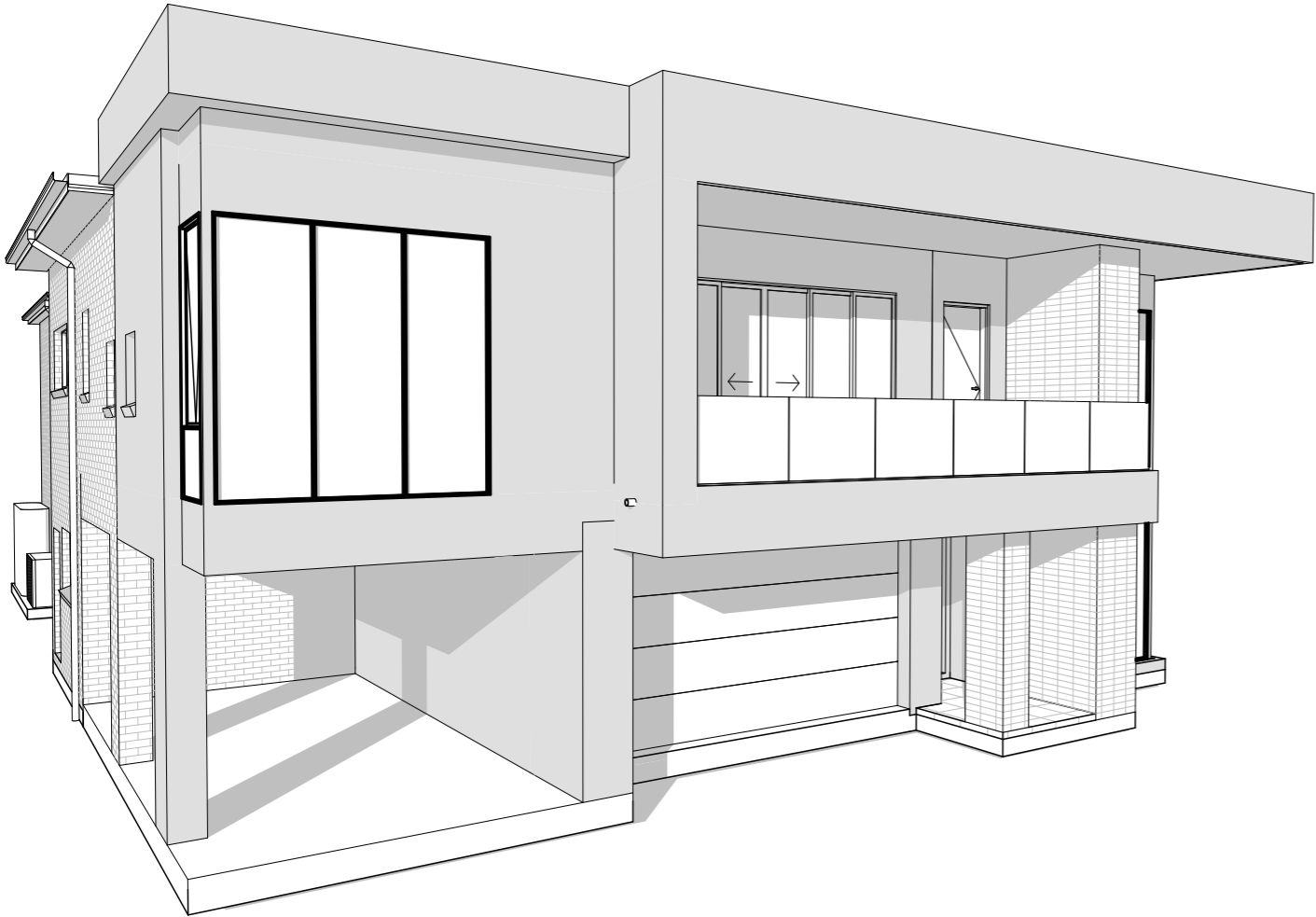


Majestic 50 Manor (Custom)  
Hamilton (Nanny)

Page	Drawing
02	SITE PLAN
03	BENCHING PLAN
04	SITE ANALYSIS PLAN
05	SHADOW DIAGRAMS
06	GROUND FLOOR PLAN
07	FIRST FLOOR PLAN
08	ELEVATIONS
09	ELEVATIONS
10	SECTIONS
11	SCHEDULES
12	DETAILS



FILE PATH: T:\\_WISDOM HOMES\2023\209694\_CHAKRABORTY\209694 CHAKRABORTY CONTRACT PLANS.pln

MANOR INCLUSIONS



PROJECT:	JOB No:
PROPOSED BRICK VENEER DWELLING	209694
CLIENT:	
P CHAKRABORTY & P CHAKRABORTY	
ADDRESS:	
Lot 13 No.10 BRAESMERE ROAD, PANANIA, NSW	

DA SCHEDULE	
<b>SITE DETAILS</b>	
LGA CONTROL	Canterbury - Bankstown
LOT NUMBER/DP NUMBER	13 / 35471
ZONE & LOT WIDTH	R4 16.768m
SITE AREA	600.70 m <sup>2</sup>
<b>DWELLING AREAS</b>	
GROUND FLOOR LIVING	195.83 m <sup>2</sup>
FIRST FLOOR LIVING	261.69 m <sup>2</sup>
PORCH	5.34 m <sup>2</sup>
PATIO	0.00 m <sup>2</sup>
FRONT BALCONY	14.87 m <sup>2</sup>
REAR BALCONY	0.00 m <sup>2</sup>
GARAGE	64.73 m <sup>2</sup>
OUTDOOR LEISURE	28.58 m <sup>2</sup>
SECONDARY DWELLING(Lower)	16.51 m <sup>2</sup>
SECONDARY DWELLING(Upper)	43.37 m <sup>2</sup>
TOTAL :	<b>630.92 m<sup>2</sup></b>
DRIVE AREA	68.26 m <sup>2</sup>
ROOF AREA (drained to tank)	354.99 m <sup>2</sup>
<b>SITE COVERAGE</b> (Single storey/Lower floor)	
MAXIMUM SITE COVERAGE	0.00 m <sup>2</sup> / 0.00%
ACTUAL SITE COVERAGE	<b>277.07 m<sup>2</sup>/ 46.12%</b>
<b>FLOOR SPACE RATIO</b>	
MAXIMUM FLOOR SPACE/FSR	450.53 m <sup>2</sup> / 75.00%
ACTUAL FLOOR SPACE/FSR	<b>450.16 m<sup>2</sup>/ 74.94%</b>
<b>LANDSCAPING AREAS</b>	
MINIMUM LANDSCAPING	0.00 m <sup>2</sup> / 0.00%
ACTUAL LANDSCAPING	<b>189.70 m<sup>2</sup>/ 31.58%</b>
<b>PRIVATE OPEN SPACE</b>	
MINIMUM POS	80.00 m <sup>2</sup> / 5m min.
ACTUAL POS	<b>89.67 m<sup>2</sup>/ 16.820x5.051</b>
<b>BUILDING HEIGHT</b>	
MAXIMUM HEIGHT	8.50 m
ACTUAL HEIGHT	<b>6.99 m</b>

BRAESMERE ROAD

'H1' CLASS SLAB  
(AS PER BOREHOLE REPORT)

SALINE AFFECTED -  
EXPOSURE CLASS A2  
(AS PER BOREHOLE REPORT)

FLOOD AFFECTED SITE


Lot 13 No.10  
AREA: 600.7m<sup>2</sup>

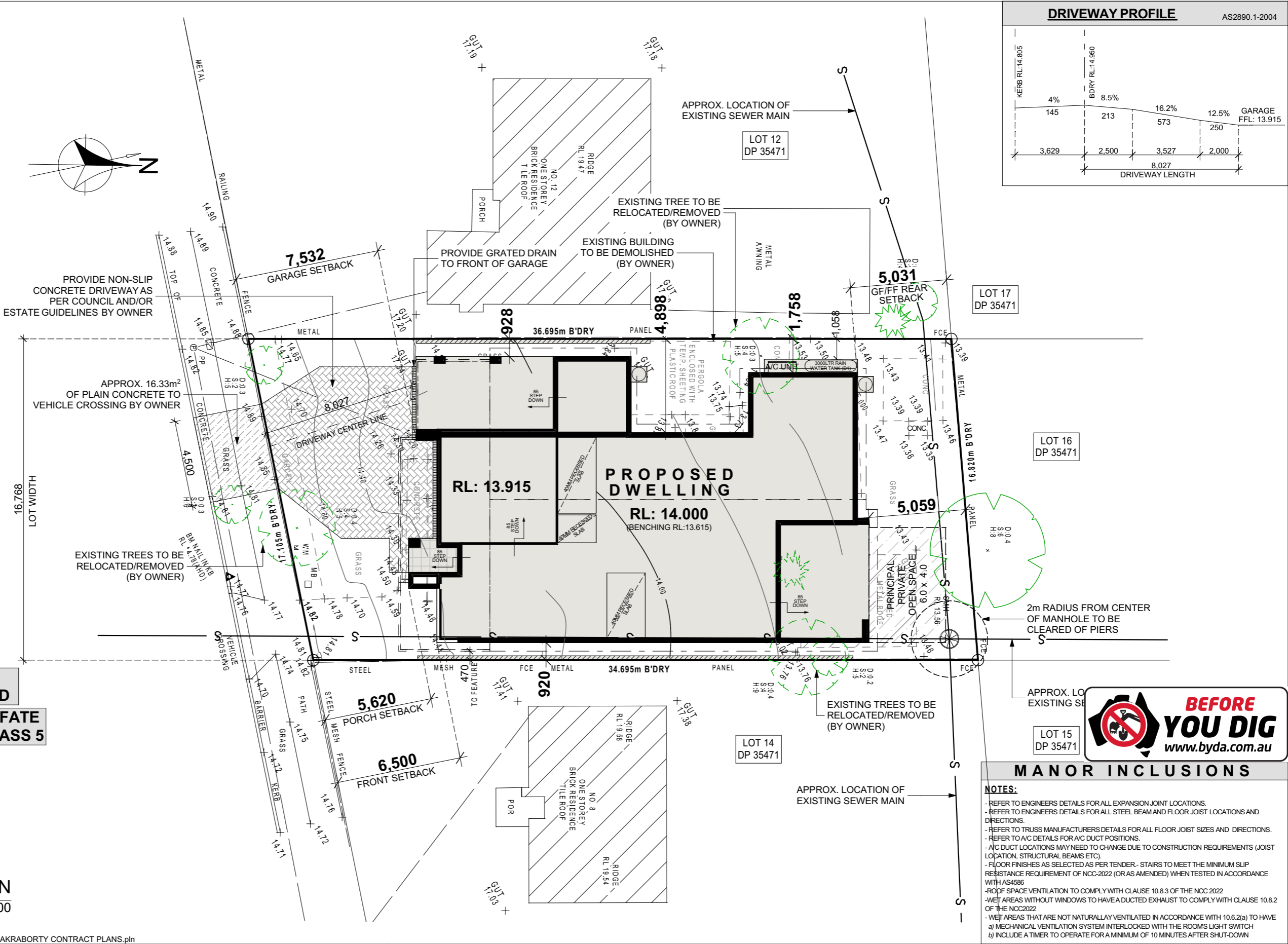
REFER TO HYDRAULIC ENGINEERS DETAILS  
FOR STORMWATER DRAINAGE.

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

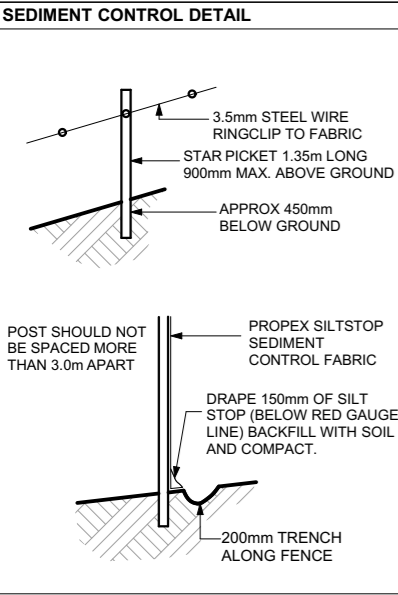
SITE PLAN  
1:200

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 <b>WISDOM HOMES</b> THE WISE CHOICE	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>209694</b> LGA: CANTERBURY-BANKSTOWN DESIGN: Majestic 50 Manor (Custom) FACADE: Hamilton (Nanny)	DRAWN: ITS PLOT DATE: 2/04/2024 SLAB CLASS: 'H1' CLASS SHEET: <b>02</b>	
	CLIENT: P CHAKRABORTY & P CHAKRABORTY			ISSUE	DESCRIPTION	DRAWN	DATE	
	ADDRESS: Lot 13 No.10 BRAESMERE ROAD, PANANIA, NSW			B-1	SUBMISSION PLAN AMENDMENT	SB	2.04.24	
				A-2	CONTRACT PLANS	NK	29/09/23	
		*COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD T/A WISDOM HOMES. BUILDERS LIC. No 131951C.		A-4	ENS 4 TILING AMENDED	NK	23/11/23	
				A-5	STACK BOND - STACKER DOORS	AES	24/11/23	
				B	SUBMISSION PLAN	SB	26.03.24	



MANOR INCLUSIONS	
<b>NOTES:</b> <ul style="list-style-type: none"><li>- REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.</li><li>- REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.</li><li>- REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.</li><li>- REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.</li><li>- A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).</li><li>- FLOOR FINISHES AS SELECTED AS PER TENDER - STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF NCC-2022 (OR AS AMENDED) WHEN TESTED IN ACCORDANCE WITH AS4586</li><li>- ROOF SPACE VENTILATION TO COMPLY WITH CLAUSE 10.8.3 OF THE NCC 2022</li><li>- WET AREAS WITHOUT WINDOWS TO HAVE A DUCTED EXHAUST TO COMPLY WITH CLAUSE 10.8.2 OF THE NCC2022</li><li>- WET AREAS THAT ARE NOT NATURALLY VENTILATED IN ACCORDANCE WITH 10.6.2(a) TO HAVE<ul style="list-style-type: none"><li>a) MECHANICAL VENTILATION SYSTEM INTERLOCKED WITH THE ROOMS LIGHT SWITCH</li><li>b) INCLUDE A TIMER TO OPERATE FOR A MINIMUM OF 10 MINUTES AFTER SHUT-DOWN</li></ul></li></ul>	



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

**'H1' CLASS SLAB**  
(AS PER BOREHOLE REPORT)

**SALINE AFFECTED - EXPOSURE CLASS A2**  
(AS PER BOREHOLE REPORT)

**FLOOD AFFECTED SITE**

**Lot 13 No.10**  
**AREA: 600.7m<sup>2</sup>**  
REFER TO HYDRAULIC ENGINEERS DETAILS FOR STORMWATER DRAINAGE.

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

EXCAVATE SITE APPROX. **795 mm** TO FORM JOB DATUM **R.L. 13.615 (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\2023\209694 CHAKRABORTY\209694 CHAKRABORTY CONTRACT PLANS.pln



PROJECT:  
PROPOSED BRICK VENEER DWELLING  
CLIENT:  
**P CHAKRABORTY & P CHAKRABORTY**  
ADDRESS:  
**Lot 13 No.10 BRAESMERE ROAD, PANANIA, NSW**

EXHAUST FAN  
SMOKE ALARM AS 3786-1993  
LODGE MENT:  
**D.A/C.C**  
DP No:  
**35471**

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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
B-1	SUBMISSION PLAN AMENDMENT	SB	2.04.24
A-2	CONTRACT PLANS	NK	29/09/23
A-3	AMENDMENTS DATED 31/12/23	NK	07/11/23
A-4	ENS 4 TILING AMENDED	NK	23/11/23
A-5	STACK BOND - STACKER DOORS	AES	24/11/23
B	SUBMISSION PLAN	SB	26.03.24

JOB No:  
**209694**  
LGA:  
CANTERBURY-BANKSTOWN  
DESIGN:  
Majestic 50 Manor (Custom)  
FACADE:  
Hamilton (Nanny)

DRAWN:  
ITS  
PLOT DATE:  
2/04/2024  
SLAB CLASS:  
'H1' CLASS  
SHEET:  
**03**

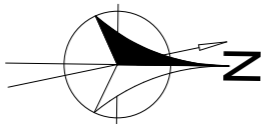
## BASIX SCHEDULE

**WATER COMMITMENTS**  
Taps: Basins-6\*, Toilets-4\*, Showers-3\*, Kitchen-4\*  
Rainwater Tank-3000 from 354m2 of roof  
Connect tank to: 1 garden tap

**THERMAL COMFORT**  
Wind driven ventilator to roof space  
Roof Insulation: R1.5 Anticon Blanket  
Ceiling insulation: R6.0  
Wall insulation: R2.0  
Floor Insulation: R2.5  
1 x ceiling fan to all beds, Leisure, Upper Lounge  
1 x ceiling fan to Nanny, Living, Bed 5 Granny Flat  
R1.5 Insulation above carport to rooms above  
R2.0 Insulation to internal walls of Ens 4

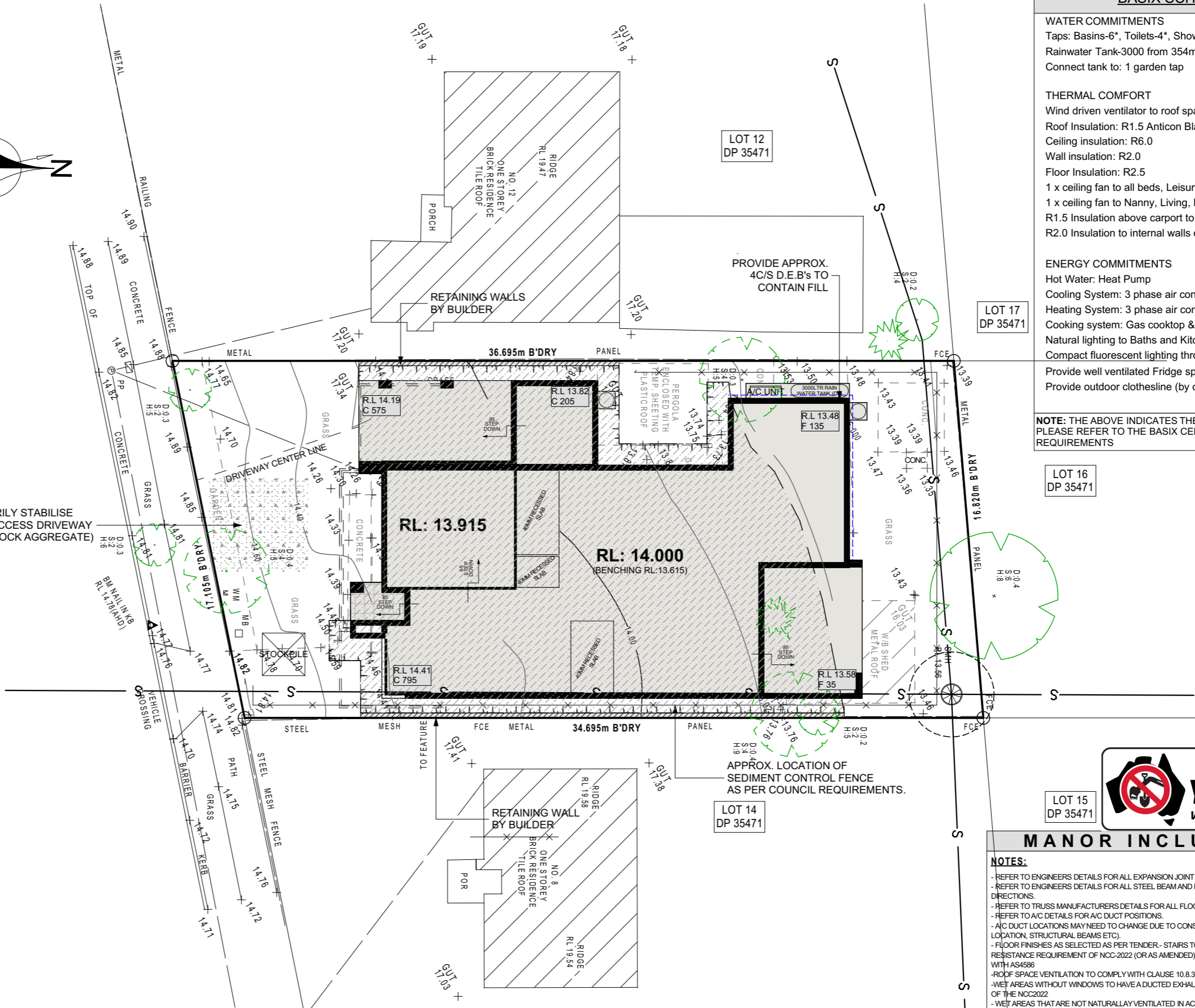
**ENERGY COMMITMENTS**  
Hot Water: Heat Pump  
Cooling System: 3 phase air cond. 3.0-3.5 EER  
Heating System: 3 phase air cond. 3.0-3.5 EER  
Cooking system: Gas cooktop & electric oven  
Natural lighting to Baths and Kitchen  
Compact fluorescent lighting throughout  
Provide well ventilated Fridge space  
Provide outdoor clothesline (by owner)

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



BRAESMERE ROAD

TEMPORARILY STABILISE VEHICLE ACCESS DRIVEWAY (GRAVEL/ROCK AGGREGATE)



## MANOR INCLUSIONS

**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.  
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a) MECHANICAL VENTILATION SYSTEM INTERLOCKED WITH THE ROOMS LIGHT SWITCH  
b) INCLUDE A TIMER TO OPERATE FOR A MINIMUM OF 10 MINUTES AFTER SHUT-DOWN

SITE ANALYSIS KEY

(1)

SINGLE STOREY

(2)

TWO STOREY

OVERLOOKING

PREVAILING WINDS

P

PRIVATE OPEN SPACE

SUNLIGHT/SHADOWING

BRAESMERE ROAD

'H1' CLASS SLAB  
(AS PER BOREHOLE REPORT)

SALINE AFFECTED -  
EXPOSURE CLASS A2  
(AS PER BOREHOLE REPORT)

FLOOD AFFECTED SITE

Lot 13 No.10  
AREA: 600.7m<sup>2</sup>

REFER TO HYDRAULIC ENGINEERS DETAILS  
FOR STORMWATER DRAINAGE.

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

B.O.S  
AFFECTED

ACID SULFATE  
SOILS CLASS 5

SITE ANALYSIS PLAN

1:200

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PROJECT:

PROPOSED BRICK VENEER DWELLING

CLIENT:

P CHAKRABORTY & P CHAKRABORTY

ADDRESS:

Lot 13 No.10 BRAESMERE ROAD,  
PANANIA, NSW

EXHAUST FAN

SMOKE ALARM AS 3786-1993

LODGEMENT:

D.A/C.C

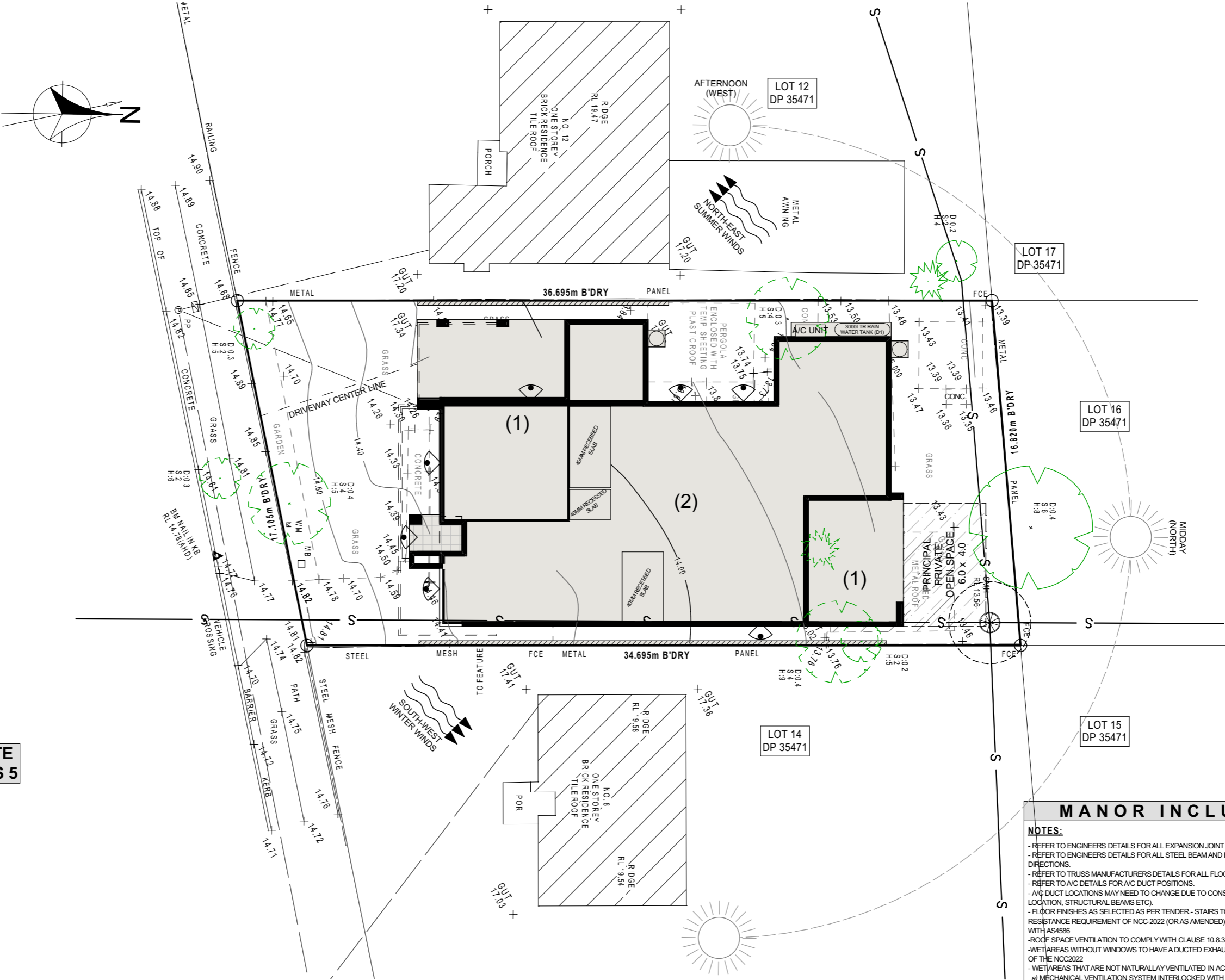
DP No:

35471

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WISDOM HOMES. BUILDERS LIC. No 131951C.

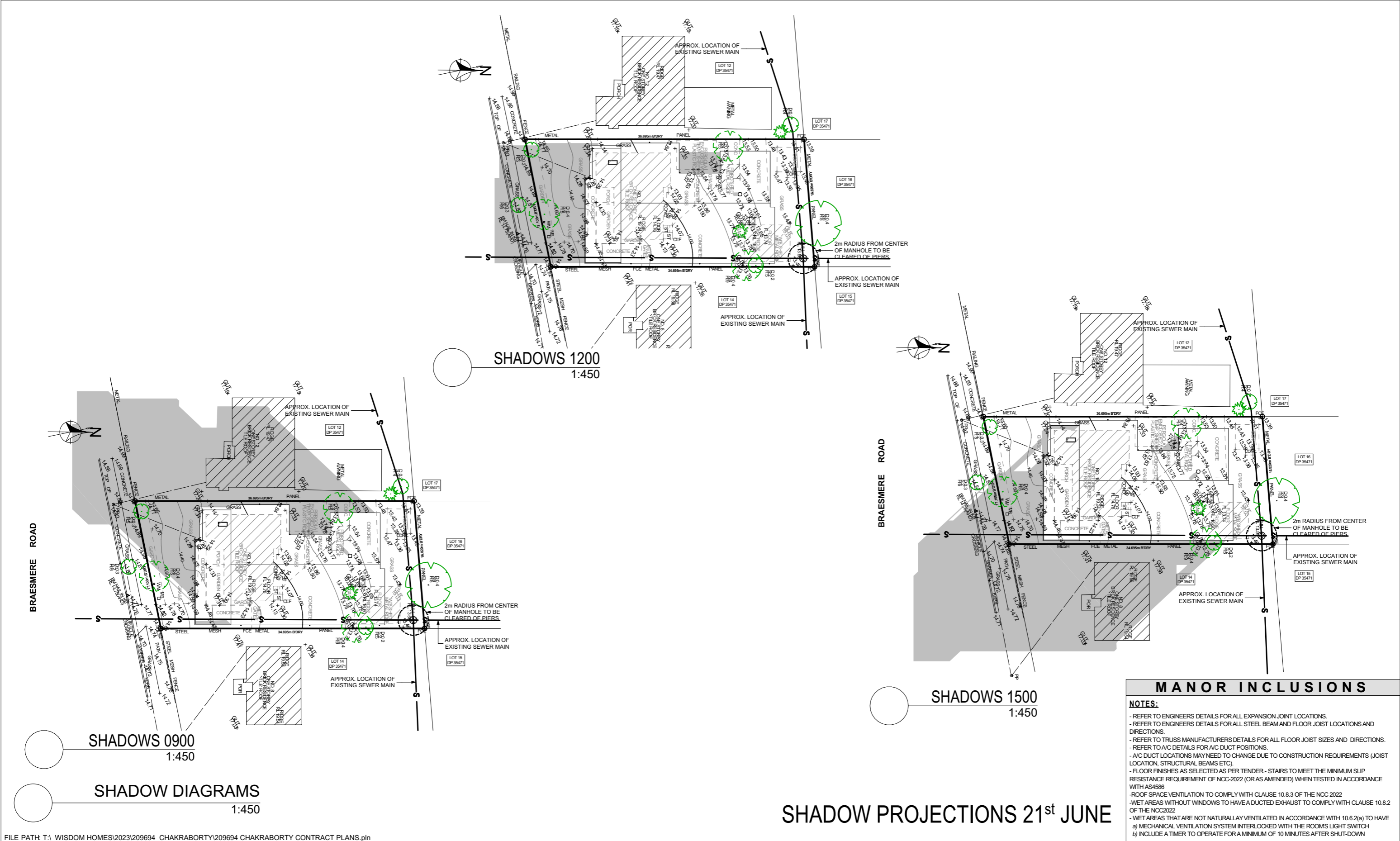
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REVISION SCHEDULE				JOB No:	DRAWN: ITS
ISSUE	DESCRIPTION	DRAWN	DATE	209694	
B-1	SUBMISSION PLAN AMENDMENT	SB	2.04.24	LGA:	CANTERBURY-BANKSTOWN
A-2	CONTRACT PLANS	NK	29/09/23	DESIGN:	
A-3	AMENDMENTS DATED 31/12/23	NK	07/11/23	Majestic 50 Manor (Custom)	SHEET:
A-4	ENS 4 TILING AMENDED	NK	23/11/23	FACADE:	
A-5	STACK BOND - STACKER DOORS	AES	24/11/23	Hamilton (Nanny)	V22
B	SUBMISSION PLAN	SB	26.03.24		




MANOR INCLUSIONS

- 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).
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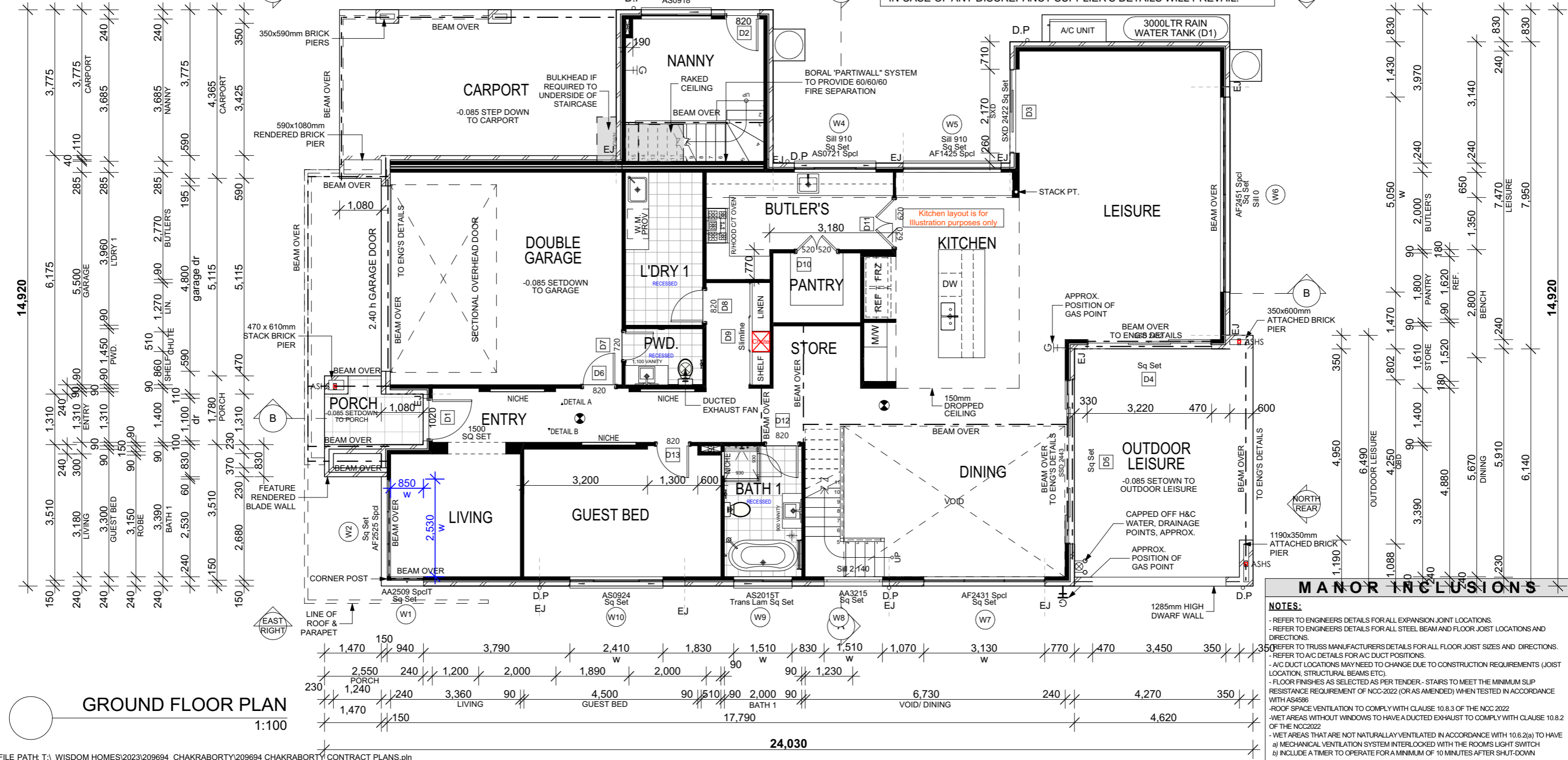


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<div></div> <div>WISDOM HOMES</div> <div>THE WISE CHOICE</div>	PROJECT: PROPOSED BRICK VENEER DWELLING	<div><div><div><div></div></div><div>EXHAUST FAN</div></div><div><div><div></div></div><div>SMOKE ALARM AS 3786-1993</div></div></div>	NOTES: BOUNDARY 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: 209694	DRAWN: ITS		
	CLIENT:  P CHAKRABORTY & P CHAKRABORTY				ISSUE	DESCRIPTION	DRAWN	DATE		PLOT DATE: 2/04/2024	
	ADDRESS:  Lot 13 No.10 BRAESMERE ROAD, PANANIA, NSW	LODGEMENT:		DP No:	B-1	SUBMISSION PLAN AMENDMENT	SB	2.04.24	LGA:		SLAB CLASS: 'H1' CLASS
		D.A/C.C		35471	A-2	CONTRACT PLANS	NK	29/09/23	CANTERBURY-BANKSTOWN		
					A-3	AMENDMENTS DATED 31/12/23	NK	07/11/23		DESIGN:	
					A-4	ENS 4 TILING AMENDED	NK	23/11/23	Majestic 50 Manor (Custom)		
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					B	SUBMISSION PLAN	SB	26.03.24	Hamilton (Nanny)		
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05

Area	m <sup>2</sup>
LOWER FLOOR	195.83
SECONDARY UPPER FLOOR	16.51
UPPER	261.69
SECONDARY PORCH	43.37
OUTDOOR LEISURE	5.34
BALCONY FRONT	28.58
GARAGE	14.87
	64.73
	630.92

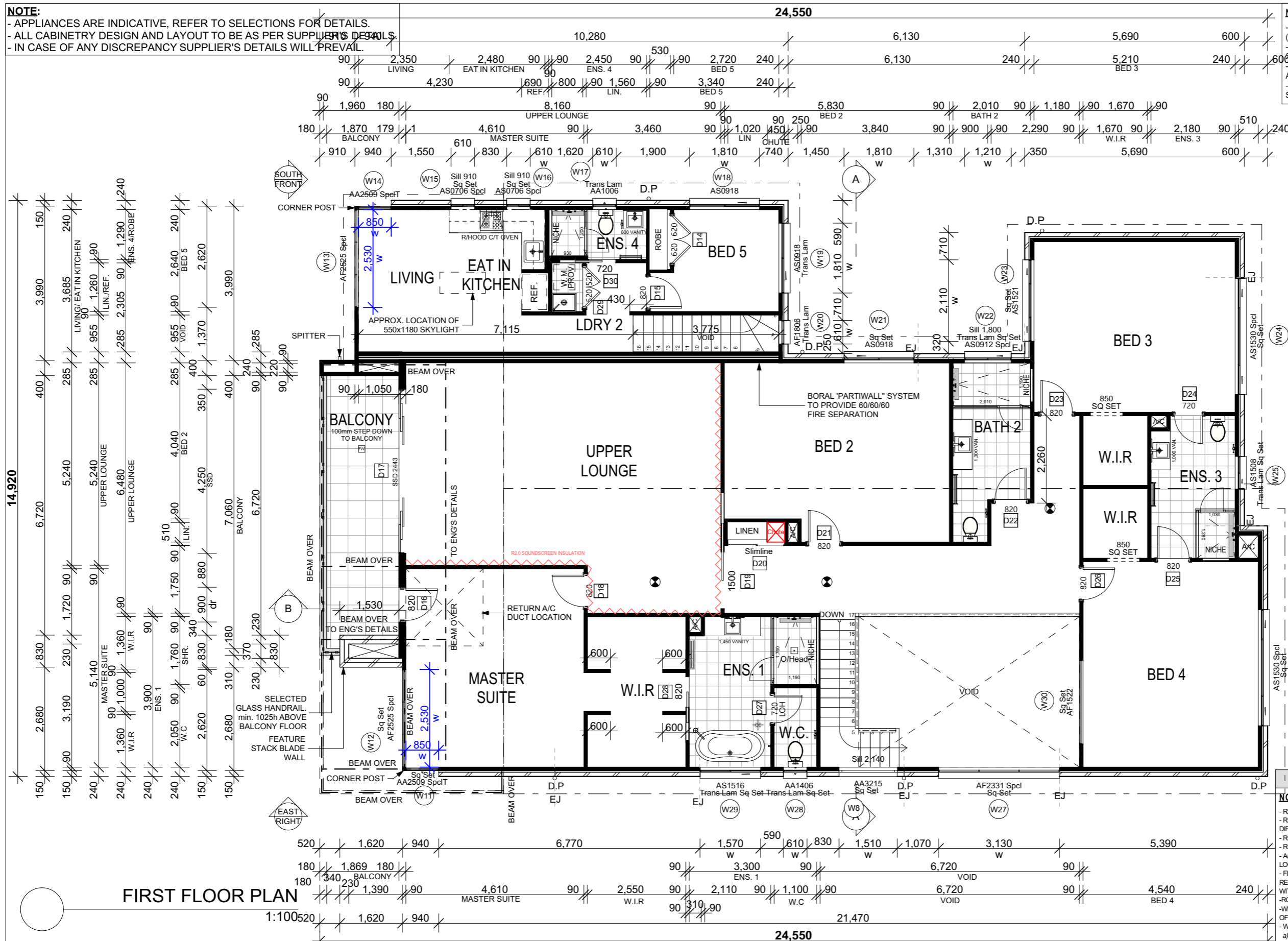


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<div></div> <div>WISDOM HOMES</div> <div>THE WISE CHOICE</div>	PROJECT: PROPOSED BRICK VENEER DWELLING	<div> EXHAUST FAN</div> <div> SMOKE ALARM AS 3786-1993</div>	NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT 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: <b>209694</b>	DRAWN: ITS	
	CLIENT: <b>P CHAKRABORTY &amp; P CHAKRABORTY</b>								PLOT DATE: <b>2/04/2024</b>	
	ADDRESS: <b>Lot 13 No.10 BRAESMERE ROAD, PANANIA, NSW</b>	LODGEMENT: <b>D.A/C.C</b>		DP No: <b>35471</b>	ISSUE	DESCRIPTION	DRAWN	DATE	LGA: <b>CANTERBURY-BANKSTOWN</b>	SLAB CLASS: <b>'H1' CLASS</b>
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					A-2	CONTRACT PLANS	NK	29/09/23		
					A-3	AMENDMENTS DATED 31/12/23	NK	07/11/23	FACADE: <b>Hamilton (Nanny)</b>	
					A-4	ENS 4 TILING AMENDED	NK	23/11/23		
					A-5	STACK BOND - STACKER DOORS	AES	24/11/23		
			B	SUBMISSION PLAN	SB	26.03.24				

- 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.

- STACK POINT LOCATIONS SUBJECT TO FLOOR JOIST LAYOUT.  
(IF ARROW SHOWN, IT INDICATES INSPECTION POINT)
- STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF NCC-2022 (OR AS AMENDED) WHEN TESTED IN ACCORDANCE WITH AS4586
- OPENABLE WINDOWS TO BE IN ACCORDANCE WITH THE NCC-2022 (OR AS AMENDED)
- FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.





- 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.
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- ROOF SPACE VENTILATION TO COMPLY WITH CLAUSE 10.8.3 OF THE NCC 2022
- WET AREAS WITHOUT WINDOWS TO HAVE A DUCTED EXHAUST TO COMPLY WITH CLAUSE 10.8.2 OF THE NCC 2022
- WET AREAS THAT ARE NOT NATURALLY VENTILATED IN ACCORDANCE WITH 10.6.2(a) TO HAVE
  - a) MECHANICAL VENTILATION SYSTEM INTERLOCKED WITH THE ROOMS LIGHT SWITCH
  - b) INCLUDE A TIMER TO OPERATE FOR A MINIMUM OF 10 MINUTES AFTER SHUT-DOWN



**WISDOM HOMES**  
THE WISE CHOICE

PROJECT:	PROPOSED BRICK VENEER DWELLING
CLIENT:	P CHAKRABORTY & P CHAKRABORTY
ADDRESS:	Lot 13 No.10 BRAESMERE ROAD, PANANIA, NSW

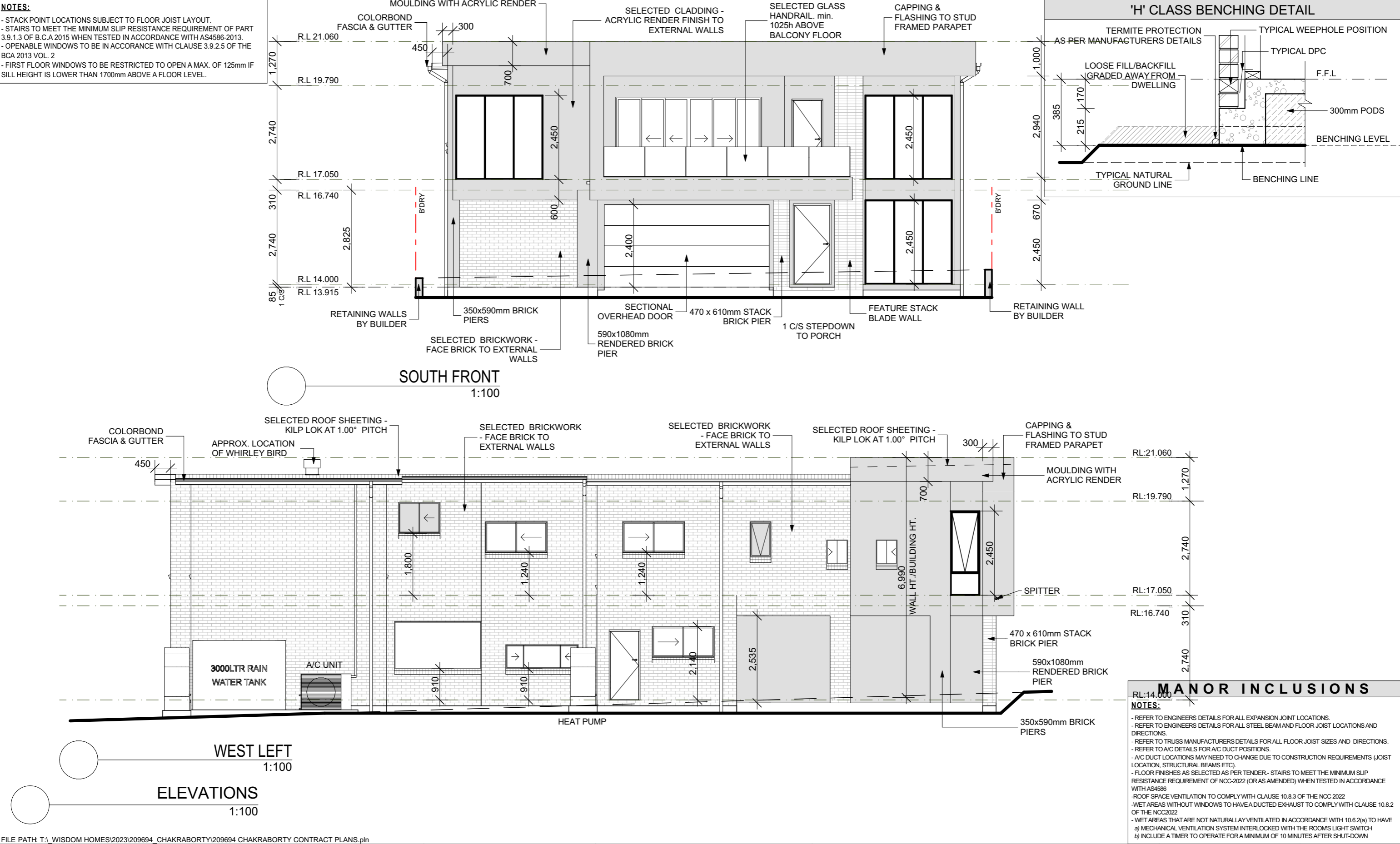
 EXHAUST FAN  SMOKE ALARM AS 3786-1993	
LODGEMENT: <b>D.A/C.C</b>	DP No: <b>35471</b>

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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.

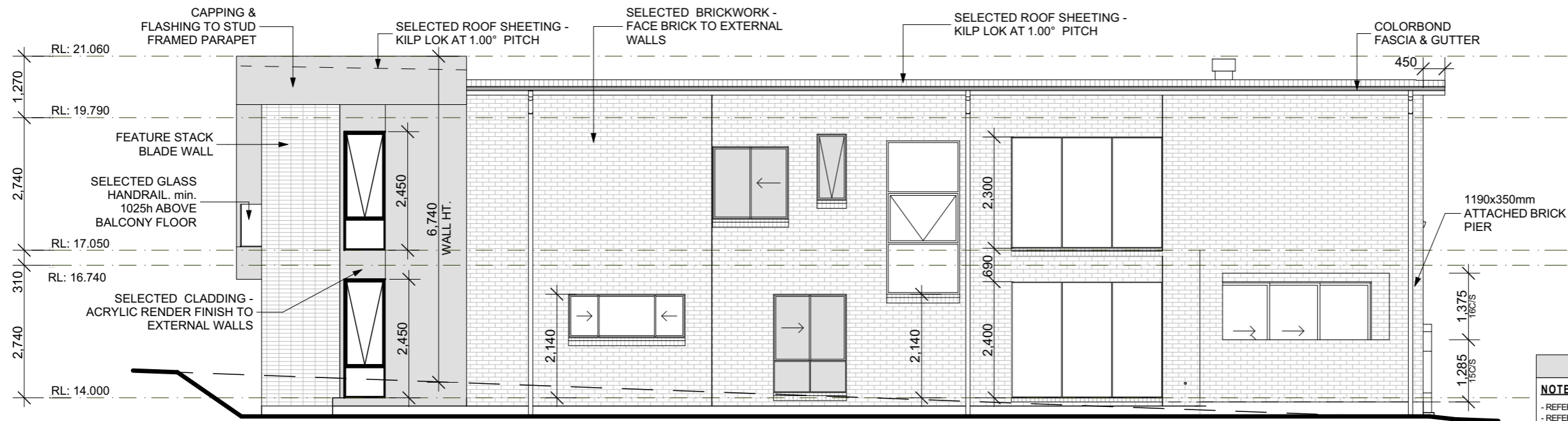
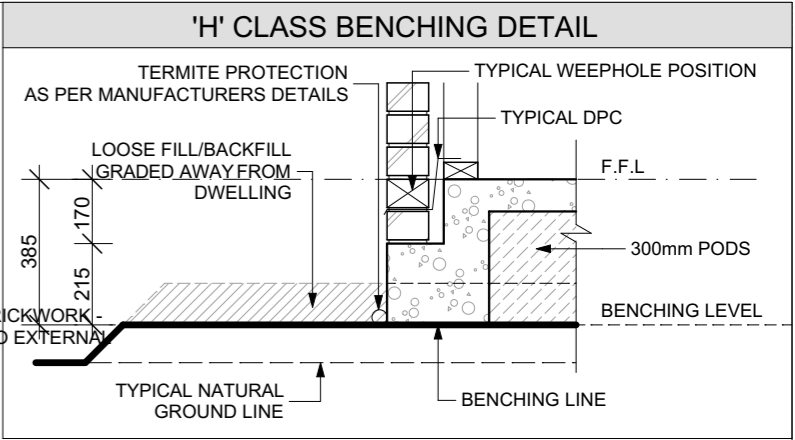
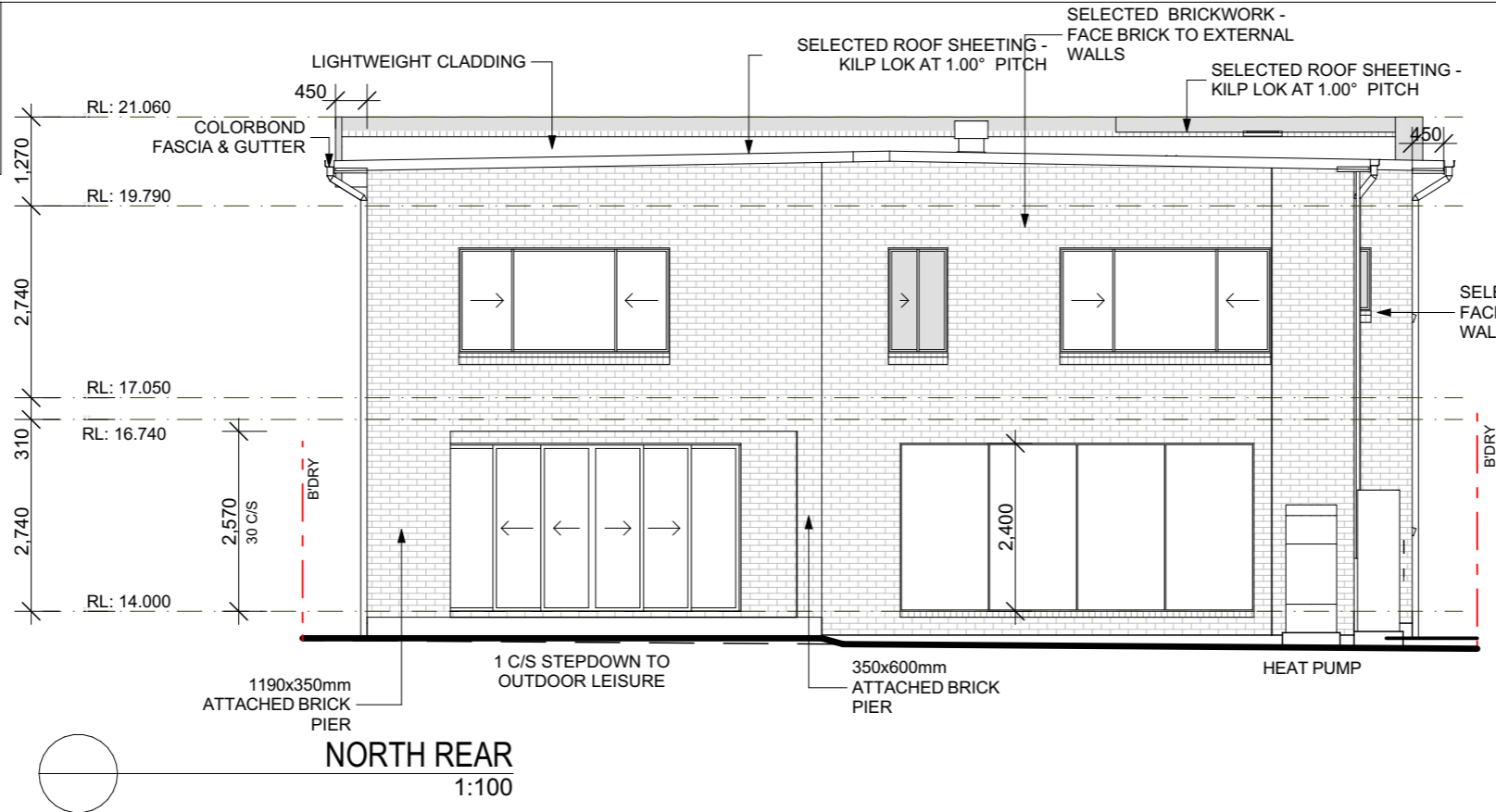
REVISION SCHEDULE				JOB No: <b>209694</b>	DRAWN: <b>ITS</b>
ISSUE	DESCRIPTION	DRAWN	DATE	LGA:	PLOT DATE: <b>2/04/2024</b>
B-1	SUBMISSION PLAN AMENDMENT	SB	2.04.24	CANTERBURY-BANKSTOWN	SLAB CLASS: <b>'H1' CLASS</b>
A-2	CONTRACT PLANS	NK	29/09/23		
A-3	AMENDMENTS DATED 31/12/23	NK	07/11/23	DESIGN:	SHEET:  <b>07</b>
A-4	ENS 4 TILING AMENDED	NK	23/11/23	Majestic 50 Manor (Custom)	
A-5	STACK BOND - STACKER DOORS	AES	24/11/23	FACADE: V22	
B	SUBMISSION PLAN	SB	26.03.24	Hamilton (Nanny)	

07



**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.



**EAST RIGHT**  
1:100

**ELEVATIONS**  
1:100

## MANOR INCLUSIONS

**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.
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  - a) MECHANICAL VENTILATION SYSTEM INTERLOCKED WITH THE ROOMS LIGHT SWITCH
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FILE PATH: T:\ WISDOM HOMES\2023\209694 CHAKRABORTY\209694 CHAKRABORTY CONTRACT PLANS.pln



PROJECT:  
PROPOSED BRICK VENEER DWELLING

CLIENT:  
**P CHAKRABORTY & P CHAKRABORTY**

ADDRESS:  
**Lot 13 No.10 BRAESMERE ROAD,  
PANANIA, NSW**

⊗ EXHAUST FAN  
⊗ SMOKE ALARM AS 3786-1993

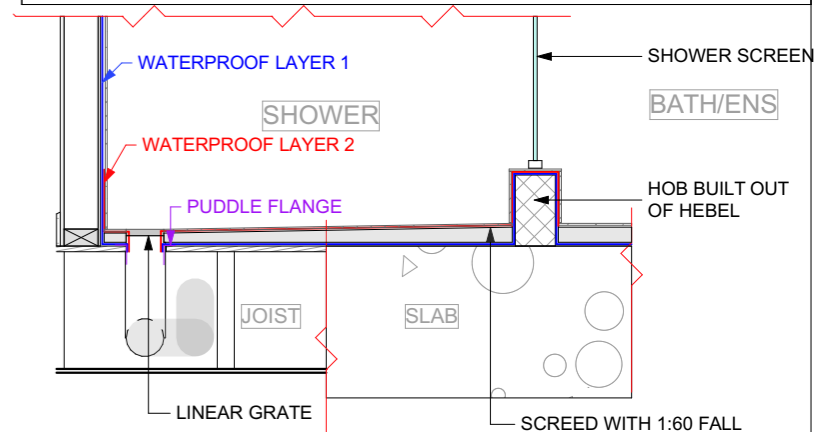
LODGEMENT:  
**D.A/C.C**

DP No:  
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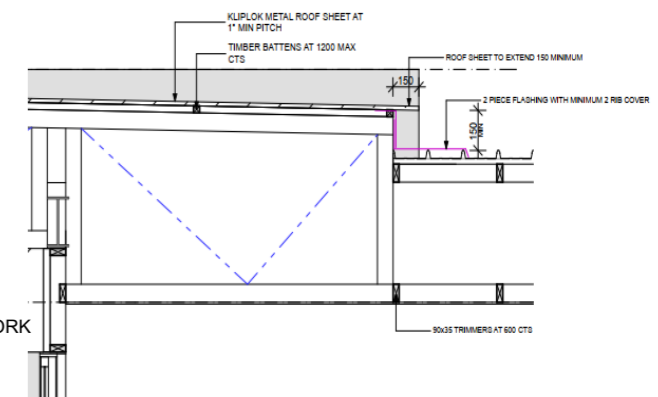
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REVISION SCHEDULE				JOB No: <b>209694</b>	DRAWN: ITS
ISSUE	DESCRIPTION	DRAWN	DATE	LGA: CANTERBURY-BANKSTOWN	PLOT DATE: <b>2/04/2024</b>
B-1	SUBMISSION PLAN AMENDMENT	SB	2.04.24	DESIGN: Majestic 50 Manor (Custom) FACADE: Hamilton (Nanny)	SLAB CLASS: <b>'H1' CLASS</b>
A-2	CONTRACT PLANS	NK	29/09/23		SHEET: <b>09</b>
A-3	AMENDMENTS DATED 31/12/23	NK	07/11/23		
A-4	ENS 4 TILING AMENDED	NK	23/11/23		
A-5	STACK BOND - STACKER DOORS	AES	24/11/23		
B	SUBMISSION PLAN	SB	26.03.24		



### Waterproofing (Two Layer) Detail with Hob



## MANOR INCLUSIONS

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**NOTES:**



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## REVISION SCHEDULE

PROJECT INFORMATION				209694	ITS
ISSUE	DESCRIPTION	DRAWN	DATE		PLOT DATE:
B-1	SUBMISSION PLAN AMENDMENT	SB	2.04.24	LGA:	2/04/2024
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A-3	AMENDMENTS DATED 31/12/23	NK	07/11/23	DESIGN:	SHEET:
A-4	ENS 4 TILING AMENDED	NK	23/11/23	Majestic 50 Manor (Custom)	10
A-5	STACK BOND - STACKER DOORS	AES	24/11/23	FACADE: V22	
B	SUBMISSION PLAN	SB	26.03.24	Hamilton (Nanny)	



PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:
P CHAKRABORTY & P CHAKRABORTY
ADDRESS:
Lot 13 No.10 BRAESMERE ROAD, PANANIA, NSW

 EXHAUST FAN  
 SMOKE ALARM AS 3786-1993

LODGEMENT:	DP No:
D.A/C.C	35471

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Window Schedule								
Window No.	Type	Window Size		Plan View	Elev. View	Glazing	Frame and Reveal	Notes
		Height	Width					
W1	AA2509 SpclT	2,450	850			Glass - Single Clear	90mm TF	
W2	AF2525 Spcl	2,450	2,530			Glass - Single Clear	90mm TF	
W3	AS0918	900	1,810			Glass - Double	240mm BV	
W4	AS0721 Spcl	700	2,110			Glass - Single Clear	240mm BV	Sq Set
W5	AF1425 Spcl	1,370	2,530			Glass - Double	240mm BV	Sq Set
W6	AF2451 Spcl	2,400	5,050			Glass - Double	240mm BV	Sq Set
W7	AF2431 Spcl	2,400	3,130			Glass - Double	240mm BV	Sq Set
W8	AA3215	3,170	1,510			Glass - Double	240mm BV	Sq. set
W9	AS2015T	2,035	1,510			Glass - Trans Lam	240mm BV	Trans Lam Sq Set
W10	AS0924	900	2,410			Glass - Single Clear	240mm BV	Sq Set
W11	AA2509 SpclT	2,450	850			Glass - Single Clear	90mm TF	
W12	AF2525 Spcl	2,450	2,530			Glass - Single Clear	90mm TF	
W13	AF2525 Spcl	2,450	2,530			Glass - Single Clear	90mm TF	
W14	AA2509 SpclT	2,450	850			Glass - Double	90mm TF	
W15	AS0706 Spcl	700	610			Glass - Double	240mm BV	Sq Set
W16	AS0706 Spcl	700	610			Glass - Double	240mm BV	Sq Set
W17	AA1006	1,030	610			Glass - Trans Lam	240mm BV	Trans Lam
W18	AS0918	900	1,810			Glass - Double	240mm BV	
W19	AS0918	900	1,810			Glass - Trans Lam	240mm BV	
W20	AF1806	1,800	610			Glass - Trans Lam	240mm BV	
W21	AS0918	900	1,810			Glass - Double	240mm BV	Sq Set
W22	AS0912 Spcl	900	1,210			Glass - Trans Lam	240mm BV	Trans Lam Sq Set
W23	AS1521	1,500	2,110			Glass - Single Clear	240mm BV	Sq Set
W24	AS1530 Spcl	1,500	3,010			Glass - Single Clear	240mm BV	Sq Set
W25	AS1508	1,500	850			Glass - Trans Lam	240mm BV	Trans Lam Sq Set
W26	AS1530 Spcl	1,500	3,010			Glass - Single Clear	240mm BV	Sq Set
W27	AF2331 Spcl	2,300	3,130			Glass - Single Clear	240mm BV	Sq Set
W28	AA1406	1,370	610			Glass - Trans Lam	240mm BV	Trans Lam Sq Set
W29	AS1516	1,500	1,570			Glass - Trans Lam	240mm BV	Trans Lam Sq Set
W30	AF1522	1,500	2,170			Glass - Single Clear	90mm TF	Sq Set




Door Schedule								
Door No.	Type	Door Size		Plan View	Elev. View	Glazing	Frame and Reveal	Notes
		Height	Width					
D1	Entry door	2,340	1,020				240mm BV	
D2	Entry door	2,040	820				240mm BV	
D3	SXD 2422	2,400	2,170			Single clear	240mm BV	Sq Set
D4	SSD2432	2,400	3,220				240mm BV	
D5	SSD2443	2,400	4,250				240mm BV	
D6	Hung door	2,340	820				90mm TF	
D7	Hung door	2,340	720				90mm TF	
D8	Hung door	2,340	820				90mm TF	
D9	Slimline	2,300	2,640				90mm TF	Sq Set reveal
D10	2x Hung door	2,340	1,040				90mm TF	
D11	2x Hung door	2,340	1,240				90mm TF	
D12	Hung door	2,340	820				90mm TF	
D13	Hung door	2,340	820				90mm TF	
D14	2x Hung door	2,040	1,240				90mm TF	Cupboard
D15	Hung door	2,040	820				90mm TF	
D16	Hung door	2,340	820				180mm TF	
D17	SSD 2443	2,400	4,250			Single clear	180mm TF	Sq Set
D18	Hung door	2,340	820				90mm TF	
D19	Cavity S/D	2,340	1,500				90mm TF	
D20	Slimline	2,300	1,470				90mm TF	Sq Set reveal
D21	Hung door	2,340	820				90mm TF	
D22	Hung door	2,340	820				90mm TF	
D23	Hung door	2,340	820				90mm TF	
D24	Hung door	2,340	720				90mm TF	
D25	Hung door	2,340	820				90mm TF	
D26	Hung door	2,340	820				90mm TF	
D27	Hung door	2,340	720				90mm TF	Lift-off hinges
D28	Cavity S/D	2,340	820				90mm TF	
D29	2x Hung door	2,340	1,040				90mm TF	Cupboard
D30	Cavity S/D	2,040	720				90mm TF	

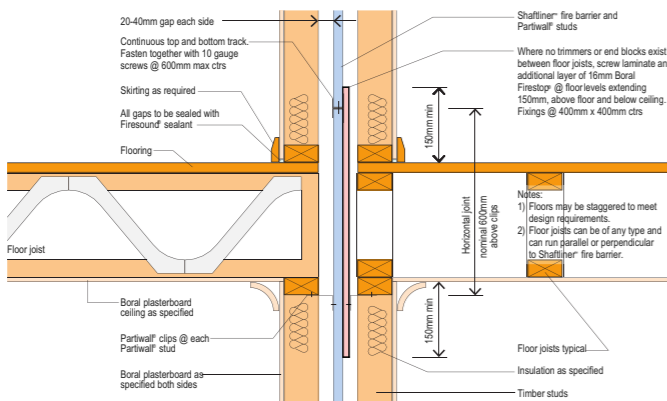
**NOTE:**  
REFER TO TENDER FOR FLYSCREENS  
AND FLYDOORS DETAILS (IF PROVIDED)

## SCHEDULES

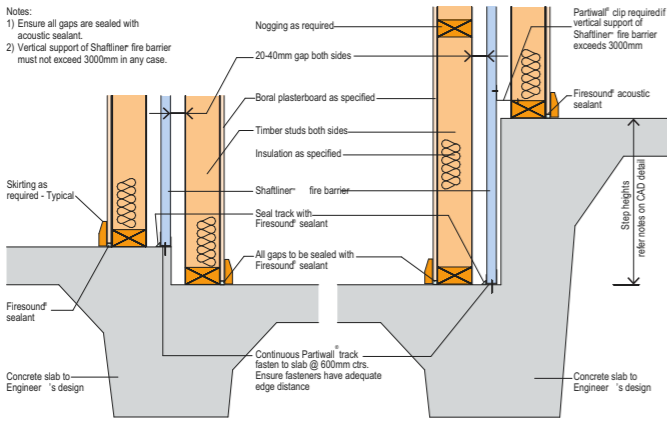
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<div></div> <div>WISDOM HOMES</div> <div>THE WISE CHOICE</div>	PROJECT: PROPOSED BRICK VENEER DWELLING	<div> EXHAUST FAN</div> <div> SMOKE ALARM AS 3786-1993</div>	NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT 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: <b>209694</b>	DRAWN: ITS			
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	ADDRESS: Lot 13 No.10 BRAESMERE ROAD, PANANIA, NSW	LODGEMENT: <b>D.A/C.C</b>		DP No: <b>35471</b>	B-1	SUBMISSION PLAN AMENDMENT	SB	2.04.24	LGA: CANTERBURY-BANKSTOWN	SLAB CLASS: <b>'H1' CLASS</b>		
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				A-3	AMENDMENTS DATED 31/12/23	NK	07/11/23					
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										V22		

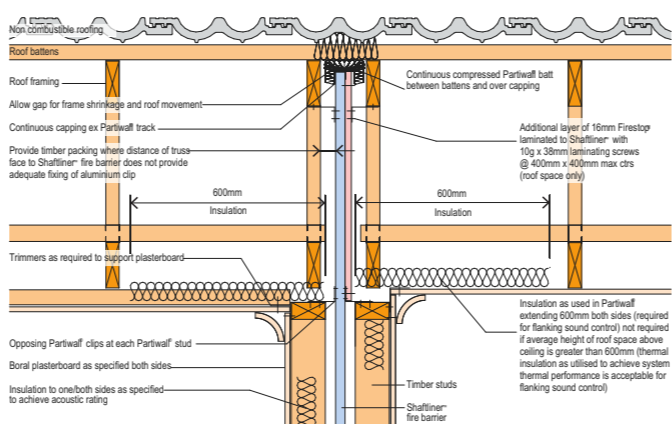


Typical Floor/Wall Junction - FRL 60/60/60 (PW01)

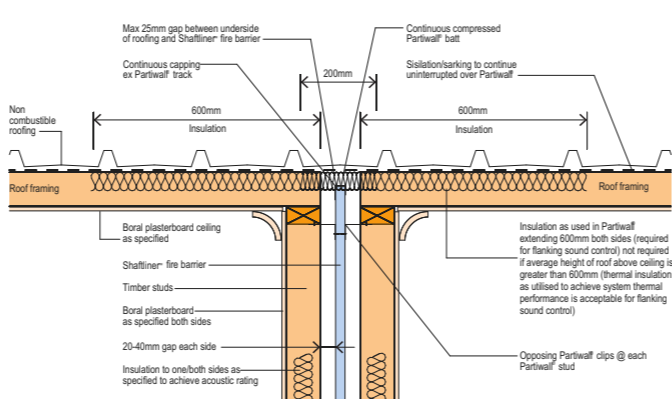


Step in Slab Detail - FRL 60/60/60 (PW04a)

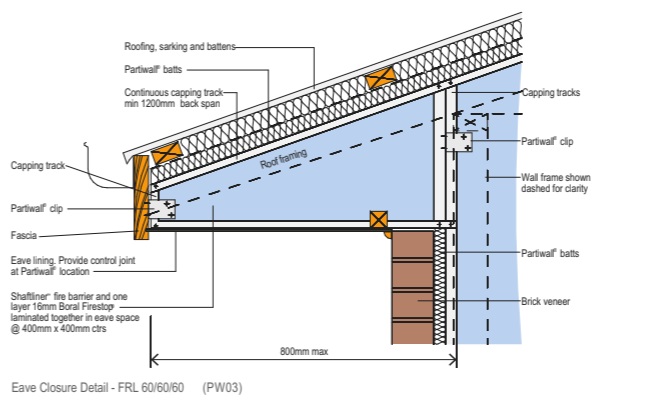
Step in Slab Detail - FRL 60/60/60 (PW04b)



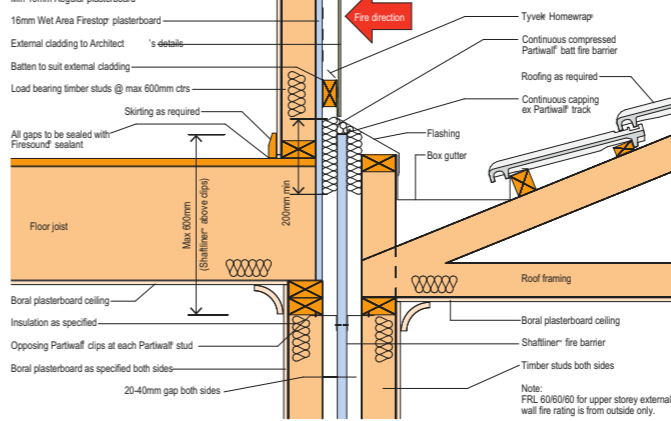
Pitched Roof - Wall/Roof Junction Detail - FRL 60/60/60 (PW13)



Flat Roof - Wall/Roof Junction Detail - FRL 60/60/60 (PW14)



Eave Closure Detail - FRL 60/60/60 (PW03)



Partiwall to OutRwall - Transition Detail 1 - FRL 60/60/60 (PW05)

## Fire Rated Wall Detail - Boral "Partiwall" 60/60/60

1:10

### DETAILS

1:10

### MANOR INCLUSIONS

#### NOTES:

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PROPOSED BRICK VENEER DWELLING  
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⊗ EXHAUST FAN  
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B-1	SUBMISSION PLAN AMENDMENT	SB	2.04.24	LGA:	SLAB CLASS: 'H1' CLASS
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A-3	AMENDMENTS DATED 31/12/23	NK	07/11/23	DESIGN:	SHEET:  12
A-4	ENS 4 TILING AMENDED	NK	23/11/23	Majestic 50 Manor (Custom)	
A-5	STACK BOND - STACKER DOORS	AES	24/11/23	FACADE: V22	
B	SUBMISSION PLAN	SB	26.03.24	Hamilton (Nanny)	