



PE3 Attachments

1. Site Plan, Floor Plan for First Floor & Elevations

Monday 17 July 2017

PE3 – Development Application No. 10.2017.00000405.001-
Two (2) Storey Dwelling

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

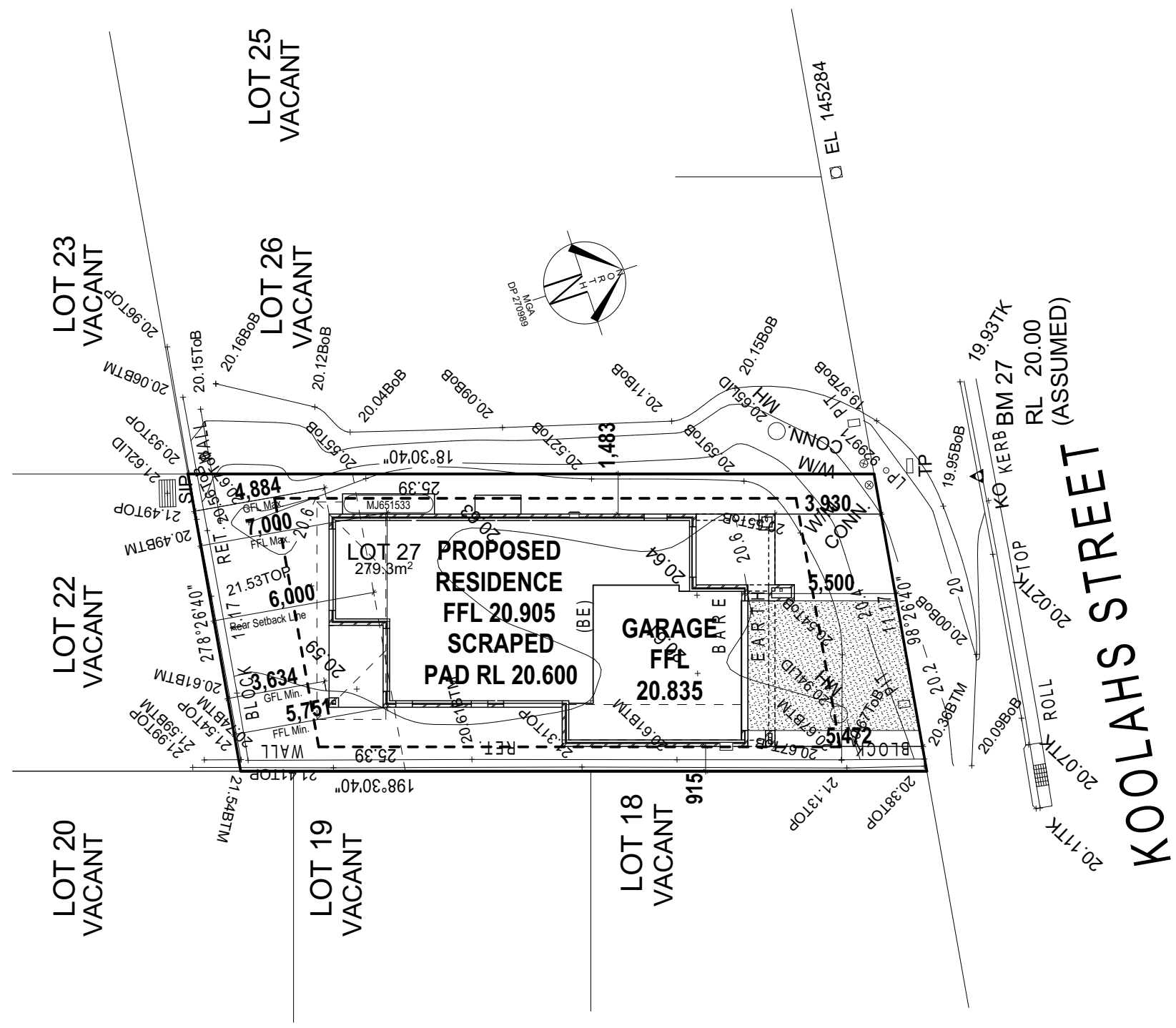
+/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS.
 SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS

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

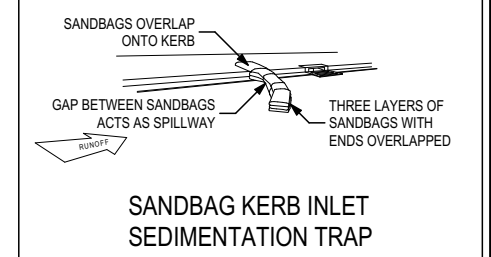
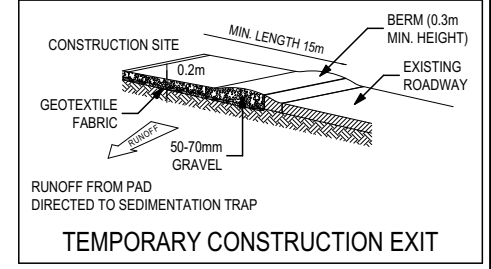
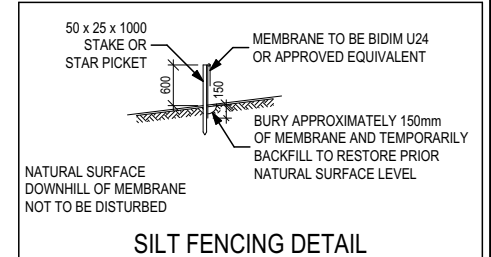
STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS. ALL SURFACE WATER DRAINAGE BY OWNER.

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 'CDP' ON PLAN. THE BUILDER PROVIDES CAPACITY 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 CLASSIFICATION	N-
WITHIN 1 KM. OF BREAKING SALT WATER	-
WITHIN 100 M. OF SALT WATER	-
MINIMUM AHD FLOOR LEVEL APPLICABLE	-



(BE) BUILDING ENVELOPE - RESTRICTION ON THE USE OF LAND No.10



SITE COVERAGE
 (Site Area approx 279m²)
Living + Garage / Site Area = 39.9%



SPECIFICATION:

 www.mcdonaldjoneshomes.com.au
 © 2017

DRAWING	DRAWN
1 PRELIM DRAWINGS	MPE 2017.05.01
2 AMENDED SITE PLAN	MPE 2017.05.17
3 AMENDED DP	JCR 2017.07.06
4 CONTOUR UPDATE	JCR 2017.07.12

CLIENT: **McDONALD JONES HOMES - CCIA HOUSE**
 ADDRESS: **KOOLAHS STREET**
 SUBURB: **APPIN** POSTCODE: **2560** COUNCIL: **WOLLINDILLY SHIRE**
 LOT No: **27** DP No: **270989** SECTION No: **-**

HOUSE DESIGN: **Tulloch 25 - CCIA House** HOUSE CODE: **H-**
 FACADE DESIGN: **HALIFAX** FACADE CODE: **F-TULHLFX11**
 SHEET TITLE: **SITE PLAN** SCALES: **1:200, 1:500** SHEET No: **-**

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
CCIA
 Template Version: 19.012

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - BASIS/ABSA REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL HOUSE SPECIFICATIONS

CDP CHARGED DOWNPIPE DIRECTED TO TANK
 SDP 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 2155 ABOVE FFL UNLESS NOTED OTHERWISE TO FIRST FLOOR

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

ALL INTERNAL DOORS TO BE 2340 HIGH U.N.O (EXCLUDES CAVITY SLIDING DOORS) TO GROUND FLOOR ONLY

ALL EXTERIOR LANDINGS AND STEPS BY OWNER UNLESS NOTED OTHERWISE

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

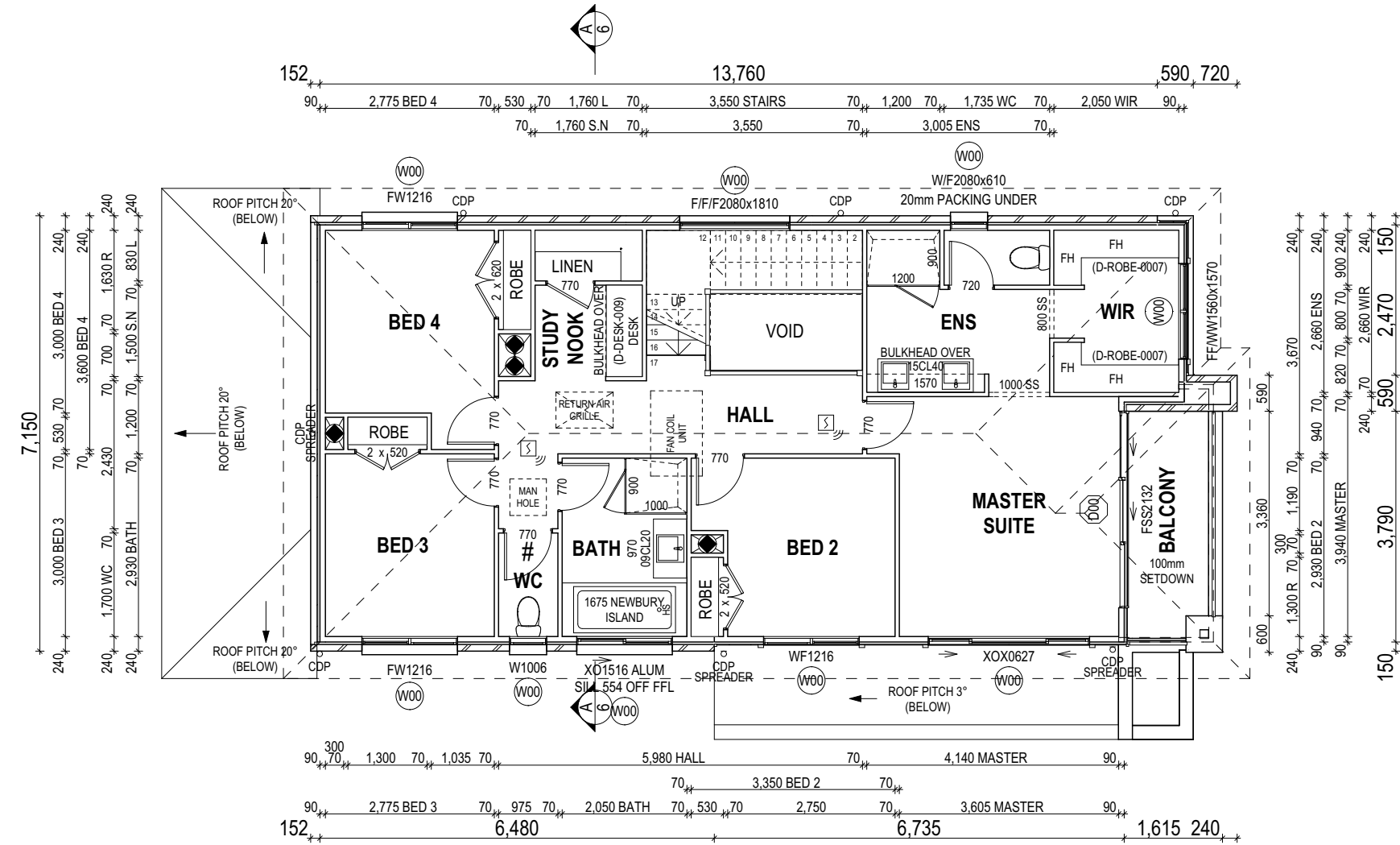
UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - BASIS/ABSA REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL HOUSE SPECIFICATIONS

PROVIDE AND INSTALL 3 PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM INCLUDING 2 ZONES AND 9 OUTLETS. 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.

CLIENT TO ENSURE AIR FLOW IN AND AROUND GATE FOR AIR CONDITIONER (NO SOLID GATE) WHEN AIR CONDITIONER IS INSTALLED WITHIN 8m OF GATE



FLOOR PLAN LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
[Symbol]	FACE BRICK / COMMON BRICK
[Symbol]	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
3D	DENOTES DRAWER SIDE
[Symbol]	EXHAUST FAN
L.B.W	LOAD BEARING WALL
[Symbol]	THIS DOOR OPENS FIRST
[Symbol]	SMOKE ALARM
#	LIFT OFF HINGE
+	WATER POINT
WP	FRIDGE WATER POINT
GAS	GAS BAYONET

ALL DIMENSIONS ARE FRAME DIMENSIONS

Total Floor Areas	
Area Name	Area (m ²)
ALFRESCO	6.06
GARAGE	36.53
LIVING (FIRST FLOOR)	97.55
LIVING (GROUND FLOOR)	73.17
PATIO	8.67
VERANDAH	6.36
	228.34 m²



SPECIFICATION:

 www.mcdonaldjoneshomes.com.au
 © 2017

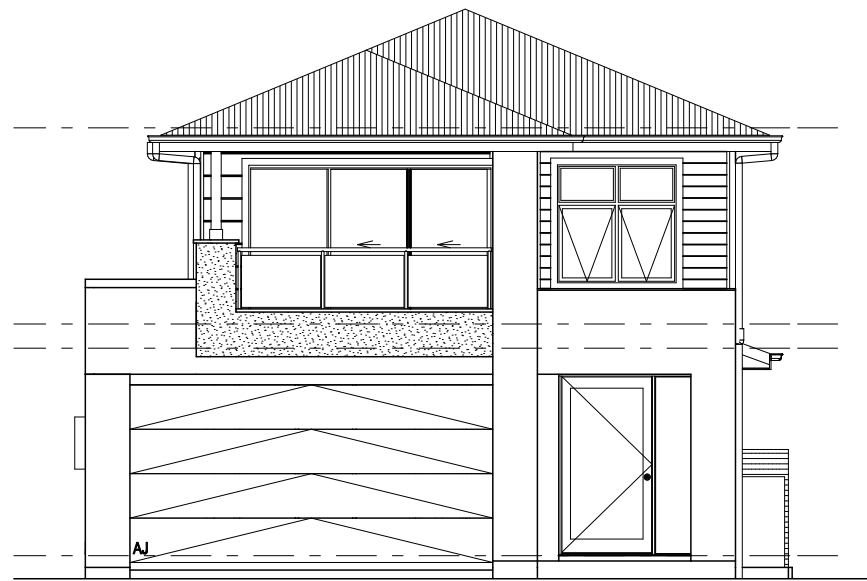
DRAWING	DRAWN
1 PRELIM DRAWINGS	MPE 2017.05.01
2 AMENDED SITE PLAN	MPE 2017.05.17
3 AMENDED DP	JCR 2017.07.06
4 CONTOUR UPDATE	JCR 2017.07.12

CLIENT: McDonald Jones Homes - CCIA House
 ADDRESS: KOOLAHS STREET
 SUBURB: APPIN POSTCODE: 2560 COUNCIL: WOLLINDILLY SHIRE
 LOT No: 27
 DP No: 270989
 SECTION No: -

HOUSE DESIGN: Tulloch 25 - CCIA House
 FACADE DESIGN: HALIFAX
 SHEET TITLE: FIRST FLOOR PLAN

HOUSE CODE: H-
 FACADE CODE: F-TULHLFX11
 SCALES: 1:100
 SHEET No:

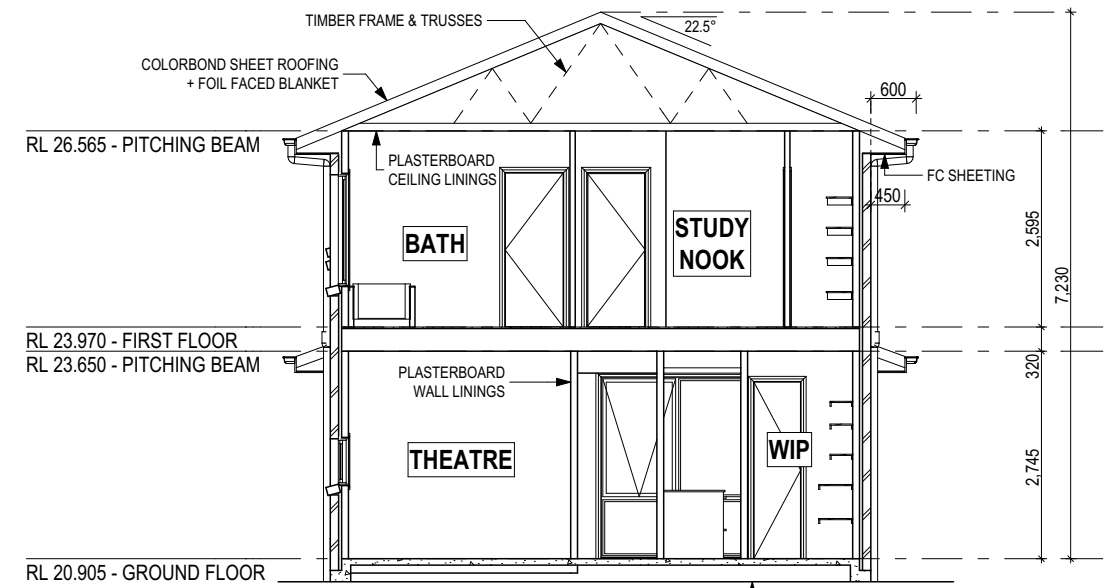
DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
CCIA
 Template Version: 19.012



FRONT ELEVATION
Scale: 1:100



REAR ELEVATION
Scale: 1:100



SECTION A-A
Scale: 1:100

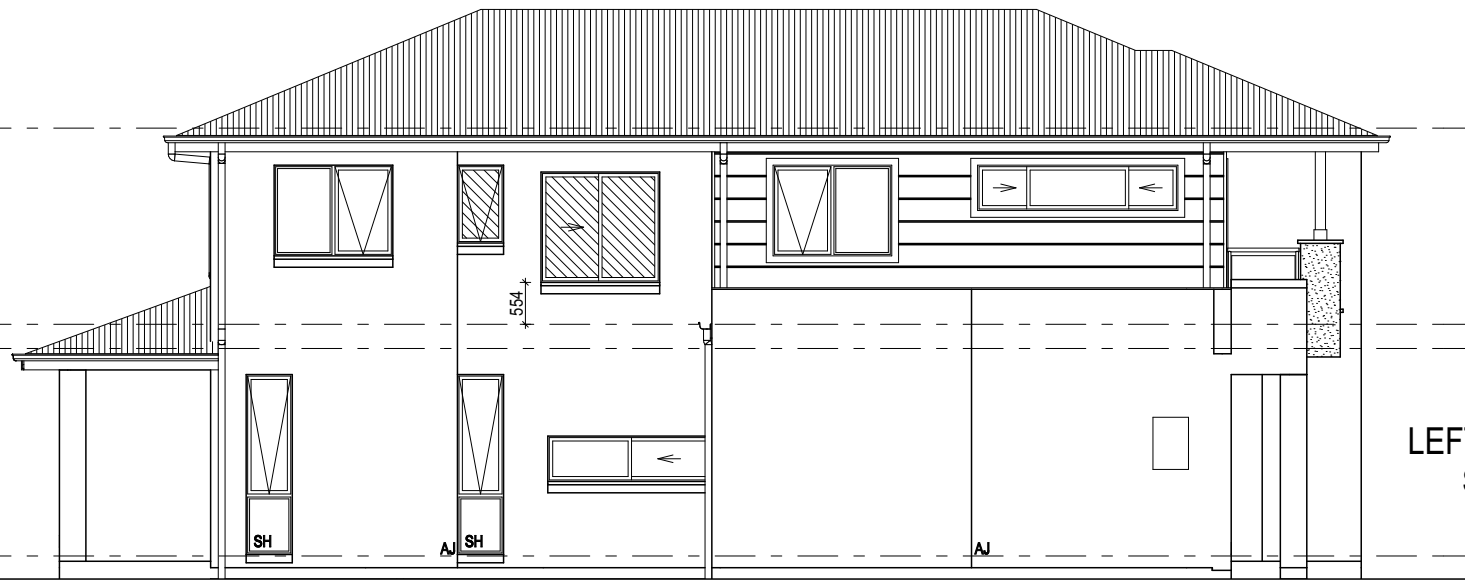
INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC AND RELEVANT AUSTRALIAN STANDARDS:
 - R2.0 BATTS TO EXTERNAL WALLS
 - R3.0 CEILING BATTS (EXCLUDING PATIO)
 - FOIL FACED BLANKET UNDER ROOFING
 - R1.7 SOUNDSCREEN TO HOME THEATRE / MASTER SUITE / BED 3 AND BED 4

SEE ENGINEERING PLANS FOR SLAB AND FOOTINGS DETAILS

RL 26.565 - PITCHING BEAM

RL 23.970 - FIRST FLOOR
RL 23.650 - PITCHING BEAM

RL 20.905 - GROUND FLOOR

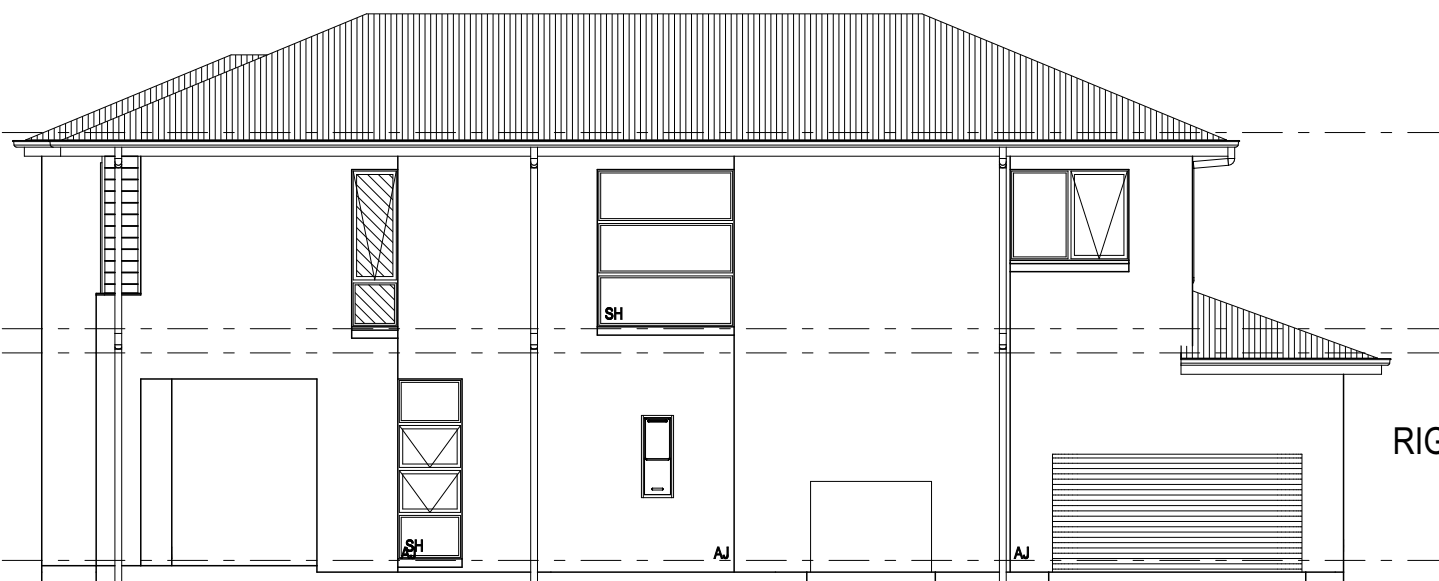


LEFT ELEVATION
Scale: 1:100

RL 26.565 - PITCHING BEAM

RL 23.970 - FIRST FLOOR
RL 23.650 - PITCHING BEAM

RL 20.905 - GROUND FLOOR

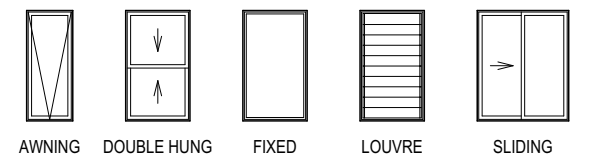


RIGHT ELEVATION
Scale: 1:100

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



SPECIFICATION:

 www.mcdonaldjoneshomes.com.au
 © 2017

DRAWING	DRAWN
1 PRELIM DRAWINGS	MPE 2017.05.01
2 AMENDED SITE PLAN	MPE 2017.05.17
3 AMENDED DP	JCR 2017.07.06
4 CONTOUR UPDATE	JCR 2017.07.12

CLIENT: McDONALD JONES HOMES - CCIA HOUSE				LOT No: 27
ADDRESS: KOOLAHS STREET				DP No: 270989
SUBURB: APPIN	POSTCODE: 2560	COUNCIL: WOLLINDILLY SHIRE	SECTION No:	

HOUSE DESIGN: Tulloch 25 - CCIA House	HOUSE CODE: H-
FACADE DESIGN: HALIFAX	FACADE CODE: F-TULHLFX11
SHEET TITLE: ELEVATIONS / SECTION	SCALES: 1:100

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

CCIA

Template Version: 19.012