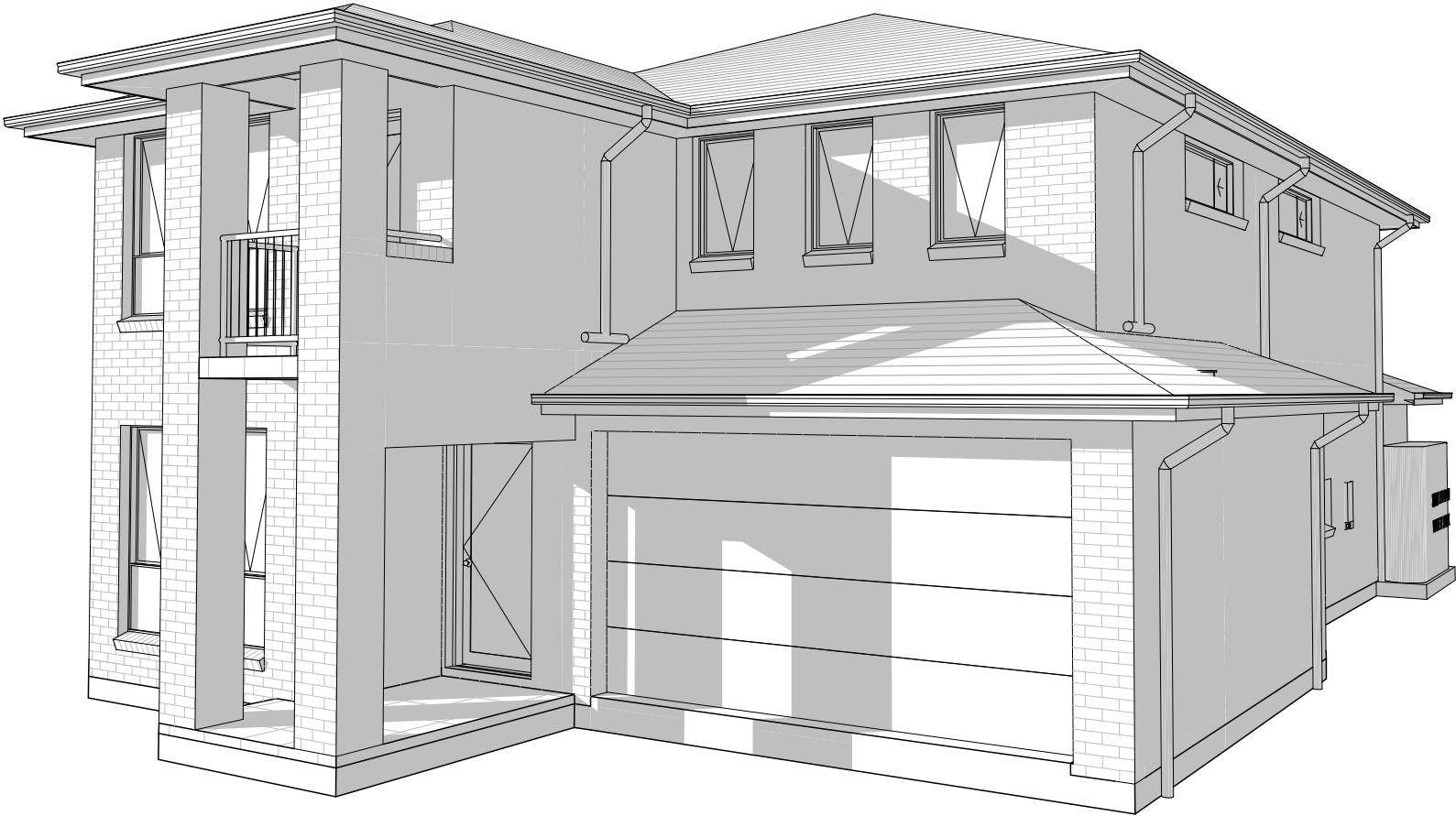


Washington 32  
Nova Terrace

Page	Drawing
2	SITE PLAN
3	BENCHING PLAN
4	SITE ANALYSIS PLAN
5	SHADOW DIAGRAMS
6	GROUND FLOOR PLAN
7	FIRST FLOOR PLAN
8	ELEVATIONS
9	ELEVATIONS
10	NOTIFICATION PLAN
11	SECTIONS
12	DETAILS
13	WINDOW & DOOR SCHEDULES
14	FSR CALCULATIONS



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LUXURY ESSENTIALS



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PROJECT:	JOB No:
PROPOSED BRICK VENEER DWELLING	209071
CLIENT:	
Mr F DAGHER & Mrs D R DAGHER	
ADDRESS:	
Lot 7 No. 14 AVOCA AVENUE BELFIELD	

DA SCHEDULE		
<b>SITE DETAILS</b>		
LGA CONTROL		Canterbury
LOT NUMBER/DP NUMBER		7 / 19590
ZONE & LOT WIDTH	R3	12.190m
SITE AREA		398.40 m <sup>2</sup>
<b>DWELLING AREAS</b>		
GROUND FLOOR LIVING		117.75 m <sup>2</sup>
FIRST FLOOR LIVING		130.06 m <sup>2</sup>
PORCH		5.21 m <sup>2</sup>
PATIO		0.00 m <sup>2</sup>
FRONT BALCONY		2.57 m <sup>2</sup>
REAR BALCONY		0.00 m <sup>2</sup>
GARAGE		33.20 m <sup>2</sup>
OUTDOOR LEISURE		18.96 m <sup>2</sup>
TOTAL :		<b>307.75 m<sup>2</sup></b>
DRIVE AREA		37.17 m <sup>2</sup>
ROOF AREA (drained to tank)		204.49 m <sup>2</sup>
<b>SITE COVERAGE</b> (Single storey/Lower floor)		
MAXIMUM SITE COVERAGE	239.04 m <sup>2</sup> / 60.00%	
ACTUAL SITE COVERAGE	<b>150.95 m<sup>2</sup>/ 37.89%</b>	
<b>FLOOR SPACE RATIO</b>		
MAXIMUM FLOOR SPACE/FSR	219.12 m <sup>2</sup> / 55.00%	
ACTUAL FLOOR SPACE/FSR	<b>219.09 m<sup>2</sup>/ 54.99%</b>	
<b>LANDSCAPING AREAS</b>		
MINIMUM LANDSCAPING	59.76 m <sup>2</sup> / 15.00%	
ACTUAL LANDSCAPING	<b>149.93 m<sup>2</sup>/ 37.63%</b>	
<b>PRIVATE OPEN SPACE</b>		
MINIMUM POS	0.00 m <sup>2</sup> / 0.0x0.0	
ACTUAL POS	<b>103.93 m<sup>2</sup>/ 12.190 x 7.120</b>	
<b>BUILDING HEIGHT</b>		
MAXIMUM HEIGHT	8.50 m	
ACTUAL HEIGHT	<b>7.88 m</b>	

**'H1' CLASS SITE ASSUMED**  
(AS PER BOREHOLE REPORT)

**ACID SULFATE SOILS CLASS 4**

**Lot 7 No. 14**  
**AREA: 398.4 m<sup>2</sup>**

STORMWATER DRAINAGE AS PER HYDRAULIC ENGINEER DETAILS DATED 21/10/22.




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

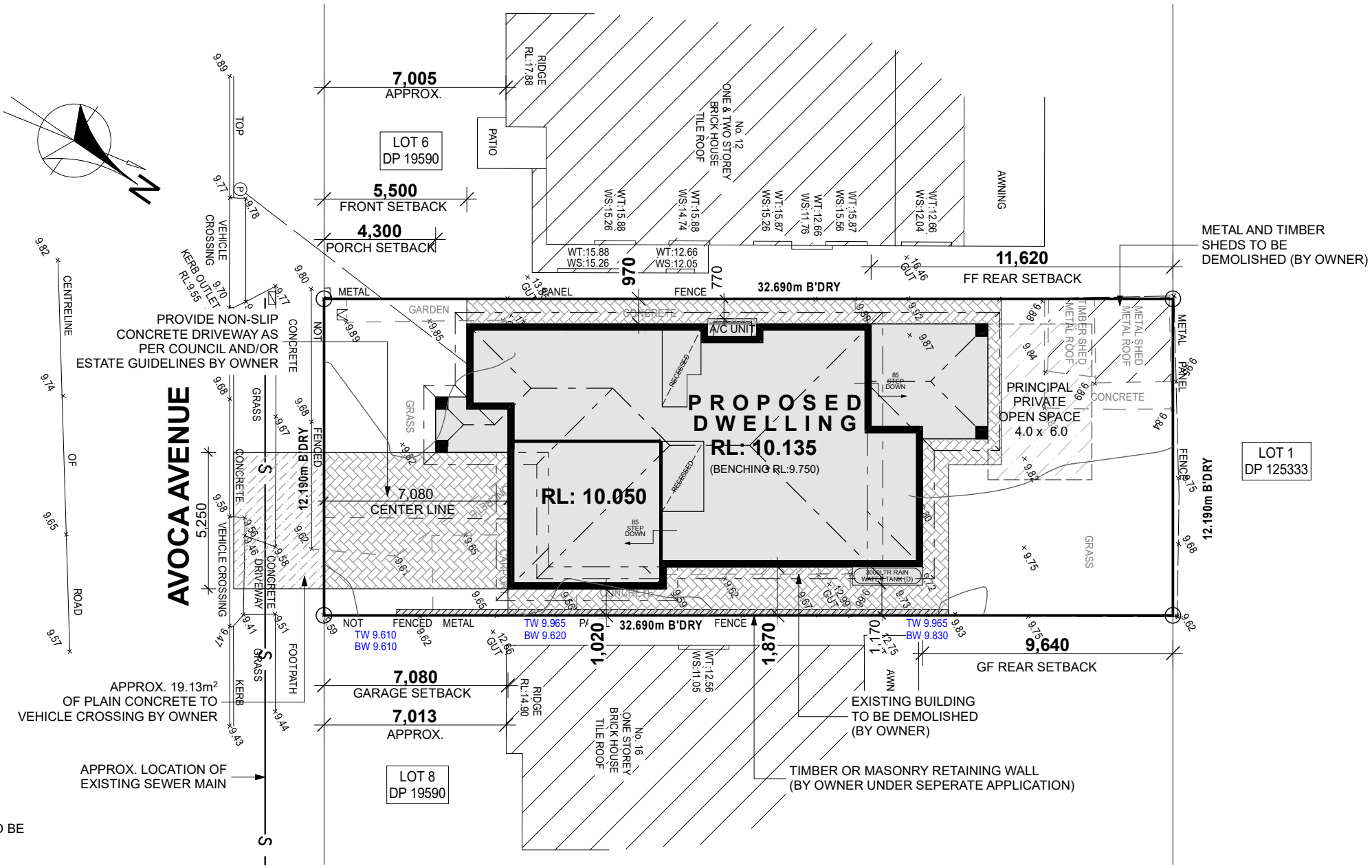
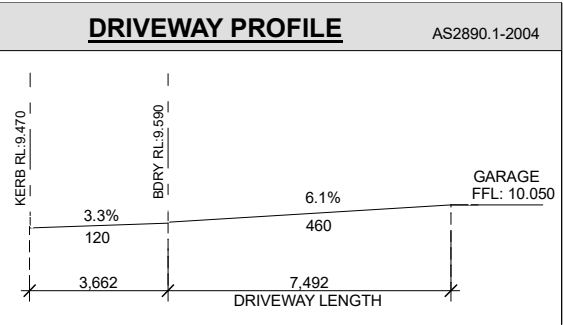
EXCAVATE SITE APPROX. **140 mm** TO FORM JOB DATUM **R.L 9.750** (AHD)  
DATUM POINT 385mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

 PROPOSED EXCAVATION     EXISTING STRUCTURE TO BE DEMOLISHED BY OWNER

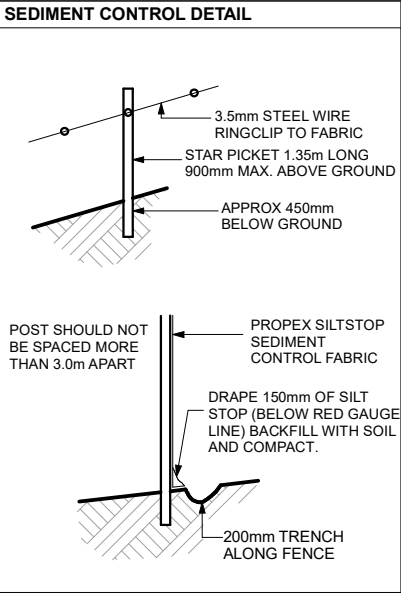
**SITE PLAN**  
1:200

FILE PATH: T:\ WISDOM HOMES\2022\209071 DAGHER\209071 DAGHER DAGHER SUBMISSION PLAN.pln

 1300 855 775 wisdomhomes.com.au	PROJECT: PROPOSED BRICK VENEER DWELLING	 EXHAUST FAN  SMOKE ALARM AS 3786-1993	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				JOB No: <b>209071</b>	DRAWN: ITS
	CLIENT: <b>Mr F DAGHER &amp; Mrs D R DAGHER</b>			ISSUE	DESCRIPTION	DRAWN	DATE	LGA:	PLOT DATE: <b>26/05/2023</b>
	ADDRESS: <b>Lot 7 No. 14 AVOCA AVENUE BELFIELD</b>	LODGEMENT: <b>D.A/C.C</b>	DP No: <b>19590</b>	B-7	EMAIL DATED 01/03/23	NK	03/03/23	<b>CANTERBURY</b>	SLAB CLASS: <b>'H1' CLASS</b>
		*COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD T/A WISDOM HOMES. BUILDERS LIC. No 131951C.		B-8	PCV 10	MDI	25.05.23	DESIGN:	<b>2</b>
				A-3	CONSULTATION PLANS	NK	03/08/22	<b>WASHINGTON 32</b>	
				A-4	EMAIL DATED 18/08/22	NK	18/08/22	FACADE:	
				A-5	VARIATION DATED 07/10/22	NK	10/10/22	<b>NOVA TERRACE</b>	
				B-6	SUBMISSION PLANS	NK	28/11/22		



LUXURY ESSENTIALS				
<b>NOTES:</b> * 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				



**'H1' CLASS SITE ASSUMED**  
(AS PER BOREHOLE REPORT)

**ACID SULFATE SOILS CLASS 4**

**Lot 7 No. 14**  
**AREA: 398.4 m<sup>2</sup>**

STORMWATER DRAINAGE AS PER HYDRAULIC  
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AND BATTERS TO BE DETERMINED ON  
SITE.

PROPOSED  
EXCAVATION EXISTING STRUCTURE TO BE  
DEMOLISHED BY OWNER



**BENCHING PLAN**

1:200

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PROJECT:  
PROPOSED BRICK VENEER DWELLING  
CLIENT:  
**Mr F DAGHER & Mrs D R DAGHER**  
ADDRESS:  
**Lot 7 No. 14 AVOCA AVENUE**  
**BELFIELD**

EXHAUST FAN  
 SMOKE ALARM AS 3786-1993  
LODGE MENT: **D.A/C.C** DP No: **19590**

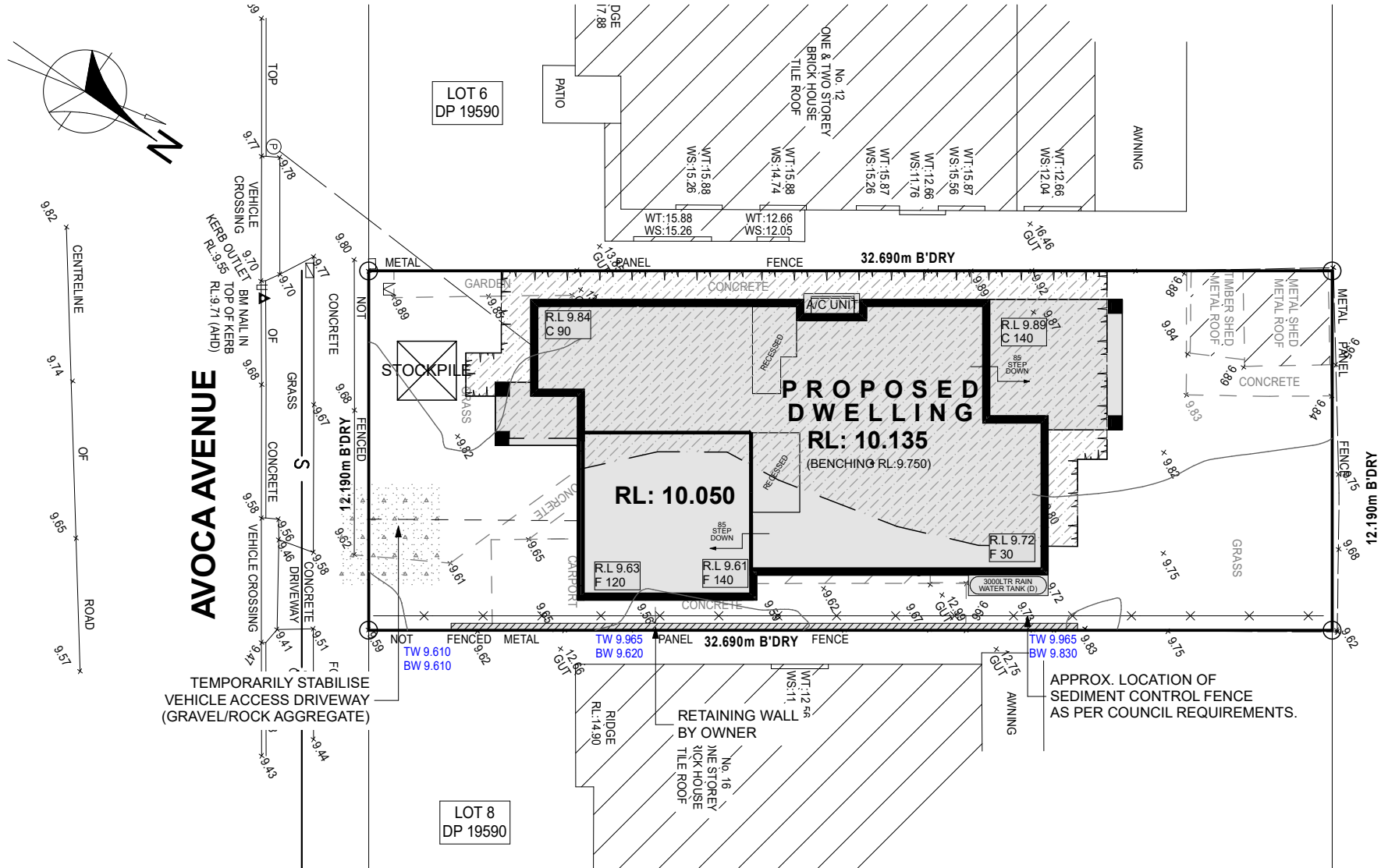
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REVISION SCHEDULE

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B-6	SUBMISSION PLANS	NK	28/11/22

JOB No: <b>209071</b>	DRAWN: ITS
LGA: <b>CANTERBURY</b>	PLOT DATE: <b>26/05/2023</b>
DESIGN: <b>WASHINGTON 32</b>	SLAB CLASS: <b>'H1' CLASS</b>
FACADE: <b>NOVA TERRACE</b>	SHEET: <b>3</b>



**BASIX SCHEDULE**

**WATER COMMITMENTS**  
Taps: Basins-6\*, Toilets-4\*, Showers-3\*, Kitchen-4\*  
Rainwater Tank-3000 litres from 204.49m2 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: R2.0  
Floor Insulation: None

**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 fixed outdoor clothesline (by owner)



SITE ANALYSIS KEY

(1)

SINGLE STOREY

(2)

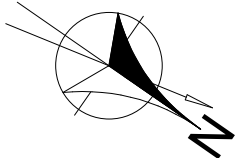
TWO STOREY

OVERLOOKING

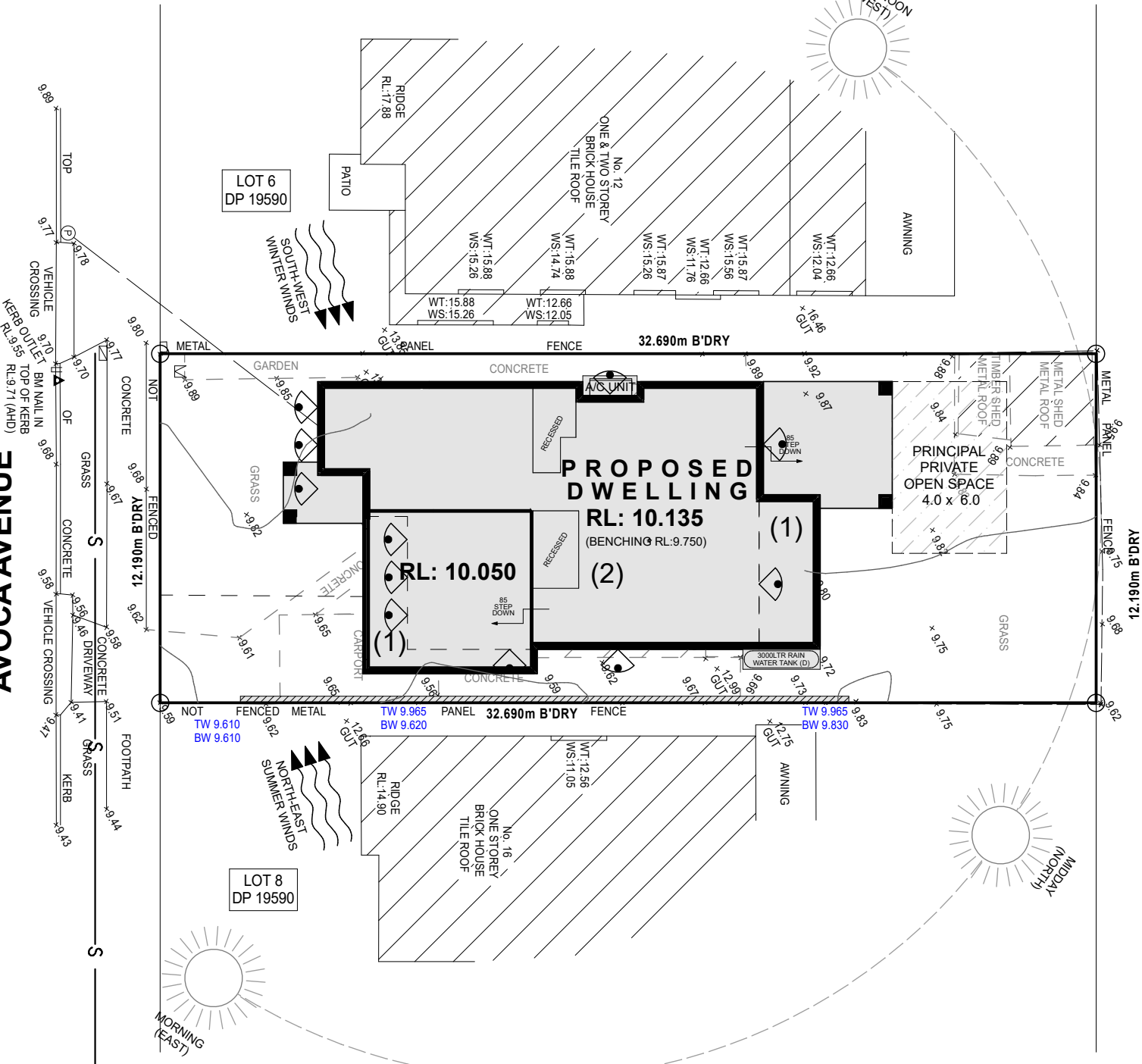
PREVAILING WINDS

PRIVATE OPEN SPACE

SUNLIGHT/SHADOWING



AVOCA AVENUE



'H1' CLASS SITE ASSUMED  
(AS PER BOREHOLE REPORT)

ACID SULFATE SOILS CLASS 4

Lot 7 No. 14  
AREA: 398.4 m<sup>2</sup>

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SITE ANALYSIS PLAN

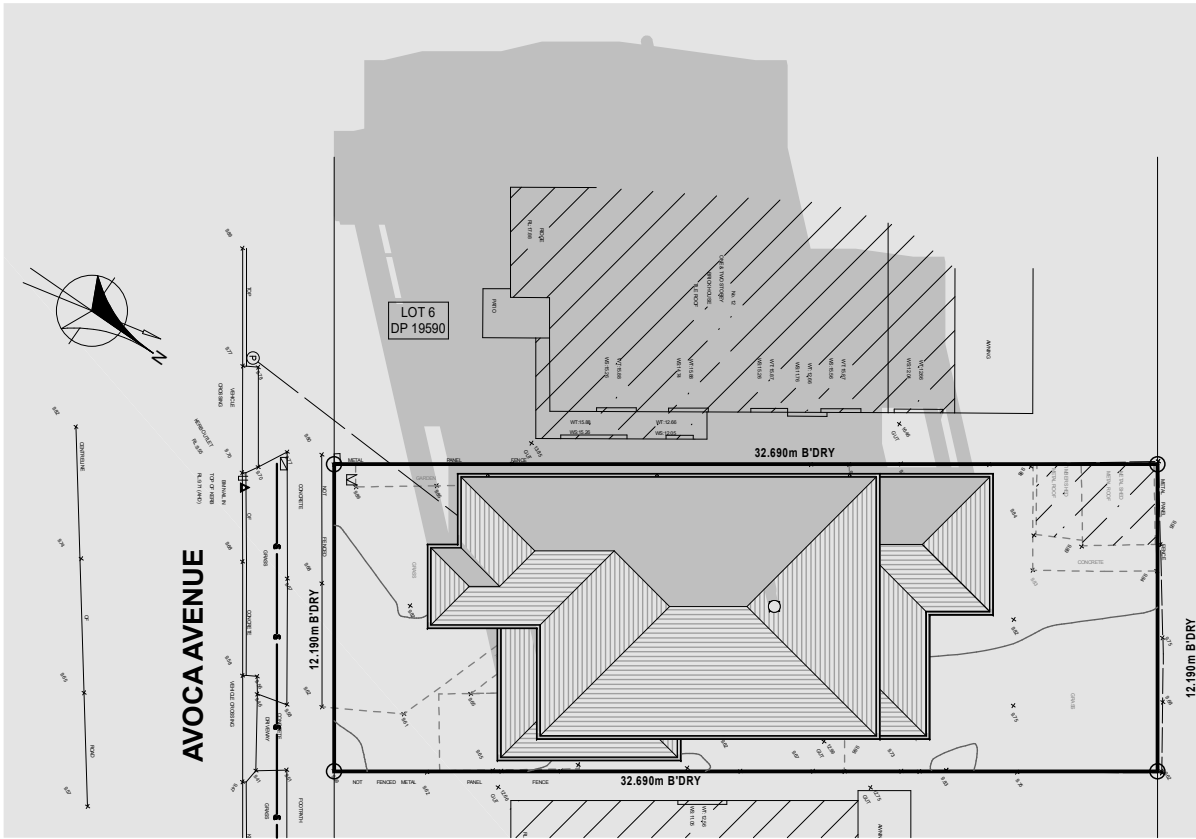
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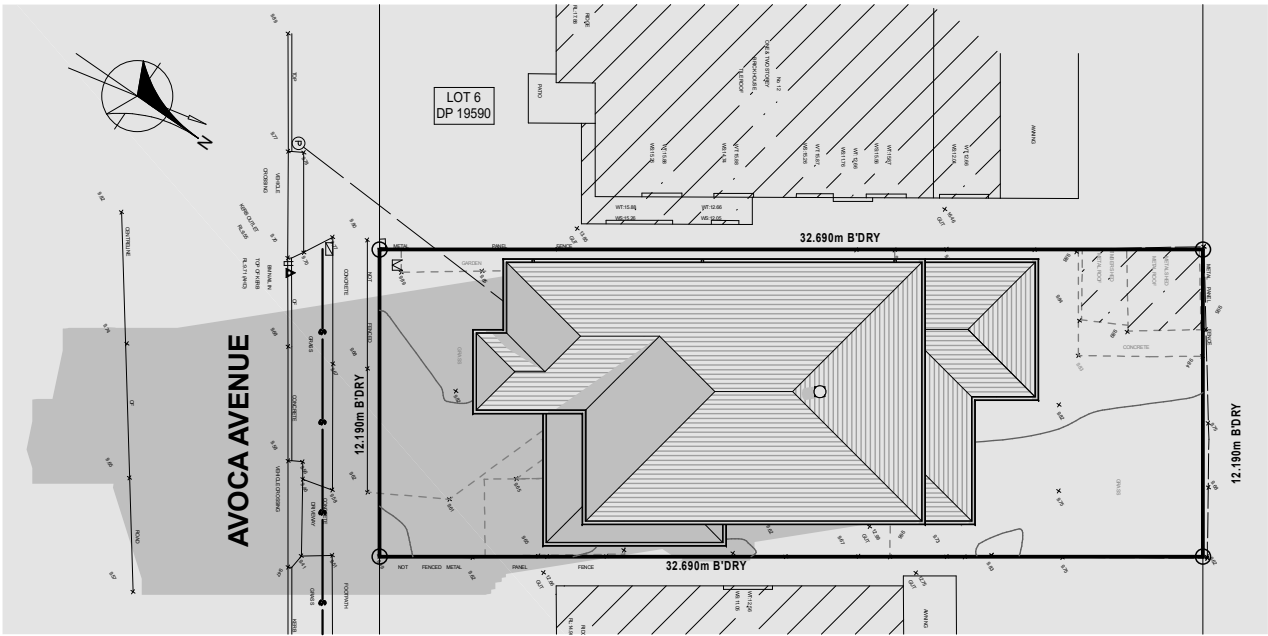
<div></div> <div>1300 855 775</div> <div>wisdomhomes.com.au</div>	PROJECT:	PROPOSED BRICK VENEER DWELLING		<div> EXHAUST FAN</div> <div> SMOKE ALARM AS 3786-1993</div>	NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT 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				JOB No:	DRAWN:
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				A-3			CONSULTATION PLANS	NK	03/08/22	DESIGN:	SLAB CLASS:
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A-5	VARIATION DATED 07/10/22	NK	10/10/22	FACADE:	SHEET:						
B-6	SUBMISSION PLANS	NK	28/11/22	NOVA TERRACE		4					

LUXURY ESSENTIALS

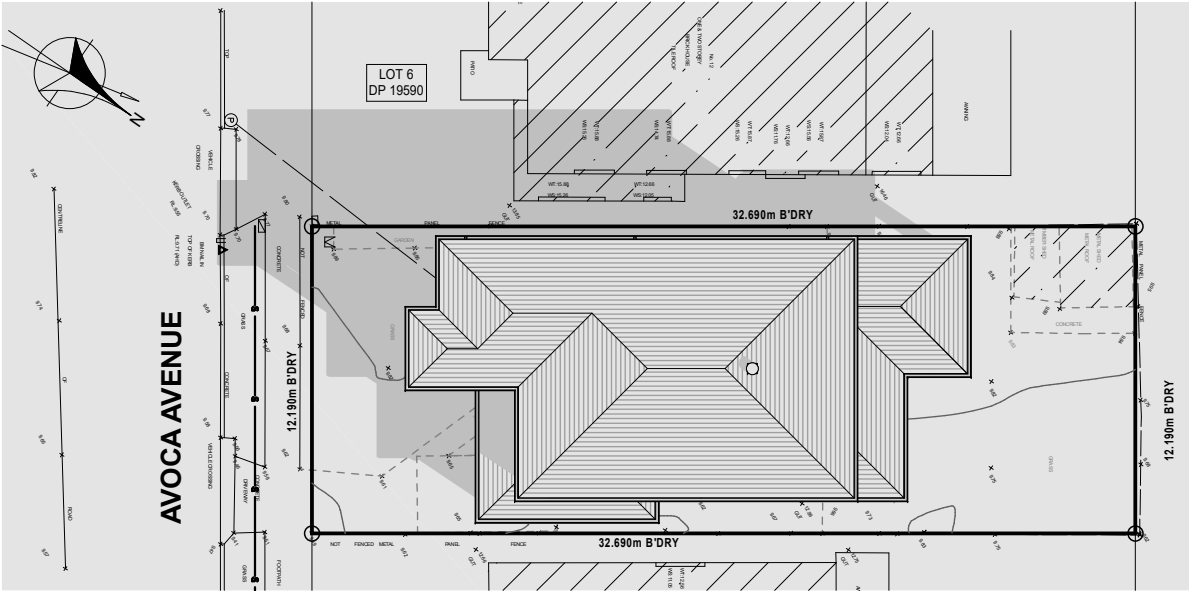
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\* STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF BCA 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013



June 9am 1:300



June 3pm 1:300



June 12pm 1:300

## SHADOW DIAGRAMS

## SHADOW PROJECTIONS 21<sup>st</sup> JUNE

### LUXURY ESSENTIALS

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JOB No:	DRAWN:
209071	ITS
LGA:	PLOT DATE:
CANTERBURY	26/05/2023
DESIGN:	SLAB CLASS:
WASHINGTON 32	'H1' CLASS
FACADE:	SHEET:
NOVA TERRACE	5

PROJECT:  
PROPOSED BRICK VENEER DWELLING  
CLIENT:  
**Mr F DAGHER & Mrs D R DAGHER**  
ADDRESS:  
**Lot 7 No. 14 AVOCA AVENUE  
BELFIELD**

⊗ EXHAUST FAN  
⊗ SMOKE ALARM AS 3786-1993  
LODGE MENT: **D.A/C.C**  
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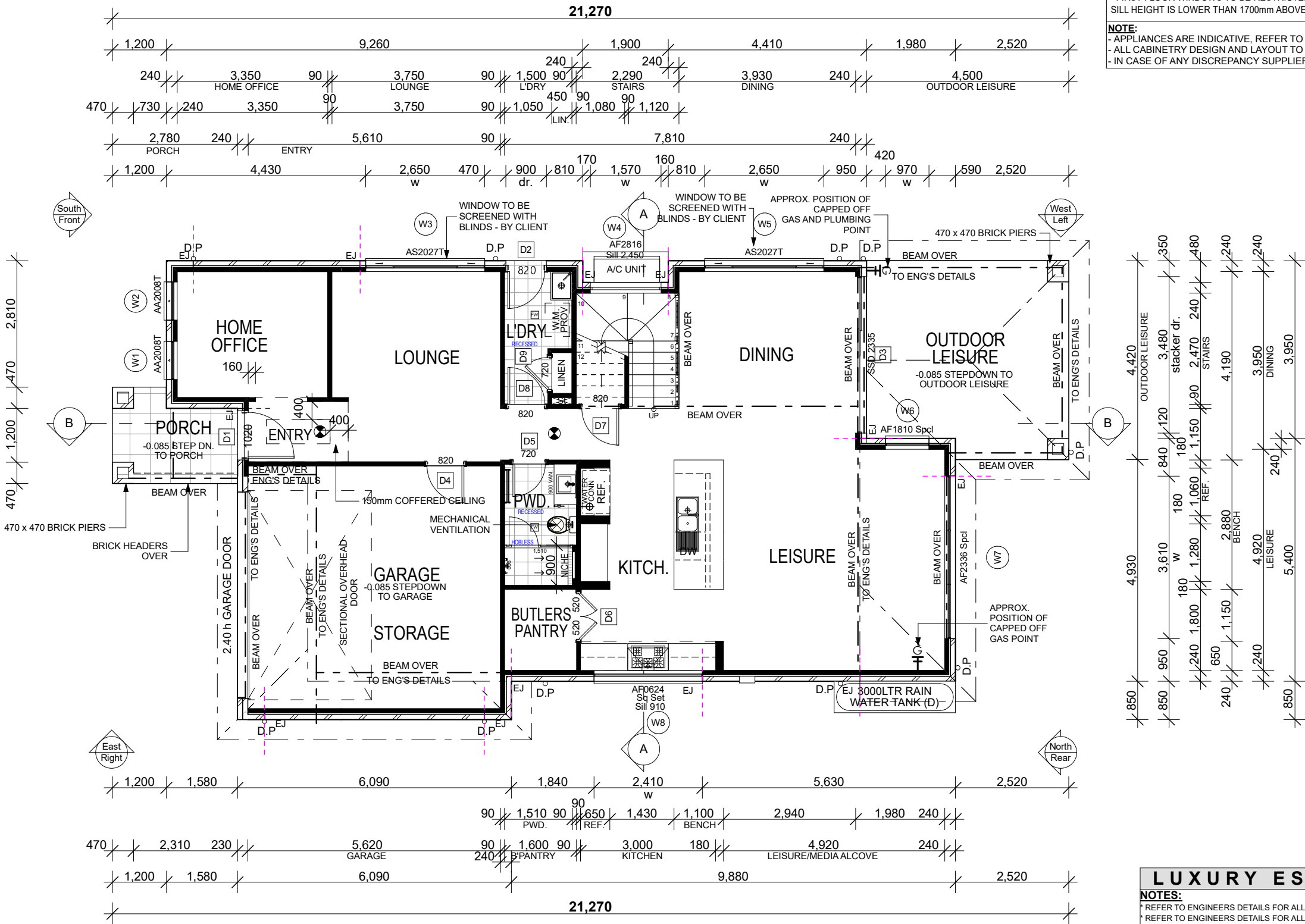
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A-5	VARIATION DATED 07/10/22	NK	10/10/22
B-6	SUBMISSION PLANS	NK	28/11/22



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Area	m2
LOWER FLOOR	117.75
UPPER FLOOR	130.06
PORCH	5.21
OUTDOOR LEISURE	18.96
BALCONY FRONT	2.57
GARAGE	33.20



- NOTES:**
- 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.
  - 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.
- NOTE:**
- APPLIANCES ARE INDICATIVE, REFER TO SELECTIONS FOR DETAILS.
  - ALL CABINETRY DESIGN AND LAYOUT TO BE AS PER SUPPLIER'S DETAILS.
  - IN CASE OF ANY DISCREPANCY SUPPLIER'S DETAILS WILL PREVAIL.

GROUND FLOOR PLAN  
1:100

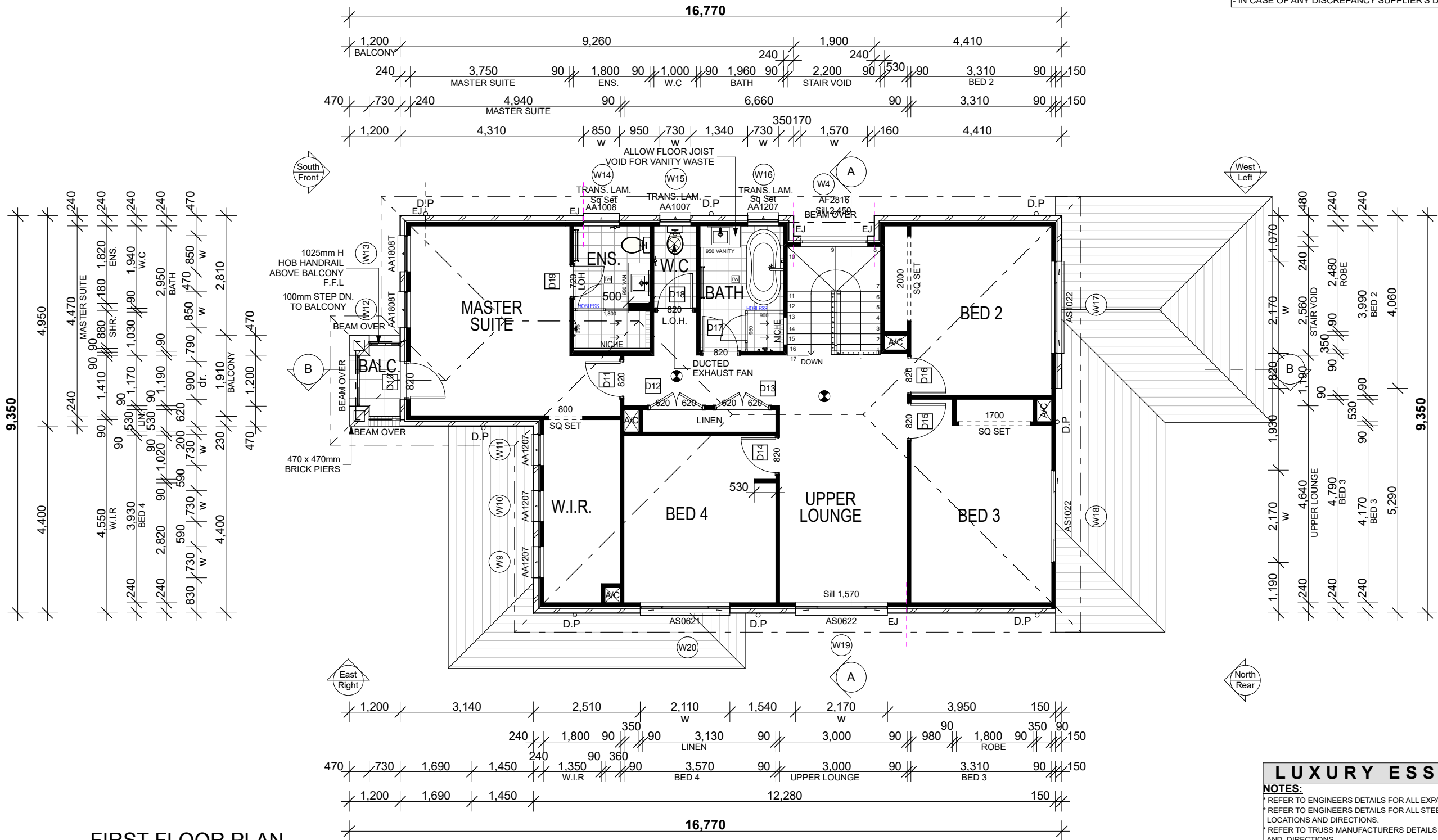
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				B-8	PCV 10	MDI	25.05.23	DESIGN: <b>WASHINGTON 32</b>	SHEET: <b>6</b>
				A-3	CONSULTATION PLANS	NK	03/08/22	FACADE: <b>NOVA TERRACE</b>	






Square Set Location	Size	
	Height	Width
MASTER W.I.R.	2,140	800
MASTER W.I.R.	2,140	1,700
MASTER W.I.R.	2,140	2,000

- NOTES:**
- STACK POINT LOCATIONS SUBJECT TO FLOOR JOIST LAYOUT.
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  - ALL CABINTRY DESIGN AND LAYOUT TO BE AS PER SUPPLIER'S DETAILS.
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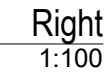
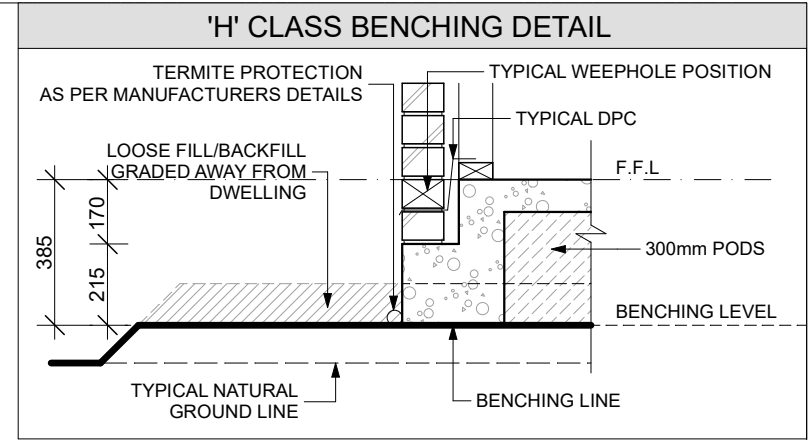




**FIRST FLOOR PLAN**  
1:100

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 1300 855 775 wisdomhomes.com.au	PROJECT: PROPOSED BRICK VENEER DWELLING	 EXHAUST FAN  SMOKE ALARM AS 3786-1993	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				JOB No: <b>209071</b>	DRAWN: <b>ITS</b>
	CLIENT: <b>Mr F DAGHER &amp; Mrs D R DAGHER</b>			ISSUE	DESCRIPTION	DRAWN	DATE	LGA:	PLOT DATE: <b>26/05/2023</b>
	ADDRESS: <b>Lot 7 No. 14 AVOCA AVENUE BELFIELD</b>	LODGEMENT: <b>D.A/C.C</b>	DP No: <b>19590</b>	B-7	EMAIL DATED 01/03/23	NK	03/03/23	<b>CANTERBURY</b>	SLAB CLASS: <b>'H1' CLASS</b>
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				A-3	CONSULTATION PLANS	NK	03/08/22	<b>WASHINGTON 32</b>	

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- 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.
- 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.



	EXHAUST FAN
	SMOKE ALARM AS 3786-1993
LODGEMENT:	DP No:
D.A/C.C	19590
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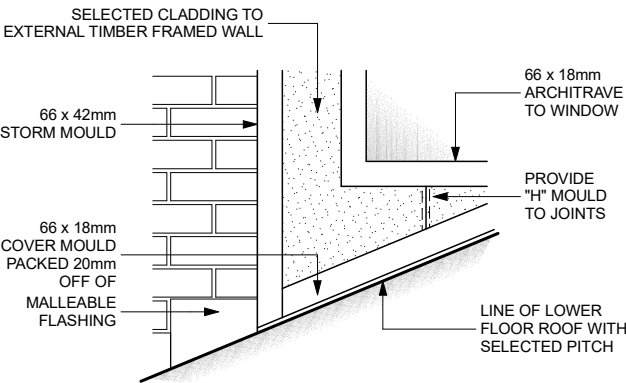
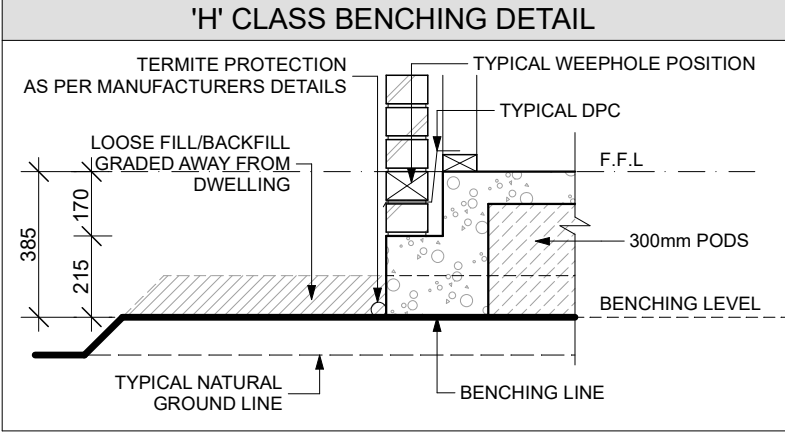
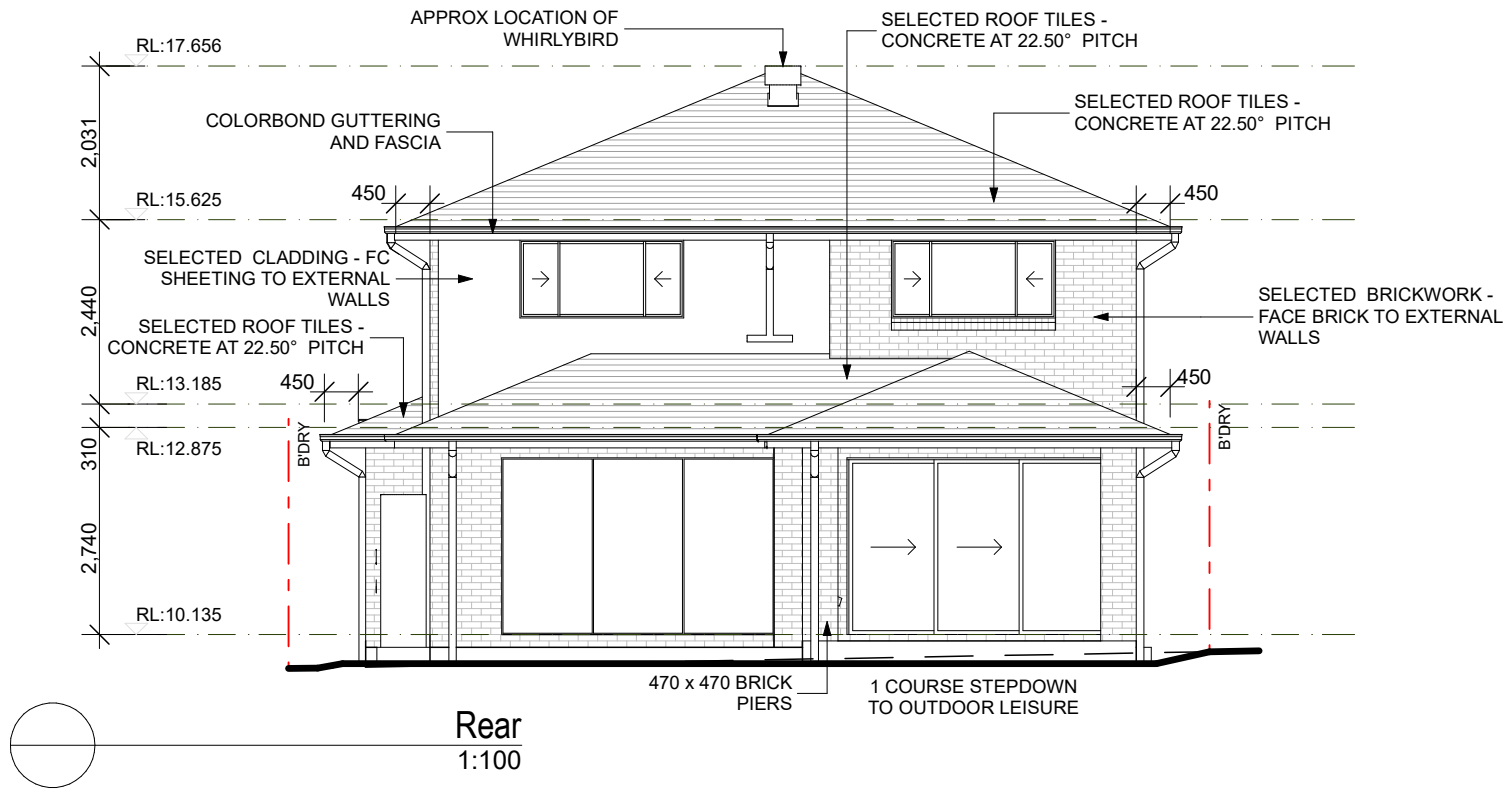
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A-4	EMAIL DATED 18/08/22	NK	18/08/22
A-5	VARIATION DATED 07/10/22	NK	10/10/22
B-6	SUBMISSION PLANS	NK	28/11/22

LUXURY ESSENTIALS	
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JOB No:	DRAWN:
209071	ITS
LGA:	PLOT DATE:
CANTERBURY	26/05/2023
DESIGN:	SLAB CLASS:
WASHINGTON 32	'H1' CLASS
FACADE:	SHEET:
NOVA TERRACE	8

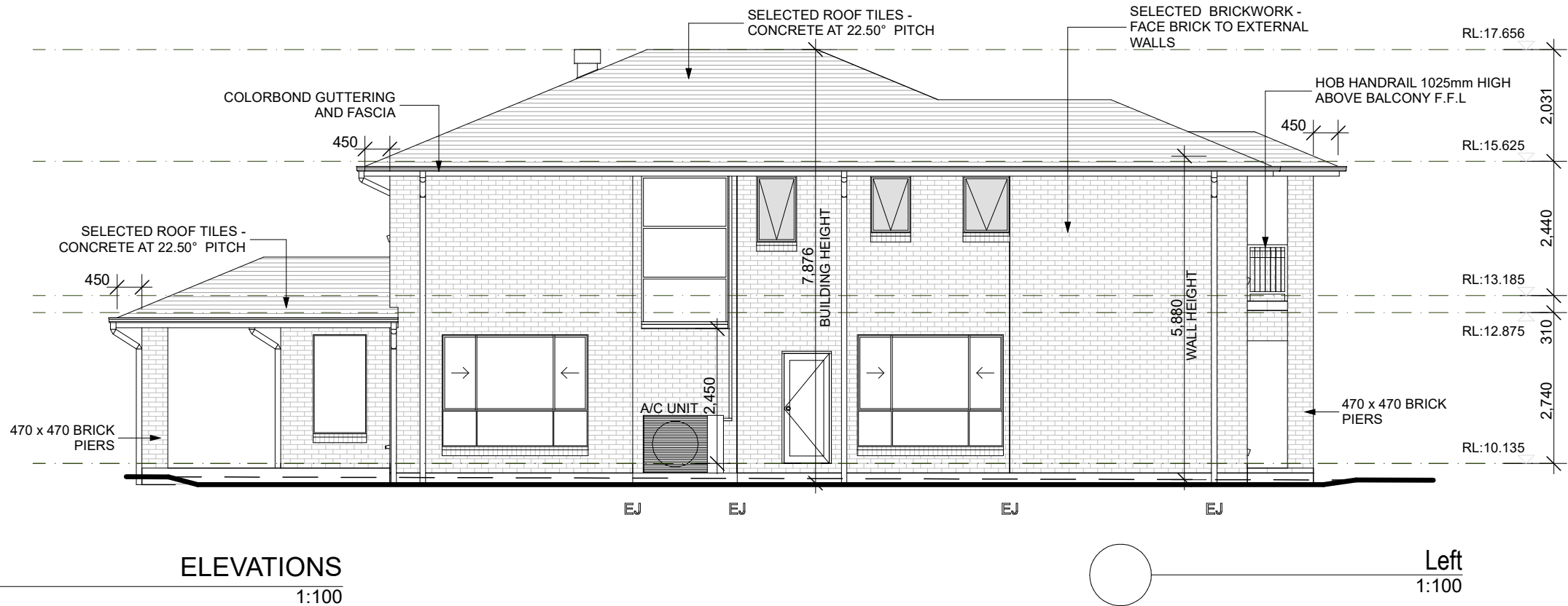


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External Moulding & Architrave Detail



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26/05/2023	
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'H1' CLASS	
SHEET:	
	9

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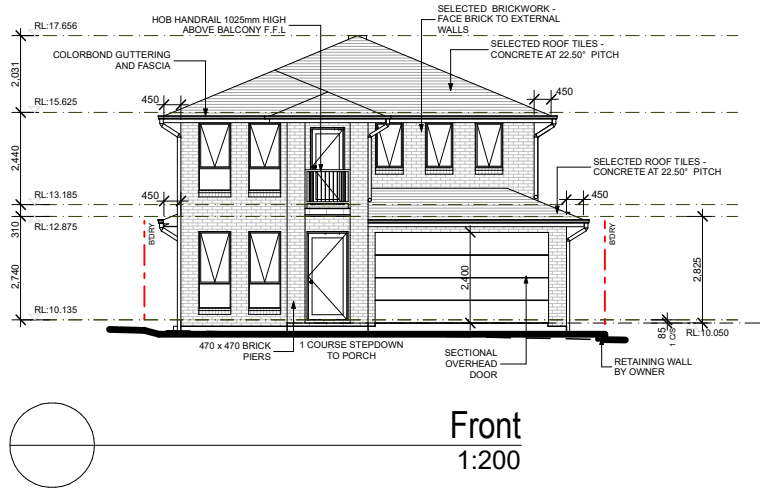
PROJECT:  
PROPOSED BRICK VENEER DWELLING  
CLIENT:  
Mr F DAGHER & Mrs D R DAGHER  
ADDRESS:  
Lot 7 No. 14 AVOCA AVENUE  
BELFIELD

EXHAUST FAN  
SMOKE ALARM AS 3786-1993  
LODGEMENT:  
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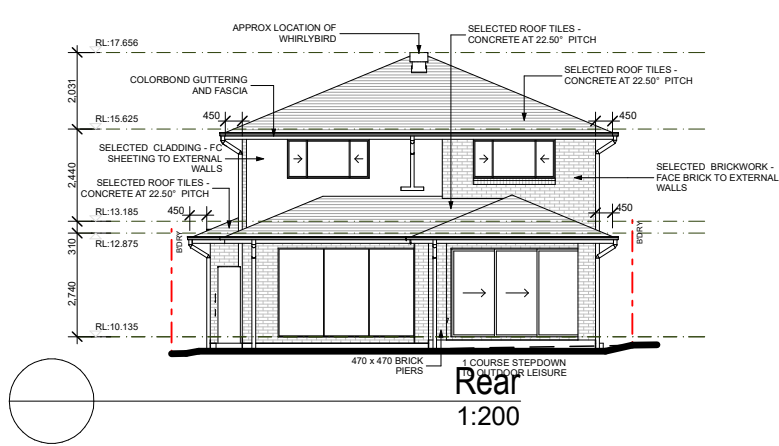
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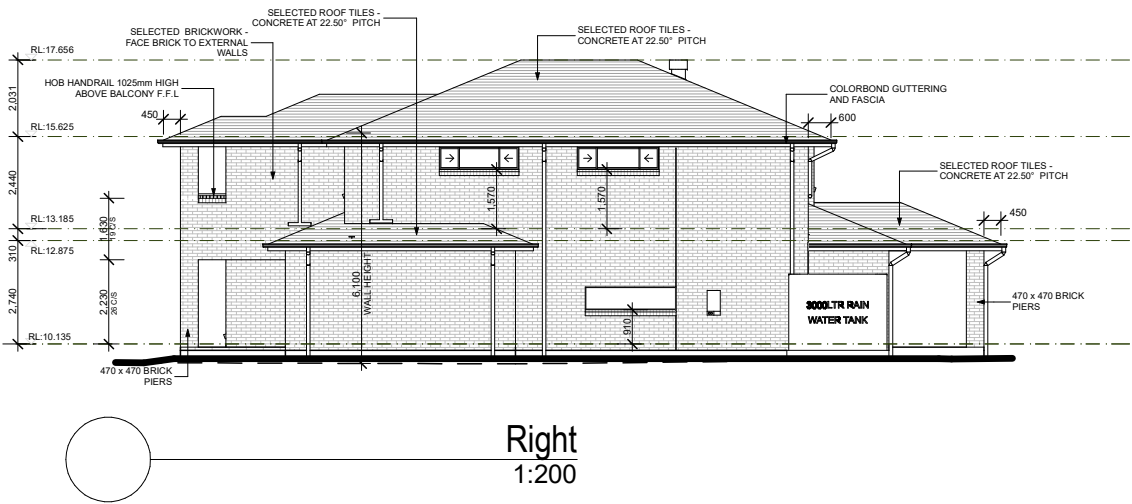
JOB No:	DESIGN:
209071	WASHINGTON 32
LGA:	FACADE:
CANTERBURY	NOVA TERRACE



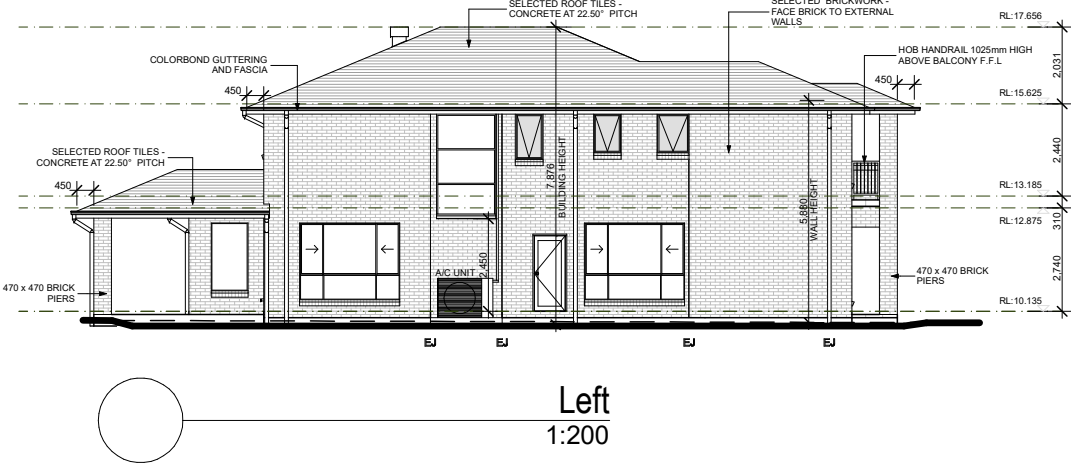
Front  
1:200



Rear  
1:200



Right  
1:200



Left  
1:200

## NOTIFICATION PLAN

1:200

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ADDRESS:  
**Lot 7 No. 14 AVOCA AVENUE  
BELFIELD**

EXHAUST FAN  
SMOKE ALARM AS 3786-1993  
LODGE MENT:  
**D.A/C.C**  
DP No:  
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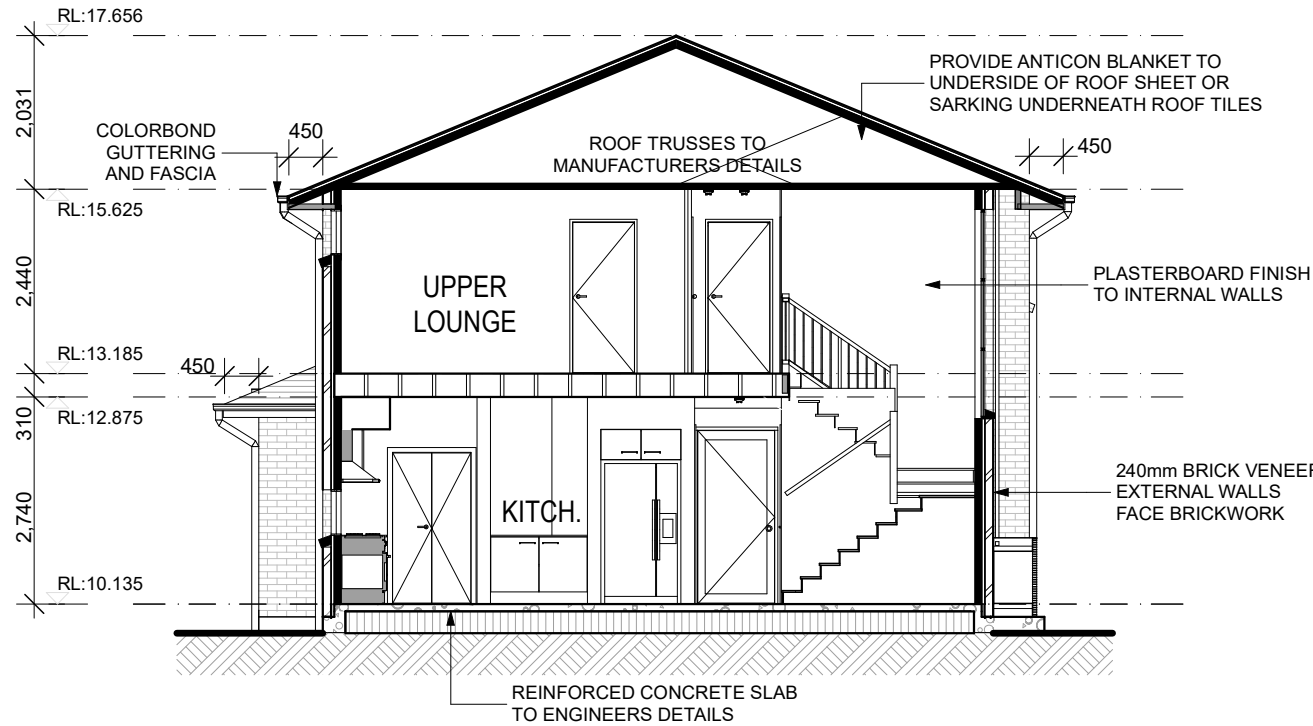
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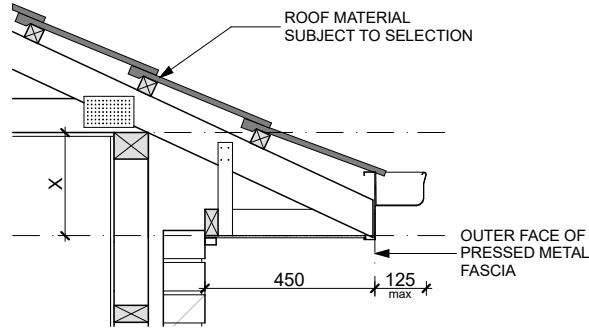
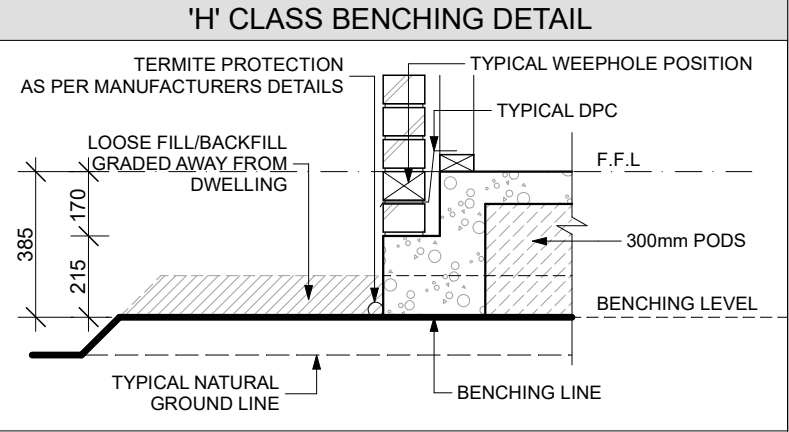
JOB No:  
**209071**  
LGA:  
**CANTERBURY**  
DESIGN:  
**WASHINGTON 32**  
FACADE:  
**NOVA TERRACE**  
DRAWN:  
**ITS**  
PLOT DATE:  
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SLAB CLASS:  
**'H1' CLASS**  
SHEET:  
**10**

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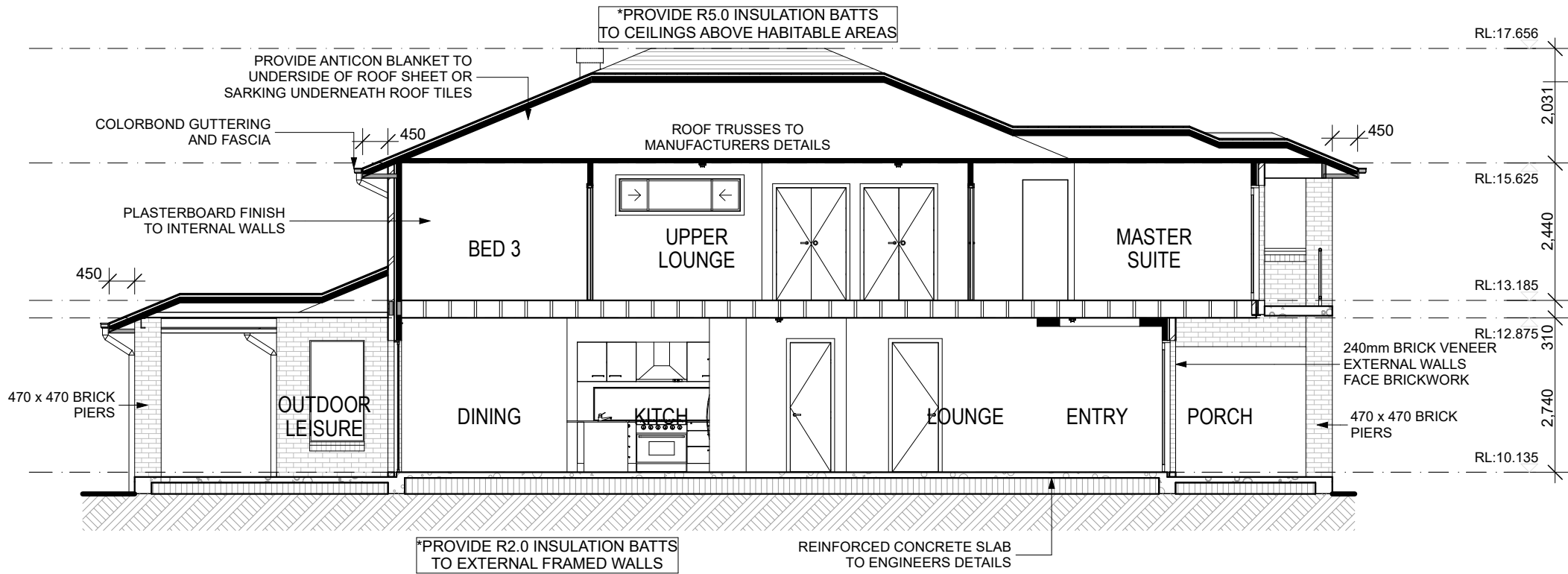


SECTION A-A  
1:100



	TILE	SHEET
22.5° pitch	X= 265mm drop off	295mm drop off
25° pitch	X= 295mm drop off	325mm drop off
27.5° pitch	X= 312mm drop off	342mm drop off
30° pitch	X= 330mm drop off	360mm drop off

Eave Detail



SECTION B-B  
1:100

SECTIONS  
1:100

LUXURY ESSENTIALS

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DESIGN:	WASHINGTON 32	SHEET:	11
FACADE:	NOVA TERRACE		

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⊗ EXHAUST FAN  
⊗ SMOKE ALARM AS 3786-1993

LODGEMENT:  
**D.A/C.C**

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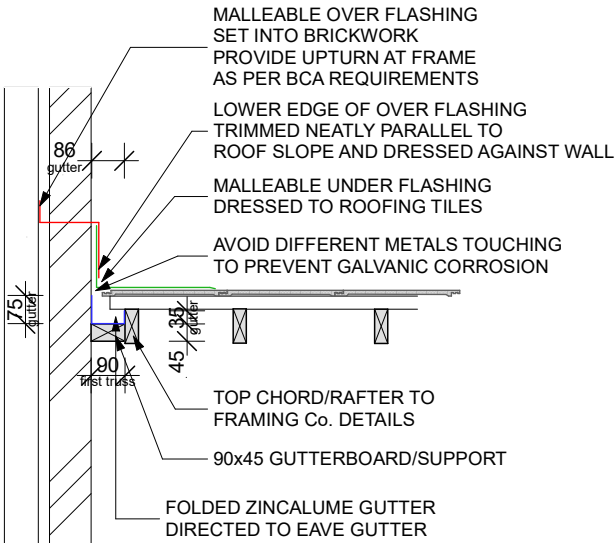
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DETAILS



Roof Abutment Detail (Tiles)  
1:20

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




































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







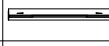































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B-7	EMAIL DATED 01/03/23	NK	03/03/23
B-8	PCV 10	MDI	25.05.23
A-3	CONSULTATION PLANS	NK	03/08/22
A-4	EMAIL DATED 18/08/22	NK	18/08/22
A-5	VARIATION DATED 07/10/22	NK	10/10/22
B-6	SUBMISSION PLANS	NK	28/11/22

JOB No:  
209071  
LGA:  
CANTERBURY  
DESIGN:  
WASHINGTON 32  
FACADE:  
NOVA TERRACE

DRAWN:  
ITS  
PLOT DATE:  
26/05/2023  
SLAB CLASS:  
'H1' CLASS  
SHEET:


Door Schedule								
Door No.	Type	Door Size		Plan View	Elev. View	Glazing	Frame and Reveal	Notes
		Height	Width					
D1	External door	2,340	1,020				240mm BV	
D2	External door	2,040	820			As selected	240mm BV	
D3	SSD 2135	2,340	3,480			6.38 Comfort Plus (C)	240mm BV	
D4	Hung door	2,340	820				90mm TF	
D5	Hung door	2,340	720				90mm TF	
D6	2x Hung door	2,040	1,040				90mm TF	
D7	Hung door	2,340	820				90mm TF	
D8	Hung door	2,340	820				90mm TF	
D9	Hung door	2,040	720				90mm TF	Cupboard
D10	External door	2,040	820				240mm BV	
D11	Hung door	2,040	820				90mm TF	
D12	2x Hung door	2,040	1,240				90mm TF	Cupboard
D13	2x Hung door	2,040	1,240				90mm TF	Cupboard
D14	Hung door	2,040	820				90mm TF	
D15	Hung door	2,040	820				90mm TF	
D16	Hung door	2,040	820				90mm TF	
D17	Hung door	2,040	820				90mm TF	
D18	Hung door	2,040	820				90mm TF	
D19	Hung door	2,040	720				90mm TF	Lift-off hinges

Window Schedule								
Window No.	Type	Window Size		Plan View	Elev. View	Glazing	Frame and Reveal	Notes
		Height	Width					
W1	AA2008T	2,035	850			Glass - Single Clear	240mm BV	
W2	AA2008T	2,035	850			Glass - Single Clear	240mm BV	
W3	AS2027T	2,035	2,650			Glass - 6.38mm Comfort Plus (C)	240mm BV	
W4	AF2816	2,770	1,570			Glass - 6.38mm Comfort Plus (C)	240mm BV	
W5	AS2027T	2,035	2,650			Glass - 6.38mm Comfort Plus (N)	240mm BV	
W6	AF1810 Spcl	1,800	970			Glass - 6.38mm Comfort Plus (N)	240mm BV	
W7	AF2336 Spcl	2,340	3,610			Glass - 6.38mm Comfort Plus (C)	240mm BV	
W8	AF0624	600	2,410			Glass - Single Clear	240mm BV	Sq Set
W9	AA1207	1,200	730			Glass - Single Clear	240mm BV	
W10	AA1207	1,200	730			Glass - Single Clear	240mm BV	
W11	AA1207	1,200	730			Glass - Single Clear	240mm BV	
W12	AA1808T	1,800	850			Glass - Single Clear	240mm BV	
W13	AA1808T	1,800	850			Glass - Single Clear	240mm BV	
W14	AA1008	1,030	850			Glass - Trans Lam	240mm BV	Sq Set
W15	AA1007	1,030	730			Glass - Trans Lam	240mm BV	
W16	AA1207	1,200	730			Glass - Trans Lam	240mm BV	Sq Set
W17	AS1022	1,030	2,170			Glass - Single Clear	240mm BV	
W18	AS1022	1,030	2,170			Glass - Single Clear	90mm TF	
W19	AS0622	600	2,170			Glass - Single Clear	240mm BV	
W20	AS0621	600	2,110			Glass - Single Clear	240mm BV	

WINDOW & DOOR SCHEDULES

1:1

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WISDOM


1300 855 775  
wisdomhomes.com.au

PROJECT:  
PROPOSED BRICK VENEER DWELLING

CLIENT:  
Mr F DAGHER & Mrs D R DAGHER

ADDRESS:  
Lot 7 No. 14 AVOCA AVENUE  
BELFIELD

 EXHAUST FAN

 SMOKE ALARM AS 3786-1993

LODGEMENT:  
D.A/C.C

DP No:  
19590

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
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JOB No:  
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LGA:  
CANTERBURY

DESIGN:  
WASHINGTON 32

FACADE:  
NOVA TERRACE

DRAWN:  
ITS

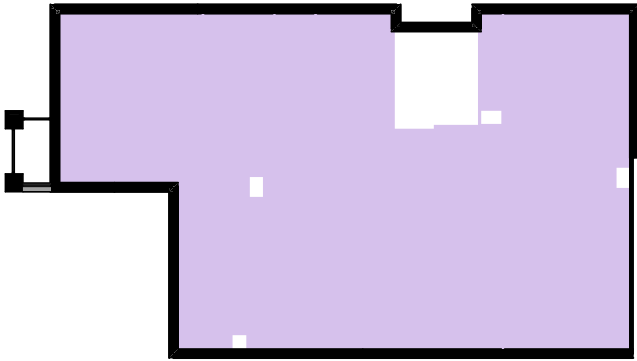
PLOT DATE:  
26/05/2023

SLAB CLASS:  
'H1' CLASS

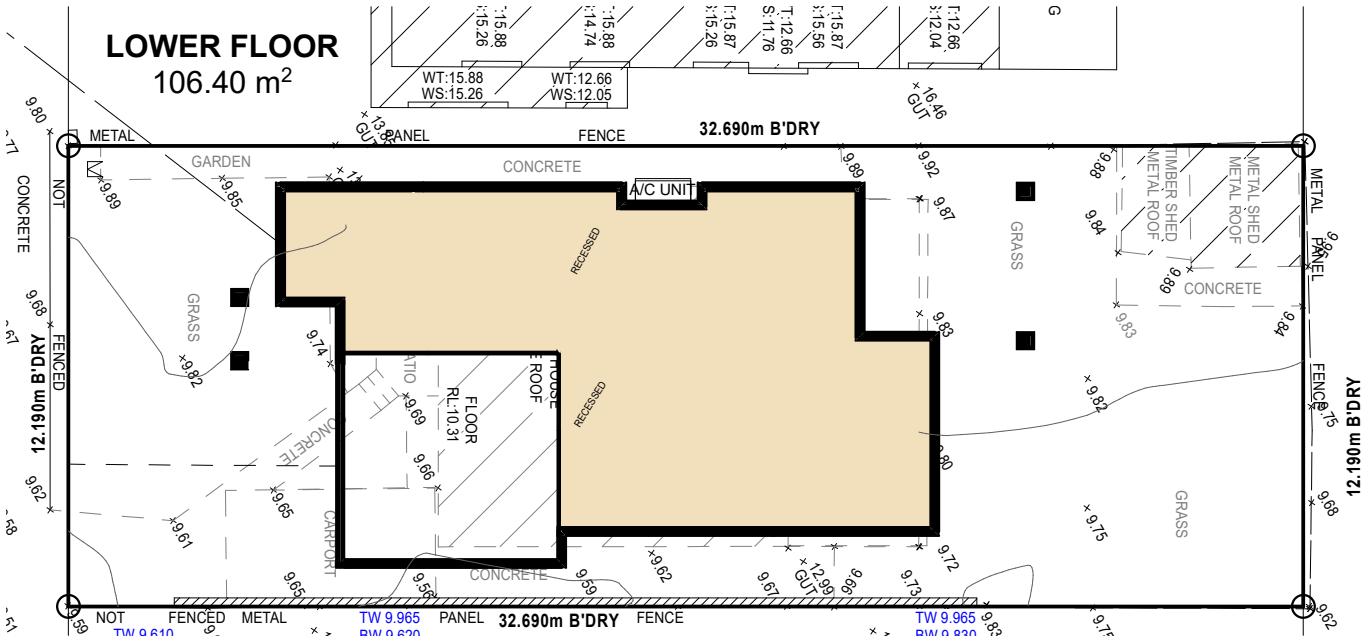
SHEET:  
13

Area FSR	
Area	m2
UPPER FLOOR	112.69
LOWER FLOOR	106.40
	219.09 m²

UPPER FLOOR  
112.69 m²



4. FSR CALCS UPPER  
1:200



2. FSR CALCS LOWER  
1:200

'H1' CLASS SITE ASSUMED  
(AS PER BOREHOLE REPORT)

ACID SULFATE SOILS CLASS 4

Lot 7 No. 14  
AREA: 398.4 m²

STORMWATER DRAINAGE AS PER HYDRAULIC  
ENGINEER DETAILS DATED 21/10/22.

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




EXCAVATE SITE APPROX. 140 mm TO  
FORM JOB DATUM R.L 9.750 (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

FSR CALCULATIONS  
1:1, 1:200

FILE PATH: T:\ WISDOM HOMES\2022\209071\_ DAGHER\209071 DAGHER DAGHER SUBMISSION PLAN.pln

<div></div> <div>1300 855 775</div> <div>wisdomhomes.com.au</div>	PROJECT: PROPOSED BRICK VENEER DWELLING	<div> EXHAUST FAN</div> <div> SMOKE ALARM AS 3786-1993</div>		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				JOB No: 209071	DRAWN: ITS
	CLIENT: Mr F DAGHER & Mrs D R DAGHER				ISSUE	DESCRIPTION	DRAWN	DATE	LGA:	PLOT DATE: 26/05/2023
	ADDRESS: Lot 7 No. 14 AVOCA AVENUE BELFIELD	LODGEMENT: D.A/C.C	DP No: 19590		B-7	EMAIL DATED 01/03/23	NK	03/03/23	CANTERBURY	SLAB CLASS: 'H1' CLASS
	*COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD T/A WISDOM HOMES. BUILDERS LIC. No 131951C.		A-3		CONSULTATION PLANS	NK	03/08/22	DESIGN: WASHINGTON 32	SHEET:  14	
			A-4		EMAIL DATED 18/08/22	NK	18/08/22	FACADE:		
			A-5		VARIATION DATED 07/10/22	NK	10/10/22	NOVA TERRACE		
			B-6	SUBMISSION PLANS	NK	28/11/22				