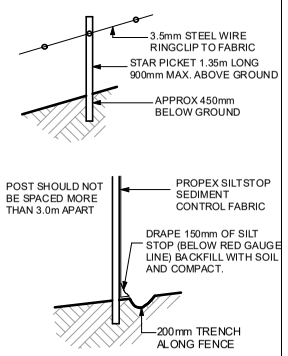
SEDIMENT CONTROL DETAIL



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

BASIX SCHEDULE

WATER COMMITMENTS
Taps: Basins-6*, Toilets-4*, Showers-3*, Kitchen-4*
Rainwater Tank-3000 litres from 295m2 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: R5.0
Wall insulation: R2.5
Floor Insulation: None
Internal walls of bathroom 2 R:2.0
garage wall insulation R:2.0
ceiling joist R2.5

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)

'M' CLASS SITE
SALINE AFFECTED

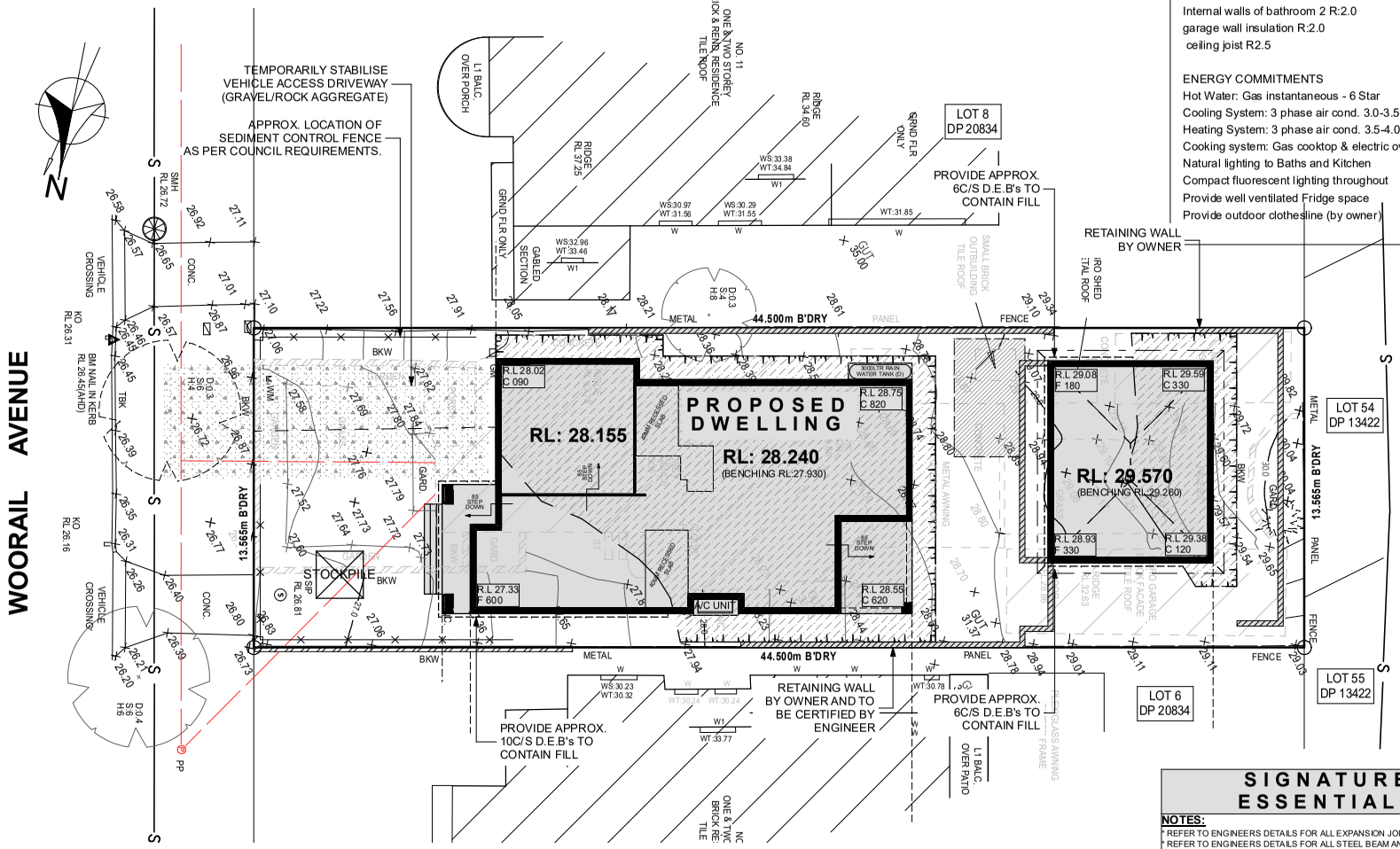
Lot 7 No. 9
AREA: 600.70m²

STORMWATER DRAINAGE TBC.
SUBJECT TO HYDRAULIC ENGINEER DETAILS.

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

EXCAVATE SITE APPROX. **820 mm** & **330 mm** TO FORM JOB DATUM **R.L 27.930 & R.L 29.260** (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



BENCHING PLAN
1:200

FILE PATH: T:_WISDOM HOMES\2022\208707_CHENG\208707 CHENG_CONSULTATION.pln

SIGNATURE 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

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WISDOM
1300 855 775
wisdomhomes.com.au

PROJECT: PROPOSED BRICK VENEER DWELLING
CLIENT: Ms D CHENG
ADDRESS: Lot 7 No. 9 WOORAIL AVENUE KINGSGROVE

EXHAUST FAN
SMOKE ALARM AS 3786-1993

LODGEMENT: D.A/C.C
DP No: 20834

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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-DL	18.01.2022
A-2	CONTRACT PLAN	NK	03/02/22
A-3	CONSULTATION SET	JD	5/4/22
B-4	SUBMISSION SET	NZ	13/10/22
-	-	-	-
-	-	-	-

JOB No: 208707
LGA: CANTERBURY
DESIGN: MAJESTIC 35
FACADE: V21 SAVANNAH COVERED BALCONY

DRAWN: ITS
PLOT DATE: 25/10/2022
SLAB CLASS: 'M' CLASS
SHEET: 3