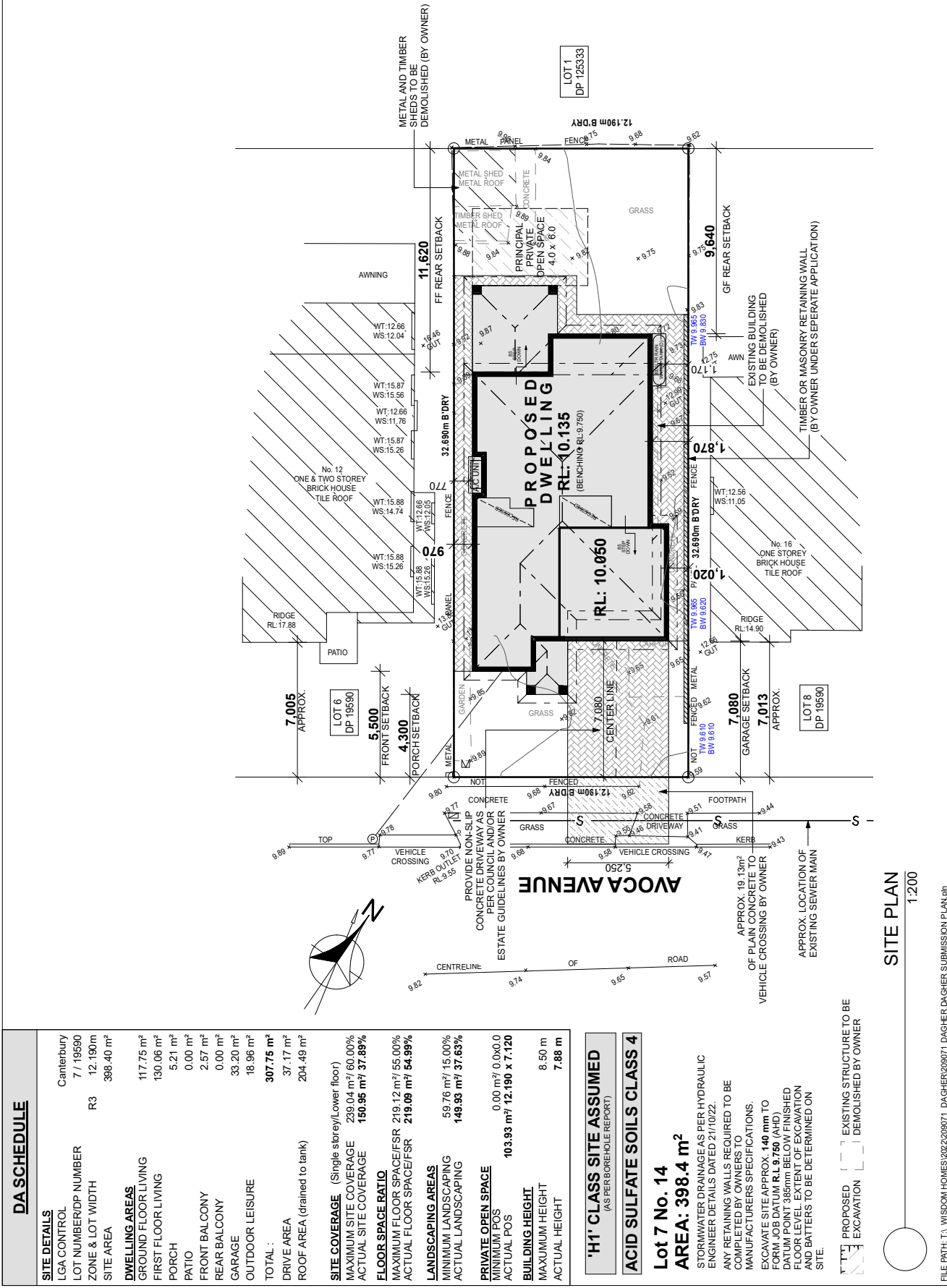
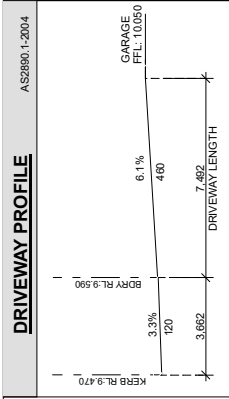
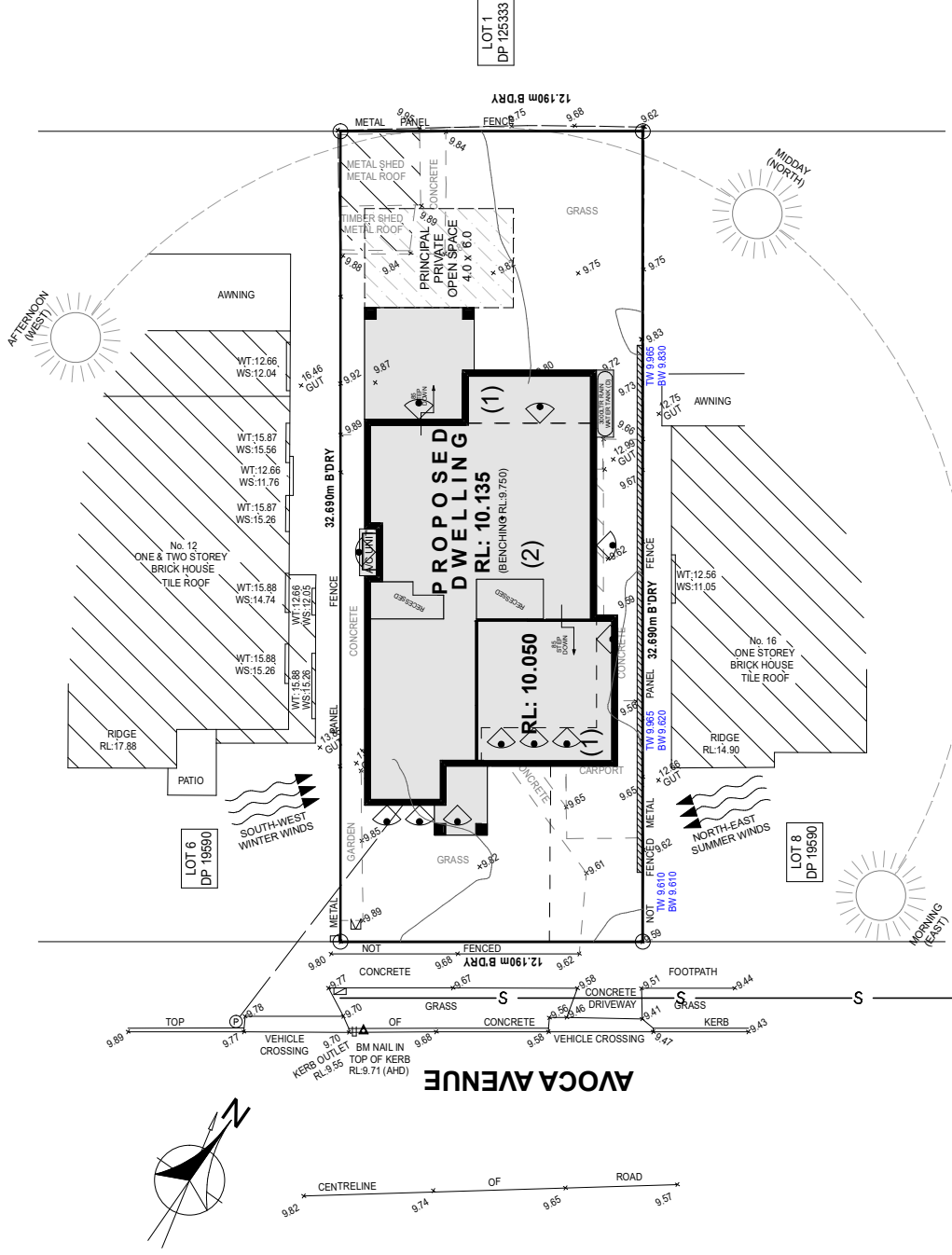




				1900 865 775 wisdomones.com.au	
PROJECT: PROPOSED BRICK VENEER DWELLING					
CLIENT: Mr F DAGHER & Mrs D R DAGHER					
ADDRESS: Lot 7 No. 14 AVOCA AVENUE BELFIELD					
		EXHAUST FAN		NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK 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. ALL WORK TO BE CARRIED OUT 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 ACCORDANCE WITH DIMENSION LINES. ALL WORK TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.	
		SMOKE ALARM AS 3786-1993			
LODGEMENT:		DP No:		D.A/C.C 19590	
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JOB No:		209071		DRAWN: ITS	
DATE		03/03/23		PLOT DATE: 26/05/2023	
LGA:		NK		SLAB CLASS: H1 CLASS	
MDI		25.05.23		SHEET:	
CONSTRUCTION PLANS		A-3		DESIGN: WASHINGTON 32	
EMAIL DATED 18/08/22		A-4		FACADE: NOVA TERRACE	
VARIATION DATED 07/10/22		A-5		28/11/22	
SUBMISSION PLANS		B-6			

SITE ANALYSIS KEY	
(1)	SINGLE STOREY
(2)	TWO STOREY
	OVERLOOKING
	PREVAILING WINDS
	PRIVATE OPEN SPACE
	SUNLIGHT SHADOWING



'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

File:

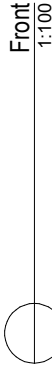
PROPOSED EXCAVATION	EXISTING STRUCTURE TO BE DEMOLISHED BY OWNER

SITE ANALYSIS PLAN

1.200

FILE PATH: T. \WISDOM HOMES\2022\209071_DAGHER DAGHER SUBMISSION PLAN.ph	
PROJECT: PROPOSED BRICK VENEER DWELLING	
CLIENT: Mr F DAGHER & Mrs D R DAGHER	
ADDRESS: Lot 7 No. 14 AVOCA AVENUE BELFIELD	
	
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EXHAUST FAN	
SMOKE ALARMS AS 3786- 1993	
LODGEMENT: DP No: D.A/C.C 19590	
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REVISION SCHEDULE	
JOB No: 209071	
DRAWN: ITS	
PLOT DATE: 26/05/2023	
S449 CLASS: H1 CLASS	
SHEET: 4	

- 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.



NOTES:

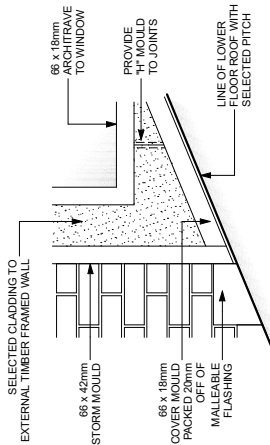
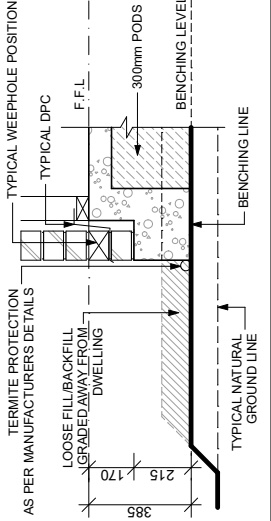
- REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
- REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
- REFER TO MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
- REFER TO AC DETAILS FOR AC DUCT POSITIONS.
- AC DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
- CONCRETE JOISTS ARE SELECTED TO MEET THE MINIMUM REQUIREMENT OF PART 3.9.13.3 OF BC2025 (WHEN TESTED IN ACCORDANCE WITH AS4888-2013 3.9.13.3 OF BC2025).

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 ALARMS 3796-1993 LODGE MENT: D.A/C.C 19590 DP No: 19590 *COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD T/A WISDOM HOMES BUILDERS LIC. No 131961C		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 REQUIREMENTS CONTRADICT DRAWINGS, 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:	
ISSUE		DESCRIPTION		DRAWN		DATE		209071		PLOT DATE:																											
B-7		EMAIL DATED 01/03/23		NK		03/03/23		LGA:		26/05/2023																											
B-8		PCV 10		MDI		25.05.23		CANTERBURY		SLAB CLASS:																											
A-3		CONSULTATION PLANS		NK		03/08/22		DESIGN:		'H1' CLASS																											
A-4		EMAIL DATED 18/08/22		NK		18/08/22		WASHINGTON 32		SHEET:																											
A-5		VARIATION DATED 07/10/22		NK		10/10/22		FACADE:		8																											
B-6		SUBMISSION PLANS		NK		28/11/22		NOVA TERRACE																													

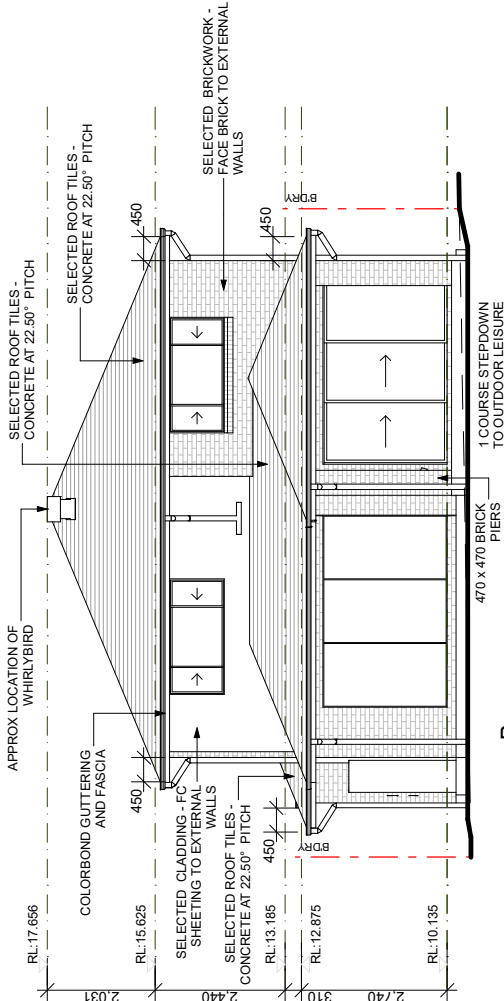
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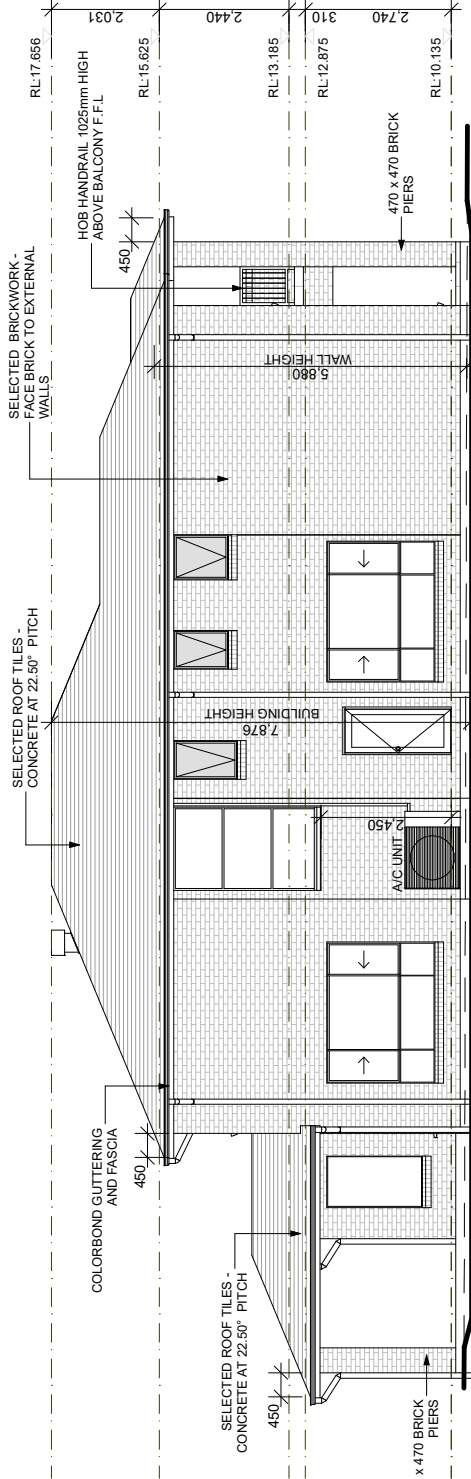
'H' CLASS BENCHING DETAIL



External Moulding & Architrave Detail



Rear
1:100



Left
1:100

ELEVATIONS
1:100

FILE PATH: T:\ WISDOM HOMES\202\209071_DAGHER\209071_DAGHER Dagher Submission Plan.rvt

PROJECT:

PROPOSED BRICK VENEER DWELLING

CLIENT:

Mr F DAGHER & Mrs D R DAGHER

ADDRESS:

Lot 7 No. 14 AVOCA AVENUE

BELFIELD

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EXHAUST FAN

SMOKE ALARM AS 3786-1993

LOGEMENT:

D.A/C.C 19590

REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
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

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DESIGN:

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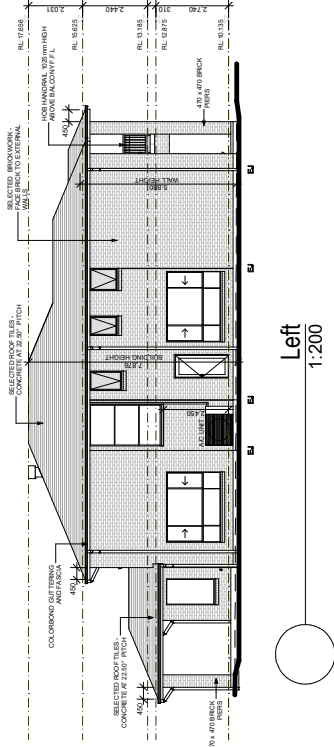
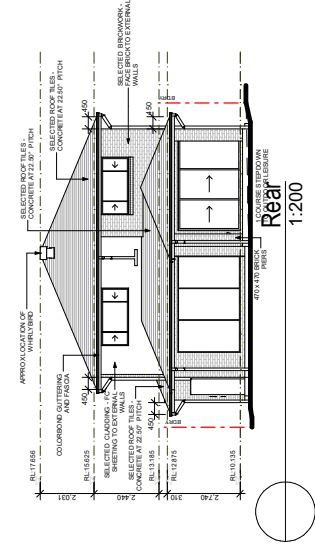
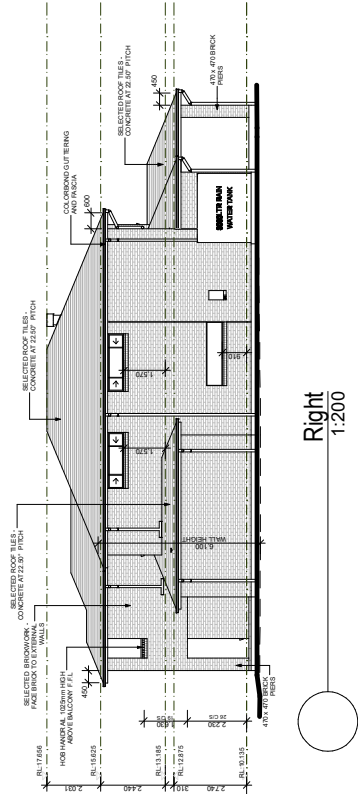
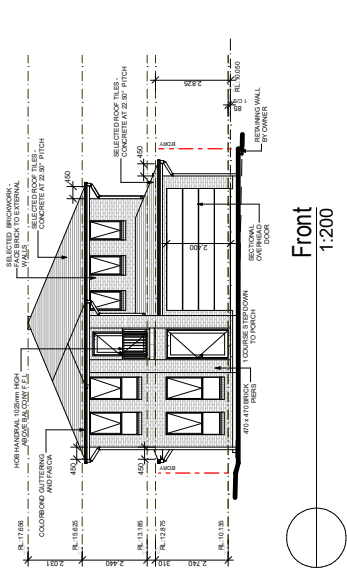
26/05/2023

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DESIGN:

WASHINGTON 32



NOTIFICATION PLAN

FILE PATH: T:\ WISDOM HOMES\202\209071 - DAGHER\209071 - DAGHER DAGHER SUBMISSION PLAN.dwg

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

LOGEMENT:

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26/05/2023

SLAB CLASS:

H1' CLASS

SHEET:

CANTERBURY

WASHINGTON 32

NOVA TERRACE

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