDING	STANDARD ALUMINIUM	No
W	38	AD 18/18	1800	1810	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	39	AFW 18/22	1800	2170	FIXED	STANDARD ALUMINIUM	No
W	40	AD 18/18	1800	1810	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	41	AD 14/08	1457	850	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	42	AD 20/07T	1910	730	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	260	AFW 08/08	857	850	FIXED	STANDARD ALUMINIUM	No
W	261	AFW 08/08	857	850	FIXED	STANDARD ALUMINIUM	No

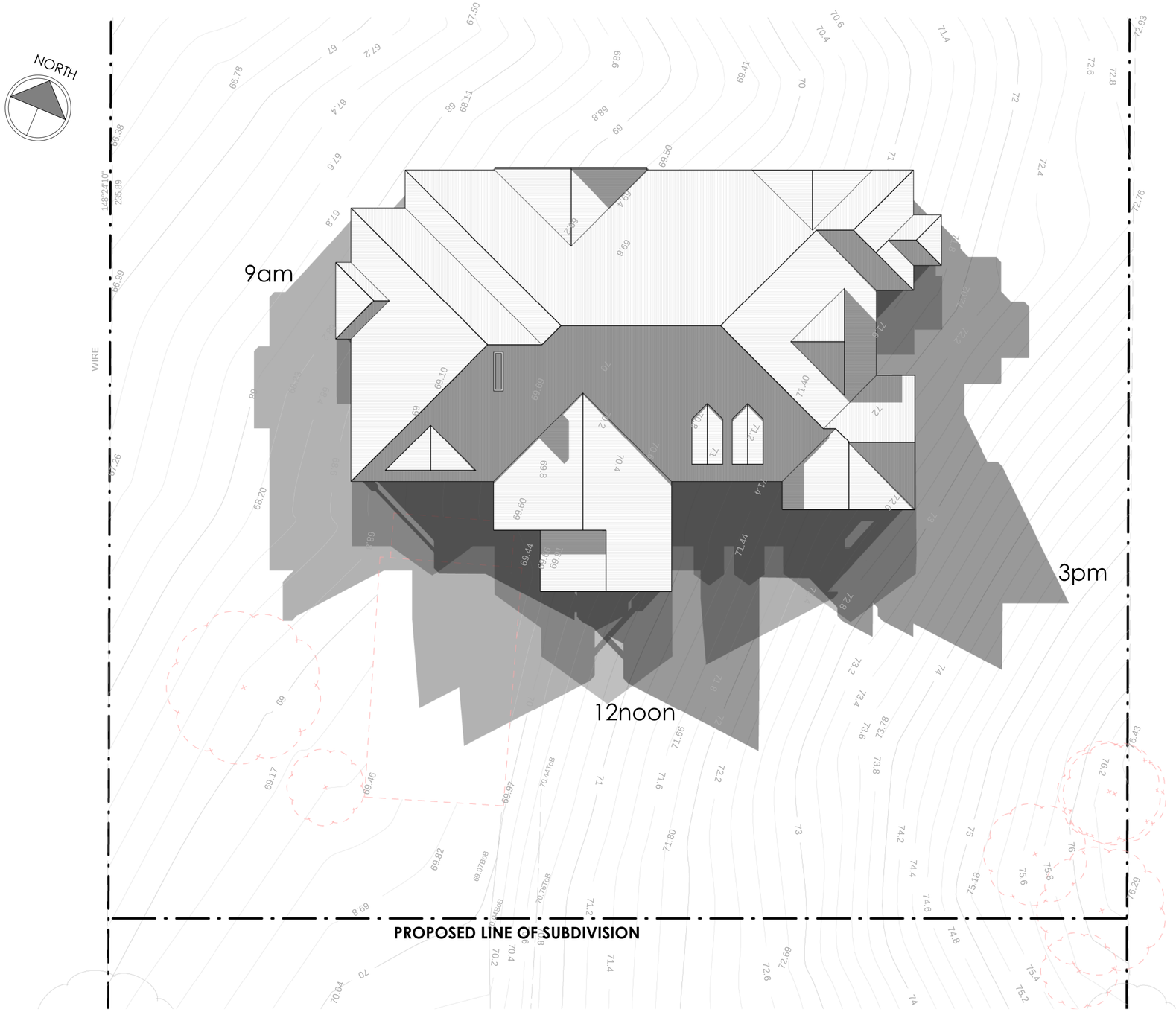
SHEET NAME: SECTION A-A
JOB NO: 20-1087
NEW SINGLE DWELLING
DESIGN NAME: OAKDALE 63 CUSTOM
REV: B-09
DATE: 07.09.21
FACADE NAME: HAMPTON
PACKAGE: CUSTOM
SCALE @ A2: 1 : 100
SHEET NO: 011

FOWLER
YOUR HOME. OUR PASSION.

CLIENTS NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT 72 , DP 32140
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178



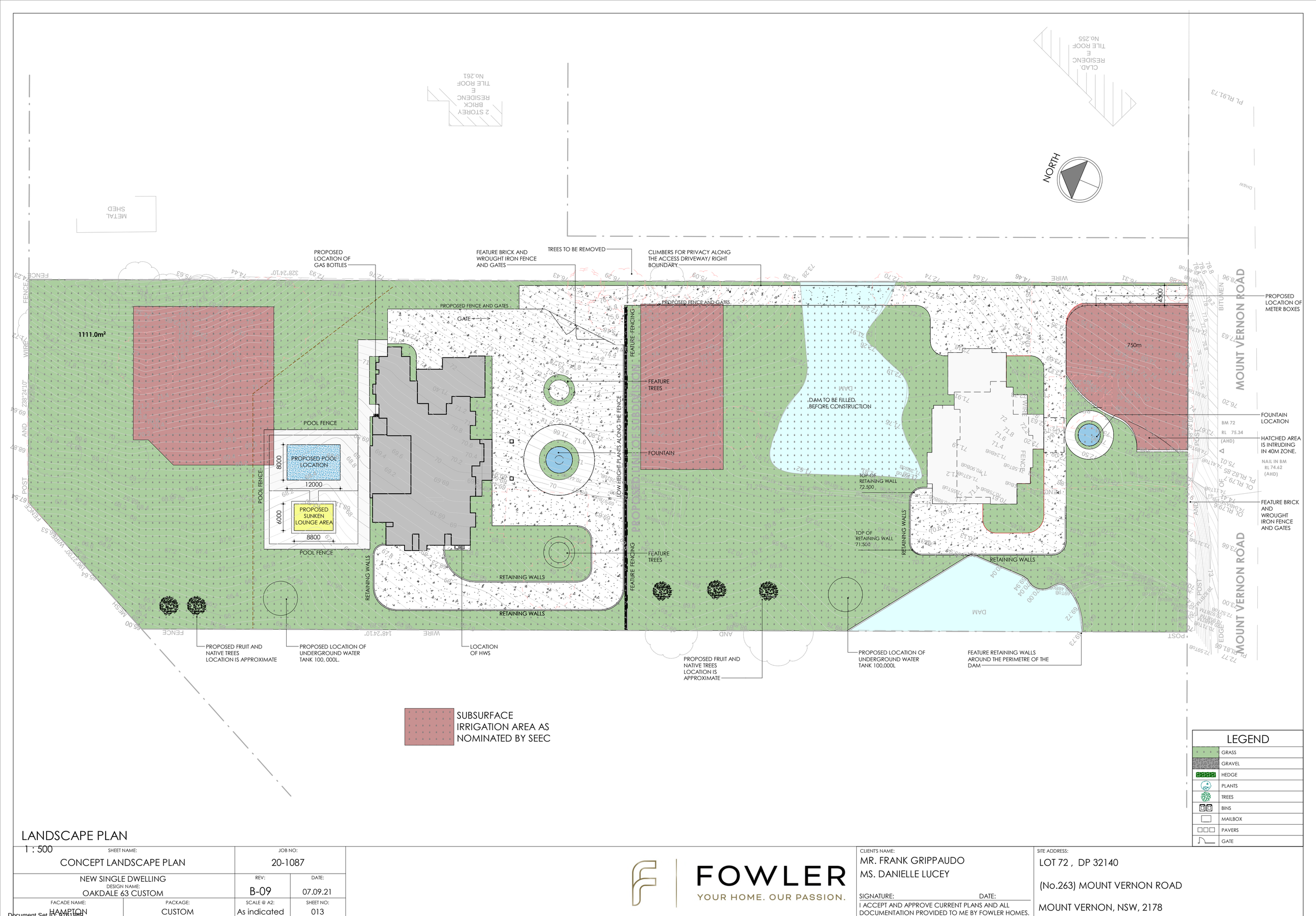
SHEET NAME: SHADOW DIAGRAMS, 21st JUNE		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-09	DATE: 07.09.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: 1 : 250	SHEET NO: 012

FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT 72 , DP 32140
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178



LANDSCAPE PLAN

1 : 500

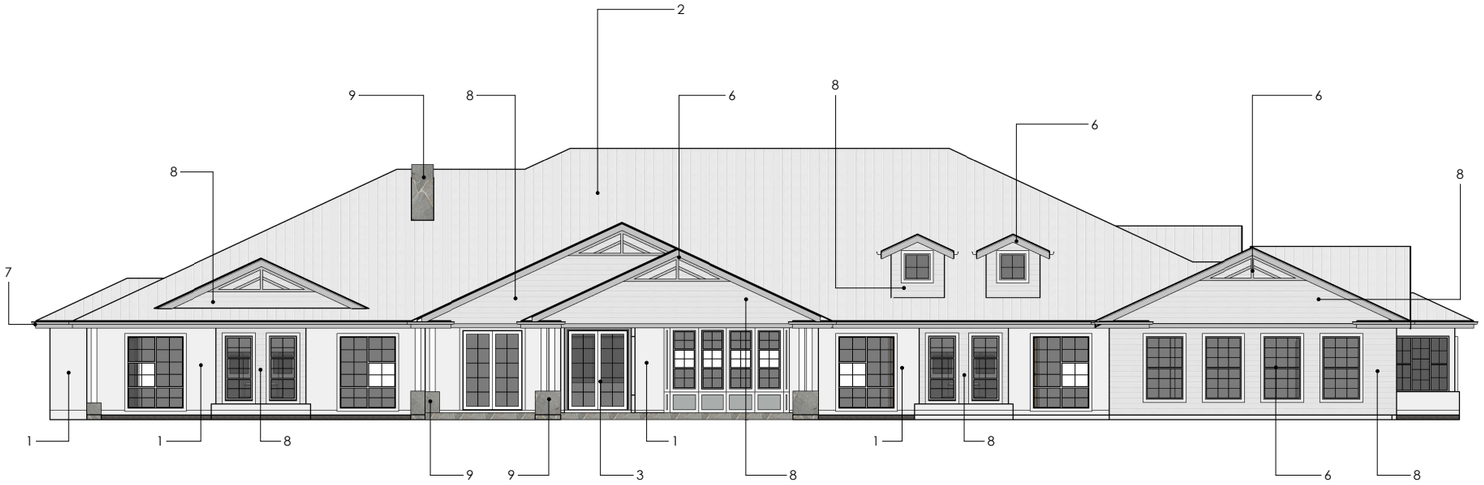
SHEET NAME: CONCEPT LANDSCAPE PLAN		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-09	DATE: 07.09.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: As indicated	SHEET NO: 013

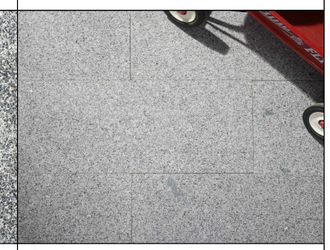
FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT 72 , DP 32140
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178



1. RENDER Taubmans Brilliant White	2 ROOF Colourbond Surfmist	3 ENTRY DOOR Colourbond Surfmist
4 GARAGE DOOR Colourbond Surfmist	5 WINDOW FRAMES Colourbond Surfmist	6 FASCIA & BARGES Colourbond Shale Grey
		
7 GUTTER & DOWNPIPES Colourbond Surfmist	8 CLADDING 1 Axon 133 Taubmans Brilliant White	9 CLADDING 2 Artisan Exterior Crazy Stone
		
10 DRIVEWAY 1 COBBLESTONE Artisan Exterior Granite Cobblestone	11 DRIVEWAY 2 AVISTA Flaked Monument + Grey Stone	12 DRIVEWAY 3 PAVERS Artisan Exterior Granite Pavers

HOUSE of COLOUR

THESE DRAWINGS MUST BE READ IN CONJUCTION WITH THE COLOUR SELECTION SCHEDULE PREPARED BY FOWLER HOMES
DATED : 20.09.2021
REVISION : A

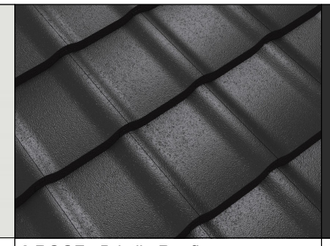
SHEET NAME: External Facade		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-09	DATE: 20.09.2021
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A3:	SHEET NO: CSS 00

FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT 72 , DP 32140
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178

		
1. RENDER Taubmans Brilliant White	2 ROOF - Bristile Roofing Classic Deep Shadow	3 ENTRY DOOR Colourbond Night Sky
4 GARAGE DOOR Colourbond Night Sky	5 WINDOW FRAMES Colourbond Night Sky	6 FASCIA Colourbond Night Sky
7 GUTTER & DOWNPIPES Colourbond Surmist	 8 DRIVEWAY 1 COBBLESTONE Artisan Exterior Granite Cobblestone	 9 DRIVEWAY 2 AVISTA Flaked Monument + Grey Stone
10 MOULDING DETAIL 1 Taubmans Trendy	11 MOULDING DETAIL 2 Taubmans Brilliant White	 12 DRIVEWAY 3 PAVERS Artisan Exterior Granite Pavers

HOUSE of COLOUR

THESE DRAWINGS MUST BE READ IN CONJUCTION WITH THE COLOUR SELECTION SCHEDULE PREPARED BY FOWLER HOMES
DATED : 20.09.2021
REVISION : A

SHEET NAME: External Facade		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 20.09.2021
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A3:	SHEET NO: CSS.00

FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:
MR. PETER GRIPPAUDO
MRS. GABRIELLA GRIPPAUDO

SIGNATURE: DATE:

I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT - 72 DP: - 32140
263 MOUNT VERNON ROAD STREET
MOUNT VERNON, NSW 2178