

- STACK POINT LOCATIONS SUBJECT TO FLOOR JOIST LAYOUT.
- STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF BCA 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013.
- OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2
- FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.

[illegible][illegible]

2 PHIPPS\208372 PHIPPS SUBMISSION.pln

PROPOSED BRICK VENEER DWELLING

Mr S E PHIPPS & Mrs N T PHIPPS

D.A/C.C 1649

10433
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WISDOM PROPERTIES GROUP PTY LTD T/A
WISDOM HOMES. BUILDERS LIC. No 131951C.

Lot 4, 57 Tompson Road,
PANANIA 2213

NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY 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 REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL BE REFERRED TO. CHECK FOR CONFLICTS WITH ANY PREVIOUSLY PREPARED DRAWINGS. IN THE EVENT OF ANY DISCREPANCY, FIGURES SHOWN IN THIS DRAWING HAVE PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

/N	DATE
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208372

Q	20.07.21
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BANKSTOWN

DESIGN:

WASHINGTON 33
V18
EACADE:

6

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.
- * LOCATION TO HOUS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
- * ALL DETAILS FOR ALL ACJUT POSITIONS.
- * ALL ACJUT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LAYOUT, STRUCTURAL BEAMS ETC).
- * FLOOR FINISHES ARE SELECTED PER TENDER.
- * 3.9.1.3.4.2/ACIA 2015 WHEN TESTED IN ACCORDANCE WITH AS/NZS 3083.

JOB No:

208372

GA:

BANKSTOWN

DESIGN:

WASHINGTON 33
V18
EACADE:

6



WISDOM

1300 855 775
wisdomhomes.com

- STACK POINT LOCATIONS SUBJECT TO FLOOR JOIST LAYOUT.
 - STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF B.C.A.2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013.
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 - FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.

[illegible]

External Moulding & Architrave Detail

ELEVATIONS
1:100, 1:20

FILE PATH: T:\WISDOM HOMES\2021\208372 PHIPPS\208372 PHIPPS SUBMISSION.ph

D.A/C.C 16499

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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
-	-	-	-

WASHINGTON 33
V18
EACADE:

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- * FLOOR FINISHES ARE SELECTED PER TENDER.
- * 3.9.1.3.4.2/ECB 2011 WHEN TESTED IN ACCORDANCE WITH AS/NZS 3613.

IOB No.:	DRAWN:
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208372	ITS	PLOT DATA
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	LGA:	BANKSTOWN	13/04
			SLAB CL
			'L11' C

DESIGN:	SHEET:
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WASHINGTON 33	V18
FACADE:	

7

(1)

SINGLE STOREY

(2)

TWO STOREY

OVERLOOKING

PREVAILING WINDS

PRIVATE OPEN SPACE

SUNLIGHT/SHADOWING

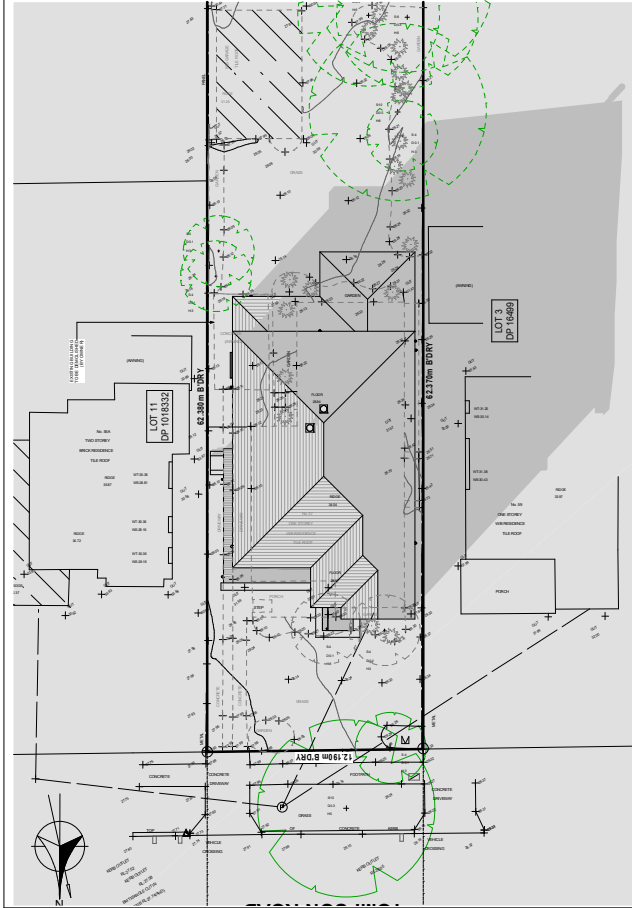
KNOCK-DOWN REBUILD
'H1' CLASS SITE
SALINE AFFECTED

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.
[Symbol] PROPOSED [Symbol] EXISTING STRUCTURE TO BE
[Symbol] EXCAVATION [Symbol] DEMOLISHED BY OWNER

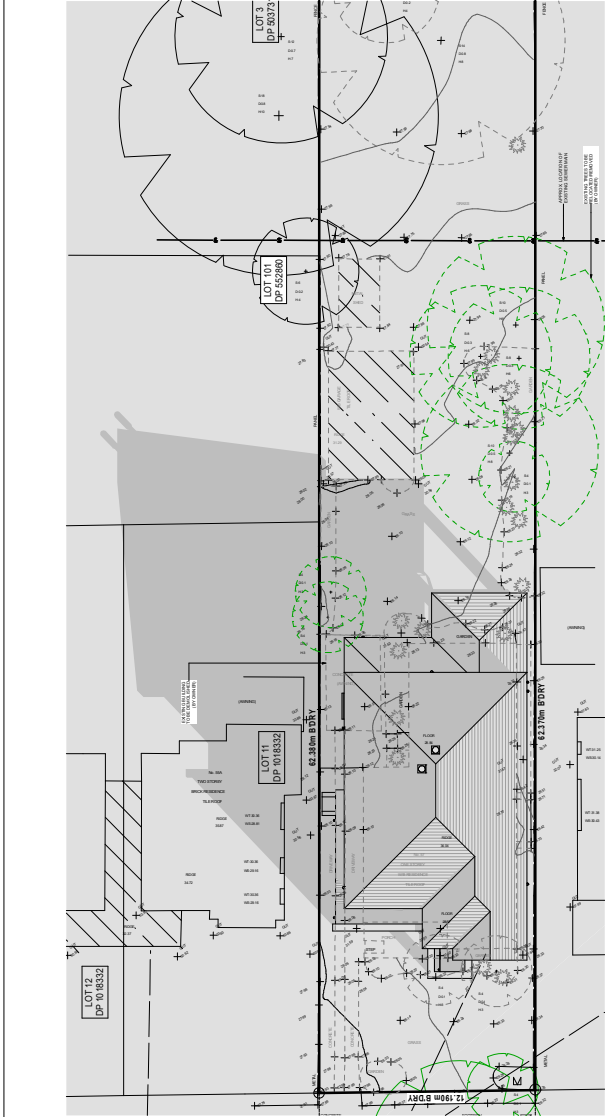
SITE ANALYSIS PLAN
1:250, 1:200

FILE PATH: T:\WISDOM HOMES\2021\208372_Phipps\208372_Phipps SUBMISSION.jm		PROJECT: PROPOSED BRICK VENEER DWELLING		LOT 4, 57	
CLIENT: Mr S E PHIPPS & Mrs N T PHIPPS		ADDRESS: Lot 4, 57 Tompson Road, PANANIA 2213		LOT 4, 57	
LODGE/AGENT: D.A.C.C		DP No: 16499		LOT 4, 57	
EXHAUST FAN X SMOKE ALARM AS 3786-1993		LOT 4, 57		LOT 4, 57	
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B-5		SUBMISSION SET		JD	
JOB No:		208372		PLOT DATE	
DRAWN:		ITS		13/04/2022	
LGA:		BANKSTOWN		SLAB CLASS:	
DESIGN:		WASHINGTON 33		'H1' CLASS	
SHEET:		V18		10	
FACADE:		HAMPTONS		SHEET:	

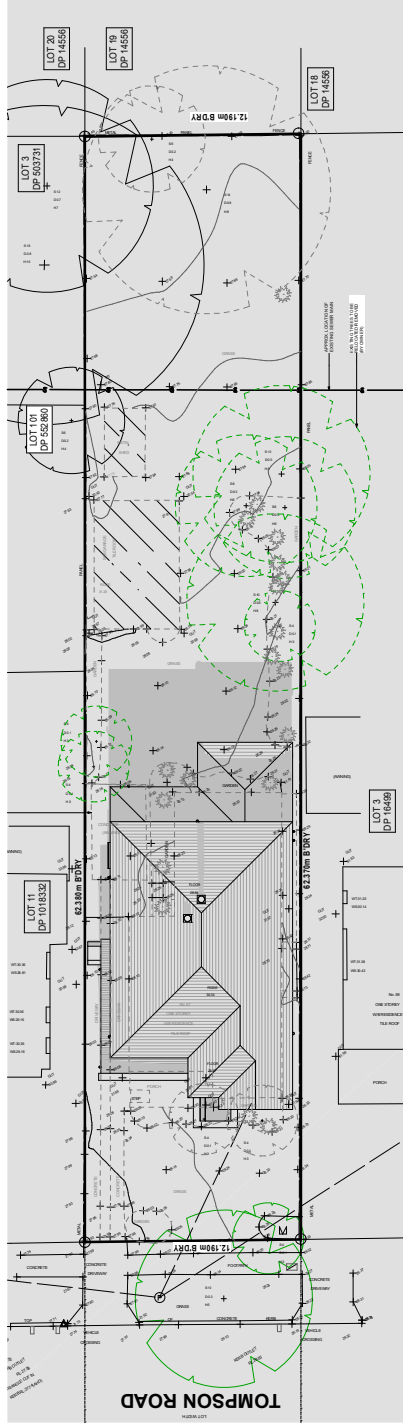
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FLOOR FINISHES AS SELECTED AS PER TENDER.
STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.3.1.3 OF BCA 2015 WHEN TESTED IN ACCORDANCE WITH AS 4586-2013.
DRAWN BY: ITS



9am Shadows 1:300



3pm Shadows 1:300



12pm Shadows 1:300

SHADOW DIAGRAMS

1:300

FILE PATH: T:\1 WISDOM HOMES\2021\208372 PHIPPS\208372 PHIPPS SUBMISSION.ppt

PROJECT:

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EXHAUST FAN
SMOKE ALARM AS 3786-1993

LODGE MENT:
D/A/C/C 16499
DP No:
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JOB No:	208372	ITS
PLANT DATE:	13/04/2022	
LGA:	BANKSTOWN	
SLAB CLASS:	'H1' CLASS	
DESIGN:	WASHINGTON 33	
SHEET:	V18	11
FAÇADE:	HAMPTONS	

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