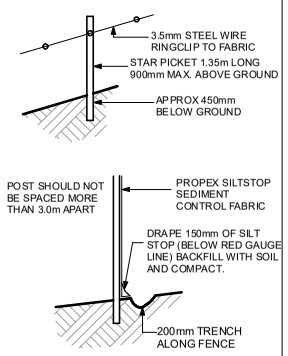
SEDIMENT CONTROL DETAIL



NOTE: PROVIDE 1.8m HIGH SECURITY FENCE TO PERIMETER OF SITE AS REQUIRED BY COUNCIL

'H1' CLASS SLAB

SALINE AFFECTED

FLOOD AFFECTED SITE

Lot 11 No.323

AREA: 556.4 m²

STORMWATER DRAINAGE TO STREET. REFER TO HYDRAULIC ENGINEER DETAILS.

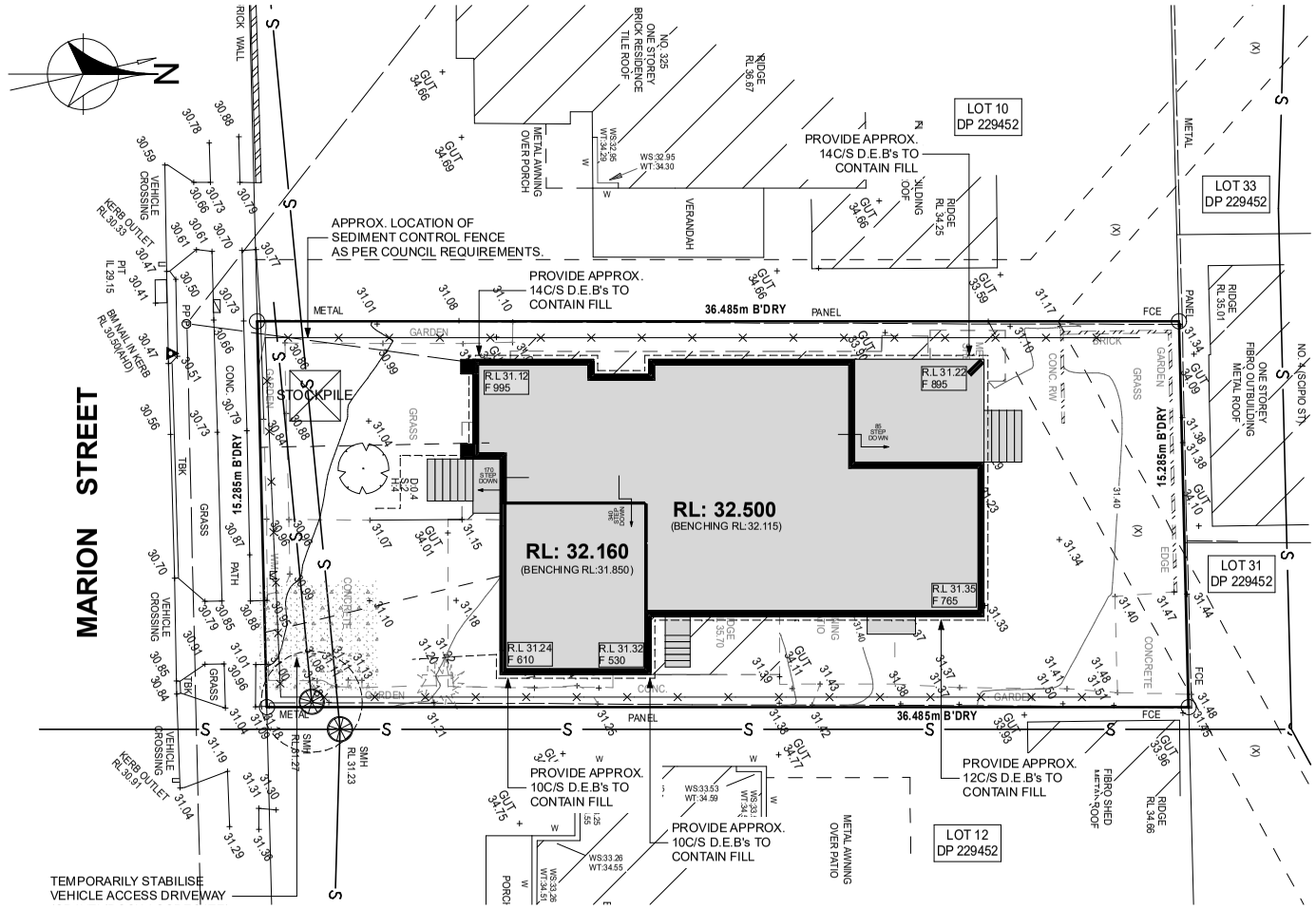
ANY RETAINING WALLS REQUIRED TO BE COMPLETED BY OWNERS TO MANUFACTURERS SPECIFICATIONS.

FILL SITE APPROX. **995mm & 610mm** TO FORM JOB DATUM **R.L 32.115 & R.L 31.850** (AHD) DATUM POINT 385mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

PROPOSED EXCAVATION

EXISTING STRUCTURE TO DEMOLISHED BY OWNER

(X) - EASEMENT FOR DRAINAGE 2.44 WIDE.



BASIX SCHEDULE

WATER COMMITMENTS
Taps: Basins-6*, Toilets-4*, Showers-3*, Kitchen-4*
Rainwater Tank-3000 litres from 230m2 of roof
Connect tank to: W/Machine, toilets & 1 garden tap

THERMAL COMFORT
Wind driven ventilator to roof space
Roof Insulation: Reflective foil Sarking
Ceiling insulation: R4.1
Wall insulation: R2.7
Floor Insulation: None
R2.5 Soundscreen batts between floor joists (Excl. Garage)

ENERGY COMMITMENTS
Hot Water: Gas instantaneous - 6 Star
Cooling System: 3 phase air cond. 3.0-3.5 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 (by owner)
Provide min. 3.5kW Photovoltaic System

NOTE: THE ABOVE INDICATES THE MINIMUM REQUIREMENTS PLEASE REFER TO THE BASIX CERTIFICATE FOR SPECIFIC REQUIREMENTS

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

FILE PATH: T:_WISDOM HOMES\2022\208754_LE_HA\208754 LE-HA SUBMISSION.pln

WISDOM
1300 855 775
wisdomhomes.com.au

PROJECT: PROPOSED BRICK VENEER DWELLING

CLIENT: Mr A D LE & Mrs H T T HA

ADDRESS: Lot 11 No.323 MARION STREET YAGOONA

EXHAUST FAN

SMOKE ALARM AS 3786-1993

LODGEMENT: D.A/C.C

DP No: 229452

*COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD T/A WISDOM HOMES. BUILDERS LIC. No 131951C.

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
A-6	EMAIL DATED 11/08/22	ITSNK	31.0116/08/22
B-7	SUBMISSION PLANS	MDI	20.09.22
A-2	CONSULTATION PLANS	NK	23/05/22
A-3	EMAIL DATED 26/05/22	NK	26/05/22
A-4	AMENDED CONSULT PLANS	WCL	21.6.22
A-5	EMAIL DATED 27/07/22	NK	28/07/22

JOB No: 208754

DRAWN: ITS

PLOT DATE: 20/09/2022

LGA: CANTERBURY - BANKSTOWN

SLAB CLASS: 'H1' CLASS

DESIGN: ASPIRATION 36

FACADE: V21 DESIGNER BALCONY

SHEET: 03