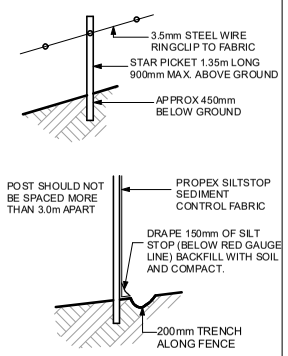
SEDIMENT CONTROL DETAIL



PROVIDE TEMPORARY SITE SAFETY FENCE TO FRONT, SIDE & REAR BOUNDARIES.

PROVIDE SECURITY FENCING TO SITE

KNOCK-DOWN REBUILD

'H1' CLASS SITE

SALINE AFFECTED

Lot 4, 57

AREA: 758.8m²

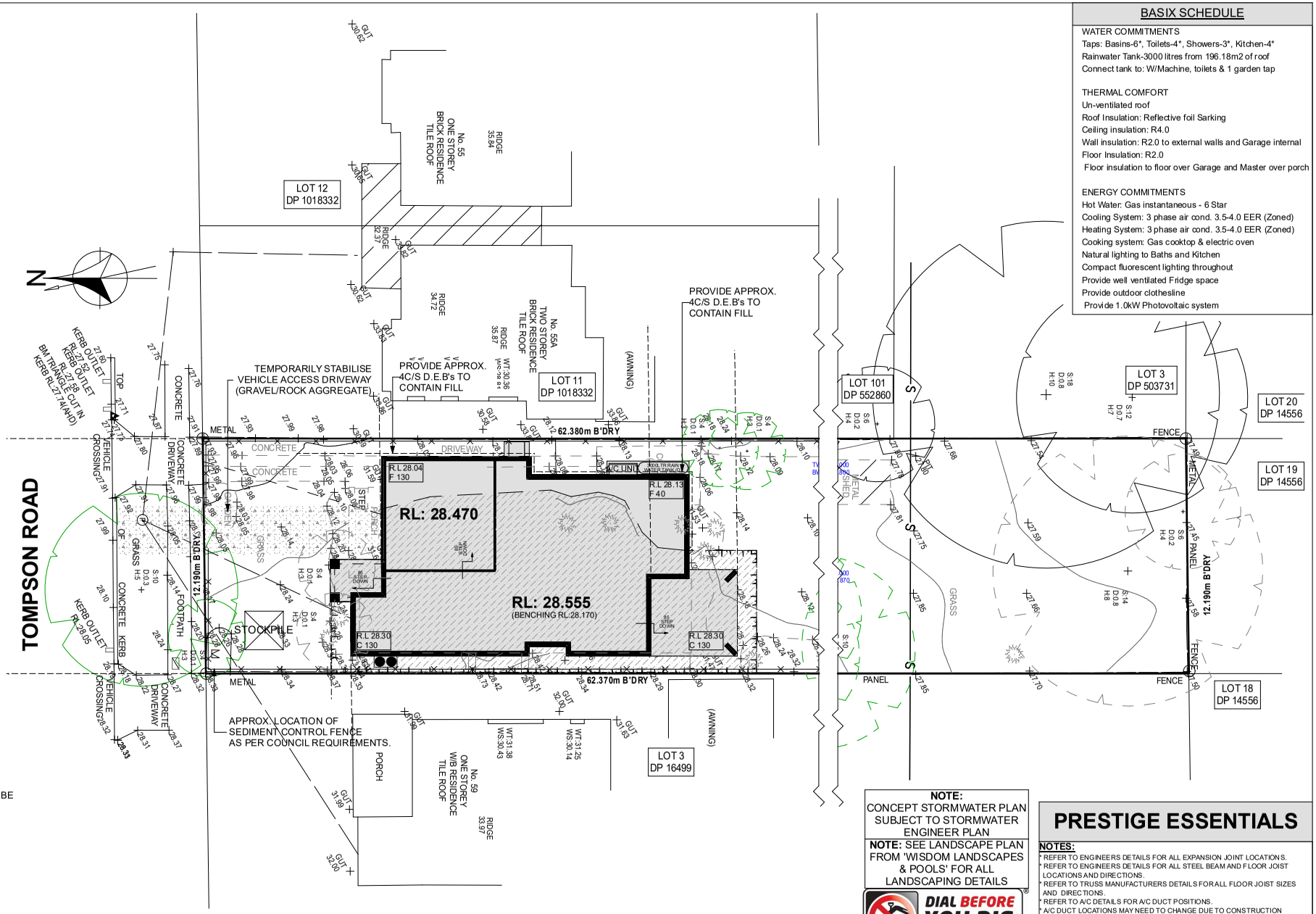
STORMWATER DRAINAGE TBC. SUBJECT TO HYDRAULIC ENGINEER DETAILS.

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

EXCAVATE SITE APPROX. **130 mm** TO FORM JOB DATUM **R.L 28.170** (AHD) DATUM POINT 385mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

PROPOSED EXCAVATION

EXISTING STRUCTURE TO BE DEMOLISHED BY OWNER



BASIX SCHEDULE

WATER COMMITMENTS
Taps: Basins-6*, Toilets-4*, Showers-3*, Kitchen-4*
Rainwater Tank-3000 litres from 196.18m2 of roof
Connect tank to: W/Machine, toilets & 1 garden tap

THERMAL COMFORT
Un-ventilated roof
Roof Insulation: Reflective foil Sarking
Ceiling insulation: R4.0
Wall insulation: R2.0 to external walls and Garage internal
Floor Insulation: R2.0
Floor insulation to floor over Garage and Master over porch

ENERGY COMMITMENTS
Hot Water: Gas instantaneous - 6 Star
Cooling System: 3 phase air cond. 3.5-4.0 EER (Zoned)
Heating System: 3 phase air cond. 3.5-4.0 EER (Zoned)
Cooking system: Gas cooktop & electric oven
Natural lighting to Baths and Kitchen
Compact fluorescent lighting throughout
Provide well ventilated Fridge space
Provide outdoor clothesline
Provide 1.0kW Photovoltaic system

NOTE: CONCEPT STORMWATER PLAN SUBJECT TO STORMWATER ENGINEER PLAN

NOTE: SEE LANDSCAPE PLAN FROM 'WISDOM LANDSCAPES & POOLS' FOR ALL LANDSCAPING DETAILS

DIAL BEFORE YOU DIG www.1100.com.au

PRESTIGE ESSENTIALS

NOTES:
* REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
* REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
* REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
* REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
* A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
* FLOOR FINISHES AS SELECTED AS PER TENDER.
* STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 of BCA 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013

BENCHING PLAN

1:200, 1:110.86

FILE PATH: T:_WISDOM HOMES\2021\208372_PHIPPS\208372_PHIPPS_SUBMISSION.pln

WISDOM

1300 855 775
wisdomhomes.com.au

PROJECT: PROPOSED BRICK VENEER DWELLING

CLIENT: Mr S E PHIPPS & Mrs N T PHIPPS

ADDRESS: Lot 4, 57 Tompson Road, PANANIA 2213

EXHAUST FAN

SMOKE ALARM AS 3786-1993

LODGEMENT: D.A/C.C

DP No: 16499

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NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
P-A	SITING	ITS-VQ	20.07.21
A-2	MINOR AMENDMENTS	NK	19/10/21
A-3	CONTRACT PLANS	NK	11/11/21
A-4	CONSULTATION PLAN	WCL	6.12.21
B-5	SUBMISSION SET	JD	13/4/22
-	-	-	-

JOB No: 208372

LGA: BANKSTOWN

DESIGN: WASHINGTON 33

FACADE: V18 HAMPTONS

DRAWN: ITS

PLOT DATE: 13/04/2022

SLAB CLASS: 'H1' CLASS

SHEET: 3