

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S) 2745mm FIRST FLOOR PITCHING HEIGHT(S): 2595mm FRAMES AND TRUSSES: STEEL ROOF PITCH (U.N.O.): 22.5° ELECTRICITY SUPPLY: 3-PHASE RETICULATED SUPPLY GAS SUPPLY:

ROOF MATERIAL **CONCRETE TILES**

ROOF COLOUR: DARK WIND DRIVEN ROOF VENTILATORS:

WALL MATERIAL: BRICK VENEER, CLADDING

WALL COLOUR: N/A

INSULATION

INSULATION TO BE INSTALLED IN ACCORDANCE WITH N.C.C. AND RELEVANT **AUSTRALIAN STANDARDS**

SARKING UNDER ROOFING

R3.5 BATTS TO CEILING (EXCL. GARAGE, ALFRESCO & PATIO)

R2.5 BATTS TO EXTERIOR WALLS (EXCL. GARAGE)

WALL WRAP TO ENTIRE HOUSE

SITE & ENGINEERING INFORMATION

DESIGN WIND CLASSIFICATION: N2 SITE CLASSIFICATION: P-M SLAB CLASSIFICATION:

SLAB TO BE 85mm THICK (U.N.O.) WITH REINFORCEMENT TO ENGINEERS SPECIFICATIONS & DETAILS 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

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

BASIX AREAS

CONDITIONED 198.89 UNCONDITIONED 17.10

TOTAL FLOOR AREAS

ALFRESCO 10.89 **BALCONY** 4.33 **GARAGE** 34.13 137.77 LIVING (FIRST FLOOR) LIVING (GROUND FLOOR) 108.26 PATIO 2.45 **PORCH** 6.40 304.23 m²

SUSTAINABILITY COMMITMENTS

WATER COMMITMENTS

3 STAR (> 7.5 BUT <= 9 L/MIN) SHOWER HEADS

4 STAR TOILET SUITES **5 STAR KITCHEN TAPS**

5 STAR BATHROOM TAPS

182.98 m² TOTAL ROOF AREA

3070 L WATER TANK(S) MINIMUM CAPACITY 141.04 m² 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

250 m² GARDEN/LAWN AREA

ENERGY COMMITMENTS

-SWITCH ONOFF

-SWITCH ONOFF

-SUE AIR, MANUAL SWITCH ONOFF

-SEEDROOMSTULE DIGHTING INCLUDING COVER ARED PRIOR AUSTRALIA'S OWELLING MAY

-SUE AIR, MANUAL SWITCH ONOFF

-SEEDROOMSTULY DEDICATED

-SUNGDINING AREAS, DEDICATED

-ALL BATHROOMSTULETS, DEDICATED

-ALL BATHROOMSTULETS, DEDICATED

-ALL HALLWAYS, DEDICATED

-ALL HALLWAYS

- FIXED OUTDOOR CLOTHESLINE BY BUILDER
- NO FIXED INDOOR CLOTHESLINE
- WELL VENTILATED FRIDGE SPACE

BASIX CERTIFICATE:

- 1086196S (2020.10.03)

GROSS FLOOR AREA (GREENFIELD / SIMPLIFIED HOUSING CODE)

GROSS FLOOR AREA 240.06

240.06 m²

APPLICATION TO BE ASSESSED IN ACCORDANCE WITH THE NSW GREENFIELD HOUSING CODE

88B CHECKED AND ACKNOWLEDGED APPLICABLE CLAUSE(S): 1, 7, 8, 9, 10, 12

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OCHOTICOTION I LANG
DATE:
15/05/2020

DRAFTER: **ESTIMATOR:** MKL

DRAFTING OFFICE:

SYDNEY

Scomplete

		DRAWING		DRAWN		
	3	SUBMISSION PLANS	JNO	2020.03.04		
	4	BASIX CERTIFICATE	JNO	2020.03.12		
	5	SEWER	JNO	2020.03.27		
	6	UPDATED TREE NOTES AS PER GCDC	JNO	2020.05.08		
	7	CONSTRUCTION PLANS	JNO	2020.05.15		

_								
ı	CLIENT:	LOT No.:						
1	COMPLETE BY MCDONALD	3035						
	ADDRESS:	DP No.:						
	69 PARKWAY DRIVE	1230908						
ı	SUBURB:	POSTCODE:	COUNCIL:	SECTION No.:				
	MARSDEN PARK	2765	BLACKTOWN CITY	N/A				

WRITTEN CONSENT OF MCDONALD JONES COMM		
HOUSE DESIGN: GRAINGER 29	HOUSE CODE:	
FACADE DESIGN:	H-	
ACADE DESIGN: FACADE CODE: 1ARSHALL F-		
SHEET TITLE: COVER SHEET	SCALES:	SHEET No.: 1 / 20
COVER SHEET		1 / 20

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

LOCATION MAP

951593

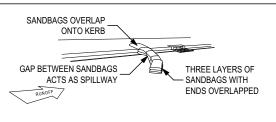
CONSTRUCTION PLANS



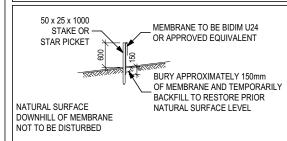
CHARGED STORMWATER SYSTEM CANNOT BE USED FOR DISPOSAL OF DRIVEWAY OR OTHER SURFACE STORMWATER. CUSTOME IS TO PROVIDE ALTERNATIVE DISCHARGE LINES IF DOWNPIPES ARE NOTED AS 'COP' ON PLAN. THE BUILDER PROVIDES CAPACIT FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW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

WIND CLASSIFICATION	N2
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	NEW
LATITUDE	33° 41' 28" S
LONGITUDE	150° 48' 53" E
APPROX. IMPORT/EX	(PORT FILL

	EVEN CUT &	FILL
	DIFFERENCE	1.43m³
	FILL VOLUME	6.51m³
	CUT VOLUME	7.94m³
ı	APPROX. IMPORT/E/	NPORT FILL



SANDBAG KERB INLET SEDIMENTATION TRAP



SILT FENCING DETAIL

+/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS. UBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS

RETAINING WALLS / DROPPED EDGE BEAMS ARE SUBJECT TO ON-SITE CONDITIONS

7.130 +3.2%

CONSTRUCTION SITE

50-70mm

GRAVFI

TEMPORARY CONSTRUCTION EXIT

GEOTEXTILE

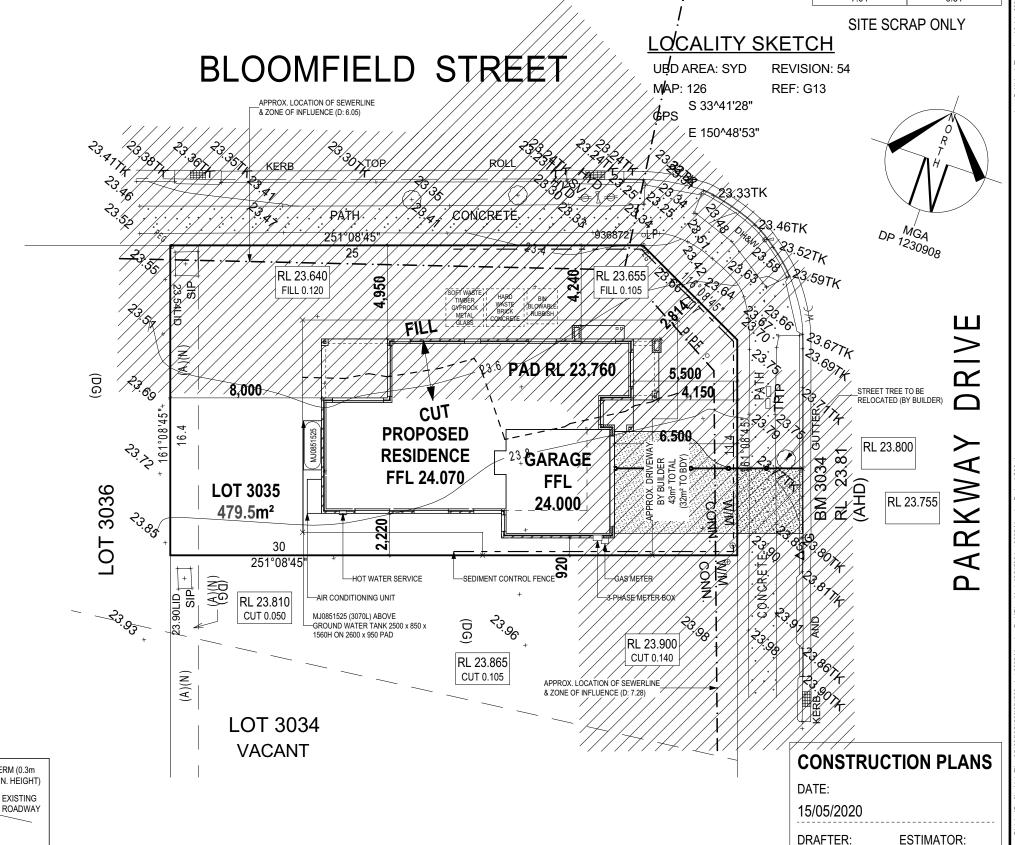
FABRIC

RUNOFF FROM PAD

DIRECTED TO SEDIMENTATION TRAP

SITE WORKS INDICATIVE ONLY. THE LOCATIONS AND HEIGHTS OF ANY PROPOSED

Cut Volume (m³) Fill Volume (m³) 7.94



(A) EASEMENT TO DRAIN WATER 1.5 WIDE

(N) EASEMENT TO DRAIN WATER 1.5 WIDE VIDE DP1221762

(DG) RESTRICTION ON THE USE OF LAND - DP1078187 (APPROXIMATE POSITION)

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		DRAWING	ı	DRAWN
	3	SUBMISSION PLANS	JNO	2020.03.04
	4	BASIX CERTIFICATE	JNO	2020.03.12
	5	SEWER	JNO	2020.03.27
	6	UPDATED TREE NOTES AS PER GCDC	JNO	2020.05.08
	7	CONSTRUCTION PLANS	JNO	2020 05 15

	CLIENT:	LOT No.:		
3.04	COMPLETE BY MCDONALD	3035		
3.12	ADDRESS:	DP No.:		
3.27	69 PARKWAY DRIVE	1230908		
5.08	SUBURB:	POSTCODE:	COUNCIL:	SECTION No.:
5.15	MARSDEN PARK	2765	BLACKTOWN CITY	N/A

HOUSE DESIGN:	HOUSE CODE:		
GRAINGER 29 H-			
ACADE DESIGN: FACADE CODE:			PR
MARSHALL	F-		
SHEET TITLE:	SCALES:	SHEET No.:	
SITE PLAN	1:200	2 / 20	L

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MKL

DRAFTING OFFICE:

SYDNEY

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.

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).

1,470 13,010 2.545 1 470 3,260 ALFRESCO 90_{kk} 1,010 90_{kk} 1,010 90_{kk} 1,650 PWD 90_{kk} 530 _{kk}90 3,030 GUEST BED 240, 1,120 230, 1 90₊₊ 2,060 ENTRY 240₊₊ 1,590 PATIO ₊ 1,470 PORCH

> BRICK STACK WITH POLYMER MODIFIED CEMENT RENDER-

> > MAINS WATER

YARD TAP

5,500 GARAGE

5.500 GARAGE

5,500 GARAGE

5,500 GARAGI

5,500 GARAGE

5,970

5,970

GAS METER

2.470

2,470 1,000 1,350 120

891 3-PHASE METER BOX

STRUCTURAL POST

TO SUPPORT BEAM

2 x 112 x 112mm PRIMED TIMBER FINISH AND COLORBOND CAPPING 710 x 470mm BRICK PIER WITH SHAMPOO'RECESS 1,844 350 x 350mm FACE BRICK PIER SHOWER WINDOW STRUCTURAL POST -POLYMER MODIFIED CEMENT RENDER WITH 75mm EZI POST TO CORE FINISH AND 75mm EZI POST TO CORE F400x1450 ALUM S/F1809 FS/F1809 CDF SILL 1705 OFF FFL STEEL BEAMS OVER TO ENGINEERS DETAILS -STRUCTURAL POST (W05) (W04) 3,120 ALFRESCO FAMILY/ GUEST BED (§) STRUCTURAL TO SUPPORT E 70mm STORE LIVING SETDOWN STRUCTURAL POST TO SUPPORT BEAM SSF2127 820 $\square_{\mathscr{J}}$ 7(1) SETDOWN (D03) (E) \square ∤ 950 STACKS **ENTRÝ** PATIO PLUMBING STACK-10,530 - DIN'ING RIDGE WATER POINT STRUCTURAL POST HOME TO SUPPORT BEAM THEATRE 6,110 PROVIDE CONDUIT TO ISLAND BENCH SETDOWN **GARAGE** BUTLER'S (AC) KITCHEN PROVIDE ADDITIONAL WALL 1,720 LDRY PANTRY 3D (1 CUT 3D (1 CUT FRAME FOR WALL HUNG DRYER (D-FRAM-ELEC006) **LDRY** MAN HOLE +EDP HWS F662x1810 ALUM + 963 347 + 470 + SILL 903 OFF FFL F662x1810 ALUM F662x1810 ALUM SF2100x1470 1,300 TANK WATER D04 SILL 903 OFF FFL #SDP FRAMED BULKHEAD TO

90 1,710 LDRY 90,

1.470

17,970

FLOOR PLAN LEGEND

REFER TO SHEET 1 (COVER SHEET) FOR ALL

BUILDING INFORMATION REGARDING:

SUSTAINABILITY REQUIREMENTS

GENERAL BUILDING INFORMATION

CDP CHARGED DOWNPIPE DIRECTED TO TANK

FIRE RESISTANT PLASTERBOARD TO BE

ENSURE VERTICAL DPC FLASHING TO END

ALL EXTERIOR STEPS AND LANDINGS BY

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

REFER TO WINDOW & DOOR SCHEDULES

FOR FULL DETAILS OF ALL WINDOWS AND

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

BUILDER UNLESS NOTED OTHERWISE

ALL GROUND FLOOR BULKHEAD AND

INSTALLED BEHIND COOKTOP

OF GARAGE VENEER WALLS

REQUIREMENTS

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

OF PART 3.8.7 OF THE NCC.

PART 3.1.4 OF THE NCC.

EXHAUST FANS TO BE DUCTED TO EXTERNAL AIRSPACE VIA FACADE OR ROOF

KORDAN TERMITE BARRIER TO BE

INSTALLED TO ALL EXTERNAL WALLS IN

ACCORDANCE WITH THE REQUIREMENTS OF

IN ACCORDANCE WITH THE REQUIREMENTS

STANDARD DOWNPIPE DIRECTED

TO STORMWATER DISCHARGE

SITE CLASSIFICATION

PATIO CEILING HEIGHT TO MATCH

PORCH CEILING HEIGHT TO

MATCH DWELLING INTERNAL

MATCH DWELLING INTERNAL

ALFRESCO CEILING HEIGHT TO

GF WET AREAS TO BE SETDOWN

0mm FROM MAIN HOUSE SLAB

HOB SPOUT / WALL SPOUT FACE BRICK / COMMON BRICK

HEBEL

SOUND INSULATION

BRICK ARTICULATION JOINT

DENOTES DRAWER SIDE

EXHAUST FAN L.B.W

LOAD BEARING WALL THIS DOOR OPENS FIRST

SMOKE ALARM #

LIFT OFF HINGE WATER POINT

FRIDGE WATER POINT

GAS BAYONET

Acomplete

1			DRAWING	1	DRAWN
	Ì	3	SUBMISSION PLANS	JNO	2020.03.04
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	ſ	7	CONSTRUCTION PLANS	JNO	2020.05.15

3,100 HOME THEATRE

3,400 HOME THEATRE

3,400 BUTLER'S PANTRY

ı	CLIENT:	LOT No.:	١		
	COMPLETE BY MCDONALD	3035			
	ADDRESS:			DP No.:	Ī
	69 PARKWAY DRIVE	1230908			
	SUBURB:	SECTION No.:			
	MARSDEN PARK	2765	BLACKTOWN CITY	N/A	

THE TEN CONCENT OF MODOLINES CONTROL COMMON PLANTS				
HOUSE CODE:	٦г			
H-				
FACADE DESIGN: FACADE CODE:				
SHALL F-				
SCALES: SHEET	No.:			
1:100 4 / 2	:0			
	H- FACADE CODE: F- SCALES: SHEET			

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CONSTRUCTION PLANS

MKL

DATE:

15/05/2020

DRAFTER:

951593

ESTIMATOR:

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KITCHEN CLIPBOARDS 2287

(D-FRAM-BULK008)

9,530

OFF FFL AND 630 FROM WALL

4.980 KITCHEN / REF

REFER TO SHEET 1 (COVER SHEET) FOR ALL | BALCONY CEILING HEIGHT TO 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 EXTERIOR STEPS AND LANDINGS BY CUSTOMER UNLESS NOTED OTHERWISE

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

REFER TO WINDOW & DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND

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

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

PROVIDE FLOOR WASTE AND OVERFLOW SPITTERS TO UPPER FLOOR TANKED BALCONIES WHERE APPLICABLE AS PER:

G-FACA-BALC02 (PFC/BRICKWORK) G-FRAM-BALC001 (LIGHTWEIGHT CLADDING)

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

3,070 BATH

3,070 BATH

FLOOR PLAN LEGEND

HOB SPOUT / WALL SPOUT

FACE BRICK / COMMON BRICK SOUND INSULATION

BRICK ARTICULATION JOINT

THIS DOOR OPENS FIRST

DENOTES DRAWER SIDE EXHAUST FAN

LOAD BEARING WALL L.B.W

SMOKE ALARM

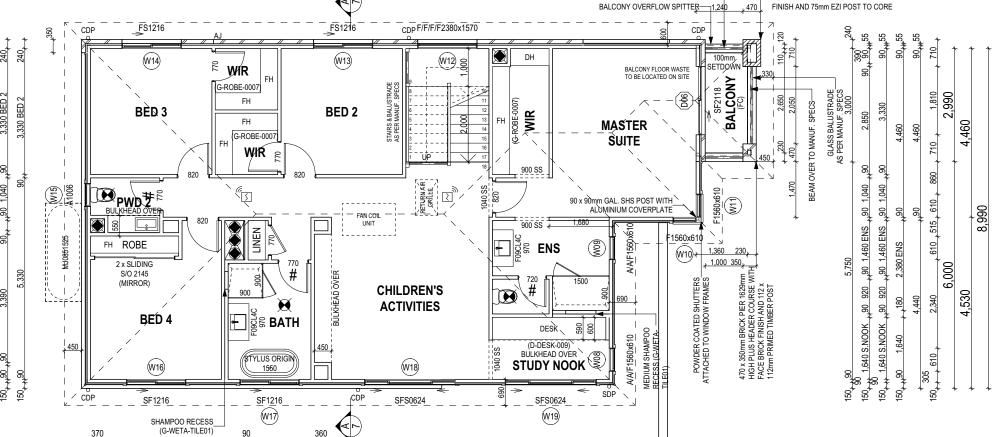
LIFT OFF HINGE WATER POINT

FRIDGE WATER POINT

GAS BAYONET

17.970 16,500 1,470 1,570 3,210 BED 2 90 L 2,200 STAIRWELL 90 L 3,800 MASTER SUITE 90,, 2,200 STAIRWELL 90,, 1,500 WIR 90

PRIVACY SCREENING



AS PER MANUF. SPECS

710 x 470mm BRICK PIER WITH -POLYMER MODIFIED CEMENT RENDER

610 1,470 13,960 17,970

ALL DIMENSIONS ARE FRAME DIMENSIONS

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	H		DRAWING	1	DRAWN
		3	SUBMISSION PLANS	JNO	2020.03.0
		4	BASIX CERTIFICATE	JNO	2020.03.1
		5	SEWER	JNO	2020.03.2
ı		6	UPDATED TREE NOTES AS PER GCDC	JNO	2020.05.0
	П	7	CONSTRUCTION PLANS	JNO	2020.05.1

	CLIENT:	LOT No.:			
3.04	COMPLETE BY MCD	3035			
3.12	ADDRESS:	DP No.:			
3.27	69 PARKWAY DRIVE	1230908			
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굯		1				
ı	HOUSE DESIGN:	HOUSE CODE:				
	GRAINGER 29	H-				
	FACADE DESIGN: FACADE CODE:					
	MARSHALL	F-				
	SHEET TITLE:	SCALES:	SHEET No.:			
	FIRST FLOOR PLAN	1:100	5 / 20			

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ESTIMATOR:

MKL

DATE:

15/05/2020

DRAFTING OFFICE:

DRAFTER:

SYDNEY

PROVIDE AND INSTALL SINGLE PHASE REVERSE

CYCLE AIR CONDITIONING SYSTEM. NUMBER AND

SUBJECT TO TRUSS LAYOUT AND ANY OTHER

CONSTRUCTION CONSTRAINTS.

POSITIONING OF OUTLETS AND THE FINAL LOCATION

OF THE RETURN AIR GRILLE WILL BE DETERMINED ON

SITE BY THE AIR CONDITIONING CONTRACTOR AND IS

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.

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).

ALL ALFRESCO SLABS TO BE GRADED BY

951593

CONSTRUCTION PLANS REPORTED TO THE DRAFTING OFFICE

0,3 ASSUME LOOKING FROM OUTSIDE	1,2 ASSUME LOOKING FF	ROM INSIDE									
ID CODE°	ROOM	HEIGHT W	IDTH PERI	METER	AREA FRAME (m²) TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING GLAZING TYPE AREA (m²)	ADDITIONAL INFORMATION ³	
W01 FF/AA/AA1785x1810	GUEST BED	1,785	1,810	7,190	3.23 ALUMINIUM	N/A	SNAP HEADER	Е	2.32 CLEAR	BP 595/1190, MP 905/905/905	
W02 AF0618	GUEST BED	600	1,810	4,820	1.09 ALUMINIUM	N/A	SNAP HEADER	N	0.81 CLEAR	MP 905	
W03 F400x1450	PWD	400	1,450	3,700	0.58 ALUMINIUM	N/A	SNAP HEADER	N	0.45 OBSCURE, TOUGHENED		
W04 FS/F1809	FAMILY / LIVING	1,800	850	5,300	1.53 ALUMINIUM	N/A	SNAP HEADER	N	1.24 CLEAR	BP 600	_
W05 FS/F1809	FAMILY / LIVING	1,800	850	5,300	1.53 ALUMINIUM	N/A	SNAP HEADER	N	1.24 CLEAR	BP 600	
W06 F662x1810	BUTLER'S PANTRY	662	1,810	4,944	1.20 ALUMINIUM	N/A	SNAP HEADER	S	1.03 CLEAR, TOUGHENED		_ [
W07 F662x1810	KITCHEN	662	1,810	4,944	1.20 ALUMINIUM	N/A	SNAP HEADER	S	1.03 CLEAR, TOUGHENED		_ I
W08 A/A/F1560x610	STUDY NOOK	1,560	610	4,340	0.95 ALUMINIUM	N/A	NONE	E	0.62 CLEAR	BP 520/1040	_
W09 A/A/F1560x610	ENS	1,560	610	4,340	0.95 ALUMINIUM	N/A	NONE	E	0.62 OBSCURE, TOUGHENED	BP 520/1040	_ I
W10 F1560x610	MASTER SUITE	1,560	610	4,340	0.95 ALUMINIUM	N/A	NONE	S	0.80 CLEAR	CORNER JOINING (POST & COVERPLATE)	_ [
W11 F1560x610	MASTER SUITE	1,560	610	4,340	0.95 ALUMINIUM	N/A	NONE	E	0.80 CLEAR	CORNER JOINING (POST & COVERPLATE)	I
W12 F/F/F/F2380x1570	STAIRWELL	2,380	1,570	7,900	3.74 ALUMINIUM	N/A	SNAP HEADER	N	3.13 CLEAR	BP 595/1190/1785	_
W13 FS1216	BED 2	1,200	1,570	5,540	1.88 ALUMINIUM	N/A	SNAP HEADER	N	1.64 CLEAR		_
W14 FS1216	BED 3	1,200	1,570	5,540	1.88 ALUMINIUM	N/A	SNAP HEADER	N	1.64 CLEAR		_ I
W15 A1006	PWD 2	1,030	610	3,280	0.63 ALUMINIUM	N/A	NONE	W	0.44 OBSCURE, TOUGHENED		_ I
W16 SF1216	BED 4	1,200	1,570	5,540	1.88 ALUMINIUM	N/A	NONE	S	1.64 CLEAR		_
W17 SF1216	BATH	1,200	1,570	5,540	1.88 ALUMINIUM	N/A	NONE	S	1.64 OBSCURE, TOUGHENED		_ [
W18 SFS0624	CHILDREN'S ACTIVITIES	600	2,410	6,020	1.45 ALUMINIUM	N/A	NONE	S	1.19 CLEAR		_ I
W19 SFS0624	STUDY NOOK	600	2,410	6,020	1.45 ALUMINIUM	N/A	NONE	S	1.19 CLEAR		

EXTERIOR DOOR SCHEDULE

0,1 ASSUME LOOKING FROM OUTSIDE

ID CODE°	ROOM	HEIGHT WIDTH	AREA FRAME (m²) TYPE	BAL SILL TYPE RATING	ORIENT	. GLAZING	DOOR TYPE ADDITIONAL INFORMATION ¹
D01 1200	ENTRY	2,106 1,267	2.67 TIMBER	N/A SNAP HEADER	E	DOOR(S): CLEAR - SIDELIGHT(S): N/A	SWINGING
D02 FSS2127	FAMILY / LIVING	2,100 2,688	5.64 ALUMINIUM	N/A SNAP HEADER	W	CLEAR, TOUGHENED	STACKER
D03 SSF2127	HOME THEATRE	2,100 2,688	5.64 ALUMINIUM	N/A SNAP HEADER	N	CLEAR, TOUGHENED	STACKER
D04 SF2100x1470	LDRY	2,100 1,470	3.09 ALUMINIUM	N/A SNAP HEADER	S	CLEAR, TOUGHENED	SLIDING
D05 820	GARAGE	2,106 867	1.83 TIMBER	N/A SNAP HEADER	W	DOOR(S): N/A - SIDELIGHT(S): N/A	SWINGING
D06 SF2118	MASTER SUITE	2,100 1,810	3.80 ALUMINIUM	N/A SNAP HEADER	E	CLEAR, TOUGHENED	SLIDING

22.67 m²

INTERIOR DOOR SCHEDULE

QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING	ADDITIONAL INFORMATION
2	1040 SS	SQUARE SET OPENING	2,155	1,040	N/A	
2	1340 SS	SQUARE SET OPENING	2,155	1,340	N/A	
1	2 x 520	SWINGING	2,040	1,040	N/A	
1	2 x SLIDING	SLIDING	2,040	1,420	N/A	SELECT
1	2 x SLIDING	SLIDING	2,040	2,130	N/A	SELECT
1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
3	770	SWINGING	2,040	770	N/A	LIFT-OFF HINGES
3	770	SWINGING	2,040	770	N/A	
8	820	SWINGING	2,040	820	N/A	
1	820	SWINGING	2,040	820	TRANSLUCENT	SELECT
2	900 SS	SQUARE SET OPENING	2 155	900	N/A	

28.95

PICTURE / TV RECESS & SQUARE SET WINDOW SCHEDULE

QTY TYPE HEIGHT WIDTH AREA (m²)

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

CONSTRUCTION PLANS

DATE: 15/05/2020

DRAFTER:

ESTIMATOR:

DRAFTING OFFICE:

SYDNEY

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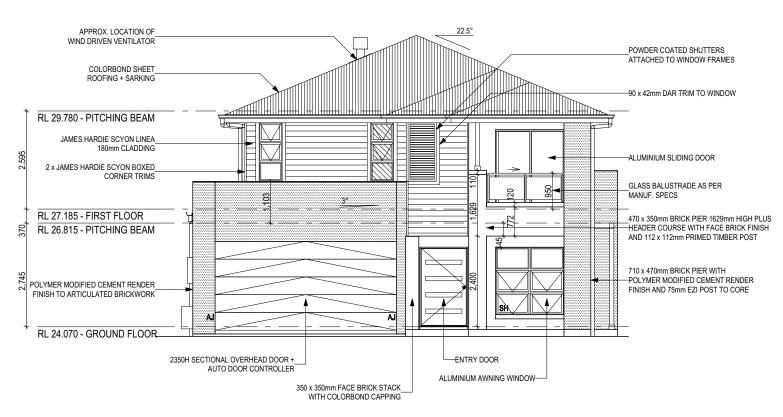


	Ì		DRAWING	ı	DRAWN
	ı	3	SUBMISSION PLANS	JNO	2020.03.04
	ı	4	BASIX CERTIFICATE	JNO	2020.03.12
	ı	5	SEWER	JNO	2020.03.27
	ı	6	UPDATED TREE NOTES AS PER GCDC	JNO	2020.05.08
	ı	7	CONSTRUCTION PLANS	JNO	2020.05.15

	CLIENT:	LOT No.:		
04	COMPLETE BY MCDONALD	3035		
12	ADDRESS:	DP No.:		
27	69 PARKWAY DRIVE			1230908
08	SUBURB:	POSTCODE:	COUNCIL:	SECTION No.:
15	MARSDEN PARK	2765	BLACKTOWN CITY	N/A

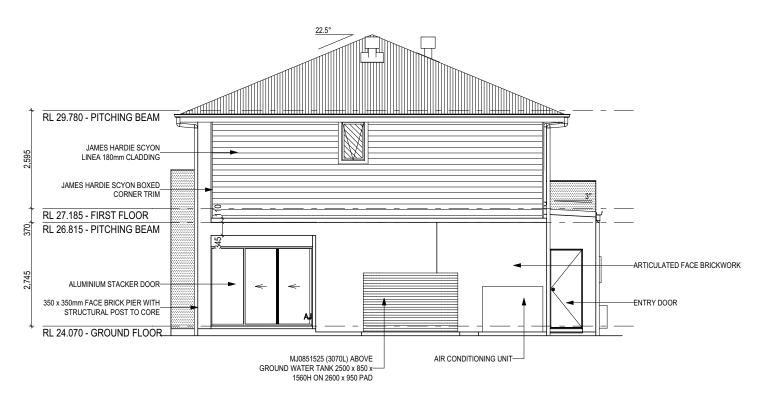
HOUSE CODE:		Г
H-		1
FACADE CODE:		PI
F-		F
SCALES:	SHEET No.:	
	6 / 20	
	H- FACADE CODE: F-	H- FACADE CODE: F- SCALES: SHEET No.:

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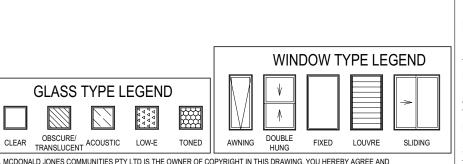
FRONT ELEVATION

Scale: 1:100



REAR ELEVATION

Scale: 1:100



STEEL FRAME & TRUSSES

CHILDREN'S

ACTIVITIES

SECTION A-A Scale: 1:100

KITCHEN

DINING

COLORBOND SHEET

RL 29.780 - PITCHING BEAM

RL 27.185 - FIRST FLOOR RL 26.815 - PITCHING BEAM

RL 24.070 - GROUND FLOOR_

SARKING UNDER ROOFING

INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC AND RELEVANT AUSTRALIAN STANDARDS:
- R2.5 BATTS TO EXTERNAL WALLS (EXCLUDING GARAGE)

R2.5 BATTS TO JOIST SPACE UNDER MASTER SUITE

REFLECTIVE WALL WRAP TO EXTERNAL WALLS

R2.5 BATTS TO GARAGE INTERNAL WALLS R3.5 CEILING BATTS (EXCLUDING GARAGE / ALFRESCO / PATIO)

DRAFTING OFFICE: **SYDNEY**

ALL CUT/FILL BATTERS ARE 1:1 MAX GRADIEN 2020 MCDONALD JONES COMMUNITIES PTY LTD (ACN 603 418 364). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). MCDONALD JONES COMMUNITIES PTY LTD 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 COMMUNITIES PTY LTD.

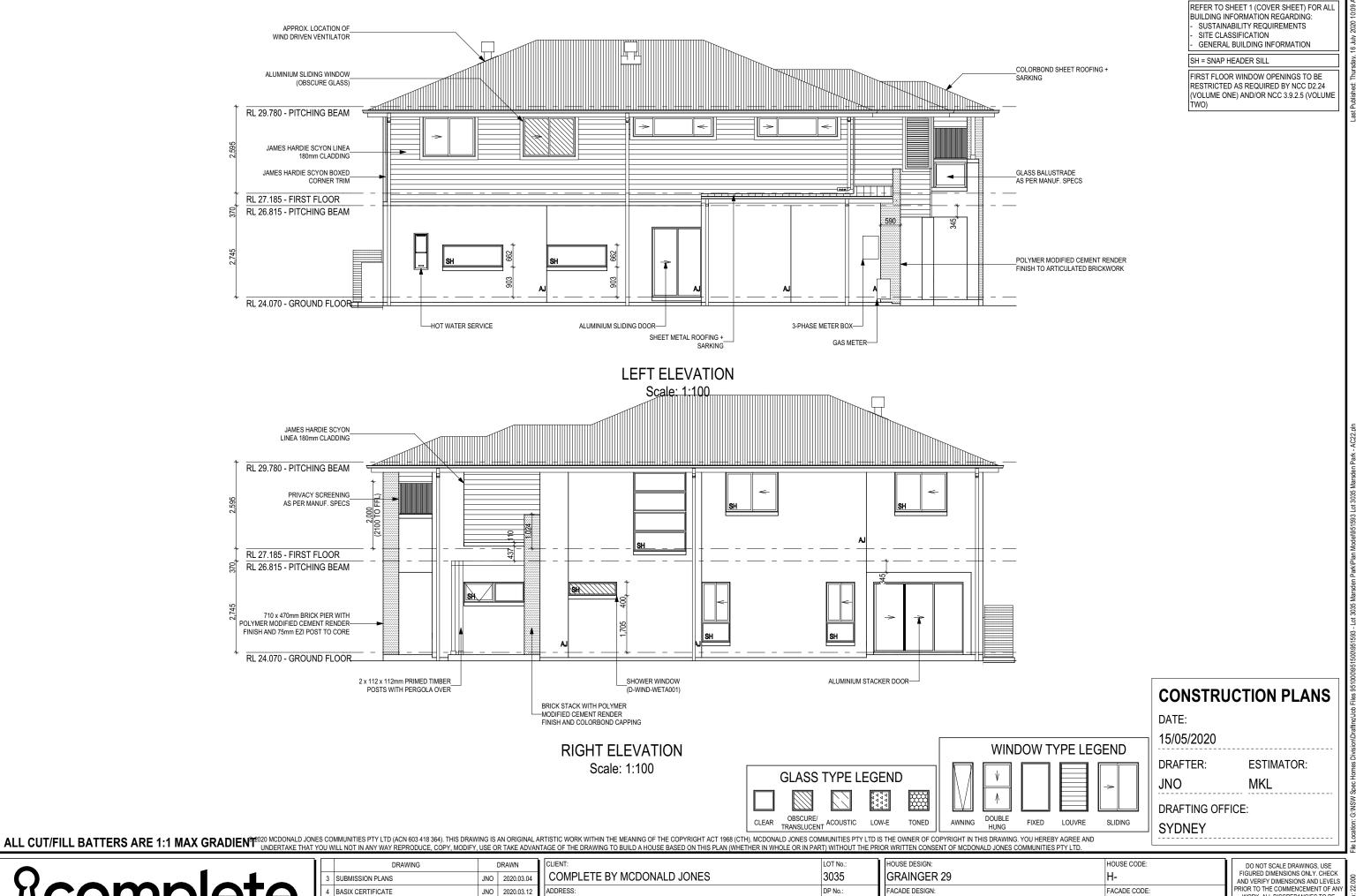


		DRAWING	ı	DRAWN
ı	3	SUBMISSION PLANS	JNO	2020.03.04
ı	4	BASIX CERTIFICATE	JNO	2020.03.12
	5	SEWER	JNO	2020.03.27
	6	UPDATED TREE NOTES AS PER GCDC	JNO	2020.05.08
	7	CONSTRUCTION PLANS	JNO	2020.05.15

	CLIENT:	LOT No.:		
3.04	COMPLETE BY MCDON	3035		
3.12	ADDRESS:	DP No.:		
3.27	69 PARKWAY DRIVE			1230908
5.08	SUBURB:	POSTCODE:	COUNCIL:	SECTION No.:
5.15	MARSDEN PARK	2765	BLACKTOWN CITY	N/A

HOUSE DESIGN:	HOUSE CODE:	ı	Г
GRAINGER 29	H-		
FACADE DESIGN:	FACADE CODE:		F
MARSHALL F-			
SHEET TITLE:	SCALES:	SHEET No.:	r
ELEVATIONS / SECTION	1:100	7 / 20	

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12 Complete

1		DRAWING		DRAWN	
	3	SUBMISSION PLANS	JNO	2020.03.0	
	4	BASIX CERTIFICATE	JNO	2020.03.1	
	5	SEWER	JNO	2020.03.2	
	6	UPDATED TREE NOTES AS PER GCDC	JNO	2020.05.0	
	7	CONSTRUCTION PLANS	JNO	2020.05.1	

	CLIENT:			LOT No.:
14	COMPLETE BY MCDONALD JONES			3035
2	ADDRESS: DP			DP No.:
7	69 PARKWAY DRIVE			1230908
8	SUBURB:	POSTCODE:	COUNCIL:	SECTION No.:
5	MARSDEN PARK	2765	BLACKTOWN CITY	N/A

Ξ.				
۱	HOUSE DESIGN:	HOUSE CODE:		ı
	GRAINGER 29	H-		Ш.
ĺ	FACADE DESIGN:	E DESIGN: FACADE CODE:		Р
	MARSHALL F-			
Ī	SHEET TITLE:	SCALES:	SHEET No.:	
	ELEVATIONS	1:100	8 / 20	

PRIOR TO THE COMMENCEMENT OF AN'
WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE





kitchen	
Cooktop	ILVE ILGP96X 900mm European stainless steel gas cooktop with cast iron trivets and wok burner (where natural gas available)
Oven	ILVE ILO990X 900mm European stainless steel multifunction oven with clock
Rangehood	ILVE IVG901X 900mm European stainless steel canopy rangehood, vented to external
Dishwasher	ILVE Dishwasher IVDFSP5/1
Microwave	ILVE IV602BIM stainless steel microwave with trim kit
Benchtops	20mm pencil round edge Caesarstone benchtops with 20mm waterfall ends
Splashback	Ceramic tiled splashback
Cabinetry	Polytec Polyurethane cupboard doors and drawer fronts with soft close
Water Point	Tap to rear of refrigerator space
Water Filter	Inline water filter fitted under kitchen sink with the filtered water delivered directly through the kitchen sink mixer
Pantry	Four (4) x White melamine shelves 2,040mm high (nominal) Hume Lin 1 translucent glazed feature, internal hinged swing door to kitchen pantry in paint finish
Bin	Slide-out bin enclosure
Handles	Hettich handles to base cupboards
Sink	Double bowl undermount sink
Tapware	Caroma Saracom sink mixer in chrome finish
ensuite / bathroom / p	owder room
Free-Standing Bath	Stylus Origin 1550 white free-standing bath with chrome waste and rubber plug as indicated on plan
Cabinetry	Fully laminated vanity units
Benchtops	20mm pencil round edge Caesarstone benchtops
Vanity Basins	Caroma Carboni II white vitreous china inset vanity basin with chrome waste and white plug to ensuite and bathroom (design specific)
Mirror	Polished edge mirror
Handles	Hettich handles
Shower Screens	2,000mm high framed shower enclosure in bright chrome finish and clear safety glass and a semi-framed pivot door to bathroom and ensuite
Accessories	Dorf Enix double towel rail
Tapware	Stylus Cadet chrome mixer tapware to basin, shower and bath with matching chrome bath outlet
Toilet	Stylus Venecia white vitreous china dual flush close coupled toilet suite with soft close seat (design specific)
Exhaust Fans	Exhaust Fan to ceiling space in ensuite and bathroom
Floorwaste	Chrome floor wastes throughout
doors	
Front Door	Hume Savoy 2,040mm x 820mm wide (nominal) front entry door, clear glazed in a paint finish
Internal	Hume flush panel hinged doors
Sliding Doors	Aluminium sliding doors where specified







door furniture	
Front Door	Delf Trilock leverset double cylinder deadlock to the front entry door in chrome finish
Internal	Delf leverset (Privacy sets to bathrooms, WC and all bedrooms)
flooring	
Ceramic Tiles	600 x 600mm ceramic floor tiles to main floor areas (entry, dining, family, kitchen, pantry, hallway & linen) (design specific)
Carpet	Builders range nylon carpet to all bedrooms, robes, home theatre & lounge. (design specific)
laundry	
Laundry Tub	800mm wide laundry base cupboard with laminated doors, end panels and laminated square edge benchtop with an ABS edge and matching kick boards and Radiant Vital 45L f/line SS drop in tub with F/mix to laundry (design specific)
Exhaust Fan	Exhaust fan to ceiling space in laundry
Tapware	Caroma Aqua sink mixer
Splashback	Tiled splashback to laundry tub
internal	
Cornice	90mm Cove cornice
Gas Package	Gas cooktop, HWS and heating point (where natural gas is available)
Robes	WIR to main where nominated and framed mirror sliding doors to bedroom robes
Skirting	Skirting board and architrave. HMR custom wood, half splayed
Shelving	White shelving to all robes, linen and pantry
foundation / frame	
Slab	Concrete slab structurally designed by qualified engineers
Ceiling	Ceiling height of 2.6m
Frame	Truecore Steel Frame
electrical	
Air- Conditioning	Ducted A/C System (single or 3 phase- estate specific)
Lighting	Downlights in hallway and living rooms. Oyster light fittings to remainder. 2 x Downlights to underside of overhead kitchen cupboards
Alarm	Alarm system with 4 PIR sensors, 1 LCD keypad, control panel & internal/external siren
Powerpoints	Throughout as detailed on electrical plan, external double waterproof power point to the alfresco
USB GPO's	Six (6) Iconic USB double power points: 2 in living rooms, 1 in kitchen and 1 in each bedroom
Phone	Six (6) Cat 6 Data points: 2 x 2 in living rooms, 1 in kitchen and 1 in main bedroom
Ironing Centre	Concealed ironing centre cupboard
Television Point	Three (3) x TV points: 1 in main bedroom, 1 in living and 1 in theatre
hot water system	
Hot Water System	Rheem Metro 26 instantaneous gas hot water unit (where natural gas is available)







paint	
Internal Walls	Taubmans low sheen 3 coat paint system
Internal Woodwork	Taubmans gloss paintwork 3 coat paint system
Exterior	Taubmans acrylic paintwork 3 coat paint system
external	
Walls	Face brickwork with Austral Bricks where indicated on plan
Render	2 coat Moroka finish to selected areas as indicated on plan
Windows	Aluminium windows throughout
Flyscreens	Flyscreens to openable windows excluding hinged and sliding doors
Roof	22.5 degree roof pitch included in all homes. Boral concrete contour roof tiles
Fascia and Gutter	Colorbond fascia and guttering. Downpipes 90mm Round PVC to match guttering
Sarking	Sarking to roof and external walls
Garage Door	Sectional Colorbond garage door, with two handsets, wall mounted button and additional remote control handset
Ceramic Tiles	450 x 450mm ceramic floor tiles to porch and alfresco
Garden Taps	One to front and one to rear
Landscaping	Turf to front and rear (to estate requirements)
Driveway	Driveway and Crossover/Colour sealed to estate requirements
Fencing	Colorbond fence (excluding mini orb) including side gate and blockoff
TV Aerial	Television aerial (Inc BOOSTER)
Clotheslines	Included
Gas Connection	Gas point to alfresco (where natural gas is available)

