# **SHEET INDEX**

#### NAME

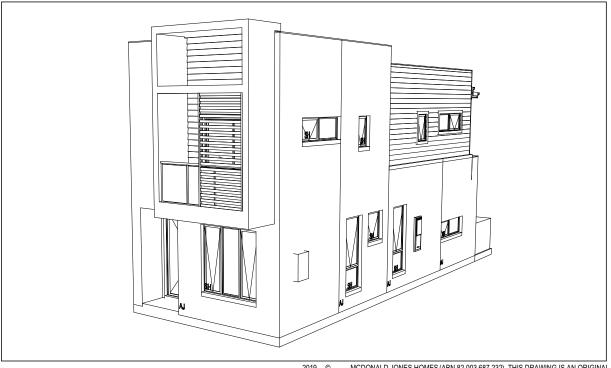
- **COVER SHEET**
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88B INSTRUMENT CHECKED AND ACKNOWLEDGED CLAUSES 1, 5, 6, 7, 8 + 9 APPLY

# 3D IMAGE



#### AGGRESSIVE SOIL REQUIREMENTS SEE SHEET 1 (COVER SHEET) FOR DETAILS

#### AGGRESSIVE SOIL REQUIREMENTS

PROVIDE ADDITIONAL STRUCTURAL REQUIREMENTS, DUE TO BUILDING IN AN 'AGGRESSIVE SOIL ENVIRONMENT'. THIS SHALL INCLUDE THE FOLLOWING:-

- PROVIDE 25MPa CONCRETE TO THE PIERS AND FLOOR SLABS IN LIEU OF STANDARD.
- PROVIDE HIGH IMPACT MEMBRANE BELOW THE FLOOR SLAB.
- PROVIDE A MIN. 50mm BLINDING LAYER OF SAND UNDERNEATH THE FLOOR STRUCTURE.
- PROVIDE POLYETHYLENE DAMP PROOF COURSE TO THE EXTERNAL WALLS IN LIEU OF STANDARD.
- USE EXPOSURE GRADE MORTAR BELOW DAMP PROOF COURSE N LIEU
- USE EXPOSURE GRADE BRICKWORK FROM OUR STANDARD RANGE BELOW THE DAMP PROOF COURSE.

#### SUSTAINABILITY COMMITMENTS

#### WATER COMMITMENTS

3 STAR (> 7.5 BUT <= 9 L/MIN) SHOWER HEADS 4 STAR TOILET SUITES 4 STAR KITCHEN TAPS

4 STAR BATHROOM TAPS 71.69 m<sup>2</sup> TOTAL ROOF AREA

2400 L WATER TANK(S) MINIMUM CAPACITY 71.69 m<sup>2</sup> MINIMUM ROOF AREA TO TANK(S)

RAINWATER TANK(S) TO BE CONNECTED TO:

- AT LEAST ONE OUTDOOR TAP
- ALL TOILETS
- WASHING MACHINE

NO RETICULATED RECYCLED WATER SUPPLY

27 m<sup>2</sup> GARDEN/LAWN AREA

#### **ENERGY COMMITMENTS**

#### **HOT WATER SYSTEM**

- GAS CONTINUOUS FLOW - 5 STAR

#### **HEATING SYSTEM**

- 1-PHASE REVERSE CYCLE AIR CONDITIONING 3 STAR

#### **COOLING SYSTEM**

- 1-PHASE REVERSE CYCLE AIR CONDITIONING

#### **VENTILATION (EXHAUST FANS)**

- AT LEAST ONE BATHROOM:
- INDIVIDUAL FAN DUCTED TO FACADE OR ROOF, MANUAL SWITCH ON/OFF
- KITCHEN RANGEHOOD:
- INDIVIDUAL FAN DUCTED TO FACADE OR ROOF, MANUAL
- SWITCH ON/OFF
- LAUNDRY:

INDIVIDUAL FAN - DUCTED TO FACADE OR ROOF, MANUAL SWITCH ON/OFF

#### PRIMARY FLUORESCENT/LED LIGHTING INCLUDING COVER

- 3 BEDROOMS/STUDY, NON DEDICATED
- 2 LIVING/DINING AREAS, NON DEDICATED
- KITCHEN, NON DEDICATED
- ALL BATHROOMS/TOILETS, NON DEDICATED
- LAUNDRY, NON DEDICATED
- ALL HALLWAYS, NON DEDICATED

#### **NATURAL LIGHTING TO**

- KITCHEN

#### **ALTERNATIVE ENERGY**

#### **OTHER**

- GAS COOKTOP, ELECTRIC OVEN
- FIXED OUTDOOR CLOTHESLINE BY BUILDER
- WELL VENTILATED FRIDGE SPACE

#### **BASIX CERTIFICATE NUMBER:**

- 853358S 02

#### DATED:

- 2017.11.24

#### **BUILDING INFORMATION**

GROUND FLOOR CEILING HEIGHT(S): 2700mm FIRST FLOOR CEILING HEIGHT: 2400mm FRAMES AND TRUSSES: STEEL ROOF PITCH (U.N.O.): 3 + 15° ELECTRICITY SUPPLY: 3-PHASE GAS SUPPLY: RETICULATED NATURAL

**ROOF MATERIAL:** SHEET METAL ROOF COLOUR:

**ROOF INSULATION** R2.5 BATTS MIN. 50mm FOIL FACED BLANKET WHIRLYBIRDS:

BRICK VENEER + CLADDING WALL MATERIAL:

WALL COLOUR: R1.5 BATTS WALL INSULATION: WALL WRAP

FLOOR INSULATION: R2.5 BATTS

#### **ENGINEERING & SITE INFORMATION**

SLAB TO BE 85mm THICK (U.N.O.) REINFORCED WITH SL82 MESH(T) (U.N.O.) OVER A 200µm WATERPROOF MEMBRANE ON A BED OF FREE DRAINING COARSE SAND (WHERE SPECIFIED)

PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C. & AS 3700

PROVIDE HEBEL CONTROL JOINTS IN ACCORDANCE WITH MANUFACTURER'S

ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-1998 OR AS/NZS 4600-2018

#### **DESIGN CRITERIA**

N2 WIND RATING:

SITE CLASSIFICATION

SITE CLASSIFICATION IS: H1

#### SLAB CLASSIFICATION

SLAB CLASSIFICATION IS: H1

#### **BASIX AREAS**

CONDITIONED 100.78 UNCONDITIONED 10.76

#### TOTAL FLOOR AREAS

**BALCONY** 3.05 LIVING (FIRST FLOOR) 71.93 LIVING (GROUND FLOOR) 64.48 PATIO 8.41 **PORCH** 1.48 149.35 m<sup>2</sup>

# **CONSTRUCTION PLANS**

DATE:

26/06/2019

DRAFTER:

MKL

DRAFTING OFFICE:

**SYDNEY** 

9 © MCDONALD JONES HOMES (ABN 82 003 687 232). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). MCDONALD JONES HOMES IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF MCDONALD JONES HOMES



Ш		DRAWING		DRAWN
	3	GARAGE PAD ADJUSTED AS PER ENG. DETAILS	JNO	2019.05.1
	4	CONSTRUCTION PLANS	JNO	2019.06.2
	5	OBSCURE GLASS TO PDR	JNO	2019.07.3
	6	INTERNAL CHANGES AS PER IHE	JNO	2019.08.0
	7	INTERNAL CHANGES AS PER MKL	JNO	2019.08.2
		4 5	4 CONSTRUCTION PLANS 5 OBSCURE GLASS TO PDR 6 INTERNAL CHANGES AS PER IHE	3 GARAGE PAD ADJUSTED AS PER ENG. DETAILS JNO 4 CONSTRUCTION PLANS JNO 5 OBSCURE GLASS TO PDR JNO 6 INTERNAL CHANGES AS PER IHE JNO

CLIENT:			LOT No: 147
ADDRESS: HARVEST STREET			DP No: 1230961
SUBURB: AUSTRAL	POSTCODE: 2179	COUNCIL: LIVERPOOL CITY	SECTION No:

1001	1001 THE FROM WITHER CONCENT OF INDUCTAGE SOMEOTIONIES.					
	HOUSE DESIGN: B1	HOUSE CODE:				
	FACADE DESIGN:	FACADE CODE:				
	SHEET TITLE: COVER SHEET	SCALES:	SHEET No: 1 / 16			

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY, CHECK AND VERIFY DIMENSIONS AND LEVEL PRIOR TO THE COMMENCEMENT OF A WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE

**ESTIMATOR:** 

BUILDING INFORMATION REGARDING:

SUSTAINABILITY REQUIREMENTS SITE CLASSIFICATION
GENERAL BUILDING INFORMATION

REFER TO STORMWATER PLAN FOR ALL ROOF COLLECTION AND SURFACE DRAINAGE CONNECTIONS AND DISCHARGE

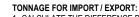
STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS, ALL SURFACE WATER DRAINAGE BY BUILDER

CHARGED STORMWATER SYSTEM CANNOT BE USED FOR DISPOSAL OF DRIVEWAY OR OTHER SURFACE STORMWATER. OWNER IS TO PROVIDE ALTERNATIVE DISCHARGE LINES IF DOWNPIPES ARE NOTED AS 'COP' ON PLAN. THE BUILDER PROVIDES CAPACIT FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

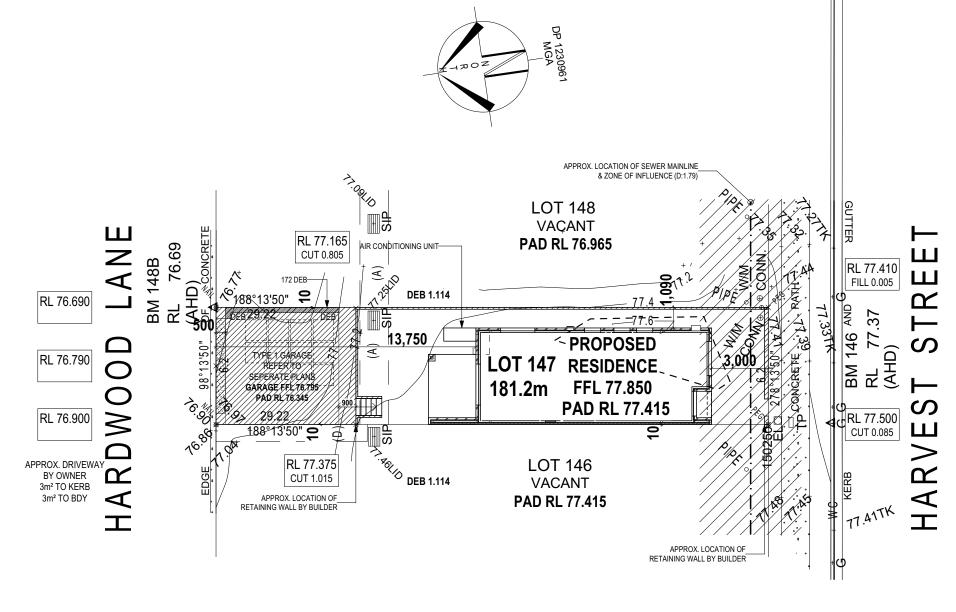
WIND CLASSIFICAT	ION N-
WITHIN 1 KM. OF BREAKING SALT W	ATER -
WITHIN 100 M. OF S WATER	ALT _
MINIMUM AHD FLOO LEVEL APPLICABLE	

REFER TO SHEET 1 (COVER SHEET) FOR ALL +/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS. SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS

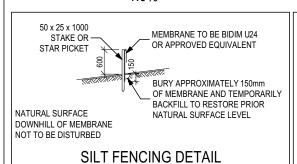
**CUT/FILL CALCULATIONS** C Vol me (m) Fill Vol me (m)

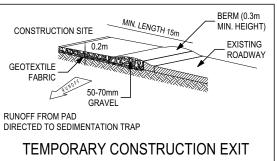


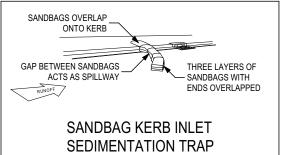
- 1. CALCULATE THE DIFFERENCE BETWEEN THE CUT & FILL VOLUMES
- 2. MULTIPLY THE DIFFERENCE BY 2.25 TO CONVERT m3 TO TONNES



KERB RL 76.790 GARAGE FFL 76.795 <sub>▶</sub> 500 j DRIVEWAY GRADIENT + 1.0%







(A) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE

(D) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE

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complete

	ı		DRAWING		DRAWN
	ı	3	GARAGE PAD ADJUSTED AS PER ENG. DETAILS	JNO	2019.05.1
		4	CONSTRUCTION PLANS	JNO	2019.06.2
	ı	5	OBSCURE GLASS TO PDR	JNO	2019.07.3
	ı	6	INTERNAL CHANGES AS PER IHE	JNO	2019.08.0
19	ı	7	INTERNAL CHANGES AS PER MKL	JNO	2019.08.2

	CLIENT:			LOT No: 147
l	ADDRESS: HARVEST STREET			DP No: 1230961
	SUBURB: AUSTRAL	POSTCODE: 2179	COUNCIL: LIVERPOOL CITY	SECTION No:

HOUSE DESIGN: B1	HOUSE CODE:		
FACADE DESIGN:	FACADE CODE:		
SHEET TITLE: SITE PLAN	SCALES: 1:200	SHEET No: 2 / 16	

DATE: 26/06/2019	
DRAFTER: JNO	ESTIMATOR: MKL
DRAFTING OFF	FICE:

CONSTRUCTION PLANS

AGGRESSIVE SOIL REQUIREMENTS SEE SHEET 1 (COVER SHEET) FOR DETAILS

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> > LOT 147

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING: SUSTAINABILITY REQUIREMENTS SITE CLASSIFICATION
GENERAL BUILDING INFORMATION

CDP CHARGED DOWNPIPE DIRECTED TO TANK STANDARD DOWNPIPE DIRECTED TO

STORMWATER DISCHARGE FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ENSURE VERTICAL DPC FLASHING TO END OF GARAGE VENEER WALLS

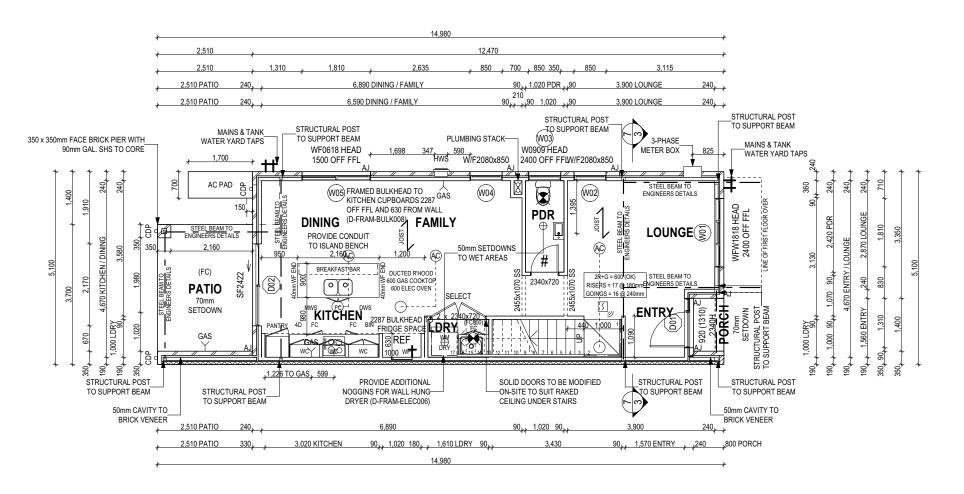
ALL BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2455 ABOVE FFL UNLESS NOTED OTHERWISE

ALL EXTERIOR LANDINGS AND STEPS BY BUILDER UNLESS NOTED OTHERWISE

REFER TO SHEET 4 (DOOR & WINDOW SCHEDULES) FOR FULL DETAILS OF ALL DOORS AND WINDOWS

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

## ARTICULATION JOINT LOCATION TO MANUFACTURERS SPECIFICATIONS



#### FLOOR PLAN LEGEND

HOB SPOUT / WALL SPOUT FACE BRICK / COMMON BRICK

HEBEL

SOUND INSULATION BRICK ARTICULATION JOINT

DENOTES DRAWER SIDE

**EXHAUST FAN** 

LOAD BEARING WALL L.B.W

THIS DOOR OPENS FIRST

SMOKE ALARM #

LIFT OFF HINGE

WATER POINT

FRIDGE WATER POINT GAS BAYONET

**ALL DIMENSIONS ARE FRAME DIMENSIONS** 

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		DRAWING		DRAWN
	3	GARAGE PAD ADJUSTED AS PER ENG. DETAILS	JNO	2019.05.17
9	4	CONSTRUCTION PLANS	JNO	2019.06.26
	5	OBSCURE GLASS TO PDR	JNO	2019.07.30
	6	INTERNAL CHANGES AS PER IHE	JNO	2019.08.01
	7	INTERNAL CHANGES AS PER MKL	JNO	2019.08.21

1	CLIENT:			147
1	ADDRESS: HARVEST STREET			DP No: 1230961
	SUBURB: AUSTRAL	POSTCODE: 2179	COUNCIL: LIVERPOOL CITY	SECTION No:

THE FROM WITHER CONCENT OF MODORALD SOMESTICALES.					
	HOUSE DESIGN: B1	HOUSE CODE:		FI	
	FACADE DESIGN:	FACADE CODE:		PRI \ RE	
	SHEET TITLE: GROUND FLOOR PLAN	SCALES: 1:100	SHEET No: 4 / 16		

PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

ALL ALFRESCO SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30m OVER ENTIRE SLAB (DOES NOT APPLY TO VERANDAH / PATIO / PORCH SLABS).

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.7.1.7(c) OF THE NCC.

AGGRESSIVE SOIL REQUIREMENTS SEE SHEET 1 (COVER SHEET) FOR DETAILS

# **CONSTRUCTION PLANS** DATE:

26/06/2019

**ESTIMATOR:** DRAFTER:

MKL

**DRAFTING OFFICE:** 

**SYDNEY** 

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING: SUSTAINABILITY REQUIREMENTS SITE CLASSIFICATION
GENERAL BUILDING INFORMATION

CDP CHARGED DOWNPIPE DIRECTED TO TANK SDP STANDARD DOWNPIPE DIRECTED TO STORMWATER DISCUSSION

STORMWATER DISCHARGE FIRE RESISTANT PLASTERBOARD TO BE

INSTALLED BEHIND COOKTOP ENSURE VERTICAL DPC FLASHING TO END

OF GARAGE VENEER WALLS

ALL BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

ALL EXTERIOR LANDINGS AND STEPS BY BUILDER UNLESS NOTED OTHERWISE

REFER TO SHEET 4 (DOOR & WINDOW SCHEDULES) FOR FULL DETAILS OF ALL DOORS AND WINDOWS

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



FIRST FLOOR BEDROOM WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY NCC D2.24 (VOLUME ONE) AND/OR NCC 3.9.2.5

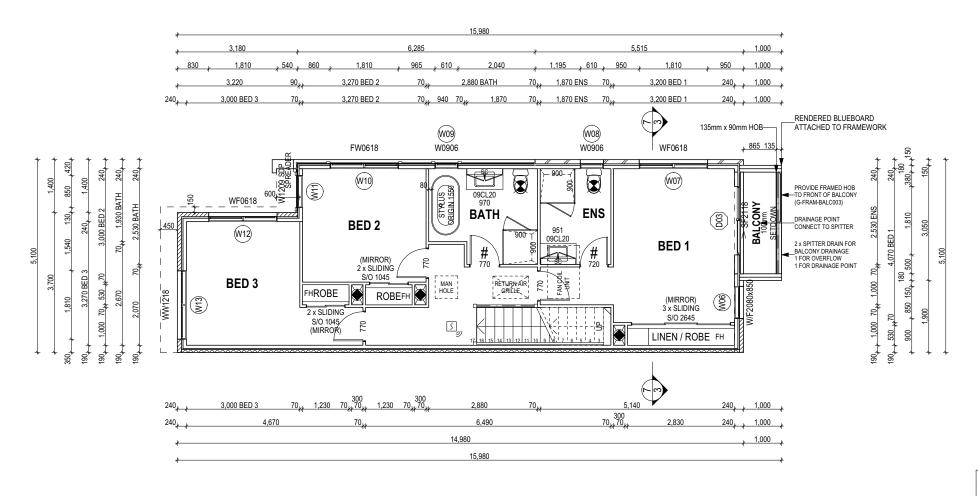
ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 3.9.1 REQUIREMENTS

#### ARTICULATION JOINT LOCATION TO MANUFACTURERS SPECIFICATIONS

PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.7.1.7(c) OF THE NCC.



#### AGGRESSIVE SOIL REQUIREMENTS SEE SHEET 1 (COVER SHEET) FOR DETAILS

# **CONSTRUCTION PLANS** DATE: 26/06/2019 **ESTIMATOR:** DRAFTER: MKL **DRAFTING OFFICE: SYDNEY**

# FLOOR PLAN LEGEND

HS / WS HOB SPOUT / WALL SPOUT FACE BRICK / COMMON BRICK

SOUND INSULATION BRICK ARTICULATION JOINT

DENOTES DRAWER SIDE

EXHAUST FAN LOAD BEARING WALL L.B.W

THIS DOOR OPENS FIRST SMOKE ALARM

#

WATER POINT

FRIDGE WATER POINT

LIFT OFF HINGE

GAS BAYONET

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	ı	6	INTERNAL CHANGES AS PER IHE	JNO	2019.08.01
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CLIENT:			147
ADDRESS: HARVEST STREET			DP No: 1230961
SUBURB: AUSTRAL	POSTCODE: 2179	COUNCIL: LIVERPOOL CITY	SECTION No:

HOUSE DESIGN: B1	HOUSE CODE:				
FACADE DESIGN:	FACADE CODE:				
SHEET TITLE: FIRST FLOOR PLAN	SCALES: 1:100	SHEET No: 5 / 16			

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LOT 147

#### **WINDOW SCHEDULE**

	IDENTIFICATION		SIZE						RE	VEAL & REVEA	L COVERPLAT	E (CPL)	
ID CODE	ROOM	HEIGH	T WIDTH	AREA (m)	FRAME	SILL TYPE	GLAZING	ORIENT.	HEAD	SILL	LEFT	RIGHT	ADDITIONAL INFORMATION
W01 WFW1818	LOUNGE	1,800	1,810	3.26	ALUMINIUM	SNAP HEADER	CLEAR	N	SINGLE	SINGLE	SINGLE	SINGLE	MP 603-603
W02 W/F2080x850	LOUNGE	2,080	850	1.77	ALUMINIUM	SNAP HEADER	CLEAR	W	SINGLE	SINGLE	SINGLE	SINGLE	BP 620
W03 W0909	PDR	860	850	0.73	ALUMINIUM	SNAP HEADER	OBSCURE, TOUGHENED	Е	SINGLE	SINGLE	SINGLE	SINGLE	
W04 W/F2080x850	FAMILY	2,080	850	1.77	ALUMINIUM	SNAP HEADER	CLEAR	W	SINGLE	SINGLE	SINGLE	SINGLE	BP 620
W05 WF0618	DINING	600	1,810	1.09	ALUMINIUM	SNAP HEADER	CLEAR	W	SINGLE	SINGLE	SINGLE	SINGLE	MP 905
W06 W/F2080x850	BED 1	2,080	850	1.77	ALUMINIUM	NONE	CLEAR	N	SINGLE	SINGLE	SINGLE	SINGLE	BP 620
W07 WF0618	BED 1	600	1,810	1.09	ALUMINIUM	SNAP HEADER	CLEAR	W	SINGLE	SINGLE	SINGLE	SINGLE	MP 905
W08 W0906	ENS	860	610	0.52	ALUMINIUM	SNAP HEADER	OBSCURE, TOUGHENED	W	SINGLE	SINGLE	SINGLE	SINGLE	
W09 W0906	ВАТН	860	610	0.52	ALUMINIUM	NONE	OBSCURE, TOUGHENED	W	SINGLE	SINGLE	SINGLE	SINGLE	
W10 FW0618	BED 2	600	1,810	1.09	ALUMINIUM	NONE	CLEAR	W	SINGLE	SINGLE	SINGLE	SINGLE	MP 905
W11 W1209	BED 2	1,200	850	1.02	ALUMINIUM	NONE	CLEAR	S	SINGLE	SINGLE	SINGLE	SINGLE	
W12 WF0618	BED 3	600	1,810	1.09	ALUMINIUM	SNAP HEADER	CLEAR	W	SINGLE	SINGLE	SINGLE	SINGLE	MP 905
W13 WW1218	BED 3	1,200	1,810	2.17	ALUMINIUM	SNAP HEADER	CLEAR	S	SINGLE	SINGLE	SINGLE	SINGLE	MP 905
				17.88									
						·	·						
							·						
							·						

<sup>0,3</sup> ASSUME LOOKING FROM OUTSIDE

#### **EXTERIOR DOOR SCHEDULE**

ID CODE	ROOM	HEIGHT WIDTH AREA (m)	FRAME SILL TYPE	GLAZING	ORIENT.	DOOR TYPE   ADDITIONAL INFORMATION
D01 920	ENTRY	2,406 1,310 3.15	TIMBER SNAP HEADER	DOOR(S): CLEAR - SIDELIGHT(S): CLEAR	N	SWINGING
D02 SF2422	KITCHEN	2,400 2,170 5.21	ALUMINIUM SNAP HEADER	CLEAR, TOUGHENED	S	SLIDING
D03 SF2118	BED 1	2,100 1,810 3.80	ALUMINIUM SNAP HEADER	CLEAR, TOUGHENED	N	SLIDING
		12.16 m <sup>2</sup>				
	·			·		

<sup>0,1</sup> ASSUME LOOKING FROM OUTSIDE

#### INTERIOR DOOR SCHEDULE

TYPE	CODE	QTY	HEIGHT	WIDTH	ADDITIONAL INFORMATION
SLIDING	2 x SLIDING	2	2,040	1,030	MIRROR
SLIDING	3 x SLIDING	1	2,040	2,630	MIRROR
SQUARE SET OPENING	2455x1070 SS	2	2,455	1,070	
SWINGING	2 x 2340x720	1	2,340	1,440	SELECT
SWINGING	2340x720	1	2,340	720	LIFT-OFF HINGES
SWINGING	720	1	2,040	720	LIFT-OFF HINGES
SWINGING	770	3	2,040	770	
SWINGING	770	1	2,040	770	LIFT-OFF HINGES
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#### PICTURE / TV RECESS & SQUARE SET WINDOW SCHEDULE

TYPE	HEIGHT WIDTH	AREA (m)	QTY
. MCDONALD JONES HOMES IS THE (	UNDER OF COPYRIGHT IN THIS	DRAWING. YOU HE	REBY AGREE AND
WHETHER IN WHOLE OR IN PART) WI	THOUT THE PRIOR WRITTEN C	ONSENT OF MCDON	IALD JONES HOMES.

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

# **CONSTRUCTION PLANS**

DATE:

26/06/2019

DRAFTER:

**ESTIMATOR:** MKL

JNO

DRAFTING OFFICE:

**SYDNEY** 

**Romplete** homes 3 GARAGE PAD ADJUSTED AS PER ENG. DETAILS JNO 2019.05.17 4 CONSTRUCTION PLANS 5 OBSCURE GLASS TO PDR 6 INTERNAL CHANGES AS PER IHE 7 INTERNAL CHANGES AS PER MKL

ı	DRAWN	CLIENT:			LOT No:			
JNO	2019.05.17	-			147			
JNO	2019.06.26	ADDRESS:			DP No: 1230961			
JNO	2019.07.30	HARVEST STREET						
JNO	2019.08.01	SUBURB:	POSTCODE:		SECTION No:			
JNO	2019.08.21	AUSTRAL	2179	LIVERPOOL CITY	-			

HOUSE DESIGN: B1	HOUSE CODE:					
FACADE DESIGN:	FACADE CODE:					
SHEET TITLE: DOOR & WINDOW SCHEDULES	SCALES:	SHEET No: 6 / 16				

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF AN' WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE

**LOT 147** 

<sup>1,2</sup> ASSUME LOOKING FROM INSIDE

-COLORBOND CAPPING JAMES HARDIE SCYON I INFA 180mm CLADDING CEMENT RENDER FINISH TO-ARTICULATED BRICKWORK RL 83.350 - PITCHING BEAM \_RENDERED BLUEBOARD ATTACHED TO FRAMEWORK ALUMINIUM SCREENING BALUSTRADE TO SPECIFICATION MIN. HEIGHT 1000mm OFF FFL RL 80.910 - FIRST FLOOR RL 80.590 - PITCHING BEAM PROVIDE FRAMED HOB -TO FRONT OF BALCONY (G-FRAM-BALC003) -ALUMINIUM AWNING WINDOW FLASHING & CAPPING BETWEEN ALUMINIUM ADJOINING DWELLINGS AWNING WINDOW RL 77.850 - GROUND FLOOR

## FRONT ELEVATION Scale: 1:100

2 x SPITTER DRAIN FOR

1 FOR OVERFLOW

2340H ENTRY DOOR WITH

GLASS SIDELIGHT

SHEET METAL ROOFING +\_ FOIL FACED BLANKET COLORBOND FLASHING APPROX. LOCATION OF -COLORBOND CAPPING -320mm UPSTAND TO ROOF RL 83.350 - PITCHING BEAM \_POLYMER MODIFIED CEMENT RENDER FINISH TO ARTICULATED BRICKWORK JAMES HARDIE SCYON BOXED CORNER TRIM ALUMINIUM AWNING WINDOW JAMES HARDIE SCYON\_ LINEA 180mm CLADDING 320mm UPSTAND TO ROOF RL 80.910 - FIRST FLOOR RL 80.590 - PITCHING BEAM ARTICULATED FACE BRICKWORK 350 x 350mm FACE BRICK PIER WITH 90mm GAL. SHS TO CORE FLASHING & CAPPING BETWEEN ALUMINIUM SLIDING DOOR RL 77.850 - GROUND FLOOR

# **REAR ELEVATION**

Scale: 1:100

3 GARAGE PAD ADJUSTED AS PER ENG. DETAILS JNO 2019.05.17 4 CONSTRUCTION PLANS JNO 2019.06.26 5 OBSCURE GLASS TO PDR JNO 2019.07.30 6 INTERNAL CHANGES AS PER IHE JNO 2019.08.01 7 INTERNAL CHANGES AS PER MKL JNO 2019.08.21

ALL CUT/FILL BATTERS ARE 1:1 MAX GRADIENT

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147 ADDRESS: HARVEST STREET 1230961 SUBURB: POSTCODE: COUNCIL: SECTION No: **AUSTRAL** 2179 LIVERPOOL CITY

HOUSE DESIGN HOUSE CODE: FACADE CODE: SCALES: SHEET N 1:100 7 / 16

LOW-E

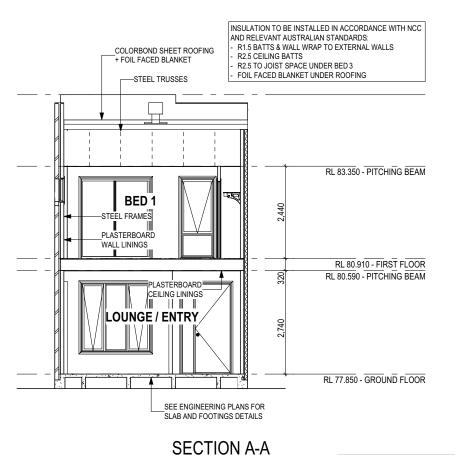
SLIDING

TONED

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING: SUSTAINABILITY REQUIREMENTS

SITE CLASSIFICATION GENERAL BUILDING INFORMATION

SH = SNAP HEADER SILL



WINDOW TYPE LEGEND

**GLASS TYPE LEGEND** 

ACOUSTIC

OBSCURE

CLEAR

AGGRESSIVE SOIL REQUIREMENTS Scale: 1:100 SEE SHEET 1 (COVER SHEET) FOR DETAILS

26/06/2019

# **CONSTRUCTION PLANS** DATE:

**ESTIMATOR:** DRAFTER:

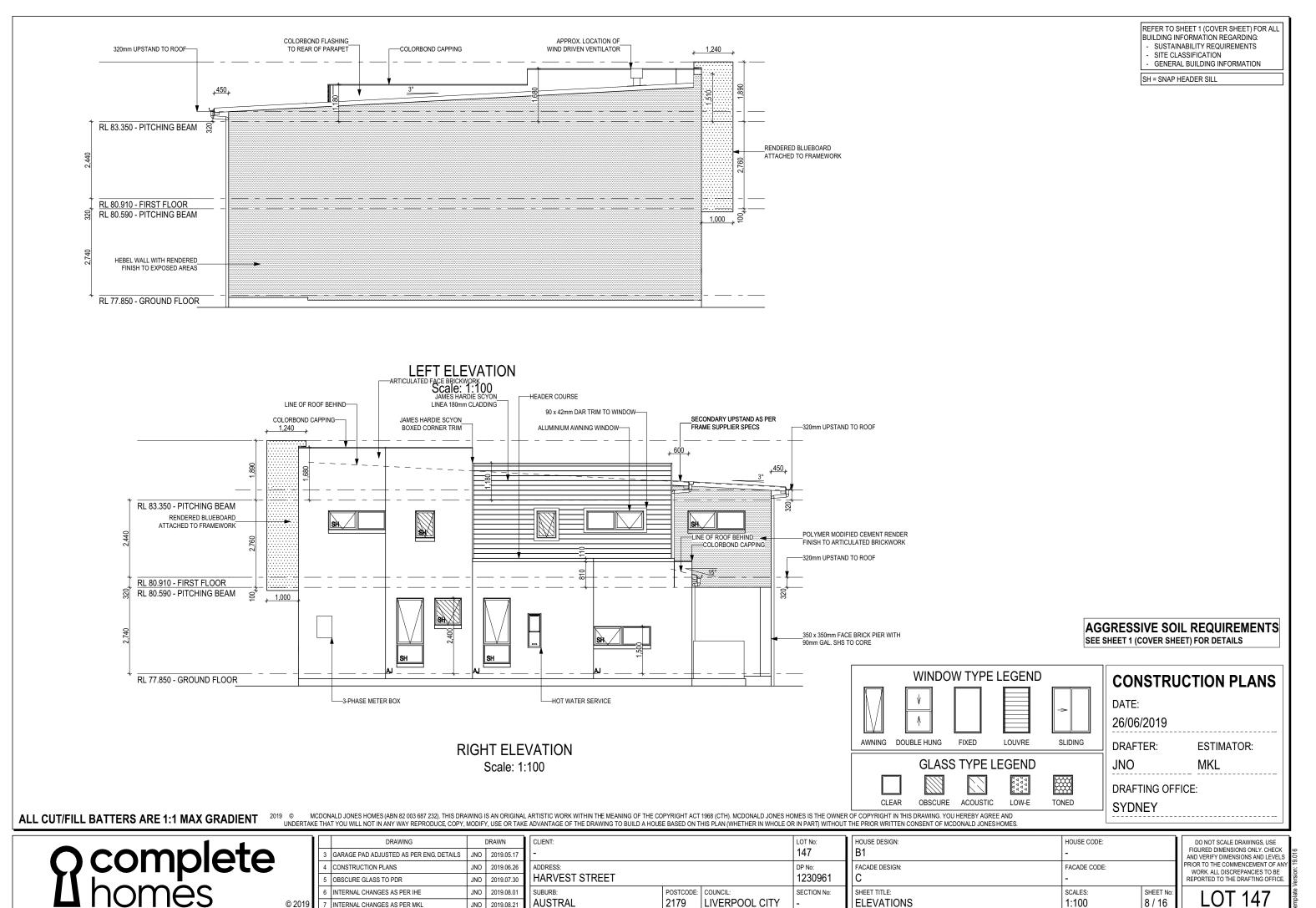
MKL

DRAFTING OFFICE: **SYDNEY** 

В1 FACADE DESIGN: SHEET TITLE: **ELEVATIONS / SECTION** 

FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF AN WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE

DO NOT SCALE DRAWINGS, USE



REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING: SUSTAINABILITY REQUIREMENTS - SITE CLASSIFICATION - GENERAL BUILDING INFORMATION

CDP CHARGED DOWNPIPE DIRECTED TO TANK

SDP STANDARD DOWNPIPE DIRECTED TO STORMWATER DISCUSSION STORMWATER DISCHARGE

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ENSURE VERTICAL DPC FLASHING TO END OF GARAGE VENEER WALLS

ALL BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

ALL EXTERIOR LANDINGS AND STEPS BY BUILDER UNLESS NOTED OTHERWISE

REFER TO SHEET 4 (DOOR & WINDOW SCHEDULES) FOR FULL DETAILS OF ALL DOORS AND WINDOWS

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



## FLOOR PLAN LEGEND

HS / WS HOB SPOUT / WALL SPOUT FACE BRICK / COMMON BRICK

HEBEL

SOUND INSULATION

BRICK ARTICULATION JOINT

3D DENOTES DRAWER SIDE

EXHAUST FAN

LOAD BEARING WALL L.B.W

GAS

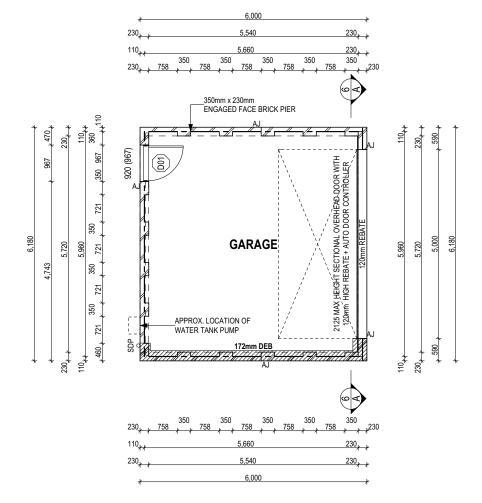
THIS DOOR OPENS FIRST

SMOKE ALARM #

LIFT OFF HINGE WATER POINT

FRIDGE WATER POINT

GAS BAYONET



#### **ALL DIMENSIONS ARE FRAME DIMENSIONS**

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# **Complete**homes

ı		DRAWING	DRAWN					
ı	1	PRELIMINARY PLANS	JNO	2019.03.13				
ı	2	ALL REPORTS	JNO	2019.05.02				
ı	3	GARAGE PAD ADJUSTED AS PER ENG. DETAILS	JNO	2019.05.17				
ı	4	CONSTRUCTION PLANS	JNO	2019.06.26				
ı								

	CLIENT:			LOT No:
	-			147
ı	ADDRESS:			DP No:
	HARVEST STREET			1230961
	SUBURB:	POSTCODE:	COUNCIL:	SECTION No:
	AUSTRAL	2179	DRAINAGE EASEME	NT

1	HOUSE DESIGN: TYPE 1 - 6180mm WIDTH	HOUSE CODE:	
	FACADE DESIGN:	FACADE CODE: F-	
	SHEET TITLE: GROUND FLOOR PLAN	scales: 1:100	SHEET No: 4 / 8

PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

ALL ALFRESCO SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mn OVER ENTIRE SLAB (DOES NOT APPLY TO VERANDAH / PATIO / PORCH SLABS).

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.7.1.7(c) OF THE NCC.

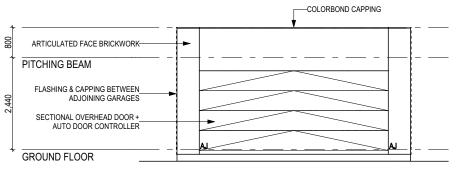
AGGRESSIVE SOIL REQUIREMENTS SEE SHEET 1 (COVER SHEET) FOR DETAILS

# **CONSTRUCTION PLANS** DATE: 26/06/2019 **ESTIMATOR:** DRAFTER: MKL DRAFTING OFFICE: **SYDNEY**

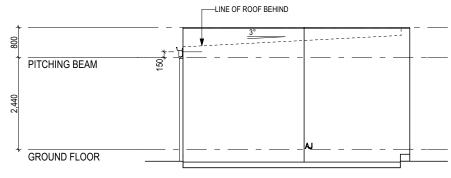
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WINDOW SCHEDULI	E																			
	ENTIFICATION				SIZE										VEAL COVERPLATE					
ID CODE	ROOM		HE	EIGHT V	WIDTH A	AREA (m)	FRAME	SILL TYPE	G	LAZING	OR	IENT.	HEAD	SILL	LEFT	RIGHT	ADDITIONAL	INFORM	IATION	
0,3 ASSUME LOOKING FROM OUTSIDE	<sup>1, 2</sup> ASSUME LOO	OKING FROM INSIDE	'				1				-	'								
EXTERIOR DOOR SO	CHEDULE																			
ID CODE		ROOM	HE	EIGHT V	WIDTH /	AREA (m)	FRAME	SILL TYPE	G	LAZING			ORIENT.	DOOF	R TYPE ADDITION	NAL INFORMAT	TION			
D01 920	GARAGE		2,1	106 90		2.04	ALUMINIUM	SNAP HEADER	R DO	OOR(S): N/A - SIDELIGHT(S):	N/A		W	SWINGIN	G					
					2	2.04 m <sup>2</sup>														
0,1 ASSUME LOOKING FROM OUTSIDE																				
INTERIOR ROOF CO	UEDIII E											DICTU		-0-00	COLLADE CET M	WINDOW CCI	IEDIIIE			
INTERIOR DOOR SC													JKE / IV KE		SQUARE SET W		TEDULE			
TYPE	CODE	(	QTY HE	EIGHT V	WIDTH A	ADDITIONA	AL INFORM	ATION				TYPE		HEIGHT	WIDTH AREA (m	) QTY				
																			DEEED TO S	HEET 1 (COVER SHEET) FOR ALL
																			BUILDING IN	FORMATION REGARDING: IABILITY REQUIREMENTS
																			- SITE CL	ASSIFICATION  LI BUILDING INFORMATION
																		-		
																			CONSTRU	CTION PLANS
																			DATE:	
																		2	26/06/2019	
																				FOTIMATOR
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		2	2019 © UNDERT	MUDUNALD TAKE THAT YO	OU WILL NOT I	ES (ABN 82 003 68) IN ANY WAY REPF	r 232). THIS DRAW RODUCE, COPY, M	ODIFY, USE OR TAKE	ACTISTIC WOF	RK WITHIN THE MEANING OF THE CO OF THE DRAWING TO BUILD A HOUSI	PTRIGHT ACT 1968 (CTH). M E BASED ON THIS PLAN (WH	HETHER IN W	UNES HUMES IS THE /HOLE OR IN PART) W	E OWNER OF CO WITHOUT THE PR	PTRIGHT IN THIS DRAWING. YOU RIOR WRITTEN CONSENT OF MC	D TEKEBY AGKEE AND COONALD JONES HOMES.	).			
		1_1 -		门口		DRAWING			CLIENT:				LOT No:		JSE DESIGN:	T11		SE CODE:		DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK
	mn	<b>IETE</b>	)		ELIMINARY PL L REPORTS	ANS		JNO 2019.03.13 JNO 2019.05.02	- ADDRESS:				147 DP No:		'PE 1 - 6180mm WID	IH	H-	ADE CODE:		AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF AN
<b>Scomplete</b> homes			•			JUSTED AS PER I				ST STREET			123096		ADE DESIGN:		F-	DE CODE:		WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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	<u> </u>		© 201	9					AUSTRA	AL	2179 DRAINA	AGE EAS	OCIVICIA I		OOR & WINDOW SCH	JEDULE9			5/8	

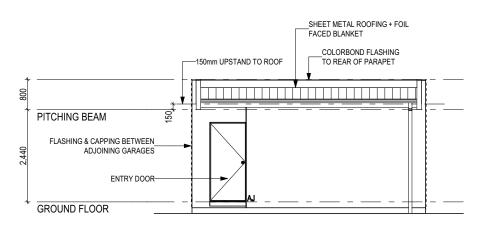




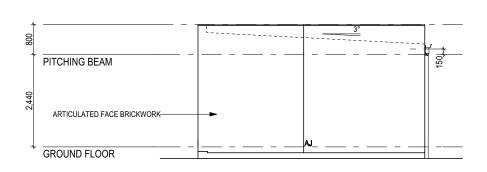




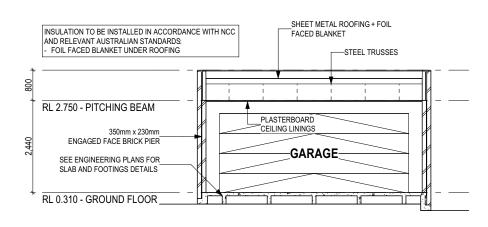
**LEFT ELEVATION** Scale: 1:100



**REAR ELEVATION** Scale: 1:100

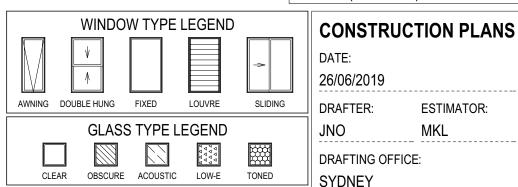


**RIGHT ELEVATION** Scale: 1:100



**SECTION A-A** Scale: 1:100

#### AGGRESSIVE SOIL REQUIREMENTS SEE SHEET 1 (COVER SHEET) FOR DETAILS



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19					

	CLIENT:	LOT No:		
.13	-	147		
.02	ADDRESS:	DP No:		
5.17	HARVEST STREET	1230961		
.26	SUBURB:	POSTCODE:	COUNCIL:	SECTION No:
	AUSTRAL	2179	DRAINAGE EASEME	NT

ouse design: YPE 1 - 6180mm WIDTH	HOUSE CODE:		FIG
ACADE DESIGN:	FACADE CODE: F-		PRIC V REI
HEET TITLE: ELEVATIONS / SECTION	SCALES: 1:100	SHEET No: 6 / 8	

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**ESTIMATOR:** 

MKL