

# Lot 806 DAVIS CRESCENT CAERLEON NSW 2850

## DRAWING SCHEDULE

### BASIX REQUIREMENTS

- 3-STARS SHOWERHEADS.
- 4-STARS WC, 4-STARS TAPS.
- 3000L SLIMLINE FOR EACH DWELLING MUST COLLECT WATER FROM 110m<sup>2</sup> OF ROOF AREA.
- SISAL TUFF WALL WRAP TO EXTERNAL WALLS.
- **DWELLING 1** - R2.0 HIGH DENSITY INSULATION BATTS TO ALL INTERNAL WALLS INC GARAGE
- **DWELLING 1** - R2.5 HIGH DENSITY INSULATION BATTS TO ALL EXTERNAL WALLS INC GARAGE
- **DWELLING 1** - R6.0 BATTS TO ENTIRE CEILING INCLUDING GARAGE.
- **DWELLING 1** - 1.3 ANTICON BLANKET TO ENTIRE CEILING INCLUDING GARAGE.
- **DWELLING 1** - ROOF - MONUMENT, EXTERNAL WALLS - WHIRLWIND
- **DWELLING 1 WINDOWS** - W1,W2,W5,W6 & W7 Sliding Window DG WID-006-08 A AI Residential Sliding Window DG 3mm Clear / 6mm Air Gap / 3mm Clear (U-4.43, SHGC 0.61)
- **DWELLING 1 WINDOWS** - W3,W4 & W8 Obscure Window SG WID-028-09 A BSW Ascend Sliding Window SG 5mmClr (U-6.55, SHGC 0.62)
- **DWELLING 1 WINDOWS** - W9,W10 & W11 Sliding Window SG WID-006-13 A AI Residential Sliding Window SG 6CS\_Clr (U-4.92, SHGC 0.62)
- **DWELLING 1 SLIDING DOOR** - D4 Sliding Door SG WID-005-01 A AI Residential Internal Sliding Door SG 4mm Clear (U-6.25, SHGC 0.72)
- **DWELLING 1 SLIDING DOOR** - D3 Sliding Door SG WID-005-15 A AI Residential Internal Sliding Door DG 4/6/4 (U-6.25, SHGC 0.72)
- **DWELLING 2** - R2.0 HIGH DENSITY INSULATION BATTS TO ALL INTERNAL WALLS INC GARAGE
- **DWELLING 2** - R2.5 HIGH DENSITY INSULATION BATTS TO ALL EXTERNAL WALLS INC GARAGE
- **DWELLING 2** - R6.0 BATTS TO ENTIRE CEILING INCLUDING GARAGE.
- **DWELLING 2** - 1.3 ANTICON BLANKET TO ENTIRE CEILING INCLUDING GARAGE.
- **DWELLING 2** - ROOF - SHALE GREY, EXTERNAL WALLS - CRESCENT
- **DWELLING 2 WINDOWS** - W2,W5,W6 & W7 - W11 Sliding Window DG WID-006-08 A AI Residential Sliding Window DG 3mm Clear / 6mm Air Gap / 3mm Clear (U-4.43, SHGC 0.61)
- **DWELLING 2 WINDOWS** W1 & W1A D/Hung Window SG WID-003-01 A AI Residential Double Hung Window SG 3Clr (U-6.24, SHGC 0.74)
- **DWELLING 2 WINDOWS** - W3,W4 & W8 Obscure Window SG WID-028-09 A BSW Ascend Sliding Window SG 5mmClr (U-6.55, SHGC 0.62)
- **DWELLING 2 SLIDING DOOR** - D4 Sliding Door SG WID-005-01 A AI Residential Internal Sliding Door SG 4mm Clear (U-6.25, SHGC 0.72)
- **DWELLING 2 SLIDING DOOR** - D3 Sliding Door SG WID-005-15 A AI Residential Internal Sliding Door DG 4/6/4 (U-4.15, SHGC 0.64)
- RINNAI 315L HOTFLO HOT WATER SYSTEM (315L EHFA)
- EXHAUST FANS TO BATHROOM, ENSUITE AND KITCHEN RANGEHOOD.
- 10kW PANASONIC DUCTED REVERSE CYCLE AIR CONDITIONING UNIT, DAY/NIGHT ZONED WITH UPTO 11 OUTLETS.
- OVEN - ELECTRIC: TEKA HSB545BK
- COOKTOP - ELECTRIC : TEKA TB6415
- RANGEHOOD: AIRVOLUTION AVM52PS
- DISHWASHER: TEKA LP8650
- 2kW PV SYSEYEM (5 PANEL CONFIG) WITH 2kW INVERTER

### CONSTRUCTION NOTES

- ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE USED IN PREFERENCE TO SCALED MEASUREMENTS.
- ALL LEVELS ARE TO BE VERIFIED ON THE SITE BY THE BUILDER PRIOR TO WORK COMMENCING.
- ALL WET AREAS ARE TO BE SUITABLY GRADED AND DRAINED.
- FLOOR SLAB TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.
- ALL TIMBER SPACING, SPANS AND SIZES SHALL COMPLY WITH TIMBER FRAMING CODE AS 1684.
- ENSURE STRICT COMPLIANCE WITH THE REQUIREMENTS OF BUILDING CODE OF AUS IN RELATION TO SIDE BOUNDARY CLEARANCE.
- ALL SEWER AND STORMWATER DRAINAGE TO BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT AUTHORITY.
- WET AREAS ARE TO BE SEALED AT THE INTERSECTION OF THE FLOOR AND WALL AND 1800 HIGH IN THE SHOWER RECESS CORNERS WITH AN APPROVED WET AREA SEAL.
- POWDER COATED ALUMINIUM WINDOWS AND DOORS TO BE USED THROUGHOUT. COLOUR SELECTION BY BUILDER.
- ALL FIXINGS, TIE DOWNS AND CONSTRUCTION METHODS ARE TO BE IN STRICT ACCORDANCE WITH AS1684 AND THE BCA.
- TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS3660-1

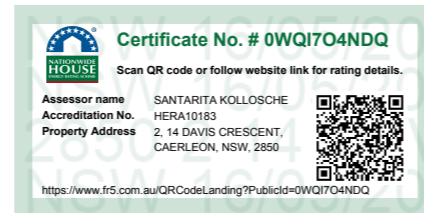
### GENERAL NOTES:

- LOCATE EXISTING SERVICES PRIOR TO CONSTRUCTION.
- EROSION / SEDIMENT CONTROL IN STRICT ACCORDANCE WITH COUNCIL REQUIREMENTS (REFER BUILDER).
- PROVIDE HARDBASE ALL WEATHER ACCESS, DURING CONSTRUCTION.
- CUT AND FILL TO BUILDER'S DISCRETION.
- NOMINATED WATER TO TANK. OVERFLOW TO INTERALOTMENT DRAINAGE.
- BUILDER TO CONFIRM ALL FINISHED FLOOR LEVELS ON SITE.
- WIND - "N2"
- SITE - "P"
- SOIL - "H1"
- RETAINING WALL HEIGHTS ARE TO BUILDERS DISCRESSION

### BAL LOW

NOTES: ALL CONSTRUCTION TO COMPLY WITH AS3959:2018 SECTION 5, CONSTRUCTION REQUIREMENTS FOR BAL-LOW & BE IN ACCORDANCE WITH PLANNING FOR BUSHFIRE ATTACK 2019

SHEET	DESCRIPTION/TITLE
01	COVER SHEET
02	SITE PLAN
03	SUBDIVISION PLAN
04	SERVICES PLAN
05	LANDSCAPE PLAN
06	D1 FLOOR PLAN
07	D1 ELEVATIONS 1-3
08	D1 ELEVATION 4 - SECTION 1
09	D1 SLAB PLAN
10	D1 ELECTRICAL PLAN
11	D1 BATH/WC/ENSUITE
12	D1 LAUNDRY/KITCHEN
13	D2 FLOOR PLAN
14	D2 ELEVATIONS 1-3
15	D4 ELEVATION 4 - SECTION 1
16	D2 SLAB PLAN
17	D2 ELECTRICAL PLAN
18	D2 BATH/WC/ENSUITE
19	D2 LAUNDRY/KITCHEN
20	WET AREA- STEP DOWN DETAIL
21	ROBE/LINEN/CABINETRY
22	REAR ALFRESCO - ADJUSTABLE POST
23	ALFRESCO-BULKHEADS
24	GARAGE DOOR / CORNER / TERMITE CONTROL
25	FLOOR DETAILS
26	ARTICULATION VERTICAL JOINT

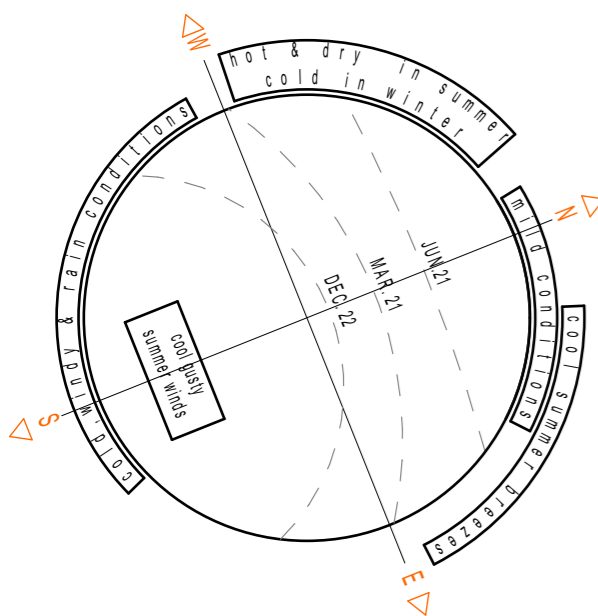


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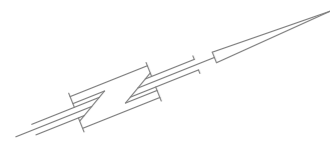
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**DESIGN** MISTY 165 C21 RHG & MISTY 165 CMK2 21 LHG

**JOB ADDRESS**  
Lot 806 DAVIS CRESCENT  
CAERLEON NSW 2850  
**PROPOSAL** NEW DWELLING **DP:** 1273341

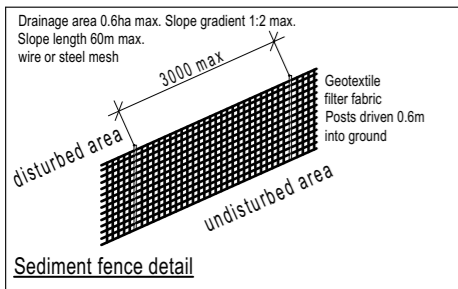
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			<b>DATE</b> 27/05/2024	<b>01</b>
			<b>WIND</b> 'N2' <b>SITE</b> 'P'	



### Solar & Wind Chart

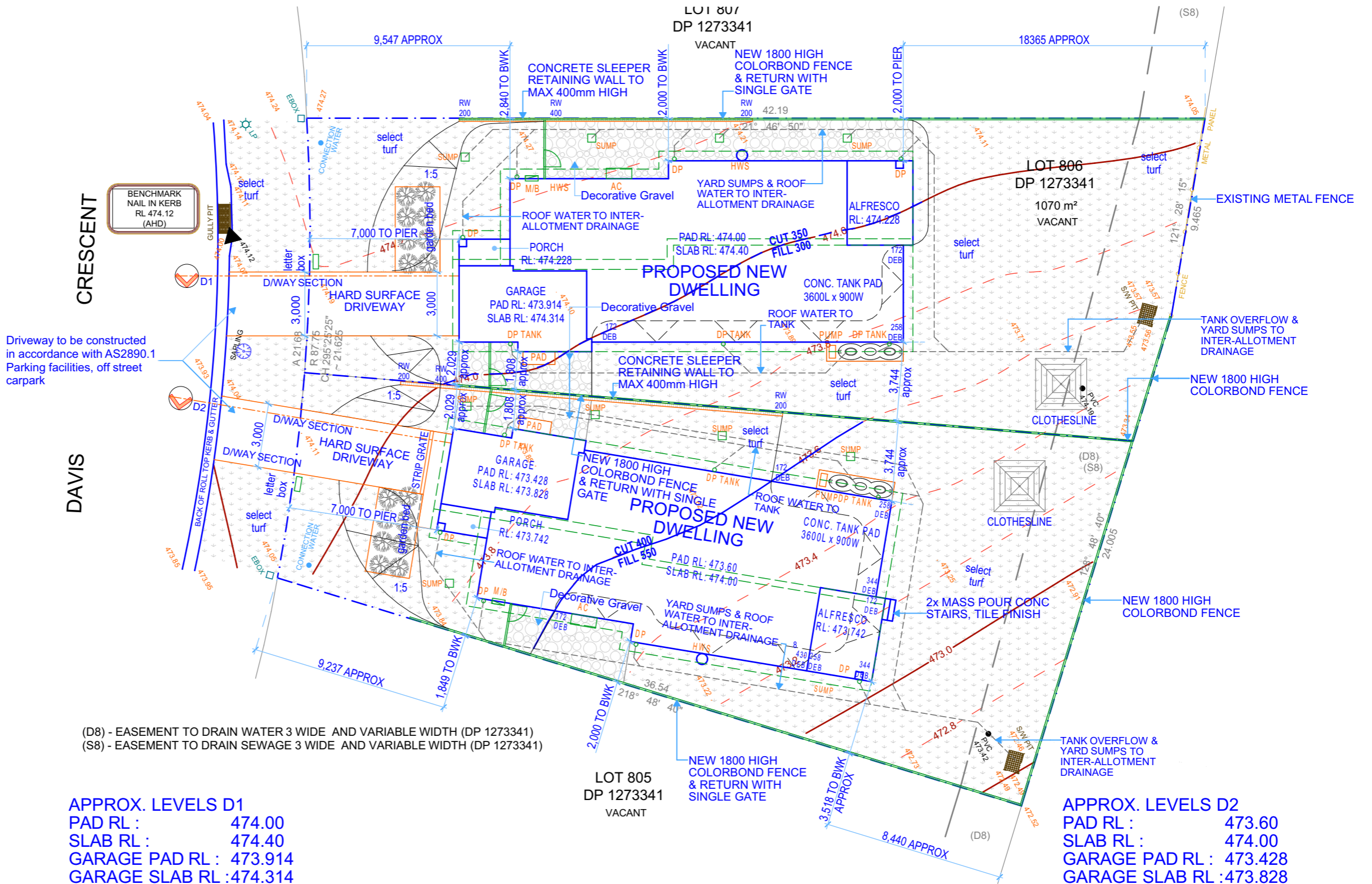


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SITE COVERAGE DETAILS	
Lot size m2	1070m2
D1 & D2 size m2	332.06m2 : 31.03% coverage
D1 & D2 Driveway m2	45.32m2
Total landscaping m2	692.62m2 : 64.73%
D1 Private open space m2	203.71m2
D1 Private open space m2	179.10m2

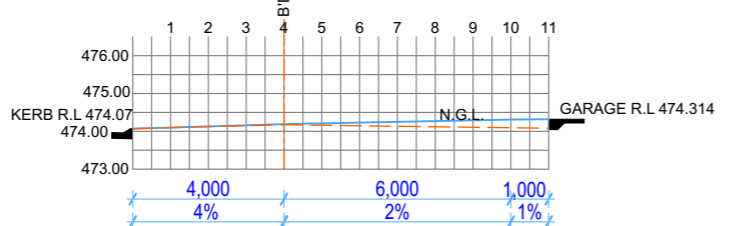
Note: Site areas indicated may vary in definition. Basic areas or other areas indicated on these drawings used for other purposes. All areas are close approximate. Unless noted otherwise, areas not denoted as patios or driveways are vegetated areas. (gardens, lawns)



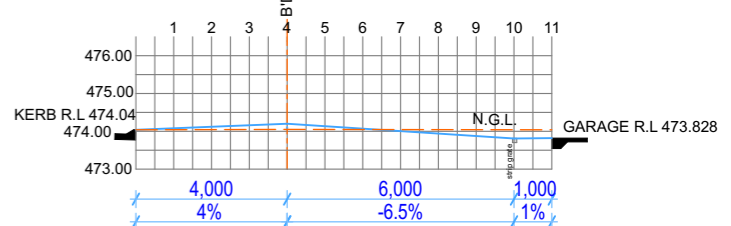
(D8) - EASEMENT TO DRAIN WATER 3 WIDE AND VARIABLE WIDTH (DP 1273341)  
 (S8) - EASEMENT TO DRAIN SEWAGE 3 WIDE AND VARIABLE WIDTH (DP 1273341)

**APPROX. LEVELS D1**  
 PAD RL : 474.00  
 SLAB RL : 474.40  
 GARAGE PAD RL : 473.914  
 GARAGE SLAB RL : 474.314

**APPROX. LEVELS D2**  
 PAD RL : 473.60  
 SLAB RL : 474.00  
 GARAGE PAD RL : 473.428  
 GARAGE SLAB RL : 473.828



**Dwelling 1 Driveway Section**  
SCALE 1:200



**Dwelling 2 Driveway Section**  
SCALE 1:200

### Site Plan

SCALE 1:200

**Hibbard Homes** ~ est. 1968  
 FIRST NEXT INVEST

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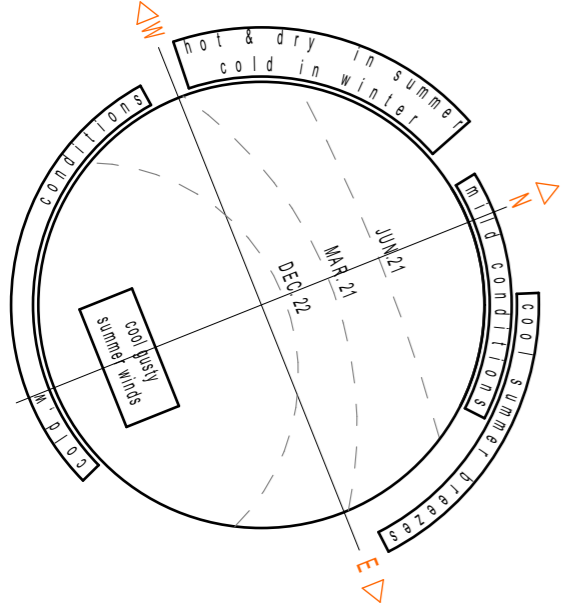
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 CAERLEON NSW 2850  
 PROPOSAL: NEW DWELLING DP: 1273341

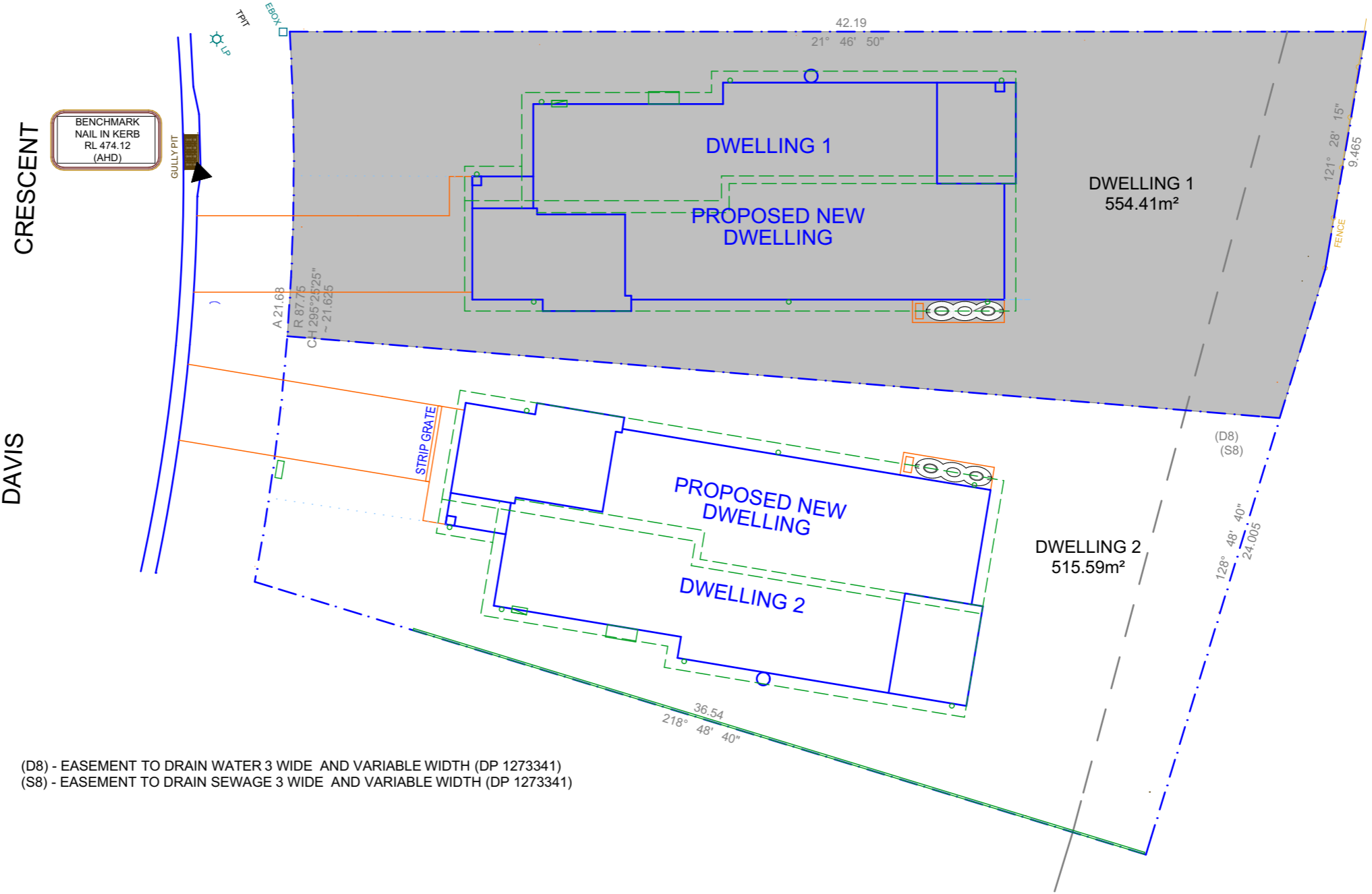
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DRAWN	DJH	DATE	27/05/2024
WIND	'N2'	SITE	'P'

# PROPOSED TWO LOT TORRENS TITLE SUBDIVISION PLAN

**LOT 806  
DP 1273341  
1070 m<sup>2</sup>  
VACANT**



Solar & Wind Chart



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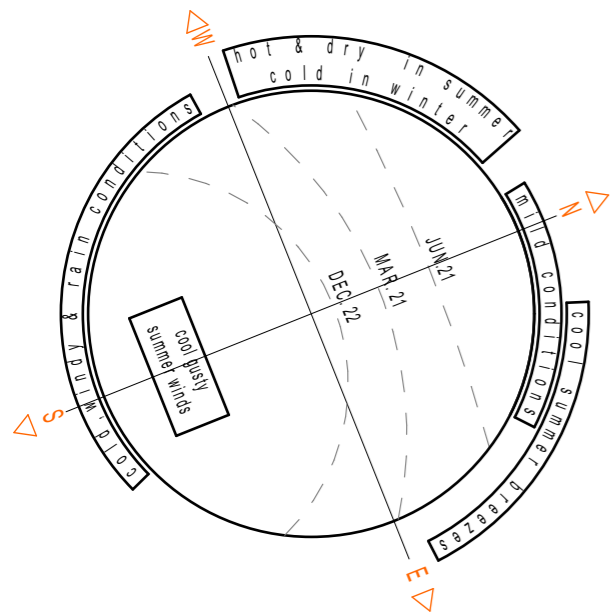
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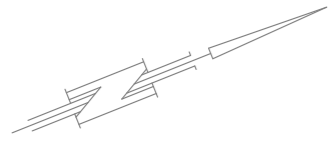
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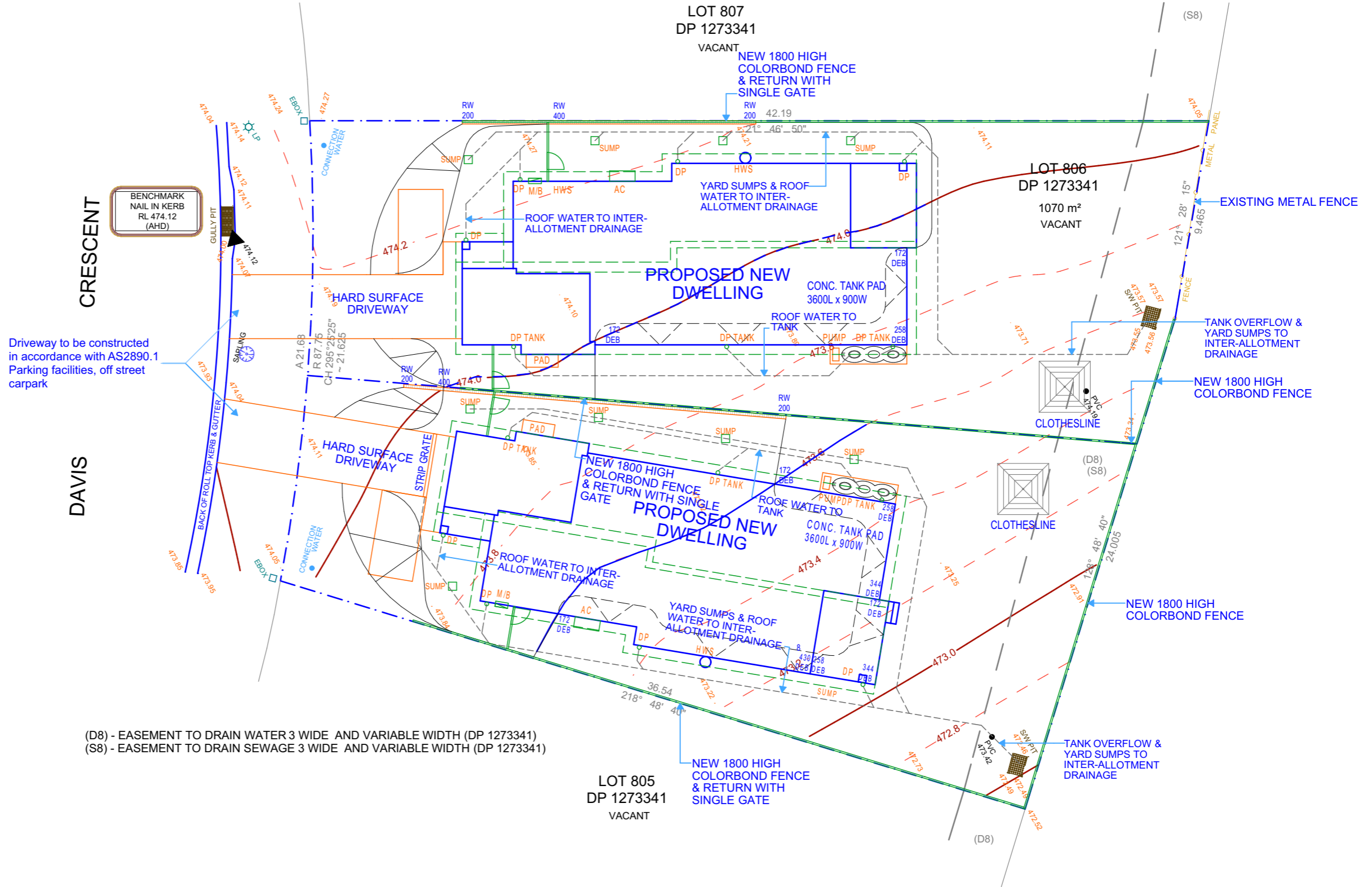
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			DATE	27/05/2024	03
			WIND	'N2'	SITE
				'P'	



Solar & Wind Chart



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**Services Plan**  
 SCALE 1:200

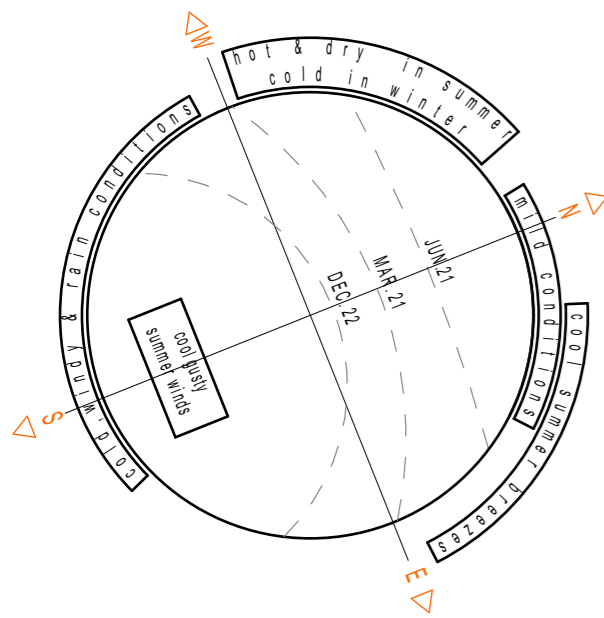


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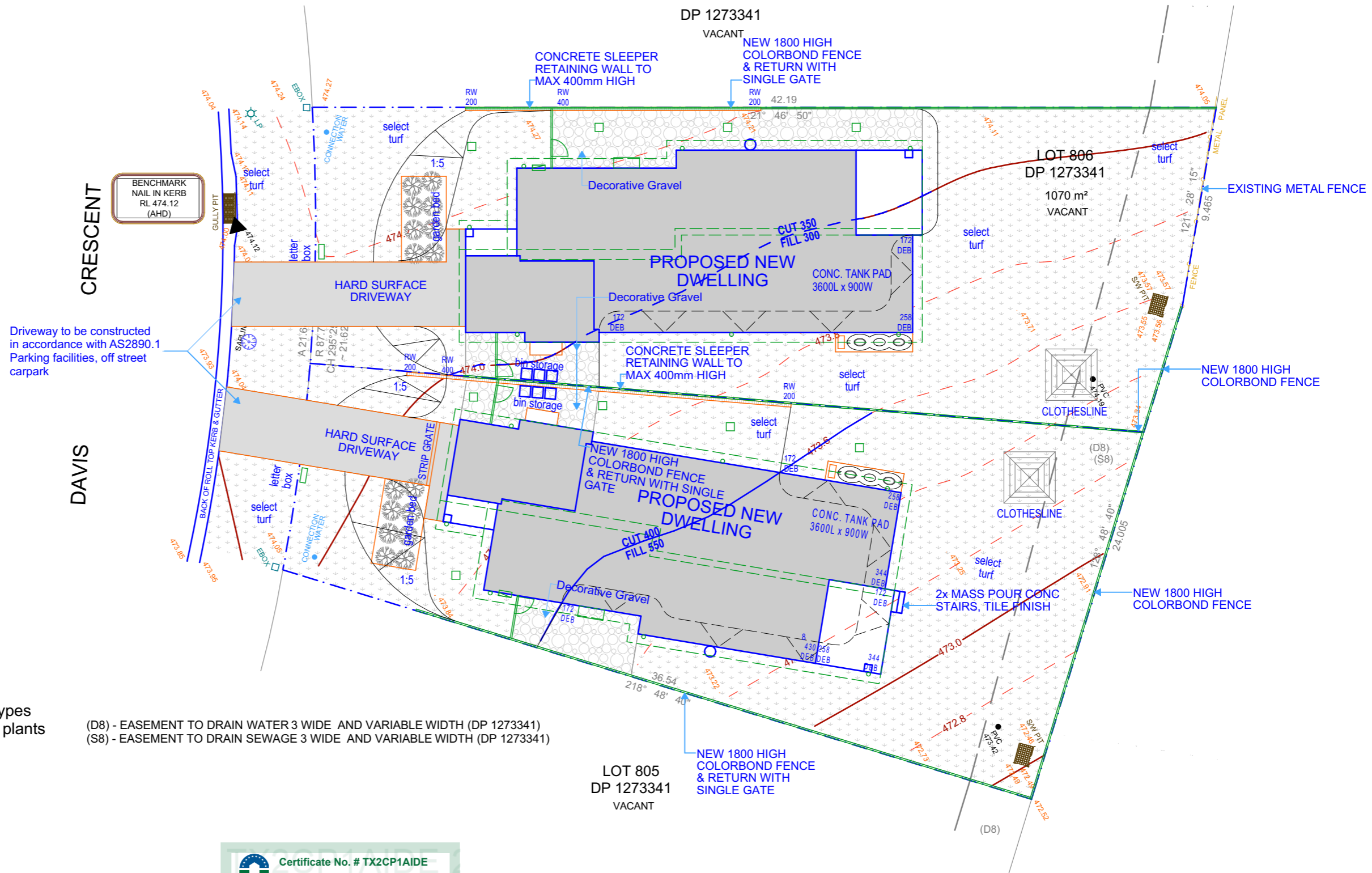
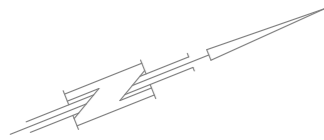
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		DATE	27/05/2024		04
		WIND	'N2'	SITE	'P'



Solar & Wind Chart



Driveway to be constructed in accordance with AS2890.1  
Parking facilities, off street carpark

(D8) - EASEMENT TO DRAIN WATER 3 WIDE AND VARIABLE WIDTH (DP 1273341)  
(S8) - EASEMENT TO DRAIN SEWAGE 3 WIDE AND VARIABLE WIDTH (DP 1273341)



Landscaping

Note : Plant types will be selected from the following range by the nominated landscaper .Specific types have not been nominated due to availability of plants

- gardenia florida
- viburnum tinus
- virburnum odartissium
- oriental pearl
- callistamen
- nandina moon bay
- westringa
- diosma
- port wine magnolia
- photinia super red
- purple fountain grass
- mixed gardens of shrubs grasses & ground covers

Landscape Plan  
SCALE 1:200

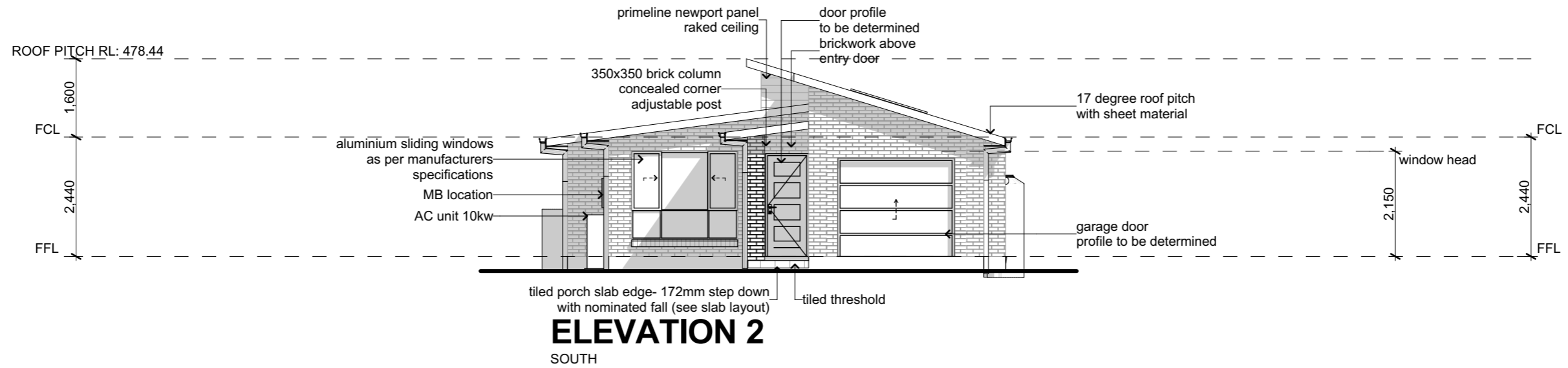


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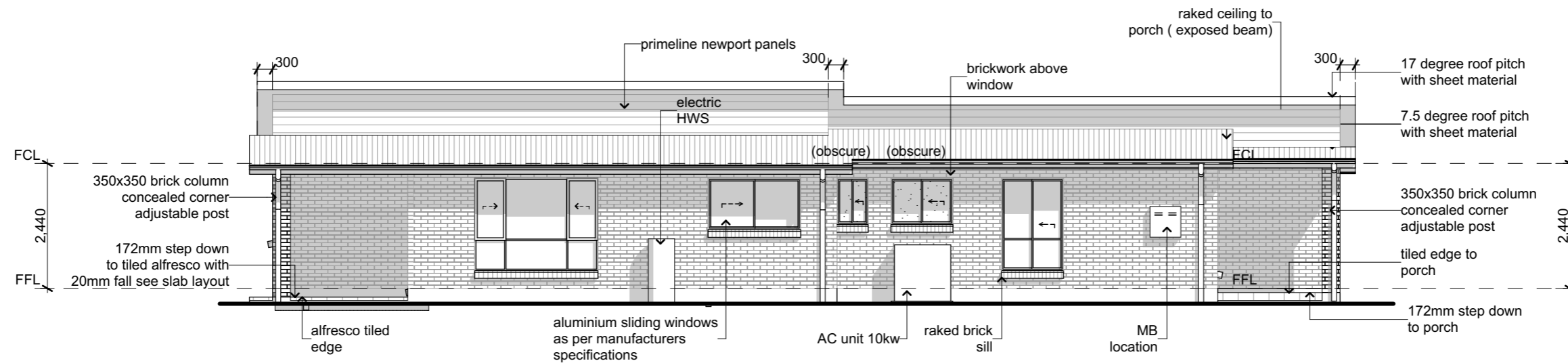
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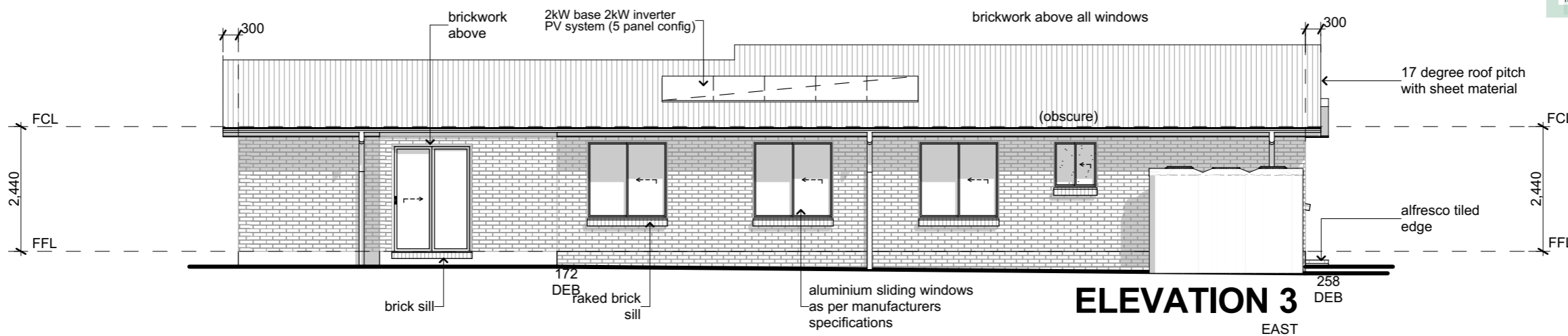
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			DATE 27/05/2024	05
			WIND 'N2'	SITE 'P'



**ELEVATION 2**  
SOUTH



**ELEVATION 1**  
WEST



**ELEVATION 3**  
EAST

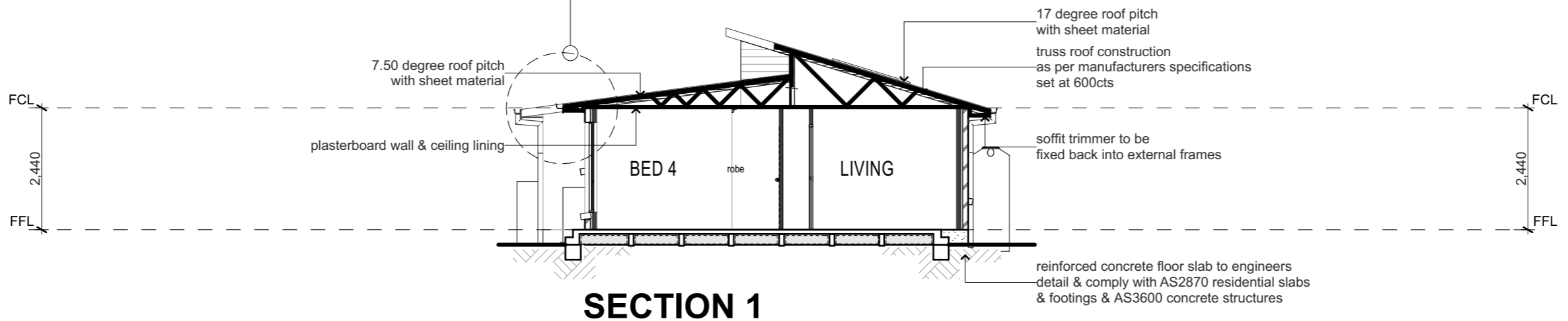
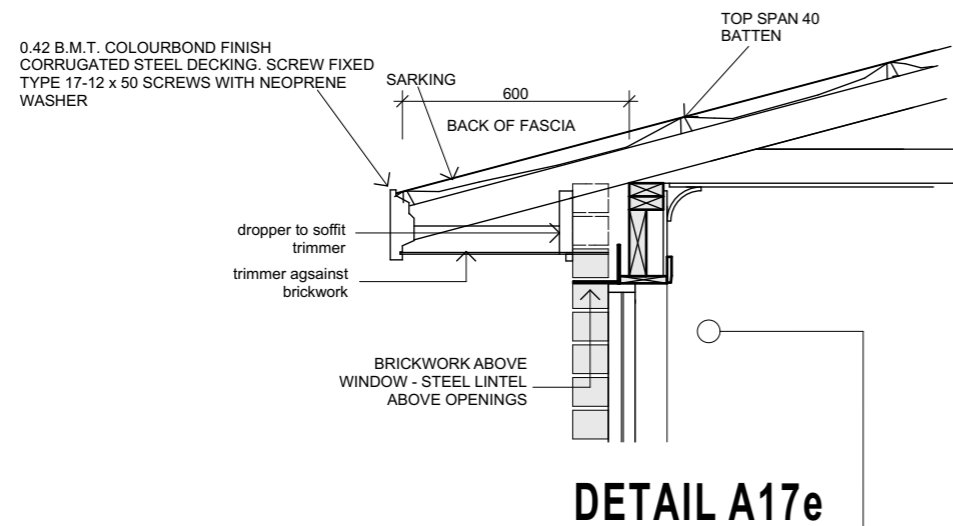
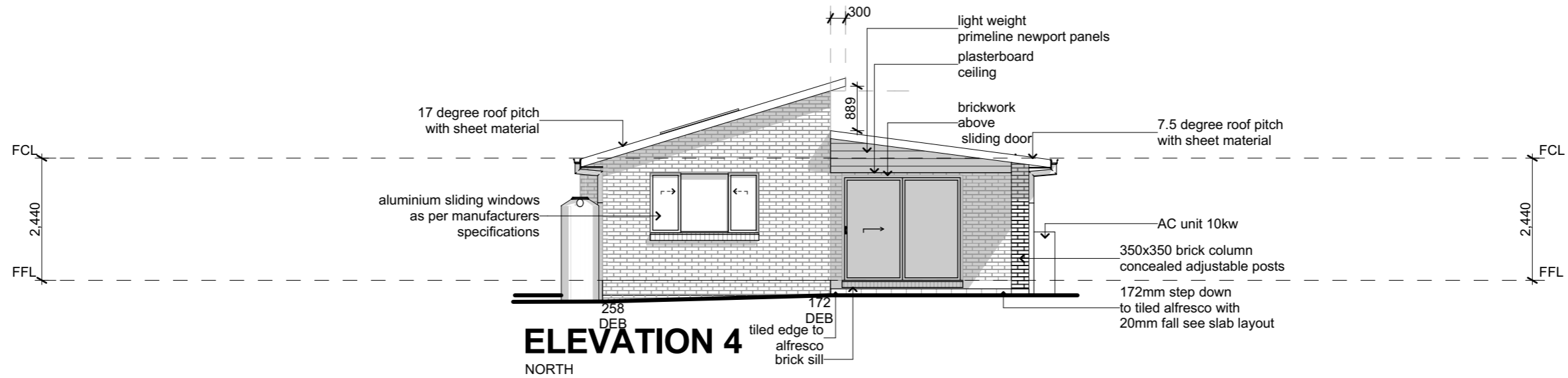


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drawing title			D1 ELEVATIONS 1-3		
date	issue	description	JOB No.	11225.1 11225.2	revision
08/05/24	1	FOR APPROVAL			
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			<b>DATE</b>	27/05/2024	<b>07</b>
			<b>WIND</b> 'N2'	<b>SITE</b> 'P'	



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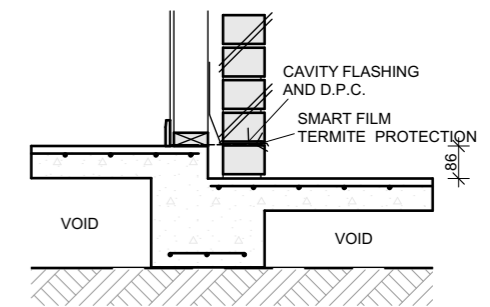
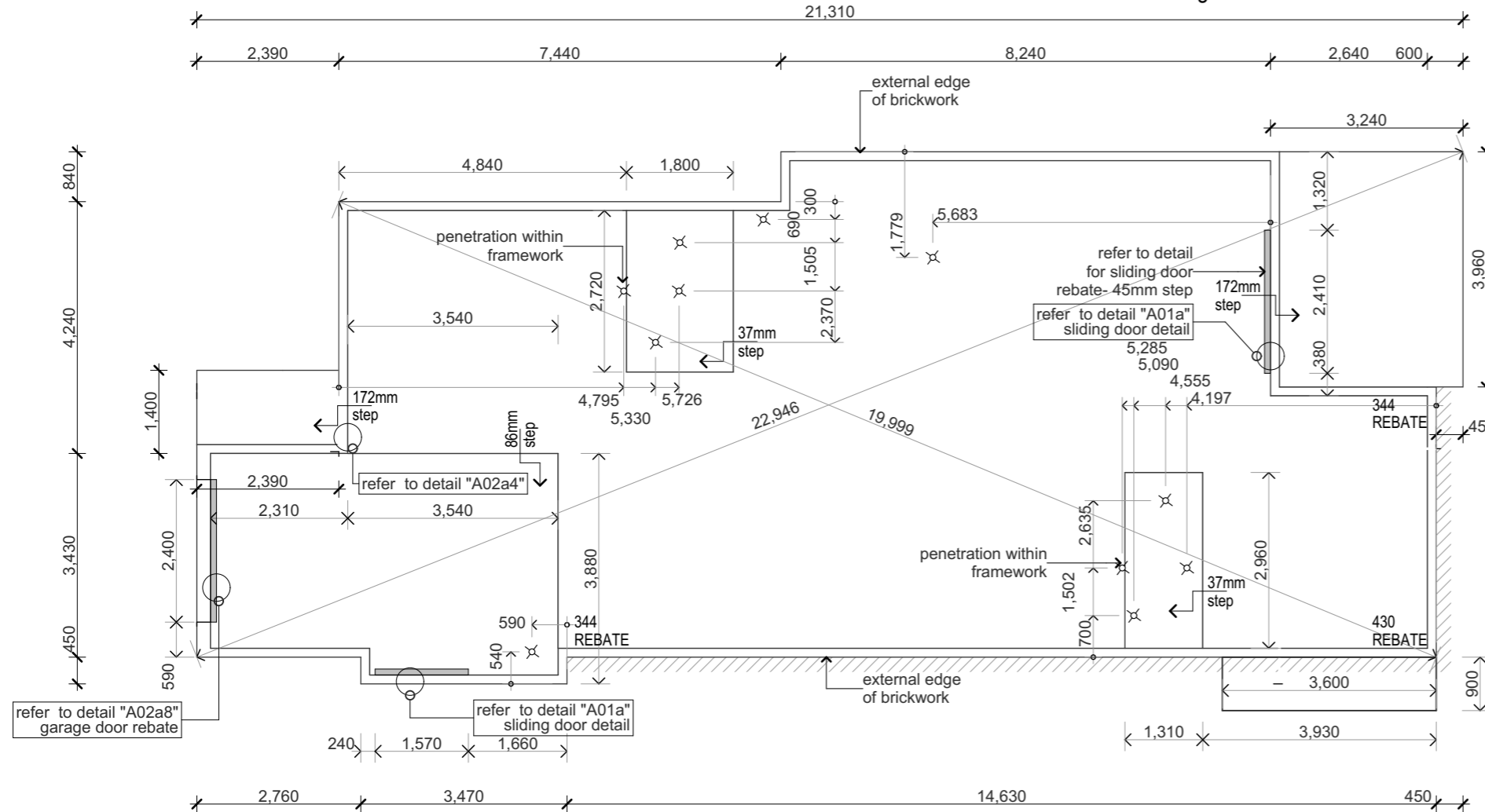
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			DRAWN	DJH	08	
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			WIND	'N2'	SITE 'P'	

**Note :** Please notify the drafting department at Hibbards head office for any discrepancies in details and dimensions

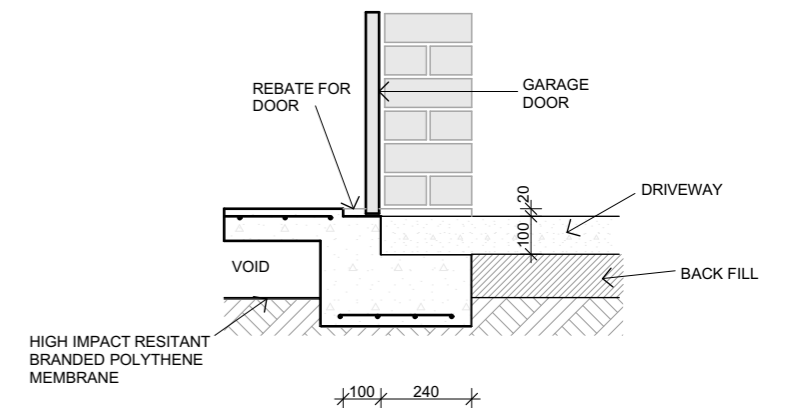
**Note :** Plumbing penetrations are located from external edge of brickwork - dimensioned as a running dimension

**Note :** Wall hung basin waste pipe is to be centre line of wall stud framing .  
Laundry Tub waste pipe is nominally offset from wall 125mm to centre of pipe

**Note :** dimensions to penetrations is using a running dimension method from external edge of slab to centre of hole



**INTERNAL BEAM - HOUSE/PORCH  
A02a4**



**PERIMETER BEAM - GARAGE DOOR  
A02a8**



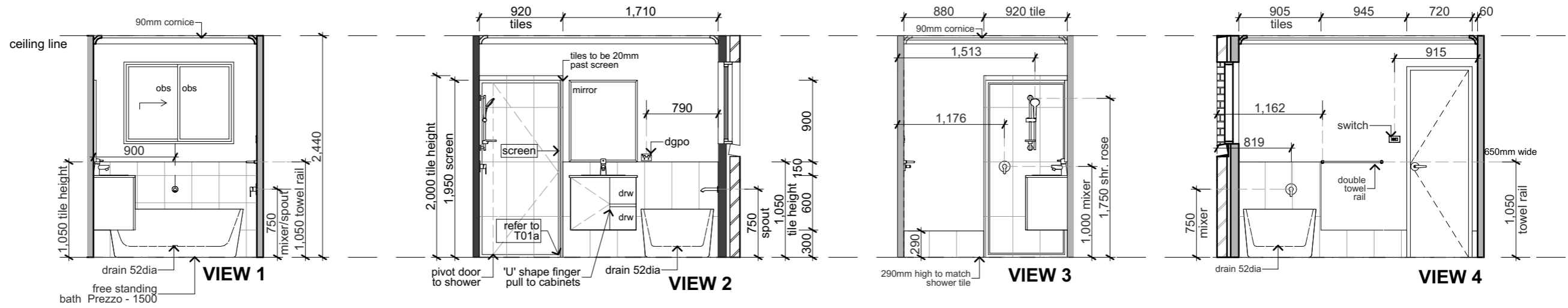
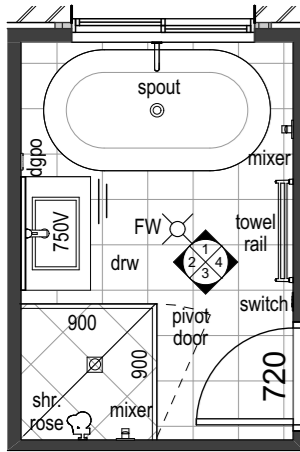
**Address:**  
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**DESIGN** MISTY 165 C21 RHG & MISTY 165 CMK2 21 LHG

**JOB ADDRESS**  
**Lot 806 DAVIS CRESCENT  
CAERLEON NSW 2850**  
**PROPOSAL** NEW DWELLING **DP:** 1273341

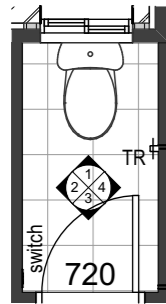
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date	issue	description	JOB No.	revision
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			DRAWN	DJH
			DATE	27/05/2024
			WIND	'N2'
			SITE	'P'
				<b>09</b>



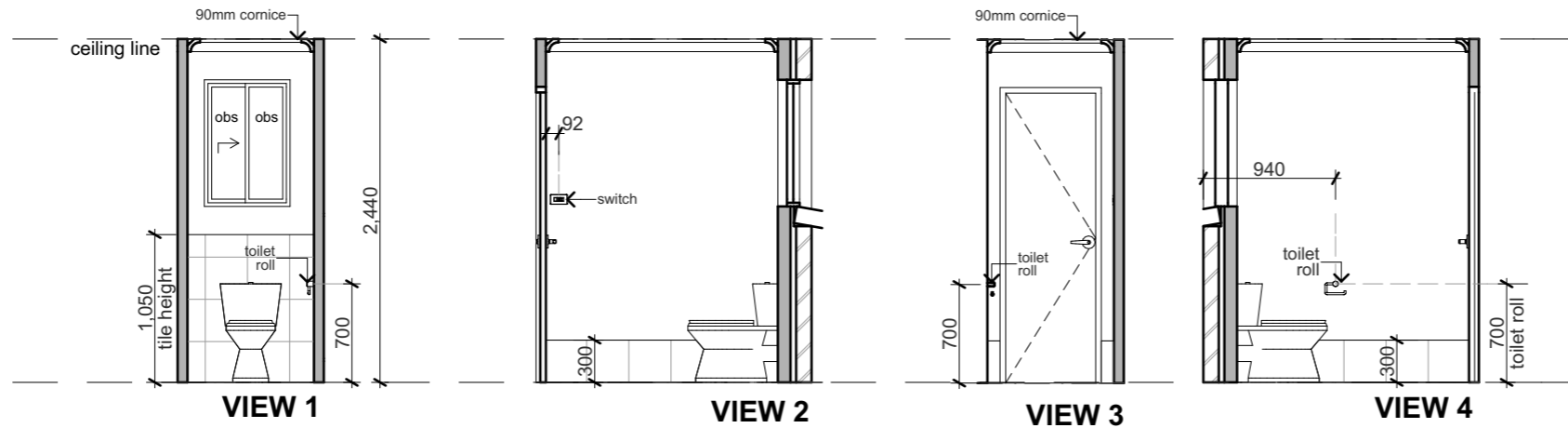


**BATH LAYOUT**

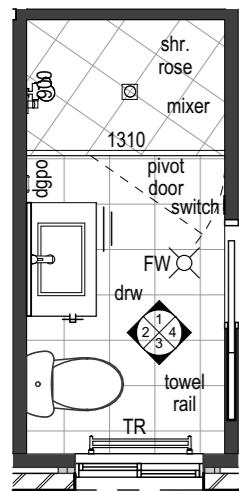
Note :Tiler  
Please ensure to follow nominated floor and wall tile format



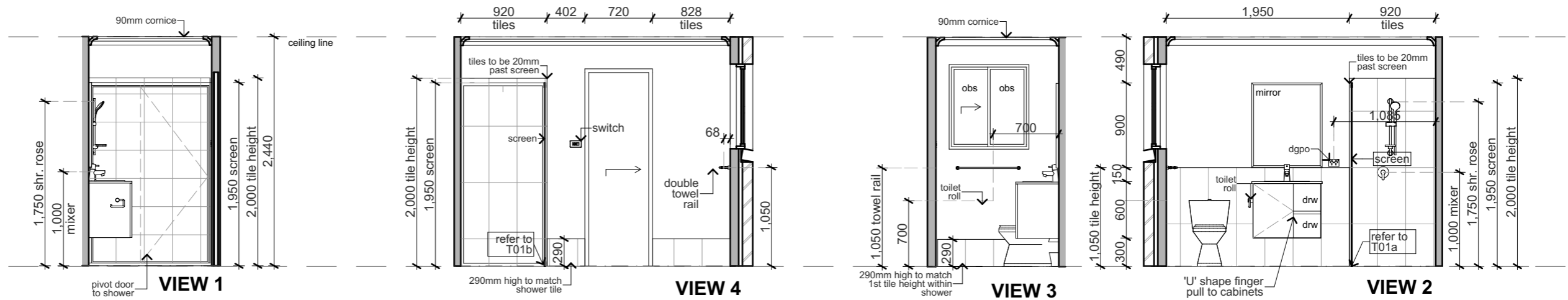
**WC LAYOUT**



Note :Tiler  
Please ensure to follow nominated floor and wall tile format



**ENSUITE LAYOUT**

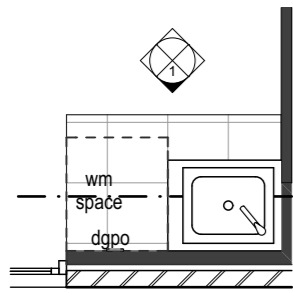


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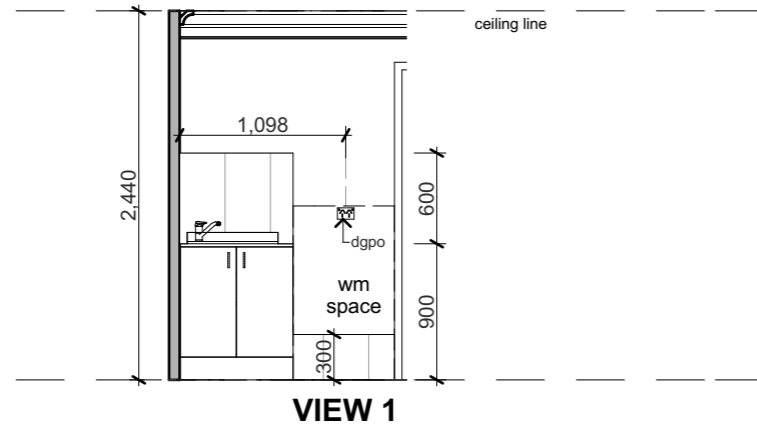
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PROPOSAL NEW DWELLING DP: 1273341

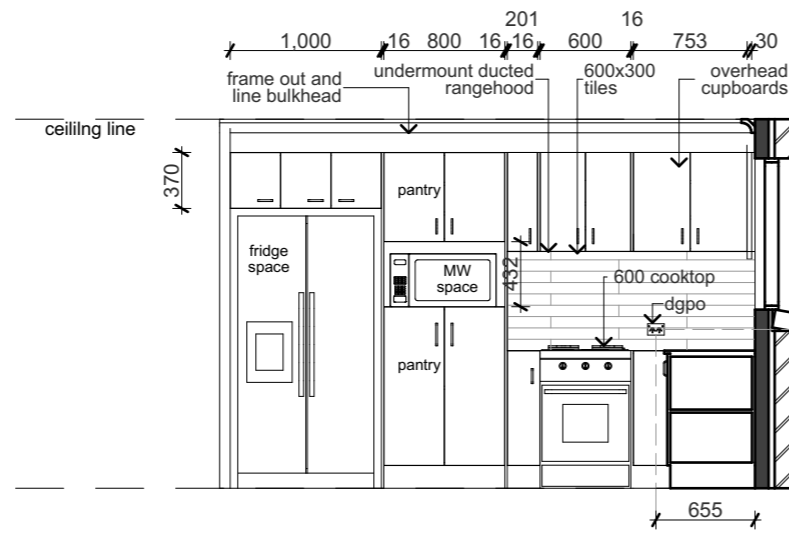
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date	issue	description	JOB No.	11225.1	revision
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			DATE	27/05/2024	
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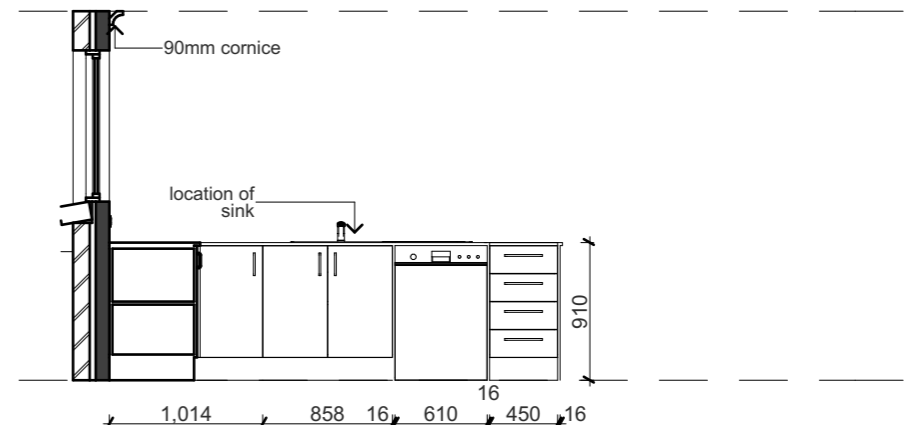
**LAUNDRY LAYOUT**



**Note :Tiler**  
Please ensure to follow nominated floor and wall tile format

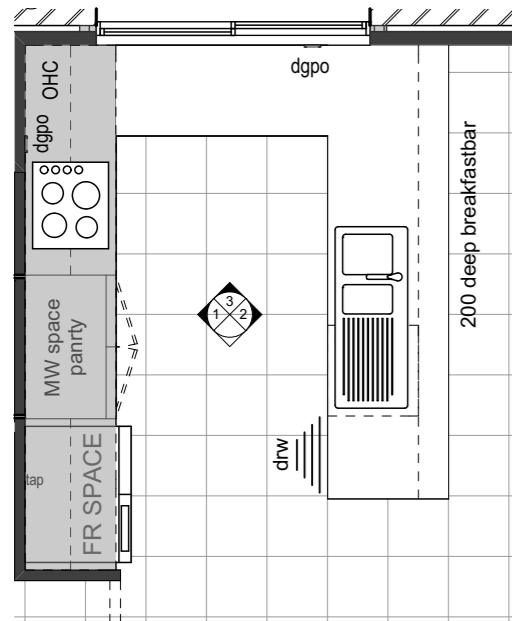


**VIEW 1**

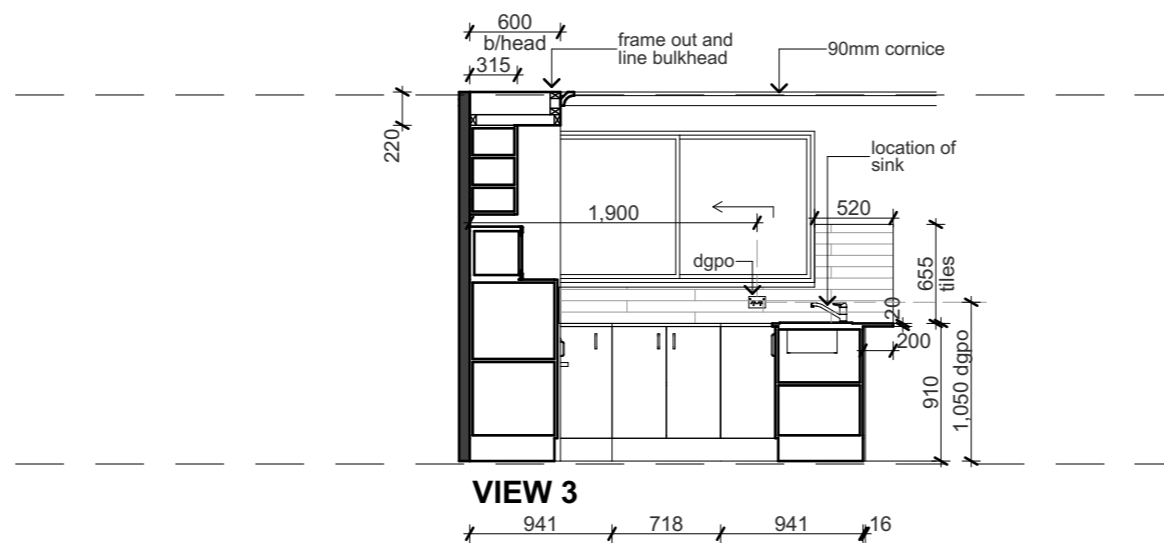


**VIEW 2**

**Note :Tiler**  
Please ensure to follow nominated floor and wall tile format



**KITCHEN LAYOUT**



**VIEW 3**

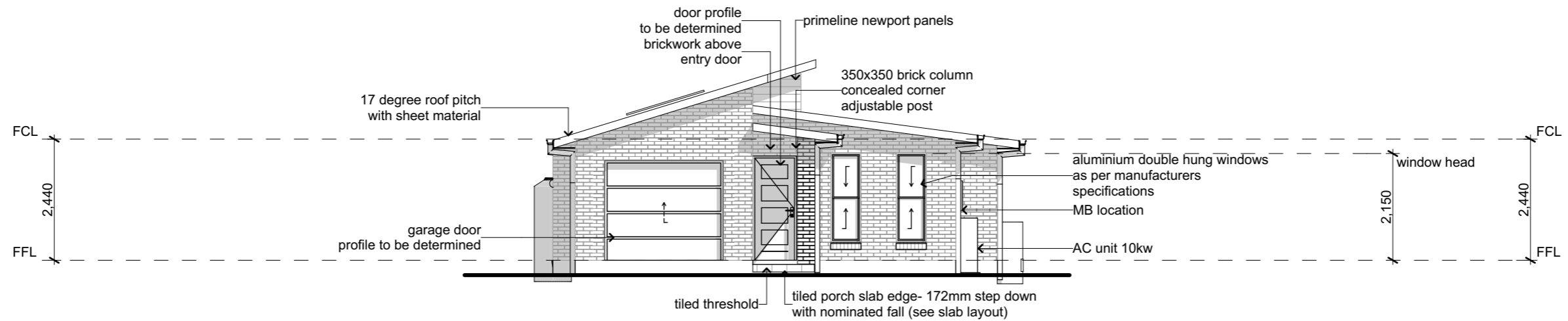


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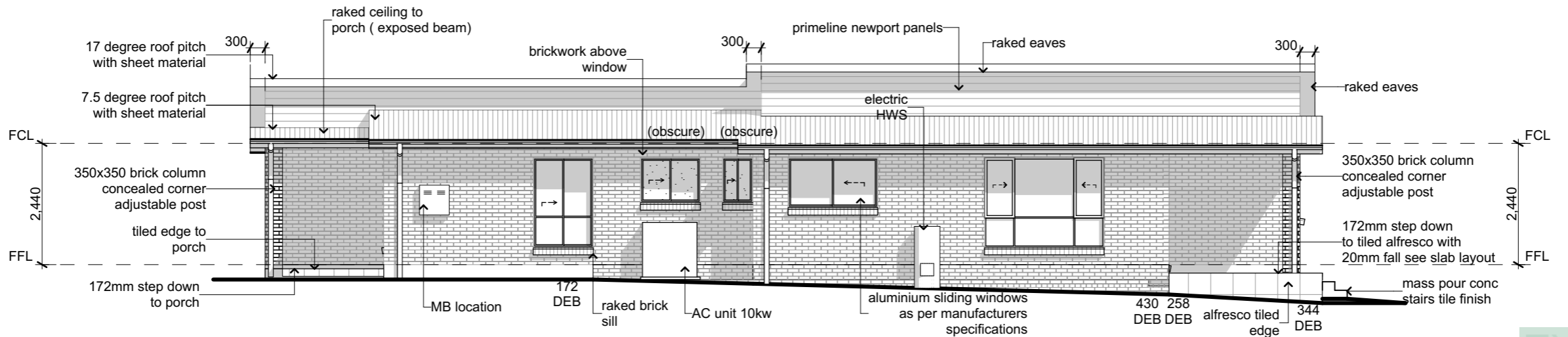
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**DESIGN** MISTY 165 C21 RHG & MISTY 165 CMK2 21 LHG

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**PROPOSAL** NEW DWELLING **DP:** 1273341

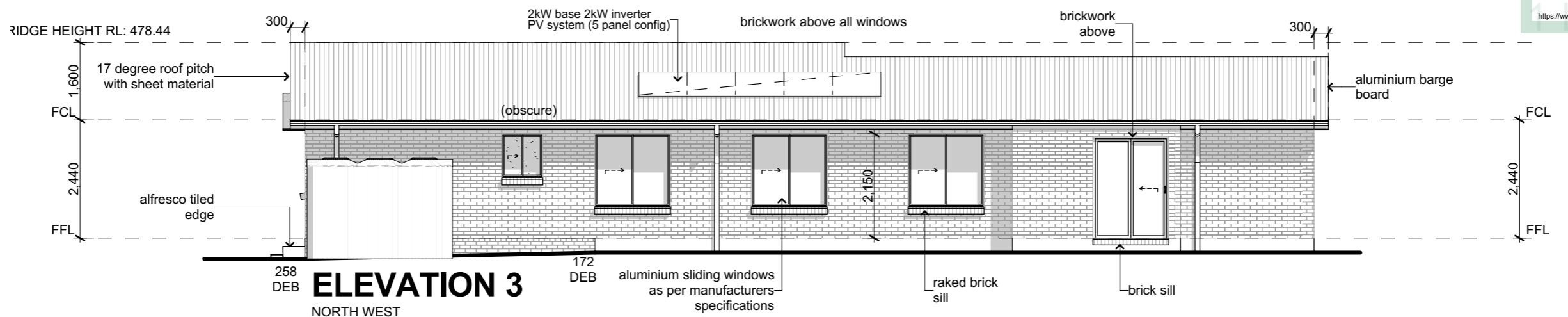
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			<b>DRAWN</b>	DJH	<b>PAGE</b>
			<b>DATE</b>	27/05/2024	<b>12</b>
			<b>WIND</b> 'N2'	<b>SITE</b> 'P'	



**ELEVATION 2**  
SOUTH WEST



**ELEVATION 1**  
SOUTH EAST



**ELEVATION 3**  
NORTH WEST

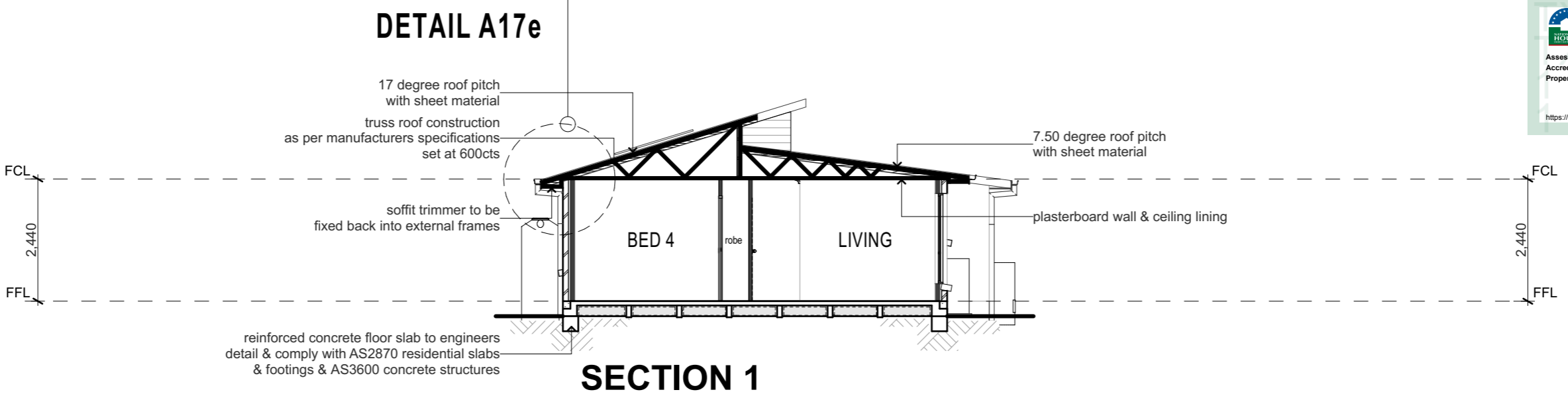
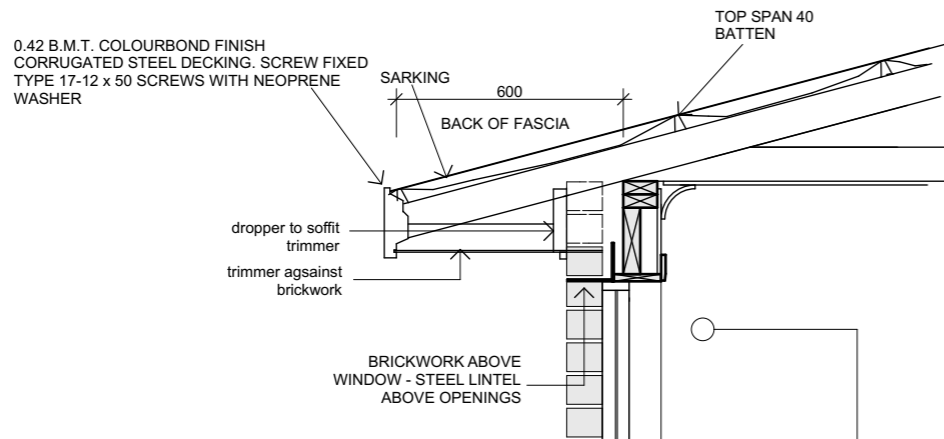
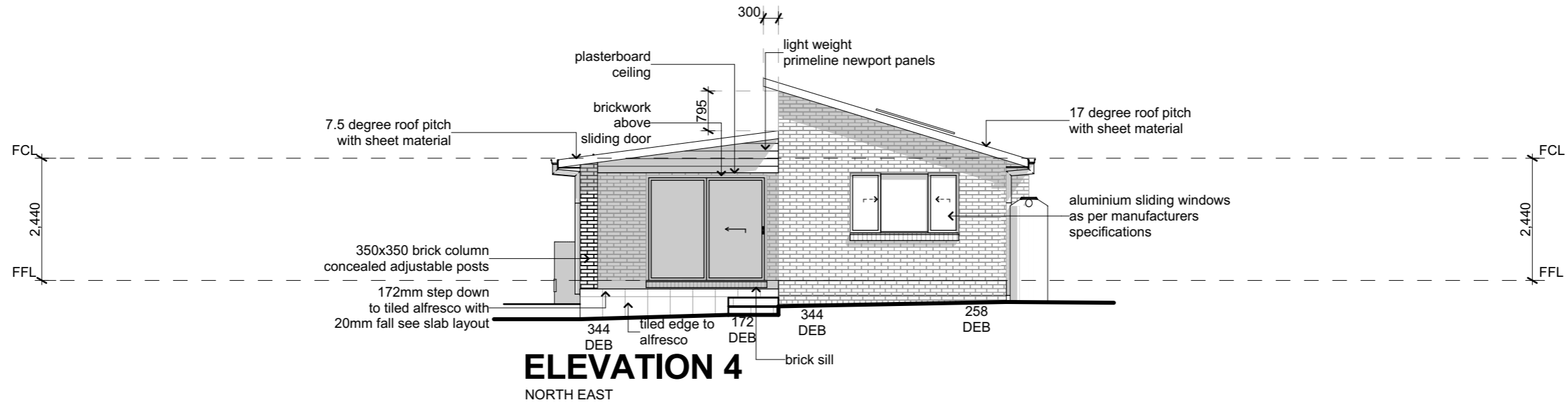


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**PROPOSAL** NEW DWELLING **DP:** 1273341

drawing title			D2 ELEVATIONS 1-3		
date	issue	description	JOB No.	11225.1 11225.2	revision
08/05/24	1	FOR APPROVAL			
			<b>SCALE</b>	<b>1:100</b> <small>printed to A3 size</small>	<b>2</b>
			<b>DRAWN</b>	DJH	<b>PAGE</b>
			<b>DATE</b>	27/05/2024	<b>14</b>
			<b>WIND</b> 'N2'	<b>SITE</b> 'P'	



**Certificate No. # TX2CP1AIDE**  
Scan QR code or follow website link for rating details.

Assessor name: SANTARITA KOLLOSCHÉ  
Accreditation No.: HERA10183  
Property Address: Lot 806 (1&2) 14 Davis Crescent, Caerleon, NSW, 2850

<https://www.fr5.com.au/QRCodeLanding?PublicId=TX2CP1AIDE&GrpCert=1>



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DESIGN: MISTY 165 C21 RHG & MISTY 165 CMK2 21 LHG

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PROPOSAL: NEW DWELLING DP: 1273341

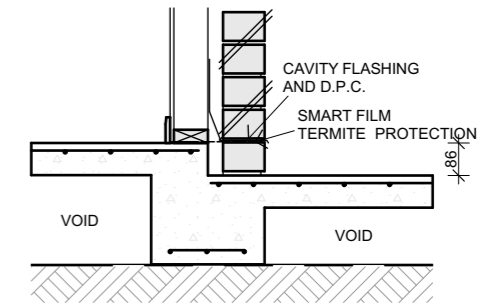
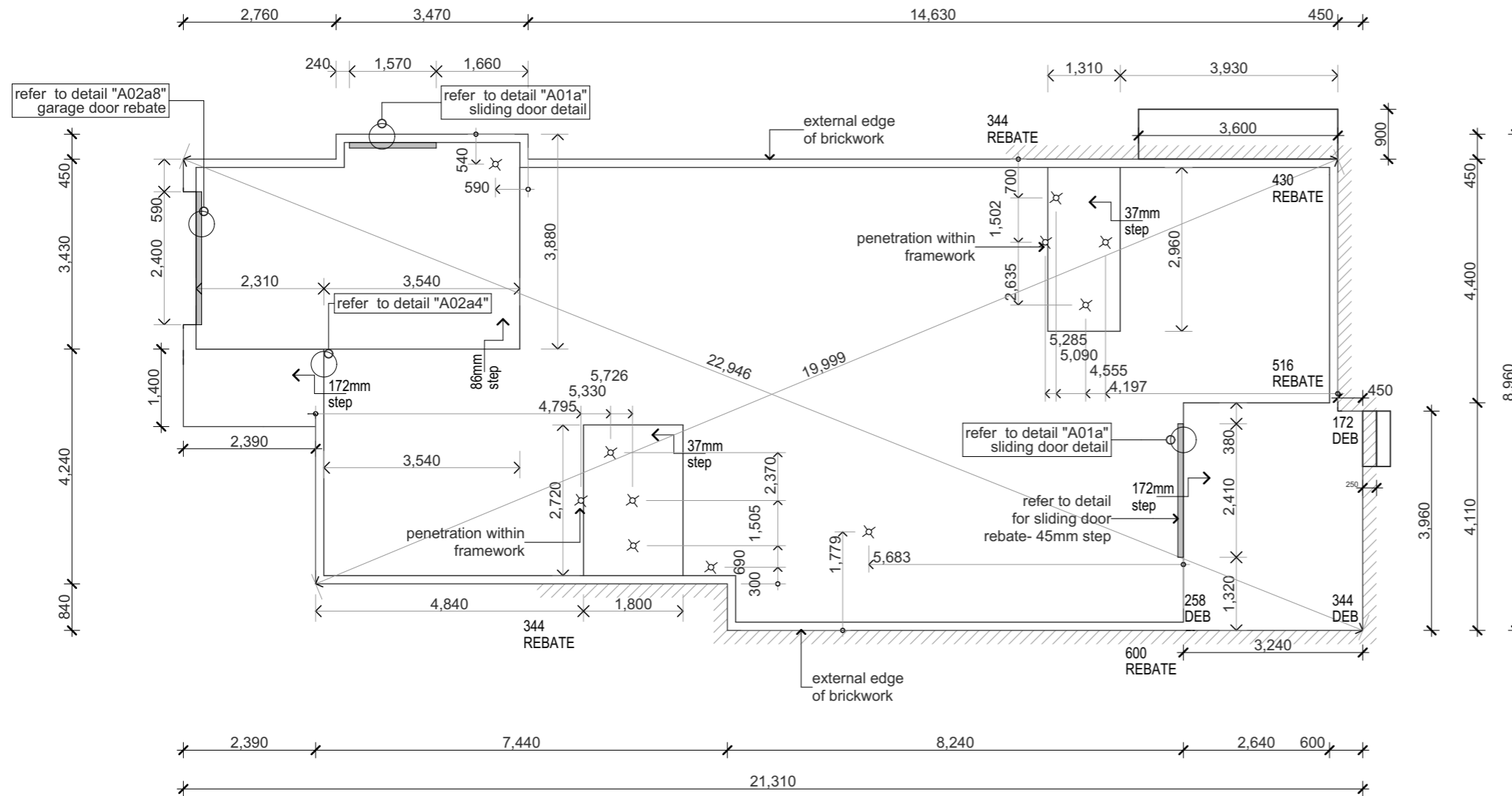
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					'P'

**Note :** Please notify the drafting department at Hibbards head office for any discrepancies in details and dimensions

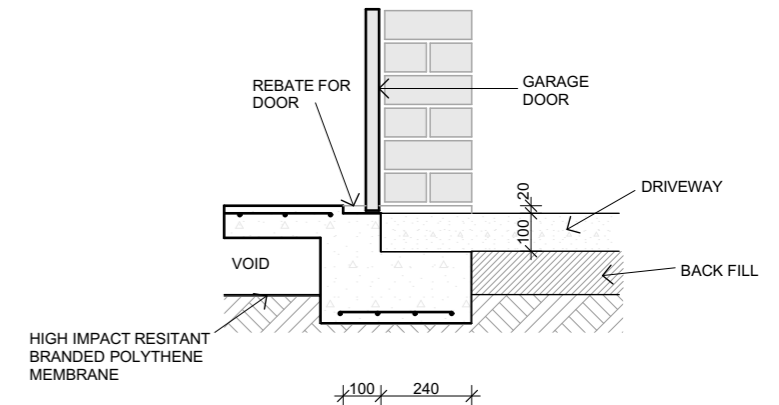
**Note :** Plumbing penetrations are located from external edge of brickwork - dimensioned as a running dimension

**Note :** Wall hung basin waste pipe is to be centre line of wall stud framing .  
Laundry Tub waste pipe is nominally offset from wall 125mm to centre of pipe

**Note :** dimensions to penetrations is using a running dimension method from external edge of slab to centre of hole



**INTERNAL BEAM - HOUSE/PORCH  
A02a4**



**PERIMETER BEAM - GARAGE DOOR  
A02a8**

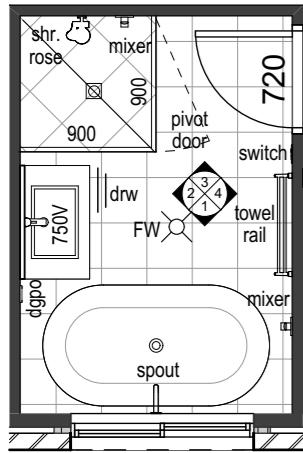


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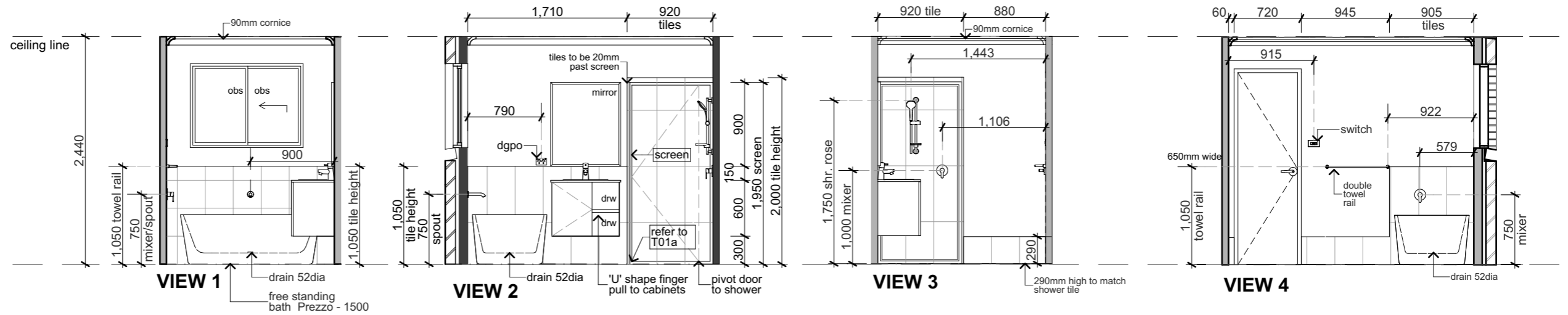
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DESIGN MISTY 165 C21 RHG & MISTY 165 CMK2 21 LHG

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PROPOSAL NEW DWELLING DP: 1273341

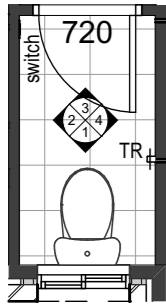
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			DATE	27/05/2024
			WIND	'N2'
			SITE	'P'
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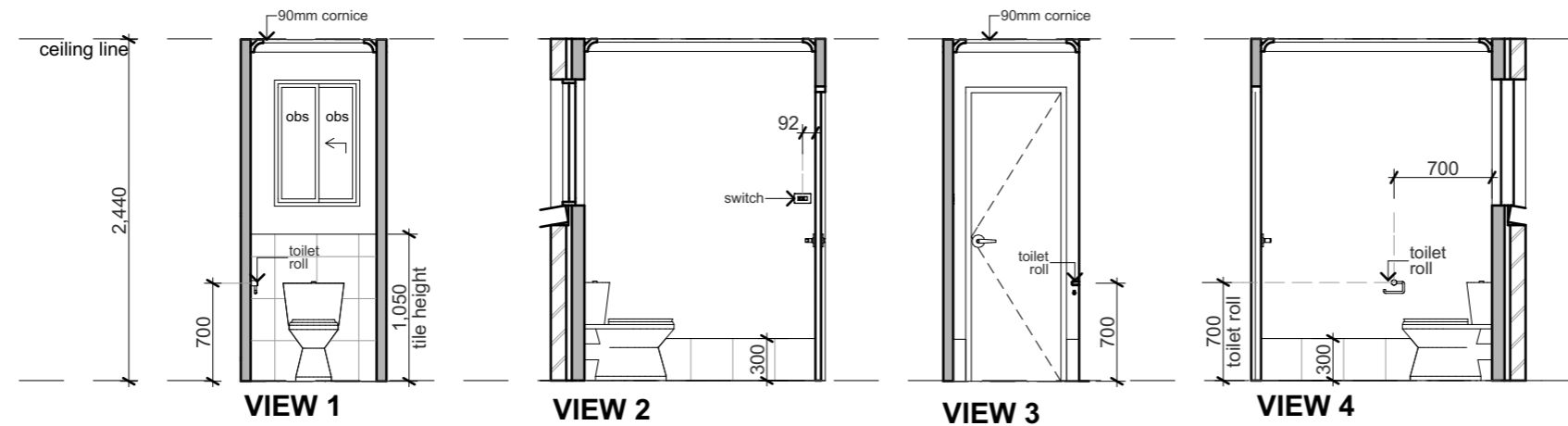
**BATH LAYOUT**



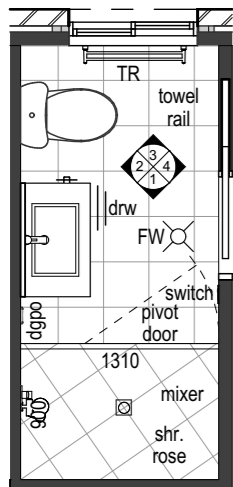
**Note :Tiler**  
Please ensure to follow nominated floor and wall tile format



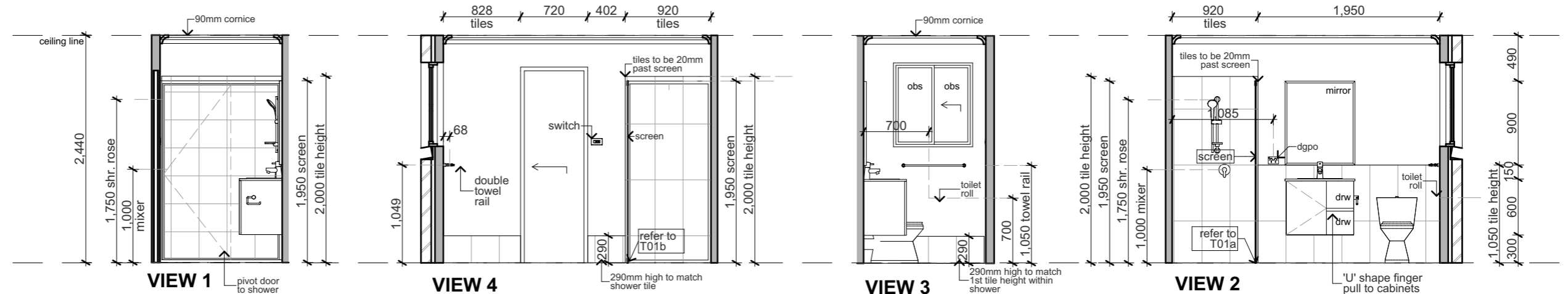
**WC LAYOUT**



**Note :Tiler**  
Please ensure to follow nominated floor and wall tile format



**ENSUITE LAYOUT**

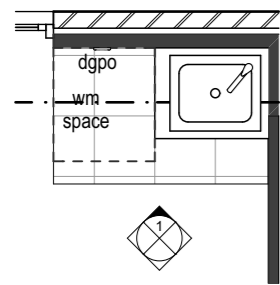


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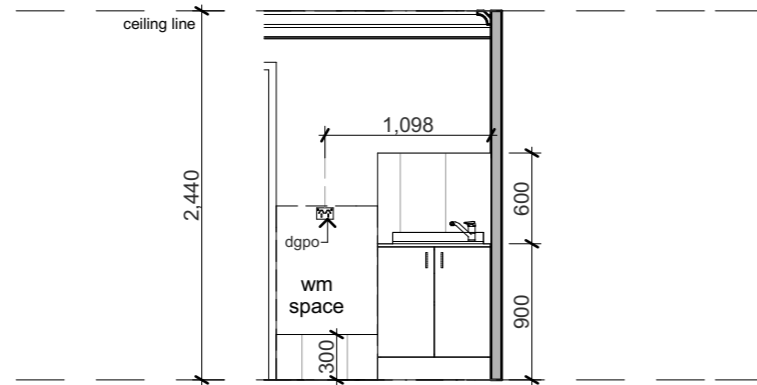
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**PROPOSAL** NEW DWELLING **DP:** 1273341

drawing title			D2 BATH/WC/ENSUITE		
date	issue	description	JOB No.	11225.1	revision
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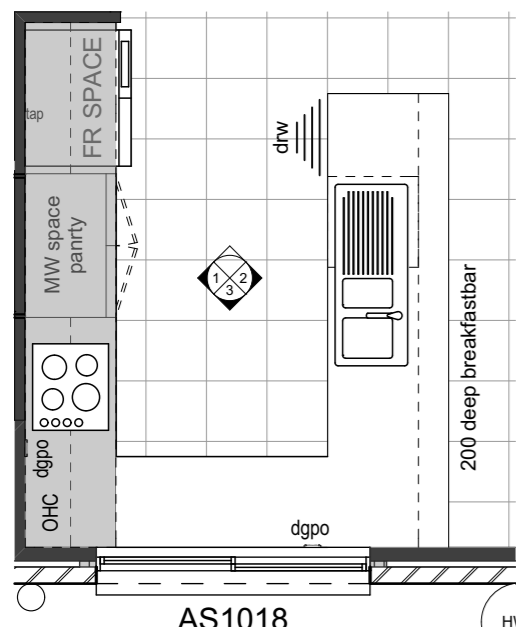


**LAUNDRY LAYOUT**

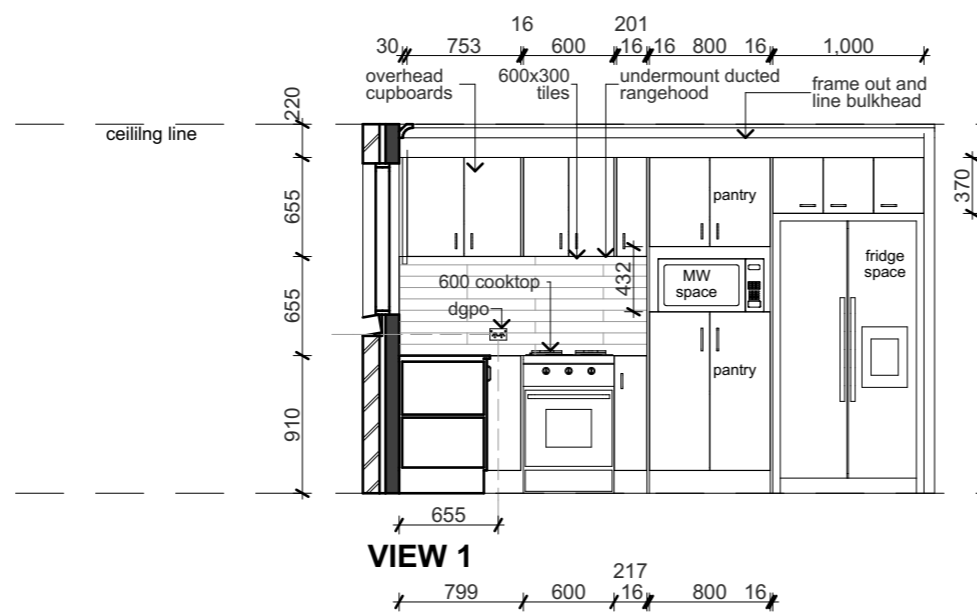


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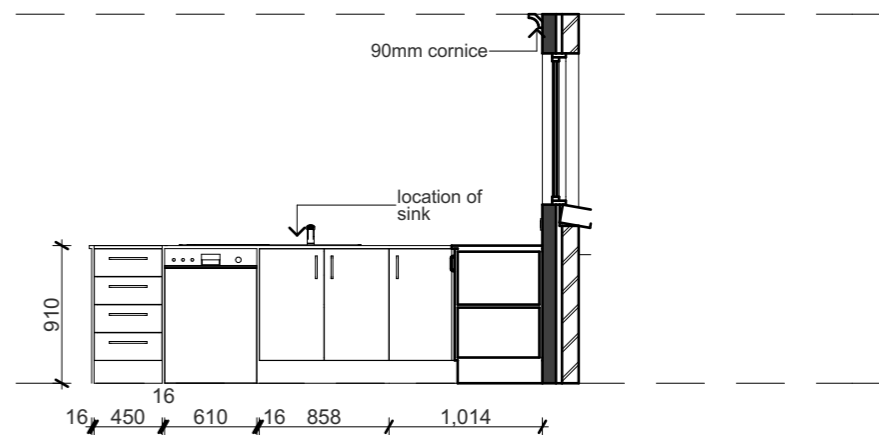
**Note :Tiler**  
Please ensure to follow nominated floor and wall tile format



**KITCHEN LAYOUT**

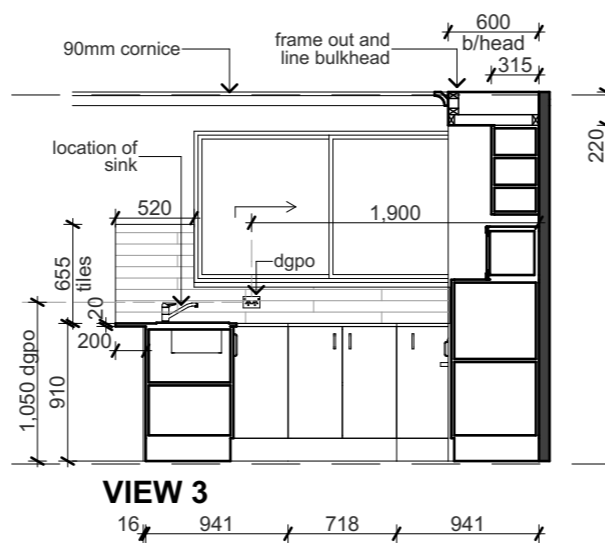


**VIEW 1**



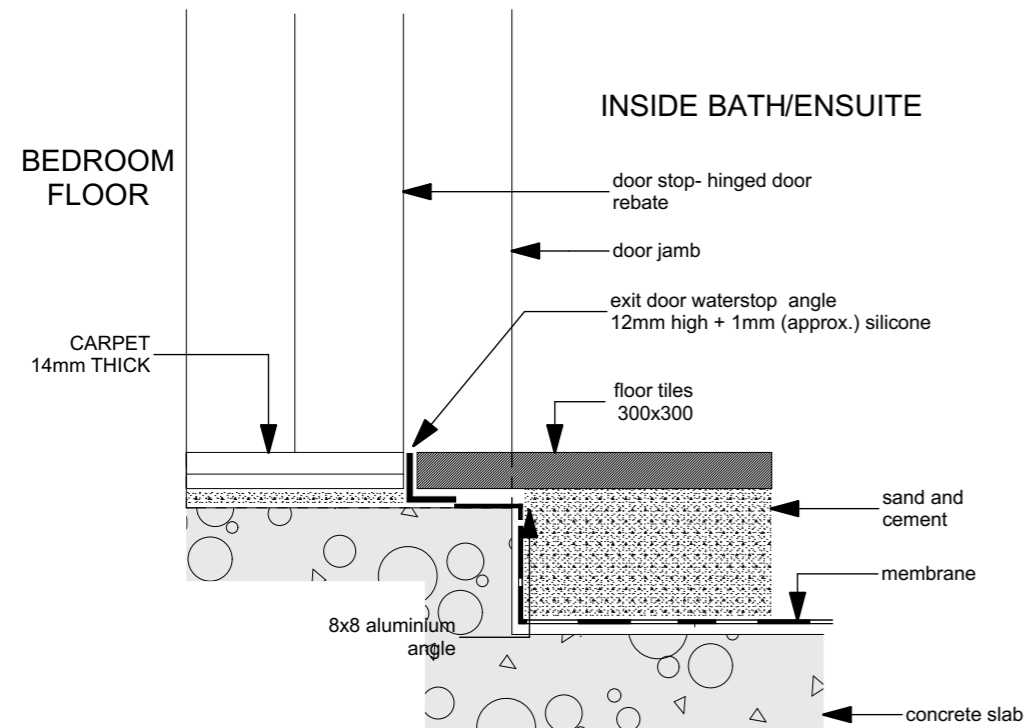
**VIEW 2**

**Note :Tiler**  
Please ensure to follow nominated floor and wall tile format



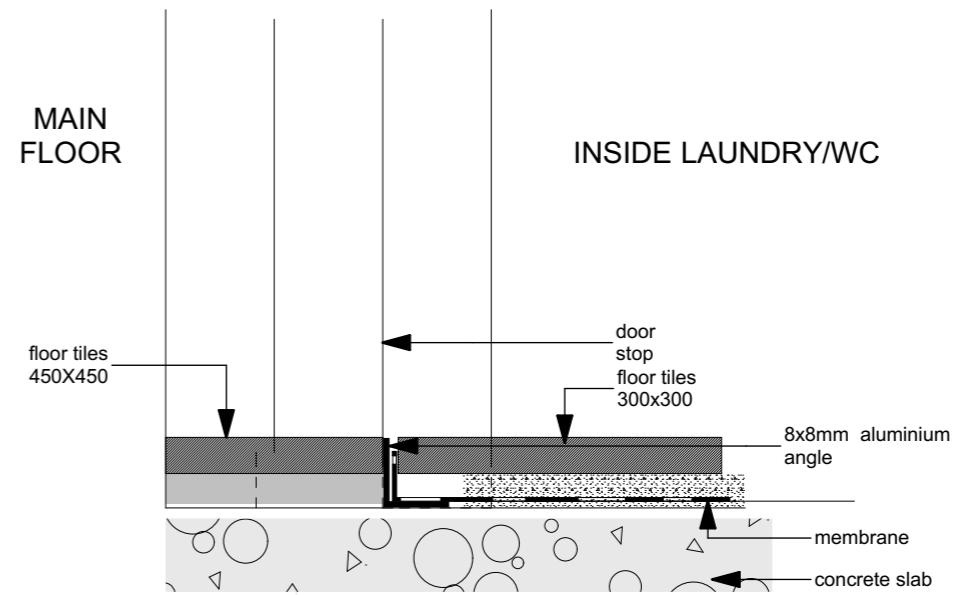
**VIEW 3**

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			DRAWN	DJH	19	
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**DETAIL 2**

entrance door to bedroom /ensuite  
T01a

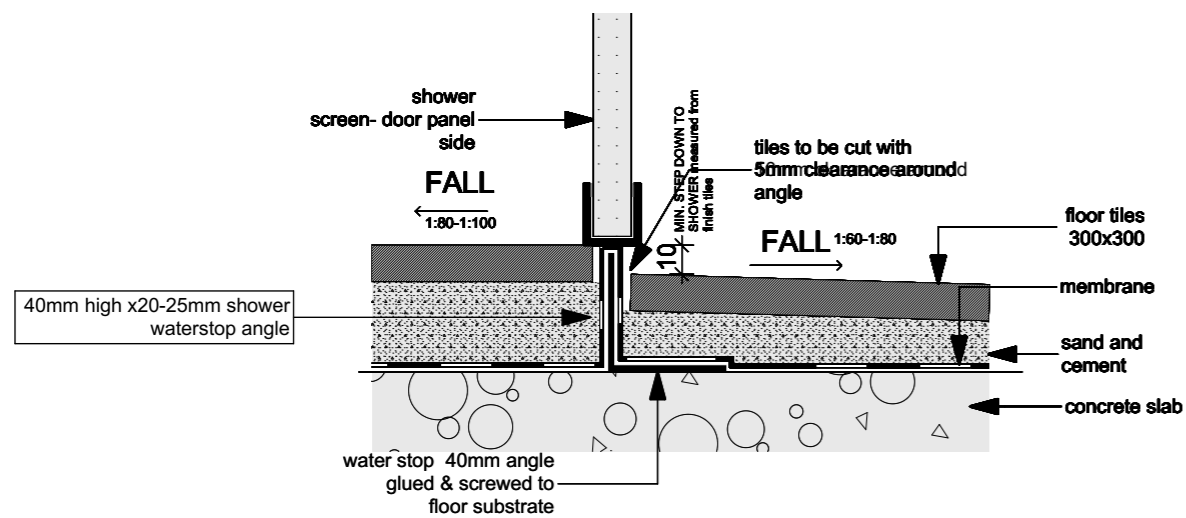


**DETAIL 1**

entrance door to laundry/WC  
T01c

**OUTSIDE SHOWER**

**INSIDE SHOWER**

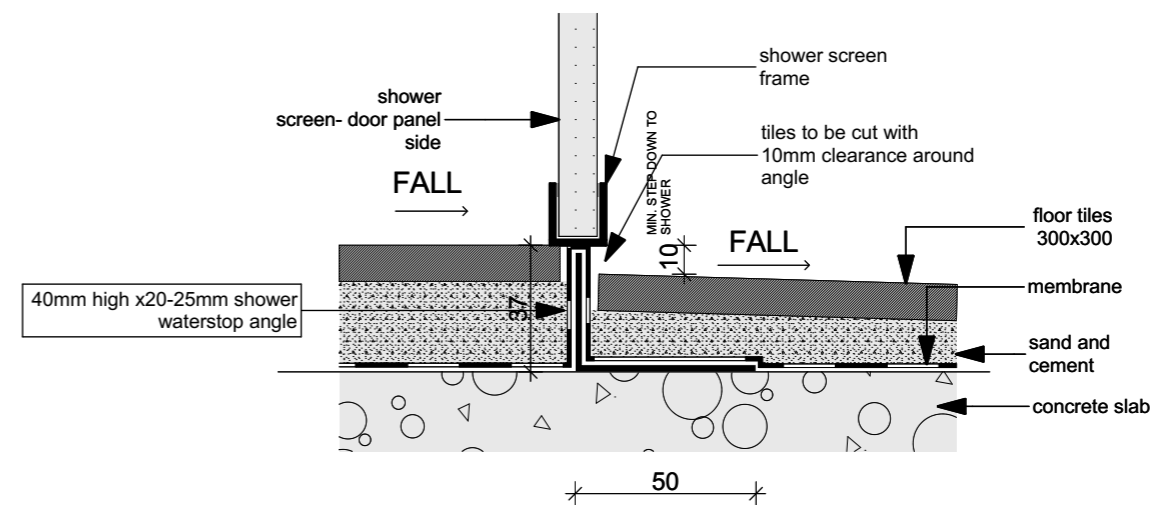


shower door track to bathroom /ensuite

**T01b**

**OUTSIDE SHOWER**

**INSIDE SHOWER**



shower track (return screen/ no door) to bathroom /ensuite

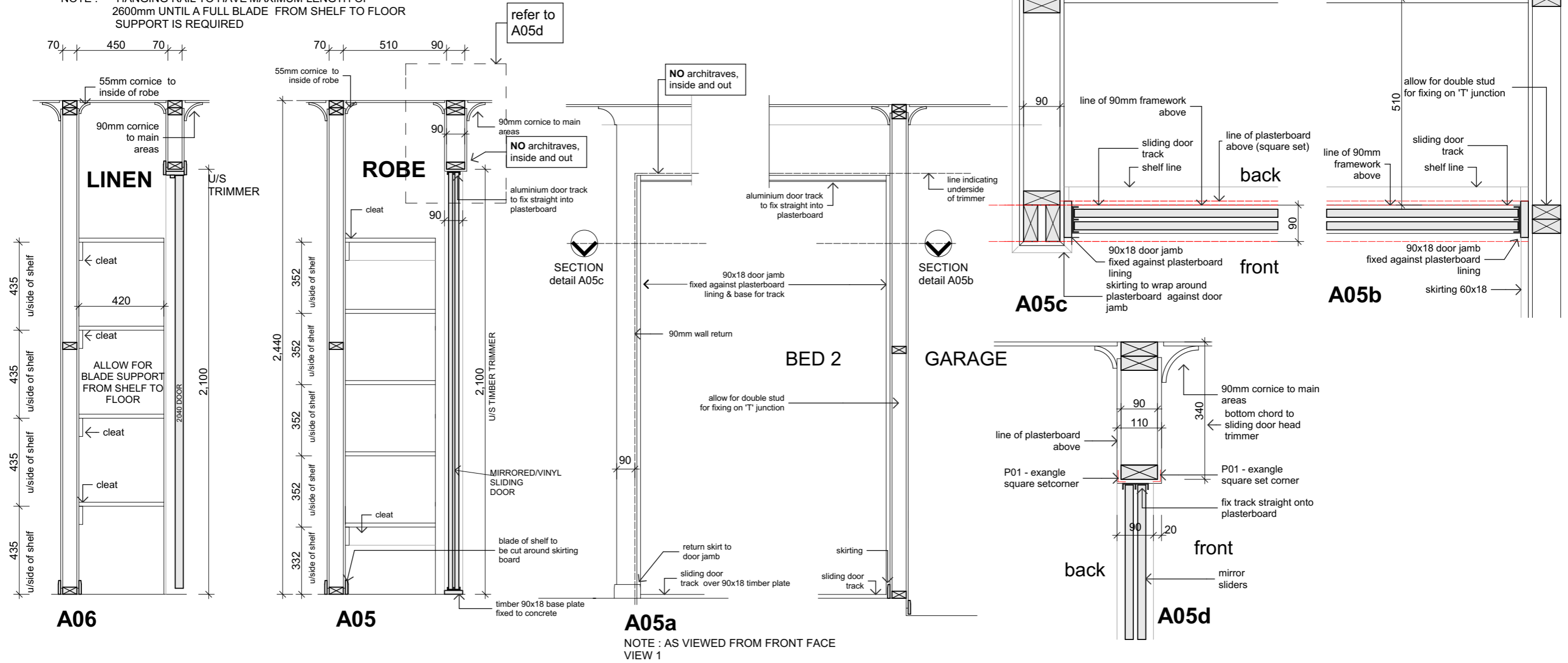
**T01d**

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08/05/24	1	FOR APPROVAL			11225.2	2
				SCALE	NTS	PAGE
				DRAWN	DJH	20
				DATE	27/05/2024	
				WIND	'N2'	
				SITE	'P'	



NOTE : HANGING RAIL TO HAVE MAXIMUM LENGTH OF 900mm UNTIL A TRIANGULAR BRACE SUPPORT IS REQUIRED

NOTE : HANGING RAIL TO HAVE MAXIMUM LENGTH OF 2600mm UNTIL A FULL BLADE FROM SHELF TO FLOOR SUPPORT IS REQUIRED

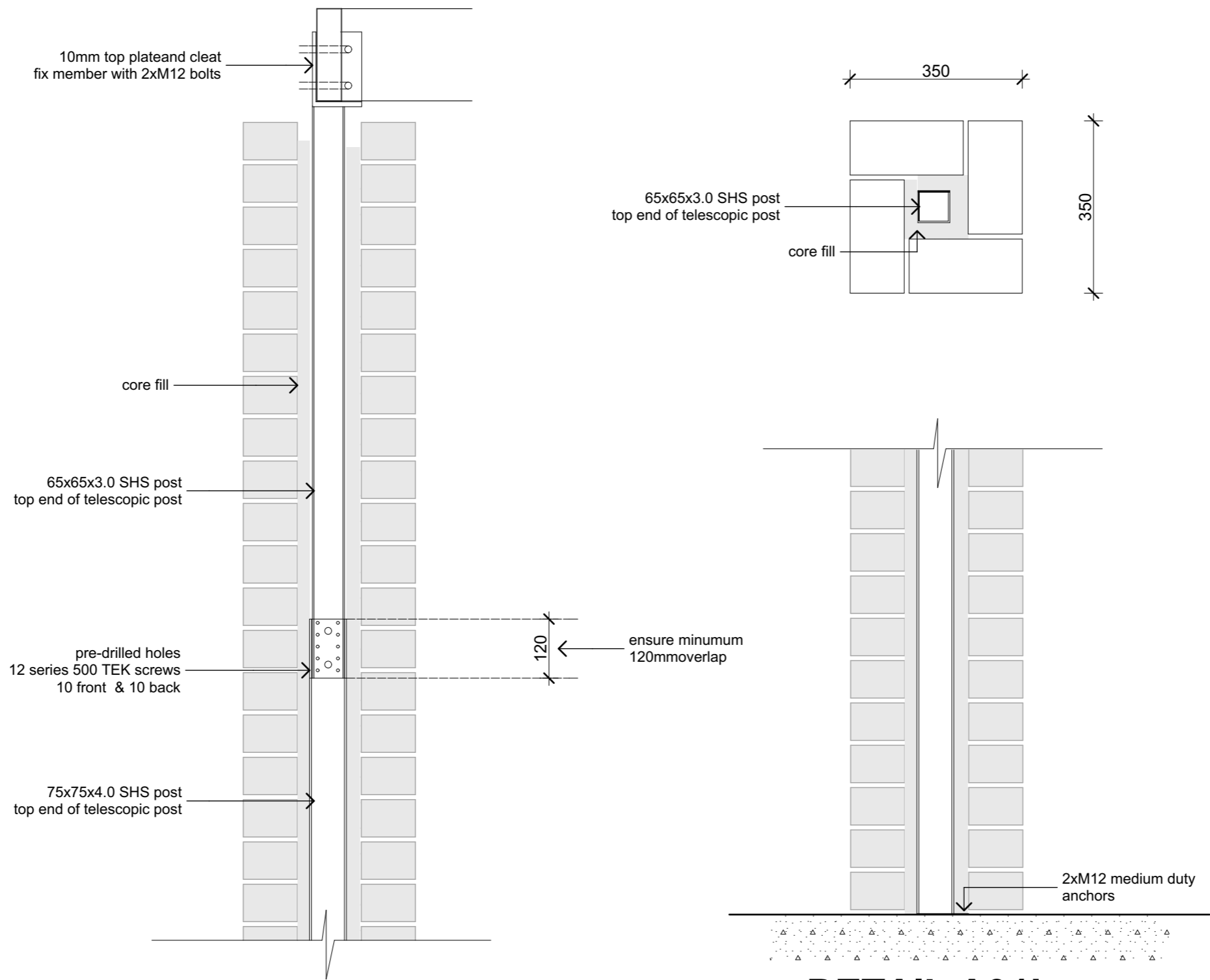


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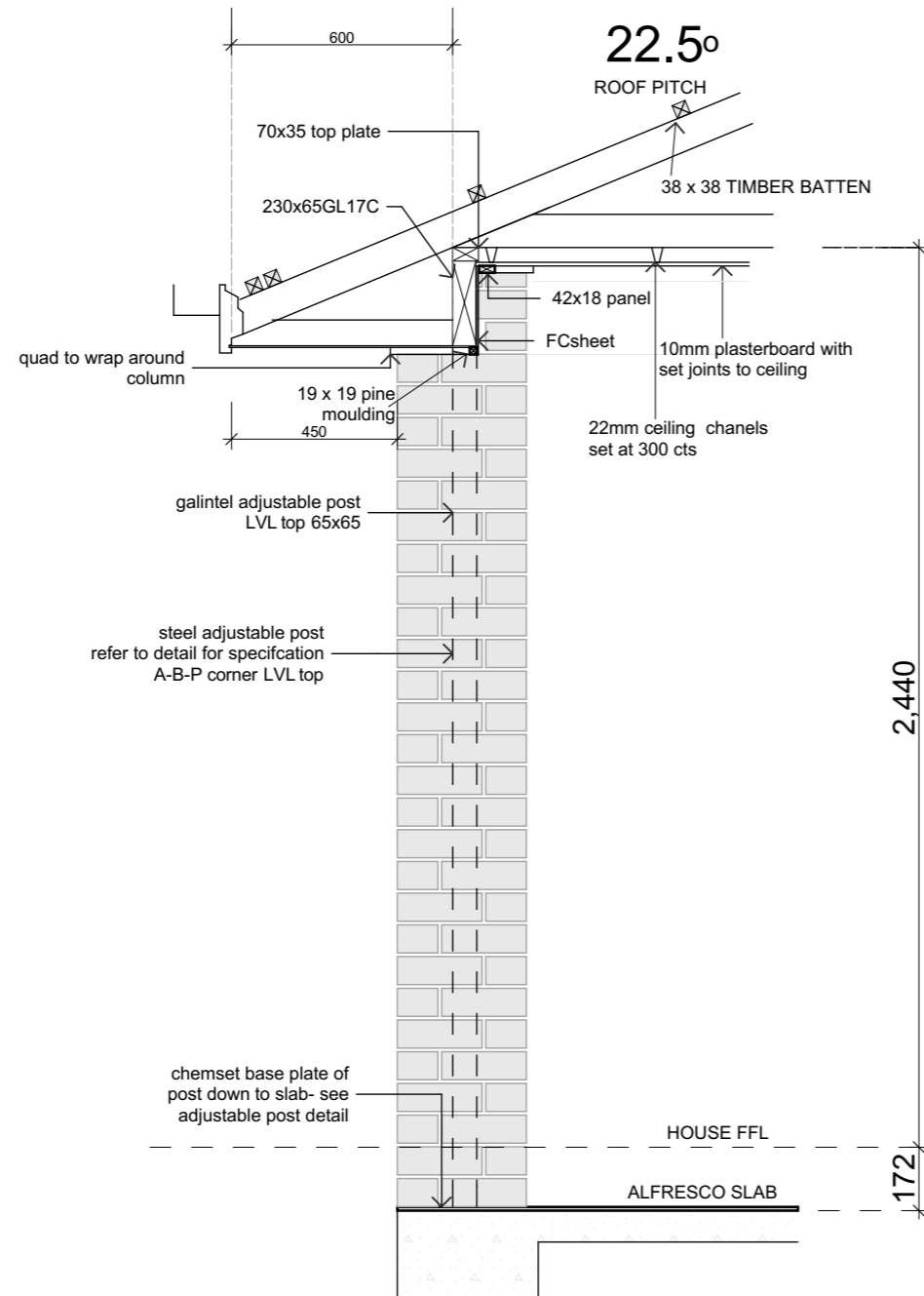
DESIGN: MISTY 165 C21 RHG & MISTY 165 CMK2 21 LHG  
 PROPOSAL: NEW DWELLING DP: 1273341

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date	issue	description	JOB No.	revision
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			DATE	27/05/2024
			WIND 'N2'	SITE 'P'
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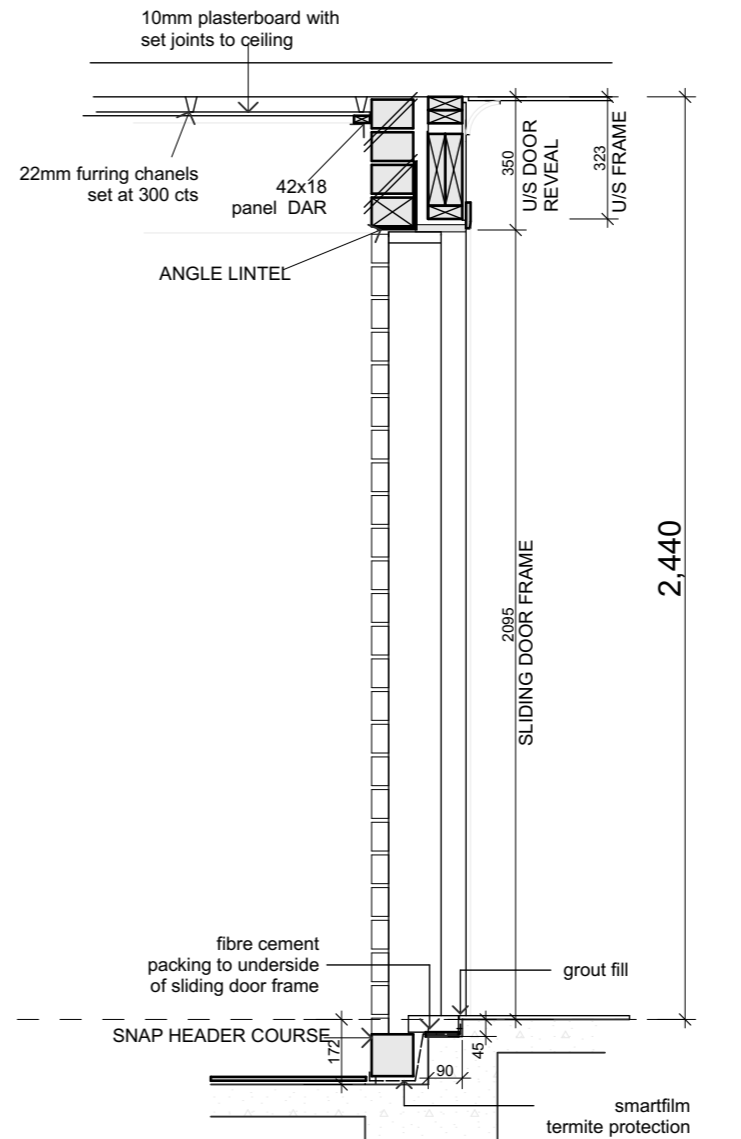
**DETAIL A01b**

drawing title		REAR ALFRESCO - ADJUSTABLE POST		
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			SITE	'P'
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**COLUMN SECTION  
Detail A01**

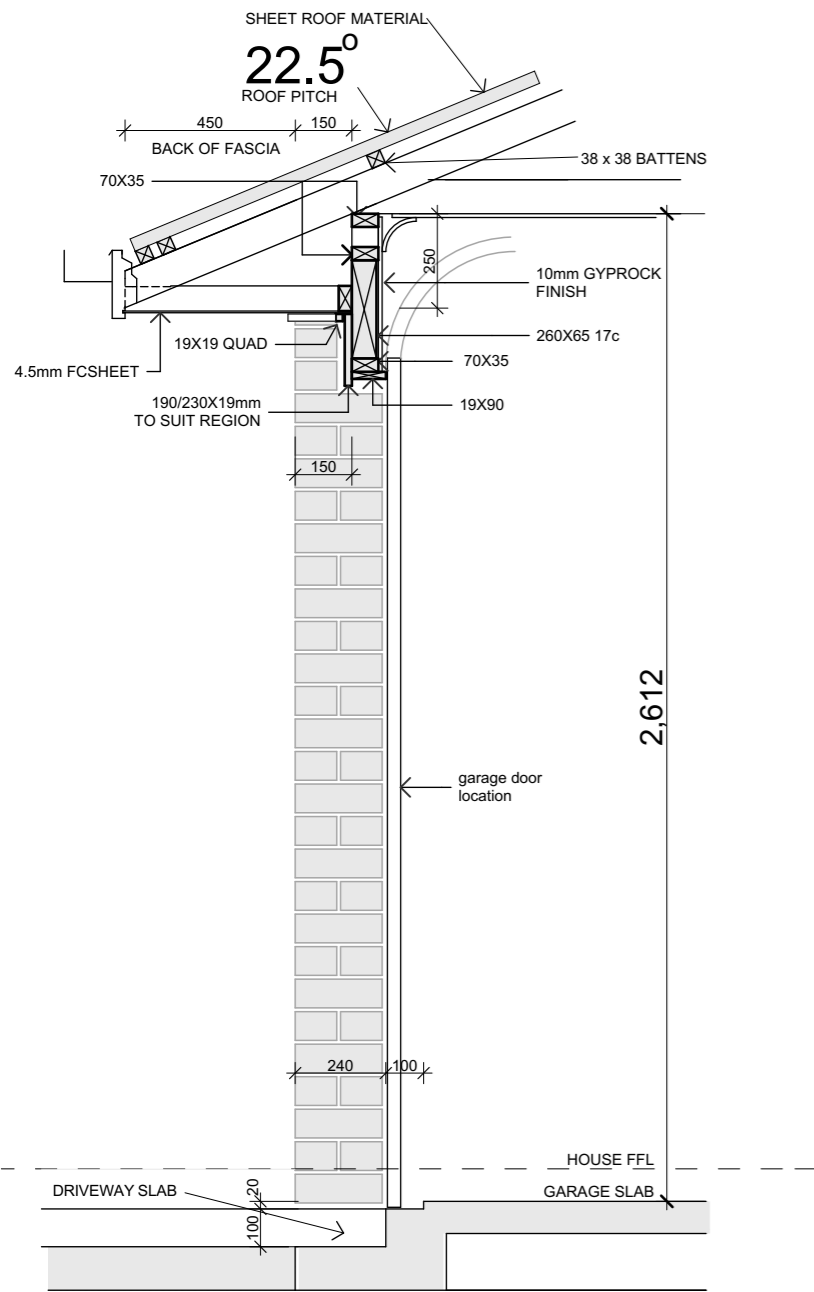
SCALE 1:20



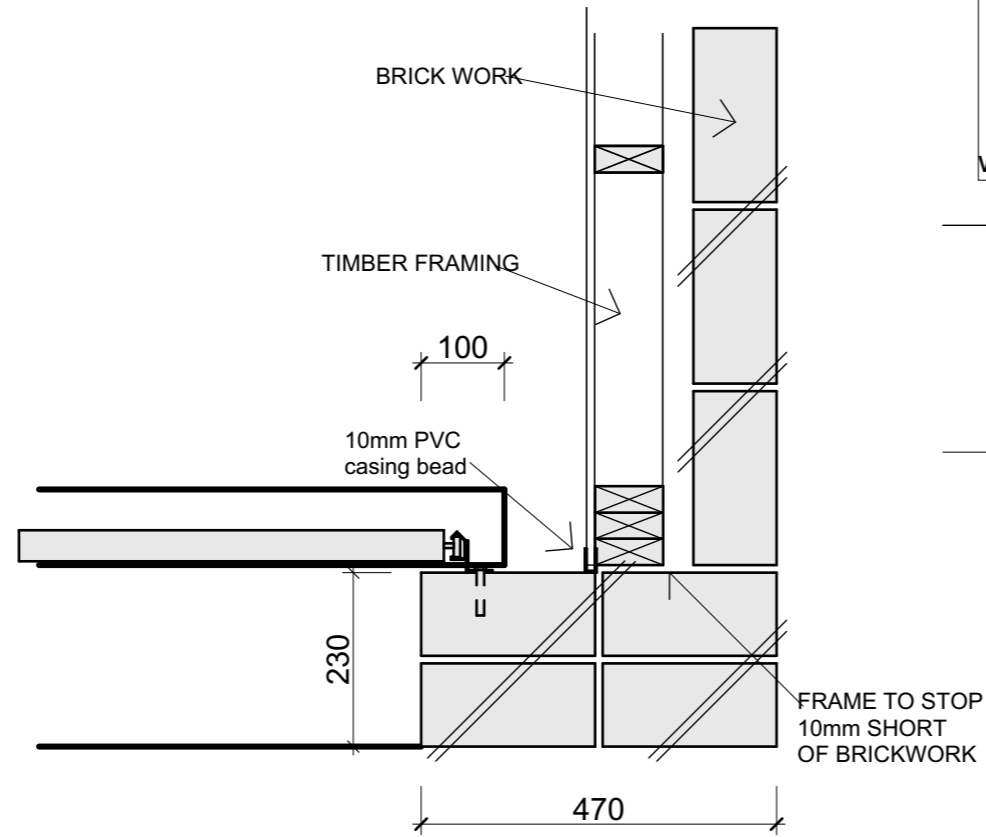
**SLIDING DOOR SECTION  
Detail A01a**

SCALE 1:20

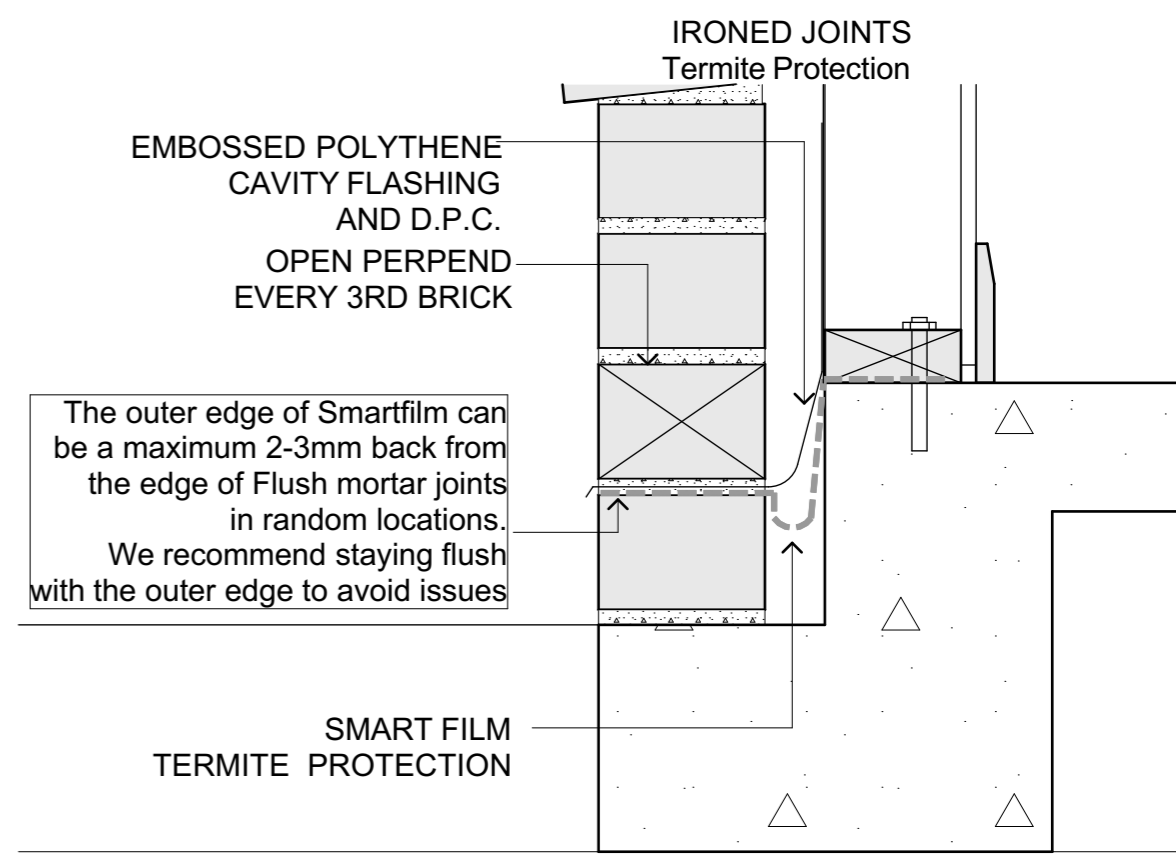
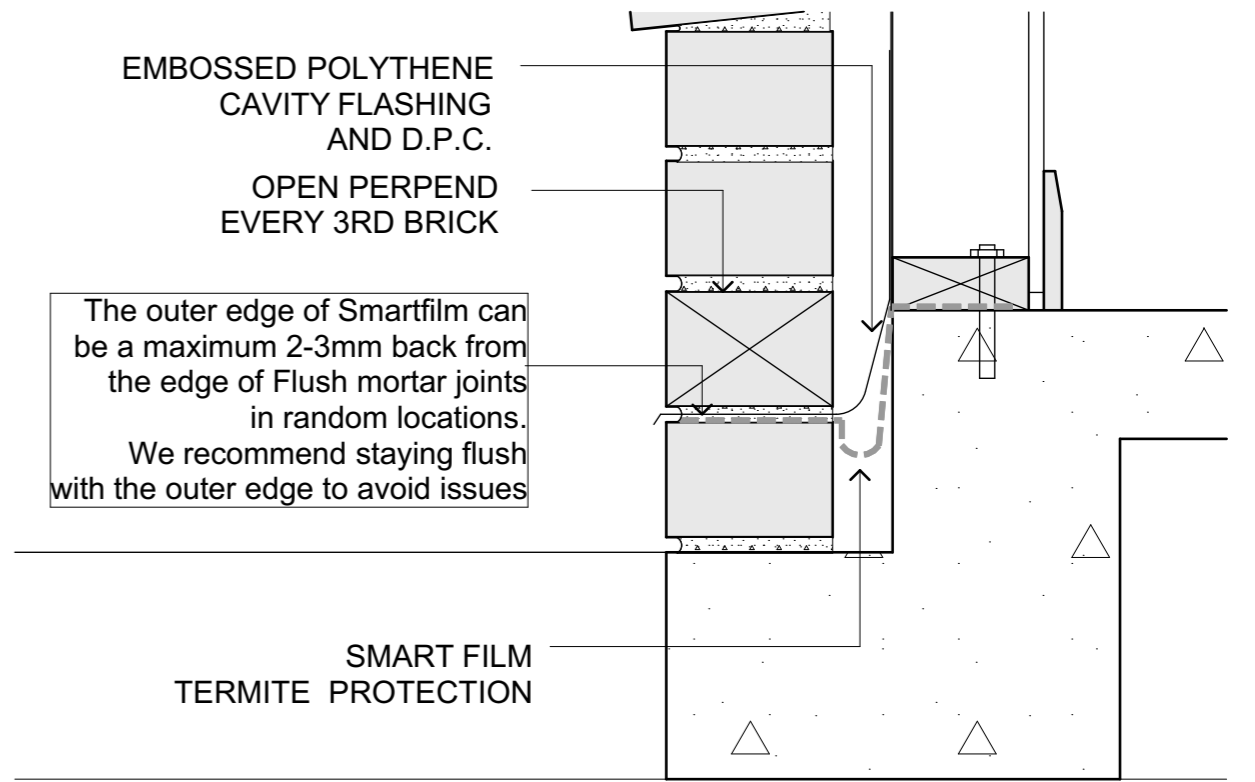
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date	issue	description	JOB No.	revision
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			DRAWN	DJH
			DATE	27/05/2024
			WIND	'N2'
			SITE	'P'
				<b>23</b>



**GARAGE OPENING  
A03**



**EXTERNAL CORNER  
SCALE 1:10  
A02**



**FLUSH MORTAR JOINTS  
Termite Protection**

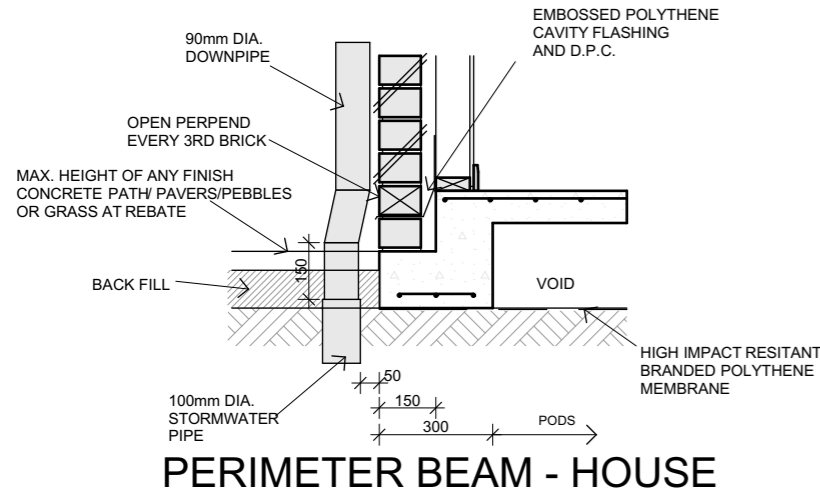


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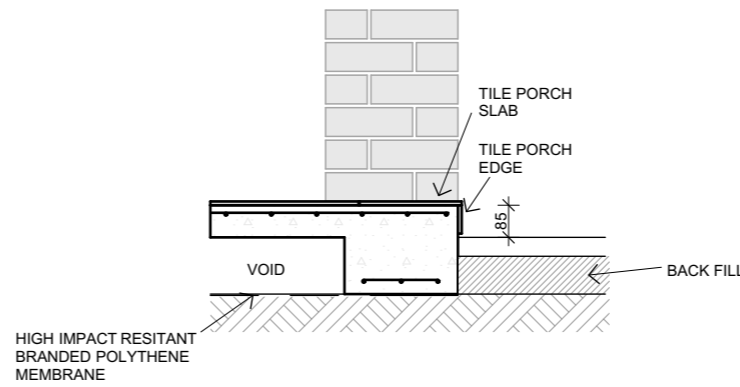
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**DESIGN**  
MISTY 165 C21 RHG & MISTY 165 CMK2 21 LHG

**JOB ADDRESS**  
Lot 806 DAVIS CRESCENT  
CAERLEON NSW 2850  
**PROPOSAL** NEW DWELLING **DP:** 1273341

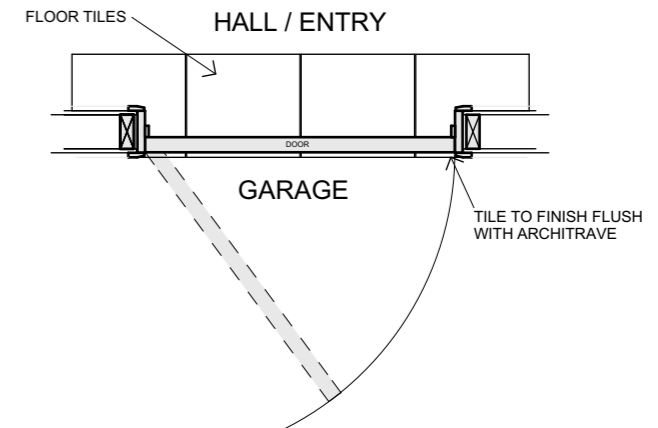
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			DRAWN	DJH	
			DATE	27/05/2024	24
			WIND	'N2'	SITE 'P'



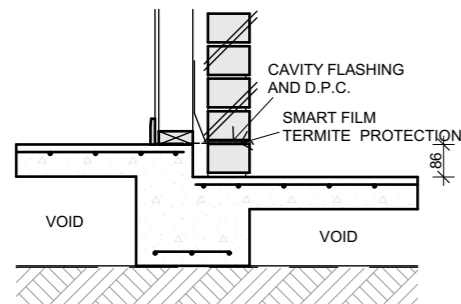
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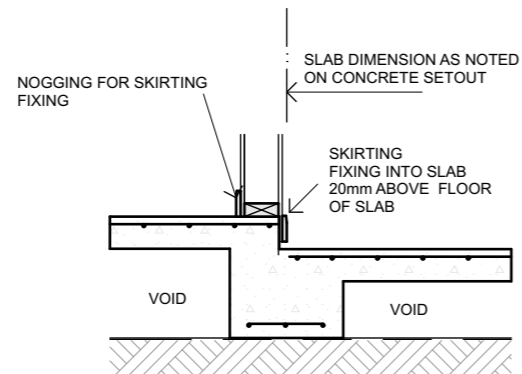
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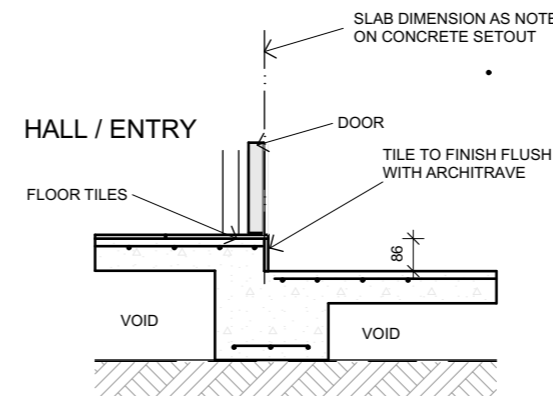
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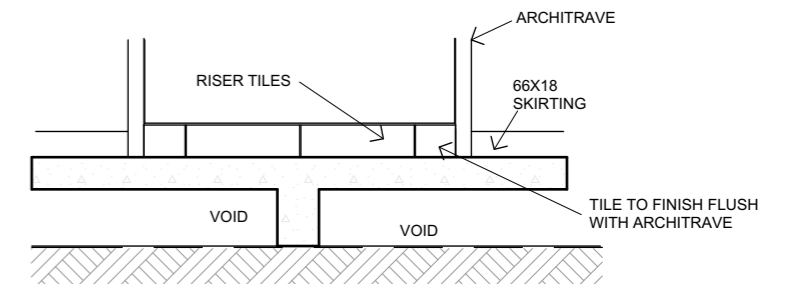
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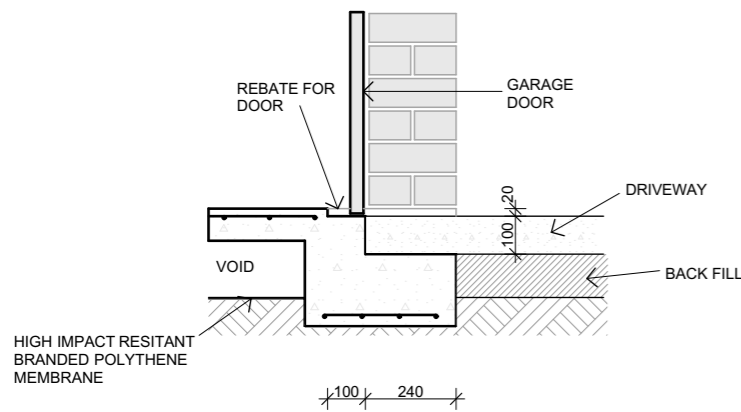
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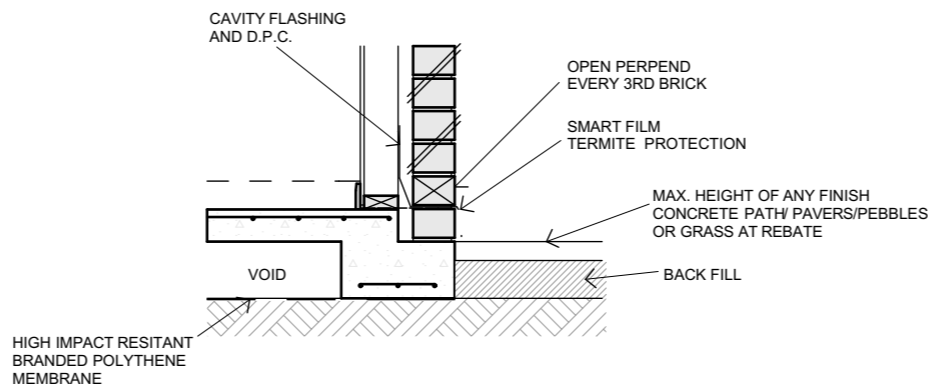
**A02a6**



**A02a9**



**A02a8**



**A02a10**

**NOTE :**  
ENSURE TO ALSO MAKE REFERENCE TO ENGINEERS DETAILS

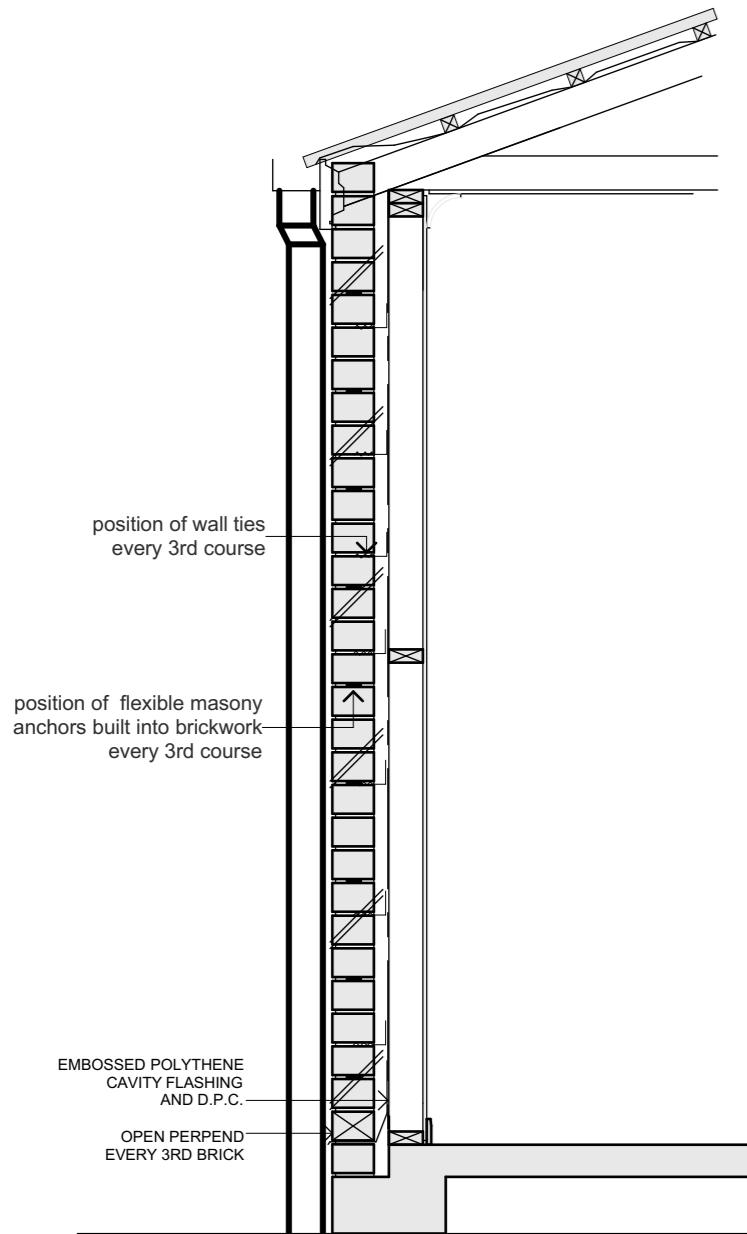


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DESIGN MISTY 165 C21 RHG & MISTY 165 CMK2 21 LHG

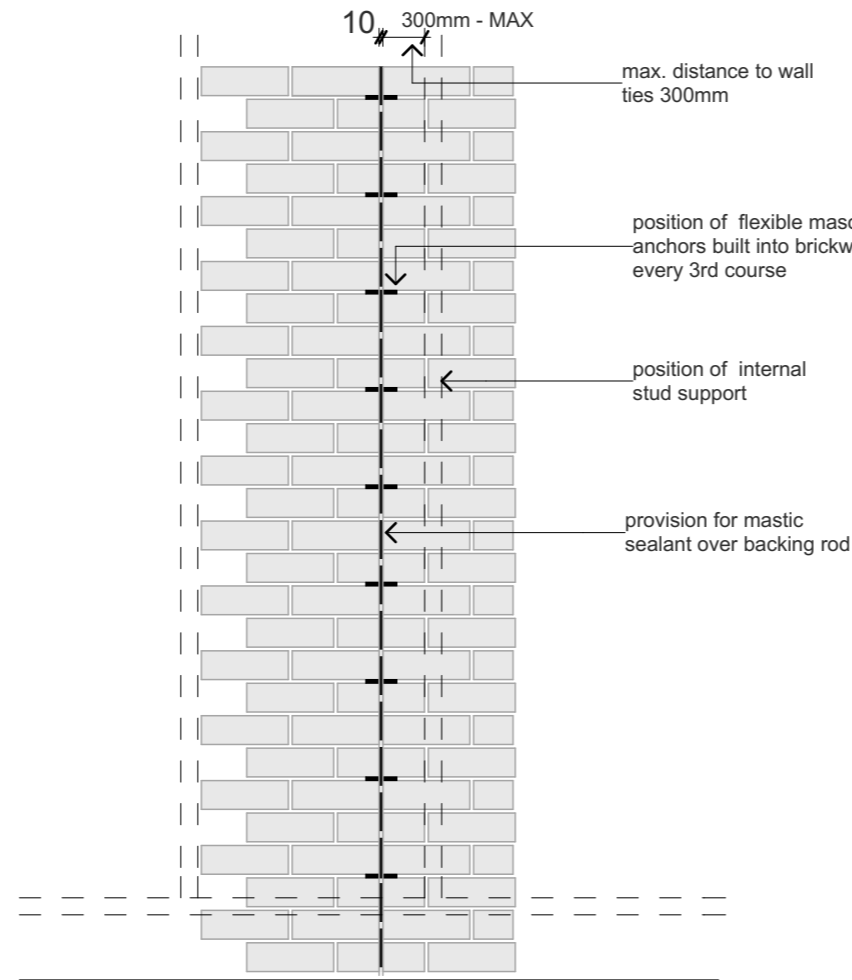
**JOB ADDRESS**  
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CAERLEON NSW 2850  
PROPOSAL NEW DWELLING DP: 1273341

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			DRAWN	DJH	25
			DATE	27/05/2024	
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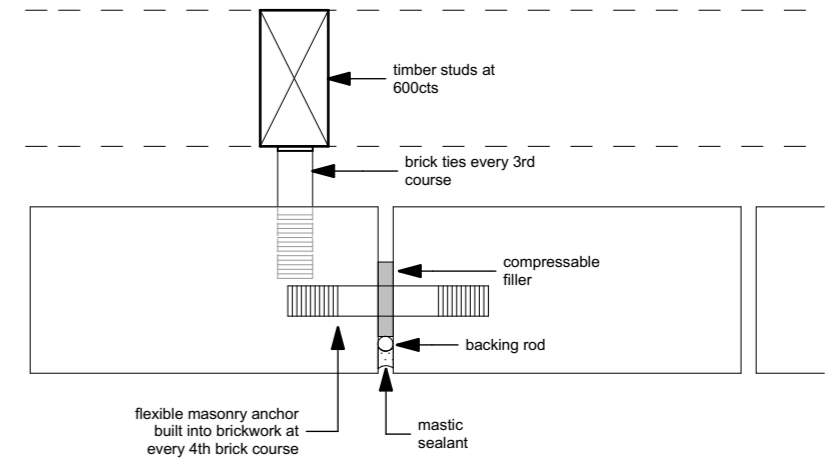


VERTICAL ARTICULATION JOINT SECTION

Note :  
articulation joints required nomore than 6000mm centres  
in a straight , continuous walls having no openings



VERTICAL ARTICULATION JOINT ELEVATION



drawing title		ARTICULATION VERTICAL JOINT		
date	issue	description	JOB No.	revision
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			DATE	27/05/2024
			WIND	'N2'
			SITE	'P'
				<b>26</b>