

**BASIX LOT 159**  
= 74.5m<sup>2</sup> of roof area to discharge to water tank.  
= stormwater and overflow to discharge to existing street channel.  
o/a= 108.92m<sup>2</sup> of roof area.

**LEGEND:**

- = SURFACE INLETS AS REQUIRED
- = SURFACE INLETS LINE
- - - - = STORMWATER LINE

**LOT 159**

**EARTHWORKS TO AHD**

HOUSE:	FFL: R.L: 28.400 AHD
(LIVING)	FGL: R.L: 28.000 AHD
GARAGE:	FFL: R.L: 27.900 AHD
	FGL: R.L: 27.575 AHD

NOTE:  
REFER TO BASIX CERTIFICATE FOR MORE INFORMATION ON WATER USAGE.

**GENERAL DRAINAGE NOTES**

1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
2. Stormwater pipes to be 100mm DIA. (Min) at 1 deg. Grade (Min) to AS3500
3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D
5. Stormwater lines to be Discharged into Existing City Drainage system & connected to local government authority requirements.

note:  
r.l. levels indicative to a building tolerance of +/- 90mm.

NOTE:  
EAVES O/H TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

**NOTE:**  
**PROVIDE GRANITGARD TERMITE TREATMENT**

**FIBRE OPTIC WIRING PACKAGE**

**NOTE**  
**AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER) 3-PHASE POWER**

**NOTE:**  
ALL COMPONENTS SUCH AS: APPLIANCES; PLUMBING FITTINGS & FIXTURES; DOORS; CABINETS; HANDLES; PC ITEMS; ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES. PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.

**SYMBOLS & ABBREVIATIONS:**

GP GULLY PIT	-E- OVERHEAD ELEC LINE
HYD HYDRANT	-S- SEWER LINE
SIP SURFACE INLET PIT	□ GM GAS METER
SIC SEWER INSPECTION COVER	○ LP LIGHT POLE
SMH SEWER MANHOLE	EC ELECTRICITY CONDUIT
WM WATER METER	ECT ELEC & TELE CONDUIT
EL ELECTRICITY BOX	TC TELECOM CONDUIT
TP TELECOM PIT	WC WATER CONDUIT
VC VEHICLE CROSSING	INV INVERT
SV STOP VALVE	KO KERB OUTLET
SWMH STORMWATER MANHOLE	TK TOP OF KERB

**LOCALITY SKETCH**

UBD AREA: SYD REVISION: 49  
MAP: 163 REF: J7  
GPS S E

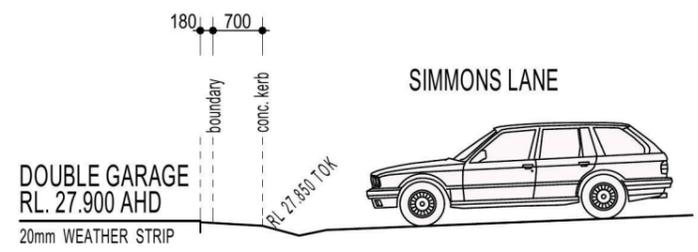
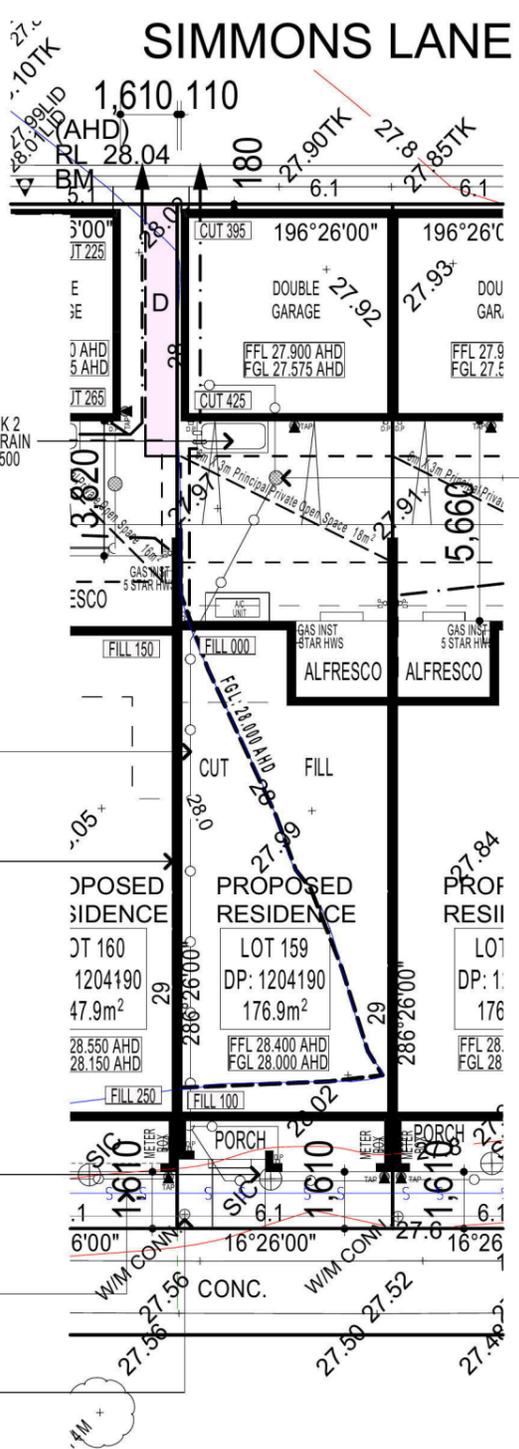
EVOLUTION SERIES MK 2  
SLIMLINE TA 2000 LTR RAIN  
WATER TANK TO AS. 3500

MIN 60/60/60 F.R.L &  
ACOUSTIC WALL IN  
ACCORDANCE WITH  
B.C.A REQUIREMENTS  
& LOXO DETAILS

SIC TO BE  
RELOCATED

APPROX SEWER  
LOCATION

WATER METER TO  
BE RELOCATED IF  
REQUIRED



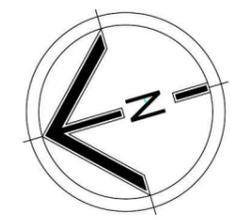
**DRIVEWAY GRADIENT**  
SCALE 1:100

**NOTE:**  
DRIVEWAY DESIGN IN ACCORDANCE WITH AS/NZS 2890.1:2004 WITH COUNCIL DCP GUIDELINE  
SIGN:..... DATE:.....

**NOTE:**  
FINAL GARAGE LEVELS TO BE DETERMINED ON SITE

(D) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

**PUBLIC RESERVE  
HOWELL PARK**  
↓  
**HUDSON STREET**



**SITE PLAN & STORMWATER CONCEPT PLAN**

**HIA members**  
the best in the business

**MASTER BUILDERS ASSOCIATION**  
MEMBER  
MASTER BUILDER, BETTER BUILDER

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.
- ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.
- ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.
- FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.
- DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.
- THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

**DEVELOPMENT CALCULATIONS**

LOT: 159 NO: 00 OF SITE AREA: 176.90m<sup>2</sup>

Itemised Floor Areas:	
living ground floor:	80.68m <sup>2</sup>
first floor: (excl. void 3.40m <sup>2</sup> )	71.46m <sup>2</sup>
garage: (excess 00.000m <sup>2</sup> )	35.88m <sup>2</sup>
alfresco:	6.12m <sup>2</sup>
porch:	7.84m <sup>2</sup>
balcony:	5.74m <sup>2</sup>
<b>total floor area:</b>	<b>207.72m<sup>2</sup></b>

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	80.68m <sup>2</sup>
garage:	35.88m <sup>2</sup>
porch/alfresco:	13.96m <sup>2</sup>
driveway/paved area:	3.84m <sup>2</sup>
site coverage Area:	130.52m <sup>2</sup> (73.78%)
landscape area:	46.38m <sup>2</sup> (26.2%)
pervious areas (soft)	42.54m <sup>2</sup> (24.10%)
impervious areas (hard)	134.36m <sup>2</sup> (75.90%)
private open space o/a:	40.75m <sup>2</sup>
principal private open space:	18.0m <sup>2</sup>
total car space incl. carstand:	2 carspace

**COUNCIL ZONE: R1**

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**M. ROSSETTO**

LOCATION:  
**LOT 159  
HUDSON STREET  
NORTH PENRITH. NSW 2750**

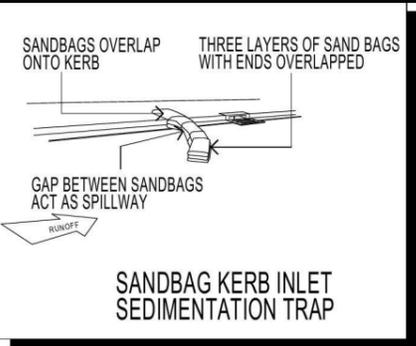
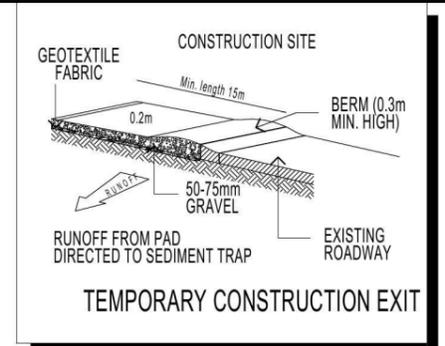
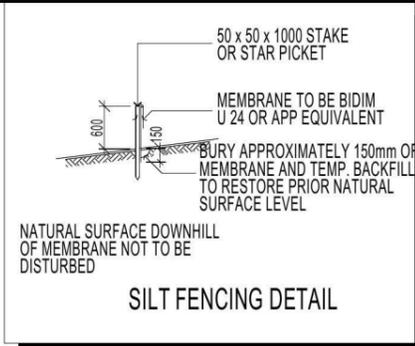
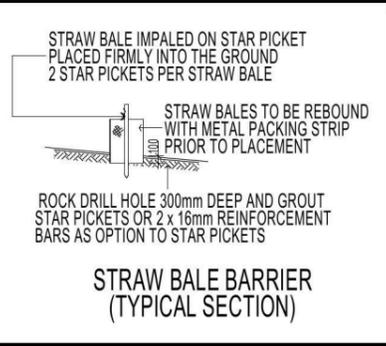
DP: 1204190 council: PENRITH

model: OXFORD 24 facade: CUSTOM date: 27/07/2015 quotation assessment: QA1

Sheet: 1 of 17 drawn: G.P / S.W checked: P.D scale: 1:100, 1:200 809-14

CLIENTS SIGNATURE DATE S.P. 00.

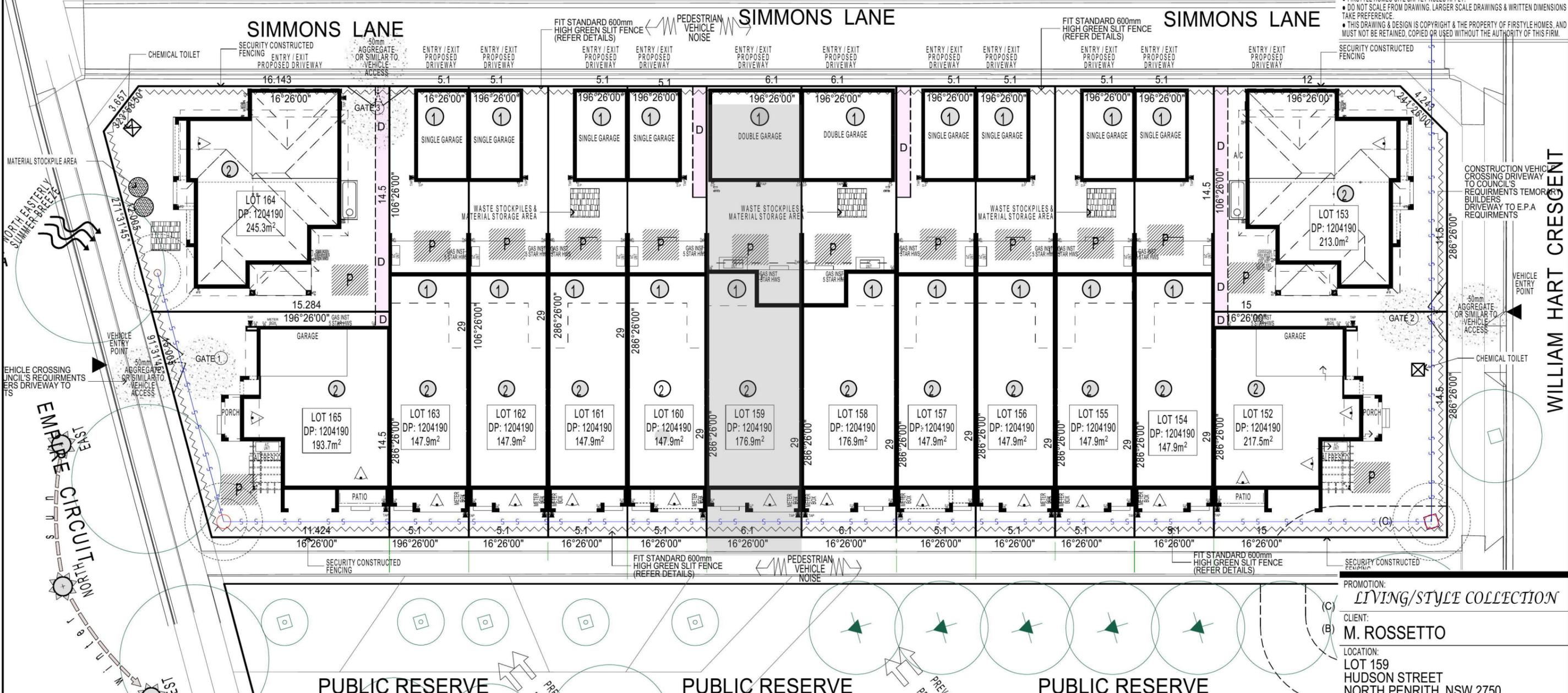
• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.  
 • ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.  
 • ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.  
 • ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.  
 • FIRSTYLE HOMES SITE SAFETY RULES APPLY.  
 • DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PRECEDENCE.  
 • THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.



**DUST CONTROL MEASURES:**  
 IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (FIRSTYLE) WILL SPRINKLE WATER ON THE DUST  
 ANY AREA OF ROAD BASE WILL BE POSITIONED FOR HEAVY VEHICLES TO REDUCE & PROVIDE AN AREA TO WASH TRUCKS OFF (IF REQUIRED)

**NOISE & VIBRATION MEASURES:**  
 ALL EXCAVATION WILL BE CARRIED OUT BETWEEN THE TIME SETOUT IN THE COUNCIL CONDITIONS  
 MACHINERY SIZE WILL BE KEPT TO A MINIMUM REQUIRED FOR THE JOB

KEY	①	②	NUMBER OF STOREY'S	EXISTING TREES	TREES TO BE REMOVED	NOISE	VEHICULAR SITE ENTRY	PRIVATE OPEN SPACE	RAINWATER TANK (Underground)
SOLAR ACCESS	→	→	→	→	→	→	→	→	→
PREVAILING WINDS	→	→	→	→	→	→	→	→	→
DIRECTION & DISTANCES	→	→	→	→	→	→	→	→	→
VEWS	→	→	→	→	→	→	→	→	→
HWS	→	→	→	→	→	→	→	→	→
OVERLOOKING	→	→	→	→	→	→	→	→	→
A/C UNIT (if required)	→	→	→	→	→	→	→	→	→



**NOTE:**  
 ALL COMPONENTS SUCH AS: APPLIANCES, PLUMBING FITTINGS & FIXTURES; DOORS; CABINETS; HANDLES; PC ITEMS; ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES. PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.

- (A) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- (B) RESTRICTION ON THE USE OF LAND (VIDE DP1184495)
- (C) RESTRICTION ON THE USE OF LAND (VIDE DP1184495)
- (D) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

**SITE ANALYSIS & WASTE MANAGEMENT PLAN**

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **M. ROSSETTO**

LOCATION: **LOT 159 HUDSON STREET NORTH PENRITH. NSW 2750**

DP: 1204190 Council: PENRITH

model: OXFORD 24 facade: CUSTOM date: 27/07/2015 quotation assessment: QA1

Sheet: 2 of 17 drawn: G.P./S.W. checked: P.D. scale: 1:250

809-14

**KEY**

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
-  CEMINTEL (ASPECT) PLANK - SMOOTH PAINT FINISH (AS SELECTED)- 300 HIGH

**NOTE:**  
FIRST FLOOR WINDOWS TO COMPLY WITH CLAUSE 3.9.2.5 OF VOLUME 2 OF THE BCA.

**FIRSTSTYLE HOMES**

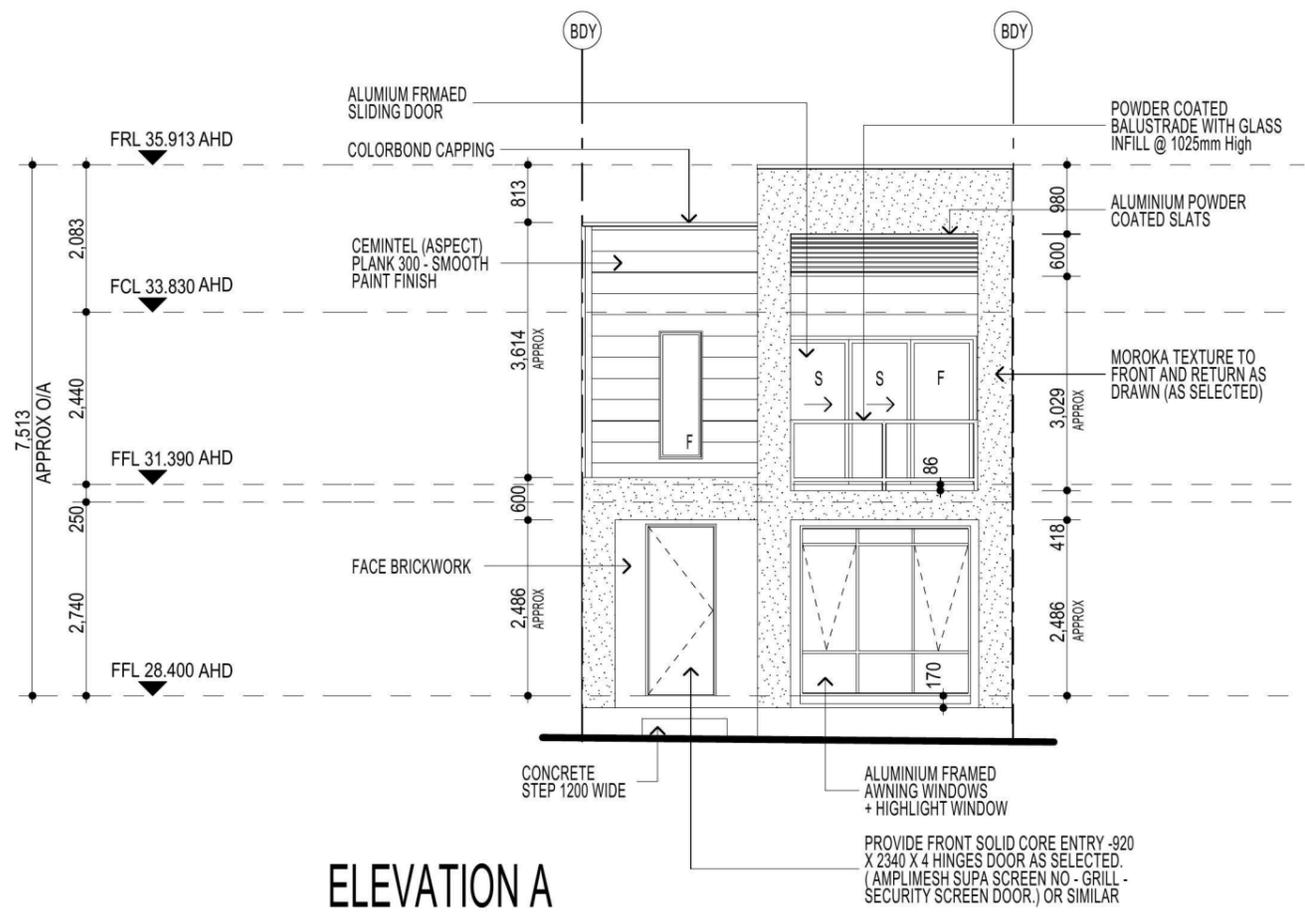
FIRSTSTYLE HOMES Pty.Ltd  
Lic No. 113412C  
ACN. 087 773 779  
PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9731 9600  
FAX: (02) 9601 0711  
EMAIL: design@firststyle.com.au

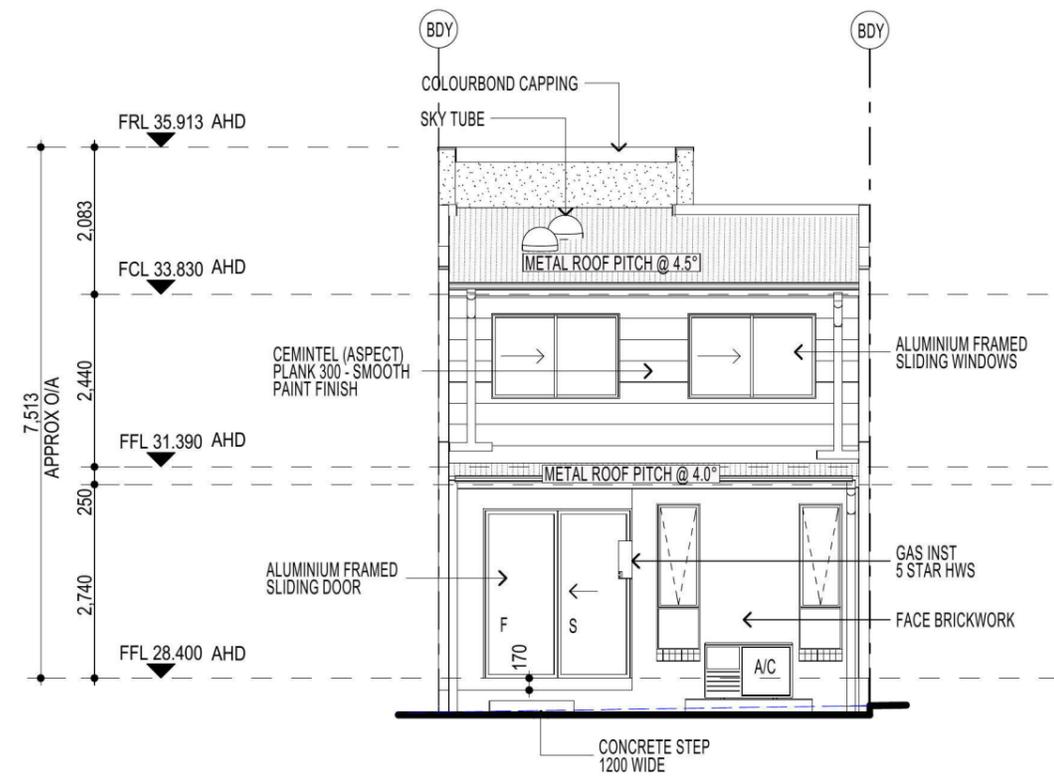
**HIA members**  
the best in the business

**MASTER BUILDERS ASSOCIATION**  
MEMBER

• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A., RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.  
• ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.  
• ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.  
• ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.  
• FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.  
• DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.  
• THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.



**ELEVATION A**



**ELEVATION C**

**NOTE**  
AIR CONDITIONING ONLY  
(EER 2.5-3.0 OR GREATER)  
3-PHASE POWER

**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
PROVIDE GRANITGARD  
TERMITE TREATMENT

**NOTE:**  
PLEASE REFER TO " ECO DESIGN "  
LANDSCAPE PLANS ISSUE: 'F' DATED  
10.09.14

**NOTE:**  
ALL COMPONETS SUCH AS; APPLIANCES;  
PLUMBING FITTINGS & FIXTURES; DOORS;  
CABINERY; HANDLES; PC ITEMS; ARE SHOWN  
ON THE PLANS & ELEVATIONS FOR  
ILLUSTRATION PURPOSES ONLY & TO  
COMMUNICATE APPROX SIZES. PLEASE REFER  
TO YOUR SPECIFICATIONS FOR YOUR RELEVANT  
INCLUSIONS.

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**M. ROSSETTO**

LOCATION:  
LOT 159  
HUDSON STREET  
NORTH PENRITH. NSW 2750

DP: 1204190 council: PENRITH

model: OXFORD 24 facade: CUSTOM date: 27/07/2015 quotation assessment: QA1

Sheet: 5 of 17 drawn: G.P / S.W checked: P.D scale: 1:100

**809-14**

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 00.

**ELEVATIONS**

**KEY**

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
-  CEMINTEL (ASPECT) PLANK - SMOOTH PAINT FINISH (AS SELECTED) - 300 HIGH

**NOTE:**  
FIRST FLOOR WINDOWS TO COMPLY WITH CLAUSE 3.9.2.5 OF VOLUME 2 OF THE BCA.

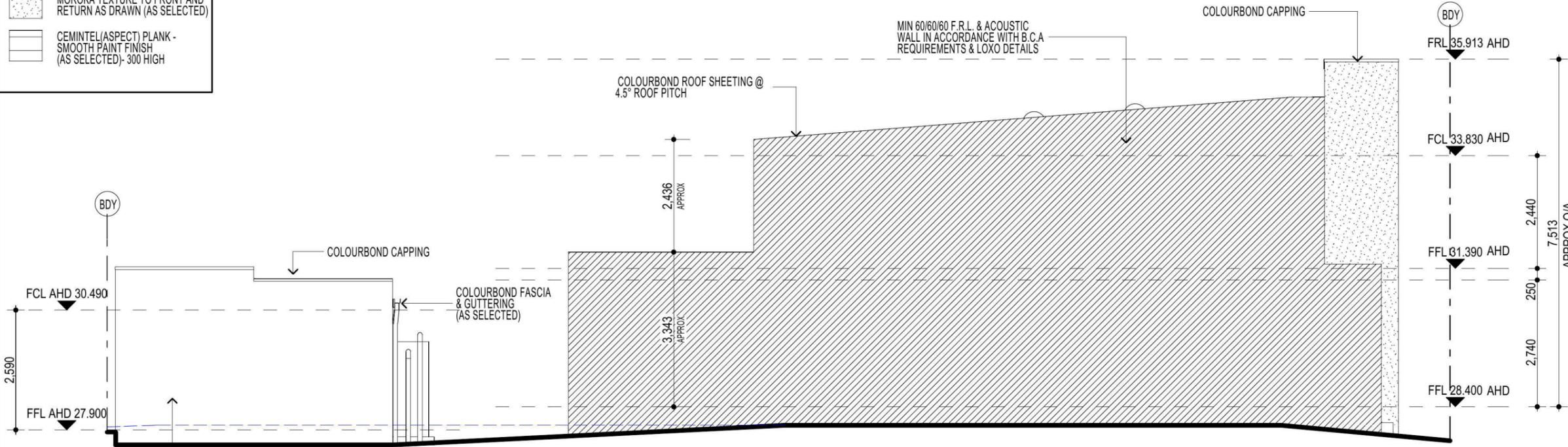
FIRSTSTYLE HOMES Pty.Ltd  
Lic No. 113412C  
ACN. 087 773 779  
PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9731 9600  
FAX: (02) 9601 0711  
EMAIL: design@firststyle.com.au

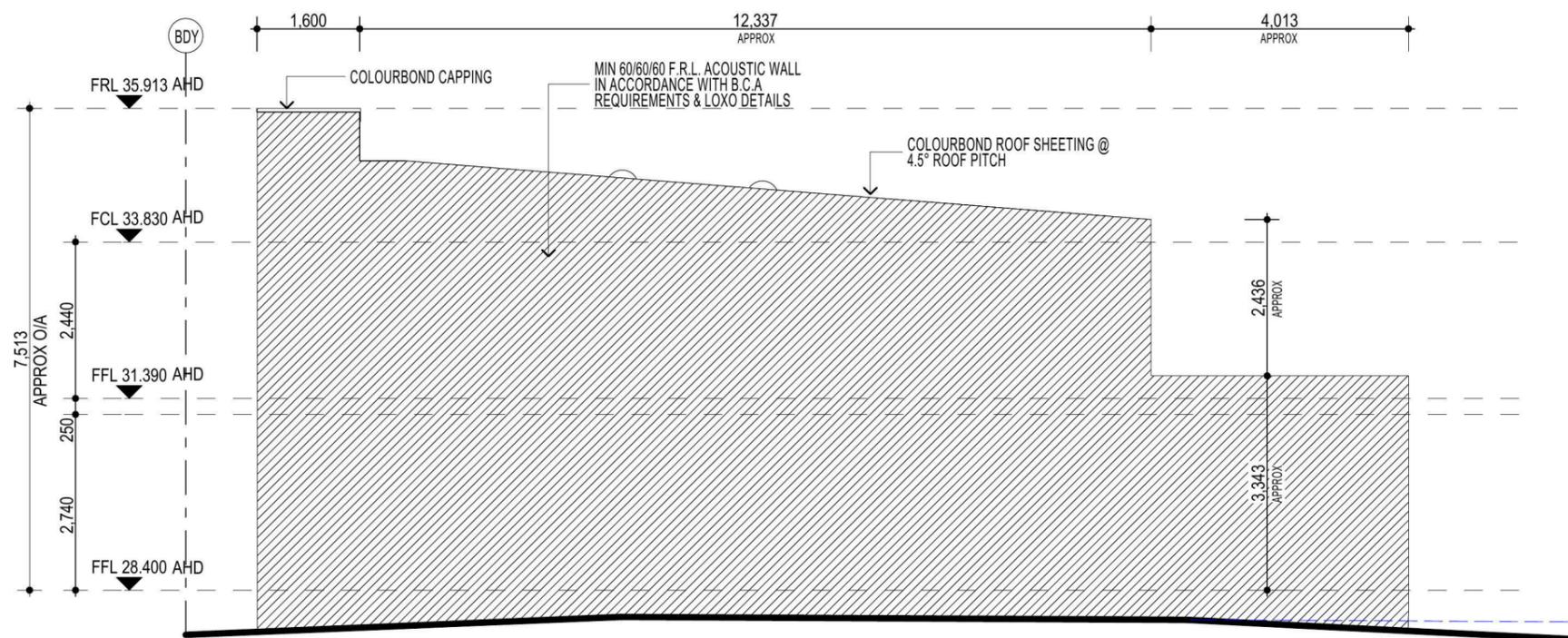
**HIA members**  
the best in the business



- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.
- ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.
- ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.
- FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.
- DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.
- THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE HOMES. AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.



**ELEVATION B**



**ELEVATION D**

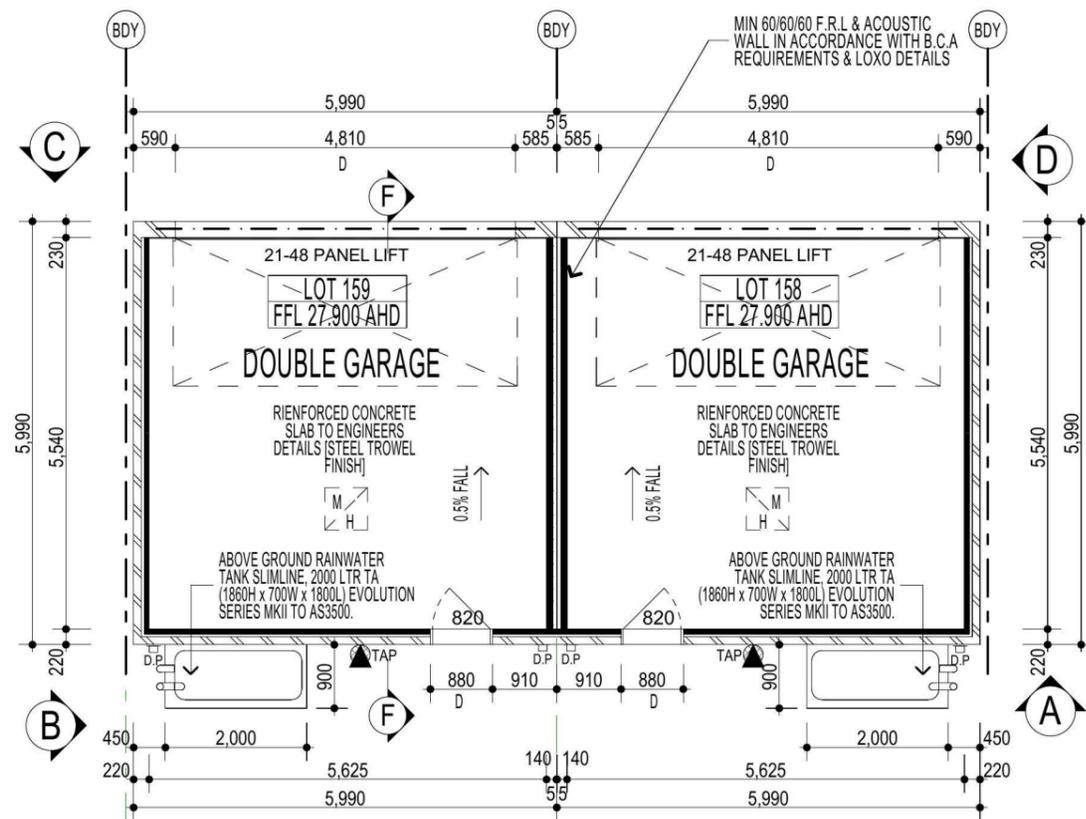
- NOTE**  
AIR CONDITIONING ONLY  
(EER 2.5-3.0 OR GREATER)  
3-PHASE POWER
- FIBRE OPTIC WIRING PACKAGE**
- NOTE:**  
PROVIDE GRANITGARD  
TERMITE TREATMENT
- NOTE:**  
PLEASE REFER TO " ECO DESIGN "  
LANDSCAPE PLANS ISSUE: 'F' DATED  
10.09.14
- NOTE:**  
ALL COMPONENTS SUCH AS: APPLIANCES;  
PLUMBING FITTINGS & FIXTURES; DOORS;  
CABINETS; HANDLES; PC ITEMS; ARE SHOWN  
ON THE PLANS & ELEVATIONS FOR  
ILLUSTRATION PURPOSES ONLY & TO  
COMMUNICATE APPROX SIZES. PLEASE REFER  
TO YOUR SPECIFICATIONS FOR YOUR RELEVANT  
INCLUSIONS.

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>M. ROSSETTO</b>			
LOCATION: LOT 159 HUDSON STREET NORTH PENRITH. NSW 2750			
DP: 1204190	council: PENRITH		
model: OXFORD 24	facade: CUSTOM	date: 27/07/2015	quotation assessment: QA1
Sheet: 6 of 17	drawn: G.P / S.W	checked: P.D	scale: 1:100
			<b>809-14</b>
CLIENTS SIGNATURE		DATE	S.P. 00

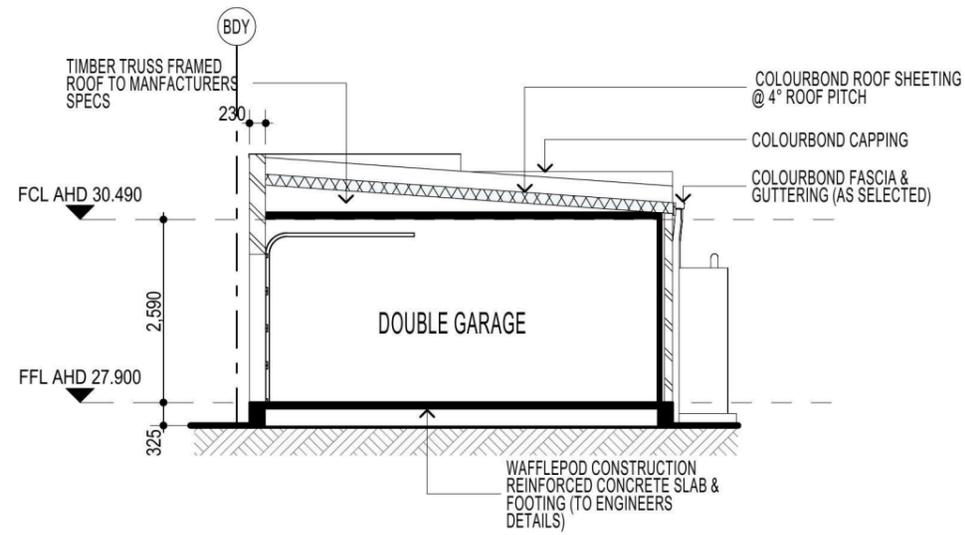
**ELEVATIONS**

**KEY**

- FACE BRICK (AS SELECTED)
- CEMINTEL (ASPECT) PLANK - SMOOTH PAINT FINISH (AS SELECTED) - 300 HIGH

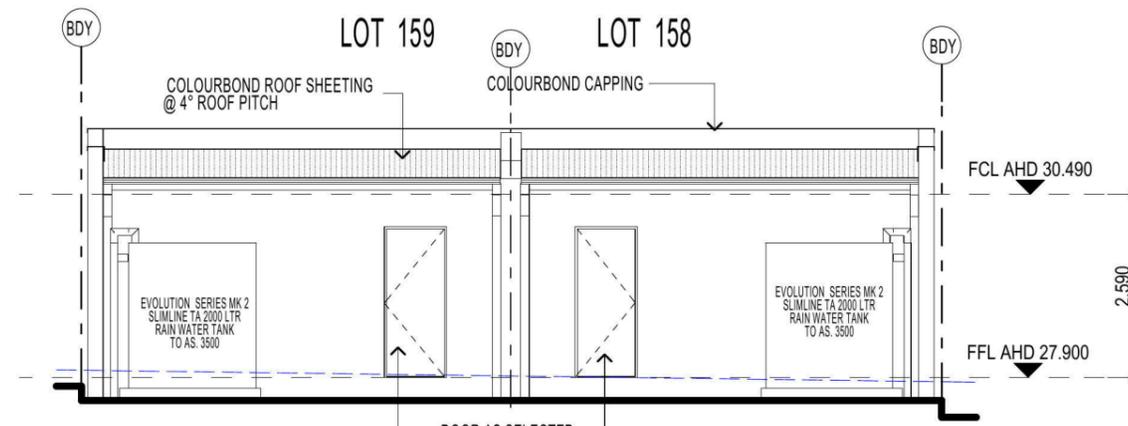


**GARAGE FLOOR PLAN**

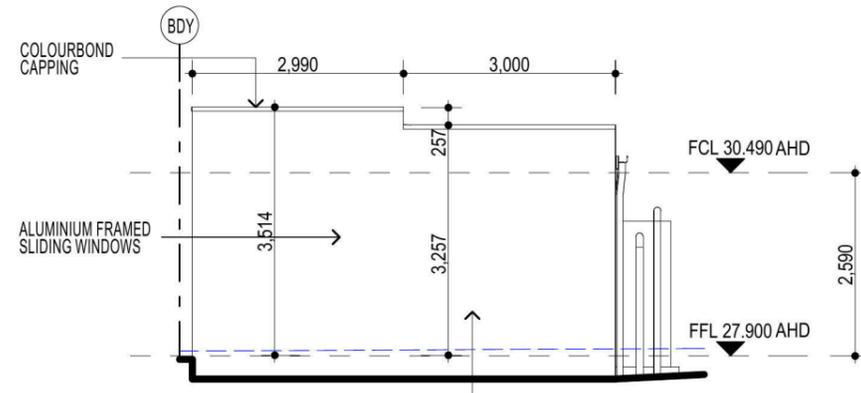


**SECTION F-F**

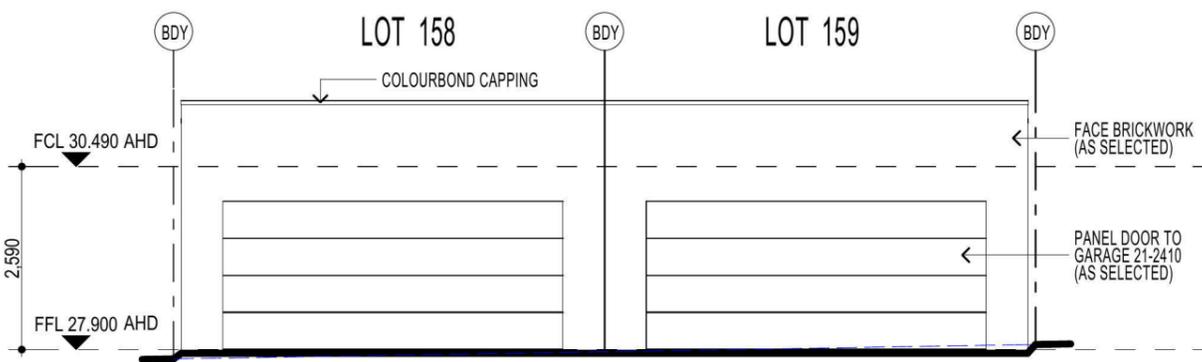
**NOTE:**  
 ALL COMPONENTS SUCH AS: APPLIANCES; PLUMBING FITTINGS & FIXTURES; DOORS; CABINERY; HANDLES; PC ITEMS; ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES. PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.



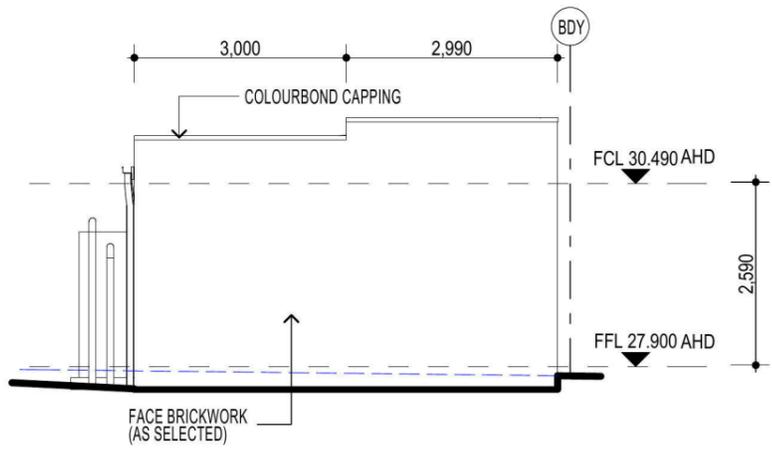
**ELEVATION A**



**ELEVATION B** LOT: 159



**ELEVATION C**



**ELEVATION D** LOT: 158

**FIRSTYLE HOMES**

FIRSTYLE HOMES Pty.Ltd  
 Lic No. 113412C  
 ACN. 087 773 779  
 PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9731 9600  
 FAX: (02) 9601 0711  
 EMAIL: design@firststyle.com.au

**HIA members**  
 the best in the business

**MASTER BUILDERS ASSOCIATION**  
 MEMBER

• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.  
 • ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.  
 • ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.  
 • ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.  
 • FIRSTYLE HOMES SITE SAFETY RULES APPLY.  
 • DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PRECEDENCE.  
 • THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

**NOTE**  
 AIR CONDITIONING ONLY  
 (EER 2.5-3.0 OR GREATER)  
 3-PHASE POWER

**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
 PROVIDE GRANITGARD  
 TERMITE TREATMENT

**NOTE:**  
 PLEASE REFER TO "ECO DESIGN"  
 LANDSCAPE PLANS ISSUE: 'F' DATED  
 10.09.14

PROMOTION:  
 LIVING/STYLE COLLECTION

CLIENT:  
 M. ROSSETTO

LOCATION:  
 LOT 159  
 HUDSON STREET  
 NORTH PENRITH, NSW 2750

DP: 1204190 council: PENRITH

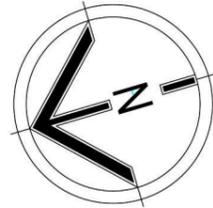
model: OXFORD 24 facade: CUSTOM date: 27/07/2015 quotation assessment: QA1

Sheet: 7 of 17 drawn: G.P / S.W checked: P.D scale: 1:100 809-14

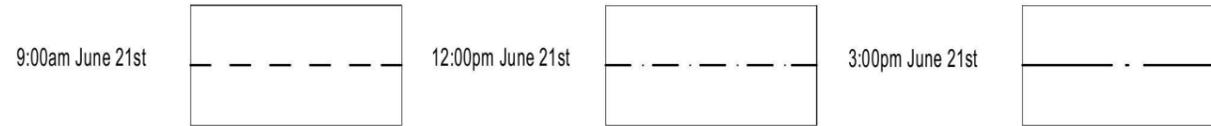
CLIENTS SIGNATURE: DATE: S.P. 00.

**GARAGE**





SHADOW DIAGRAM



**FIRSTYLE HOMES**  
 FIRSTYLE HOMES Pty.Ltd  
 Lic No. 113412C  
 ACN. 087 773 779  
 PO BOX 171, HOXTON PARK 2171  
 ADMIN: (02) 9731 9600  
 FAX: (02) 9601 0711  
 EMAIL: design@firststyle.com.au

**HIA members**  
 the best in the business

**MASTER BUILDERS ASSOCIATION**  
 MEMBER

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A., RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.
- ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.
- ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.
- FIRSTYLE HOMES SITE SAFETY RULES APPLY.
- DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.
- THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

- NOTE**  
 AIR CONDITIONING ONLY  
 (EER 2.5-3.0 OR GREATER)  
 3-PHASE POWER
- FIBRE OPTIC WIRING PACKAGE**
- NOTE:**  
 PROVIDE GRANITGARD  
 TERMITE TREATMENT
- NOTE:**  
 PLEASE REFER TO "ECO DESIGN"  
 LANDSCAPE PLANS ISSUE: 'F' DATED  
 10.09.14

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**M. ROSSETTO**

LOCATION:  
 LOT 159  
 HUDSON STREET  
 NORTH PENRITH, NSW 2750

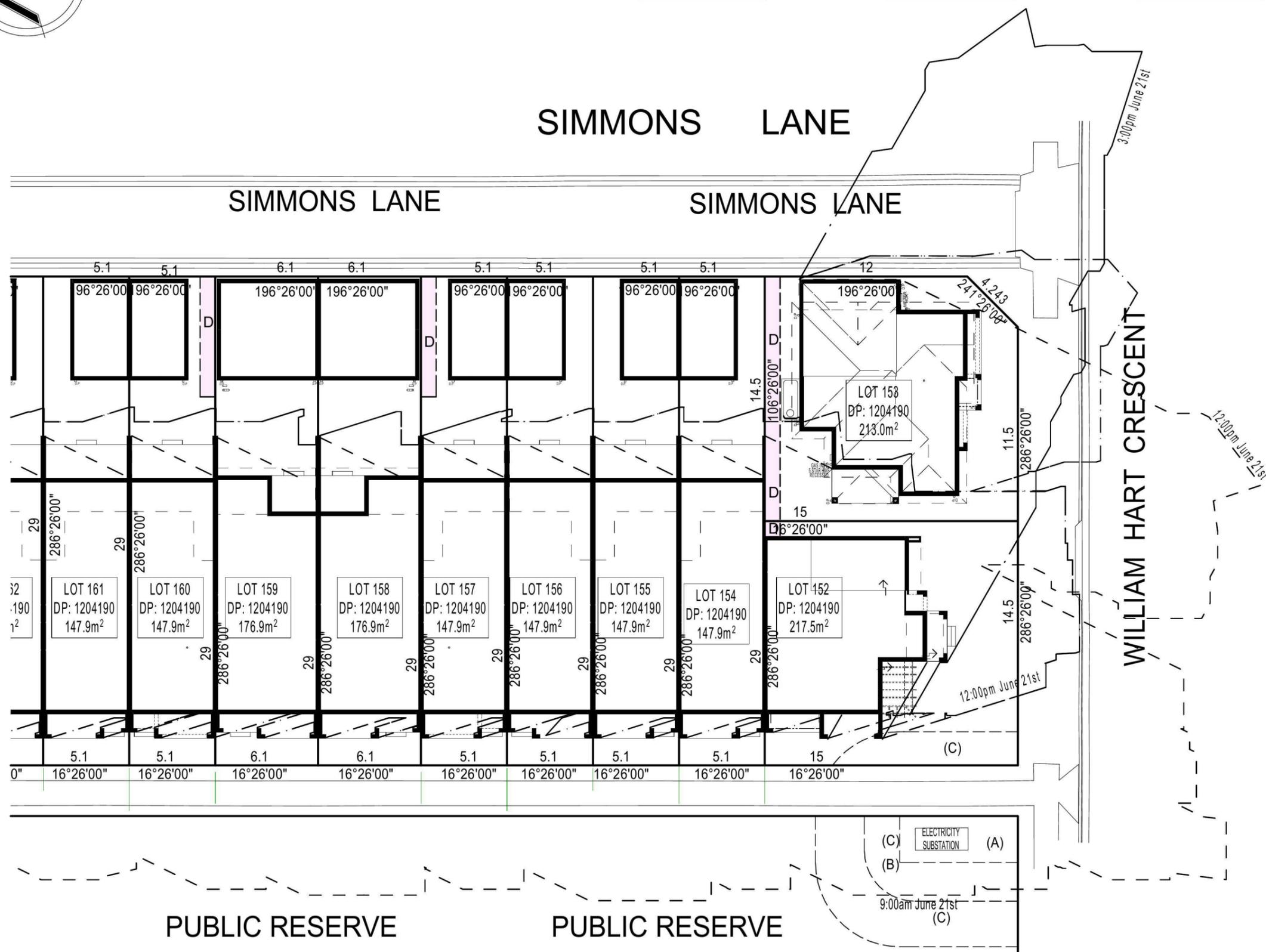
DP: 1204190 council: PENRITH

model: facade: date: quotation assessment:  
 OXF CUSTOM 27/07/2015 QA1

Sheet: 11 of 17 drawn: G.P./S.W. checked: P.D. scale: 1:250

809-14

CLIENTS SIGNATURE: DATE: S.P. 00.

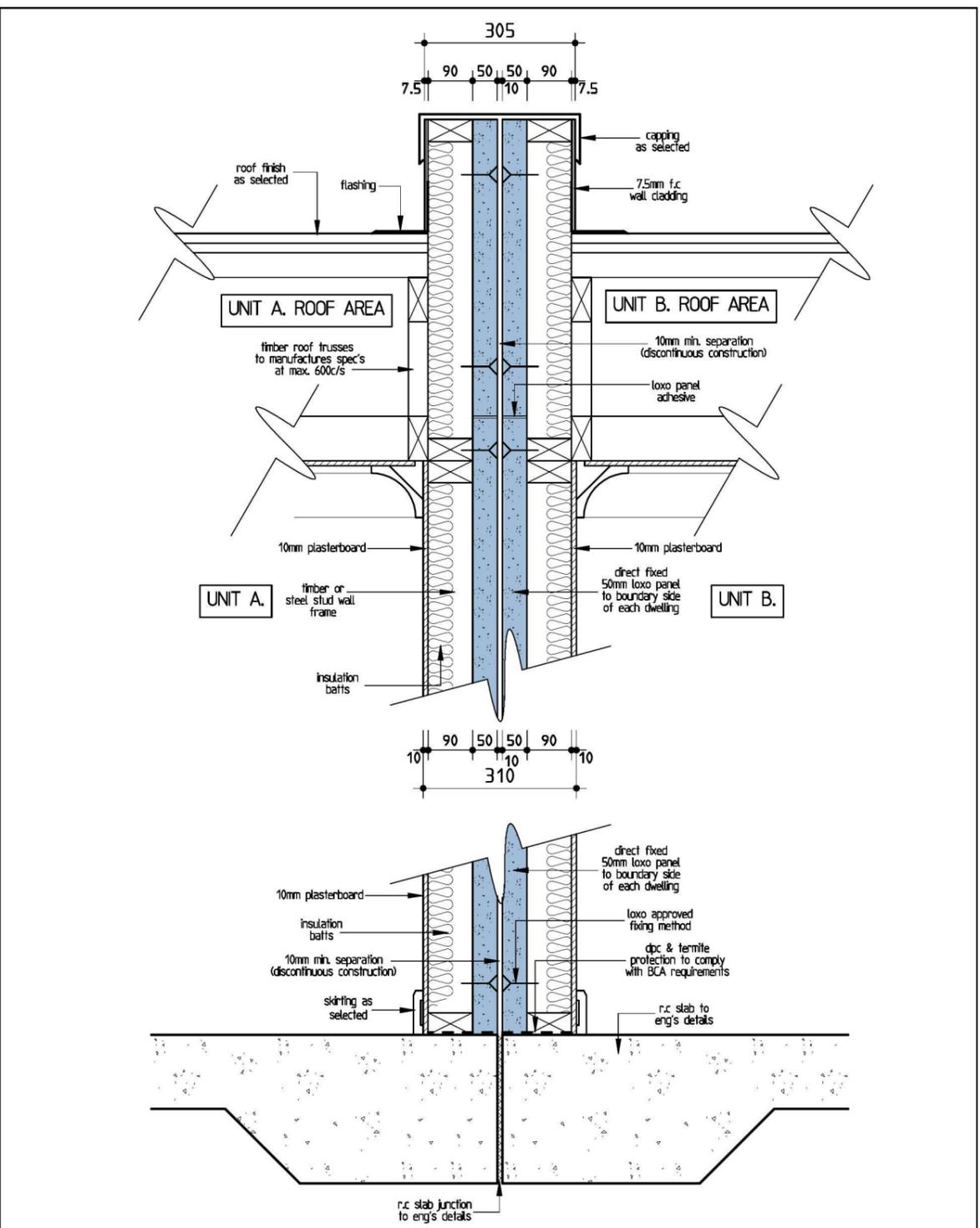
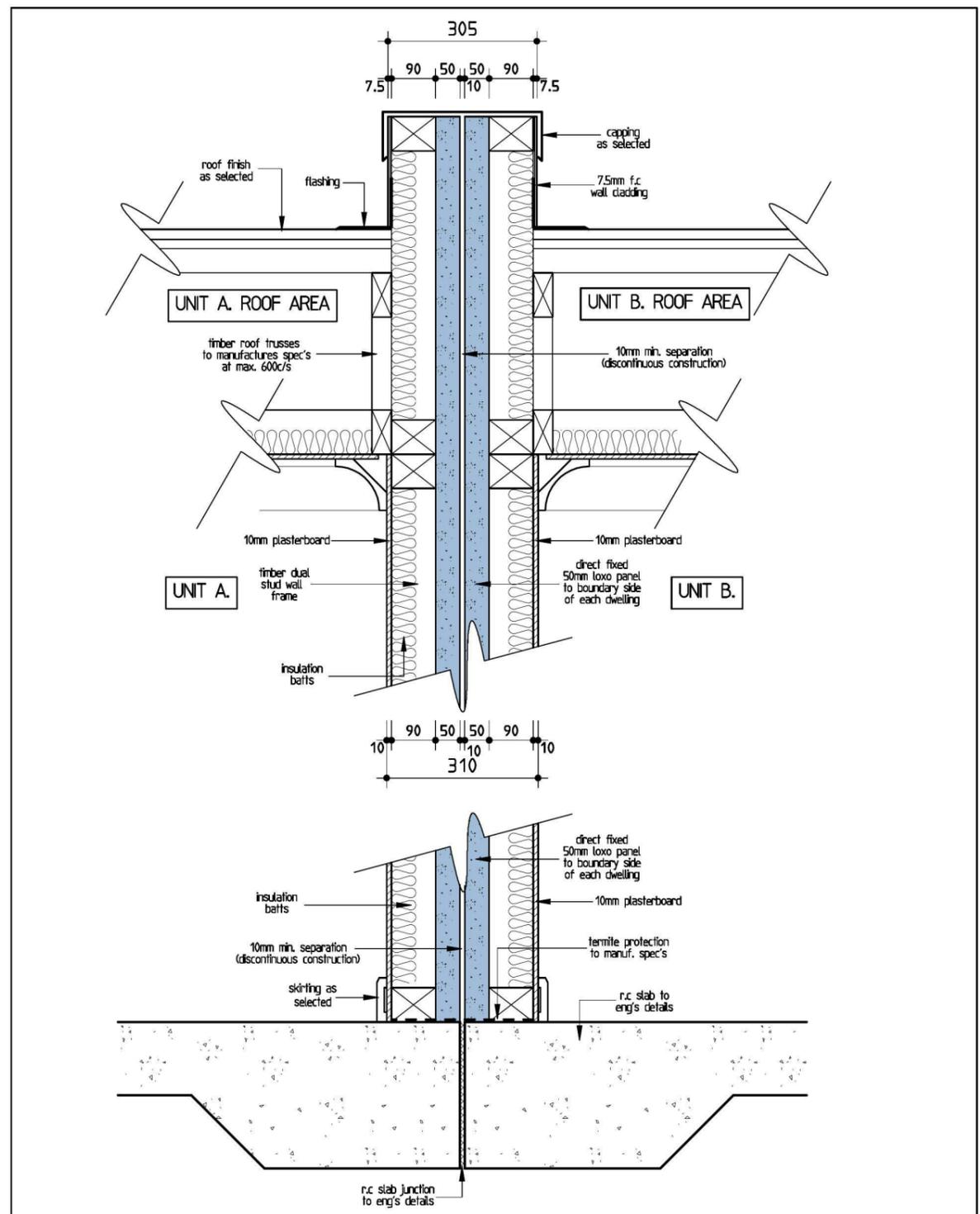


**NOTE:**  
 ALL COMPONENTS SUCH AS: APPLIANCES; PLUMBING FITTINGS & FIXTURES; DOORS; CABINETRY; HANDLES; PC ITEMS; ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES. PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.

- (A) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- (B) RESTRICTION ON THE USE OF LAND (VIDE DP1184495)
- (C) RESTRICTION ON THE USE OF LAND (VIDE DP1184495)
- (D) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

SHADOW DIAGRAM

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A., RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.
- ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.
- ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.
- FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.
- DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.
- THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.



**50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL**  
 FRL 120/120/90 | RW+CTR 53

**50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL**  
 DUAL WALL ASSEMBLY - FRL 120/120/90 | RW+CTR 53

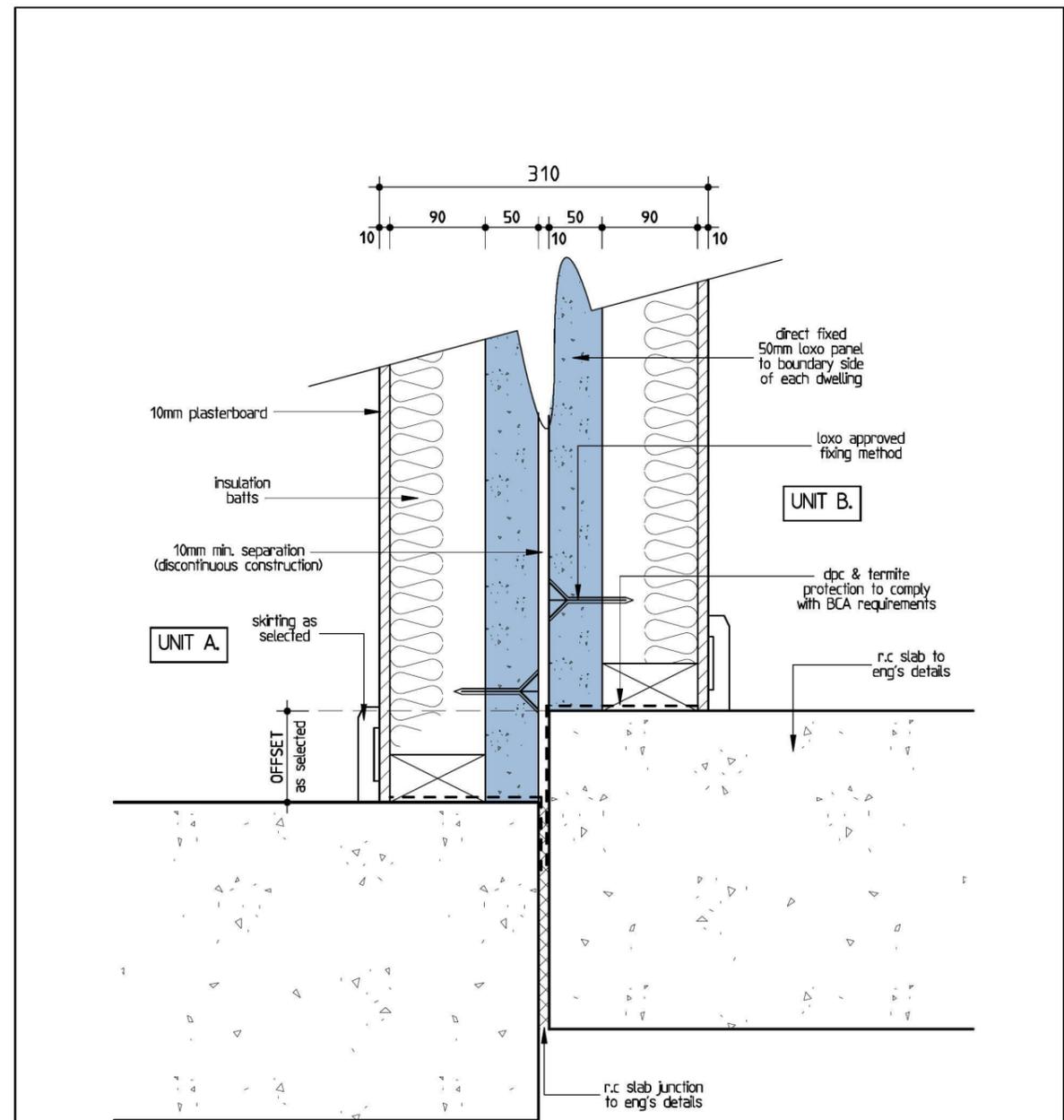


**NOTE:**  
 ALL COMPONENTS SUCH AS: APPLIANCES; PLUMBING FITTINGS & FIXTURES; DOORS; CABINETRY; HANDLES; PC ITEMS; ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES. PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.

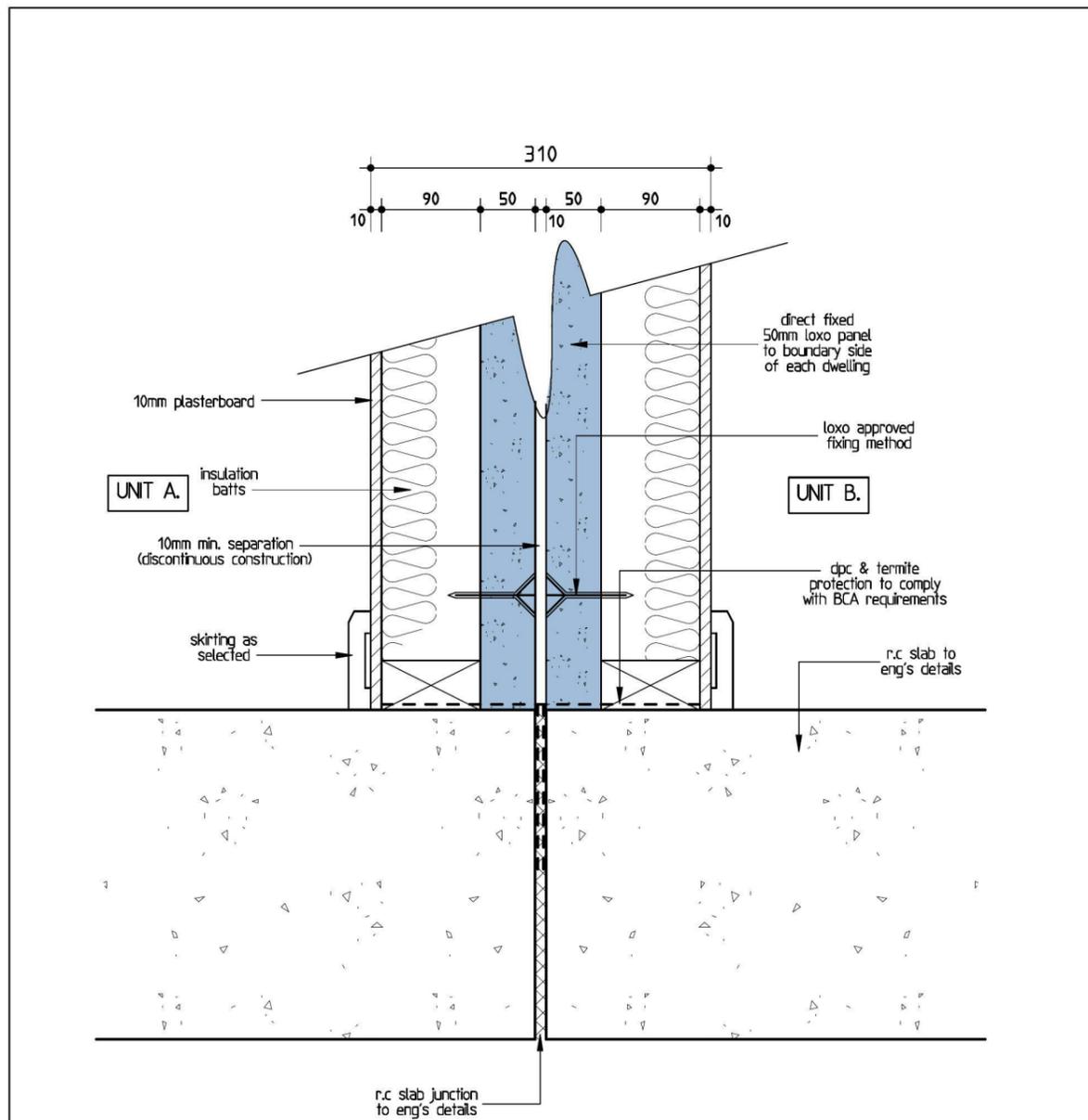
**LOXO SYSTEM**  
**FIRE RATED WALL & ACOUSTICS**

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>M. ROSSETTO</b>			
LOCATION: LOT 159 HUDSON STREET NORTH PENRITH. NSW 2750			
DP: 1204190	council: PENRITH		
model: OXFORD 24	facade: CUSTOM	date: 27/07/2015	quotation assessment: QA1
Sheet: 13 of 17	drawn: G.P / S.W	checked: P.D	809-14
scale: NTS			
CLIENTS SIGNATURE		DATE	S.P. 00

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A., RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.
- ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.
- ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.
- FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.
- DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.
- THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.



**50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL**  
 BASE DETAIL WITH OFFSET - FRL 120/120/90 | RW+CTR 53  
 SCALE: NTS



**50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL**  
 BASE DETAIL - FRL 120/120/90 | RW+CTR 53  
 SCALE: NTS

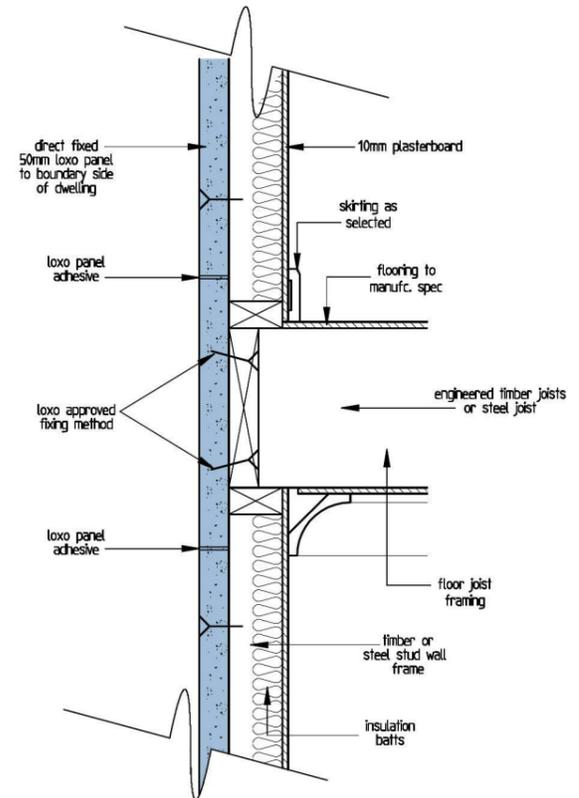


**NOTE:**  
 ALL COMPONENTS SUCH AS: APPLIANCES; PLUMBING FITTINGS & FIXTURES; DOORS; CABINETS; HANDLES; PC ITEMS; ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES. PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.

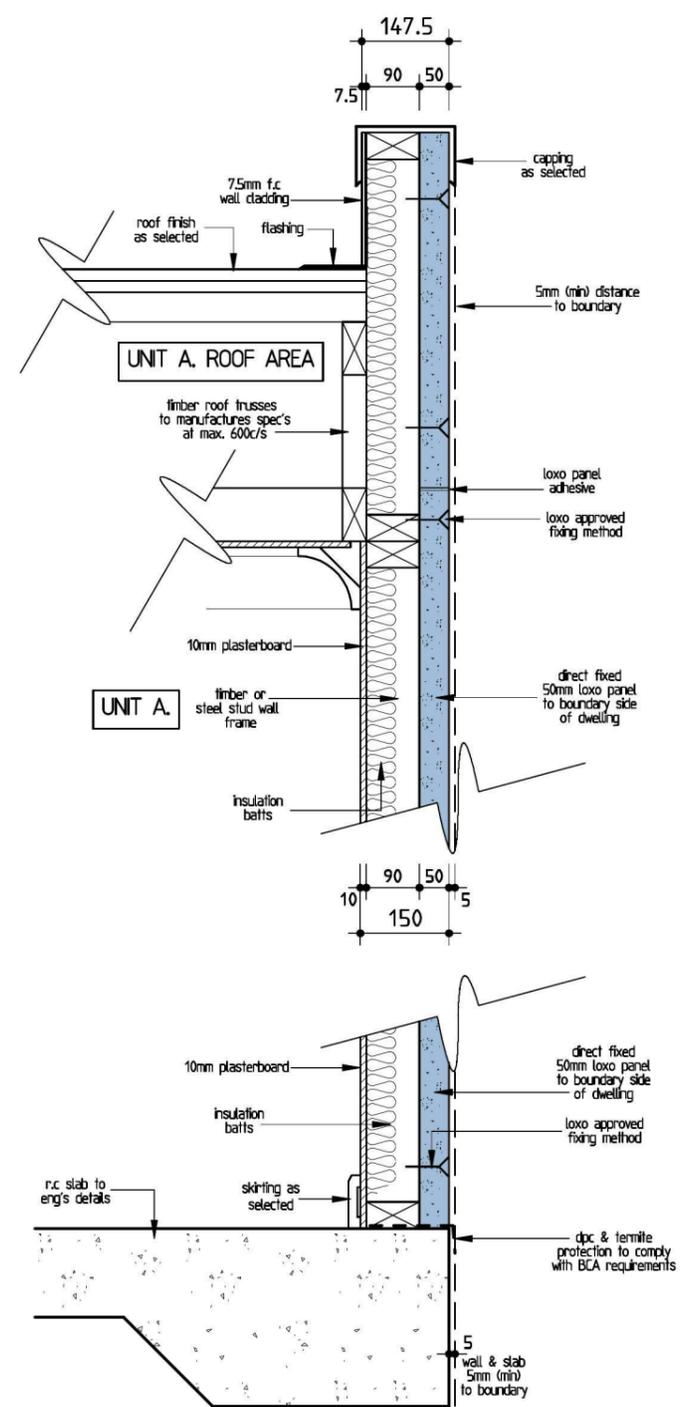
**LOXO SYSTEM**  
**FIRE RATED WALL & ACOUSTICS**

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>M. ROSSETTO</b>			
LOCATION: <b>LOT 159 HUDSON STREET NORTH PENRITH, NSW 2750</b>			
DP: 1204190	council: PENRITH		
model: OXFORD 24	facade: CUSTOM	date: 27/07/2015	quotation assessment: QA1
Sheet: 14 of 17	drawn: G.P / S.W	checked: P.D	809-14
scale: NTS			
CLIENTS SIGNATURE		DATE	S.P. 00

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A., RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.
- ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.
- ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK, ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.
- FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.
- DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.
- THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.



**50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL**  
 FLOOR JOIST JUNCTION - REAR FIX THROUGH PARALLEL JOIST OR BLOCKING  
 SCALE: NTS



**50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL**  
 SINGLE WALL ASSEMBLY  
 SCALE: NTS

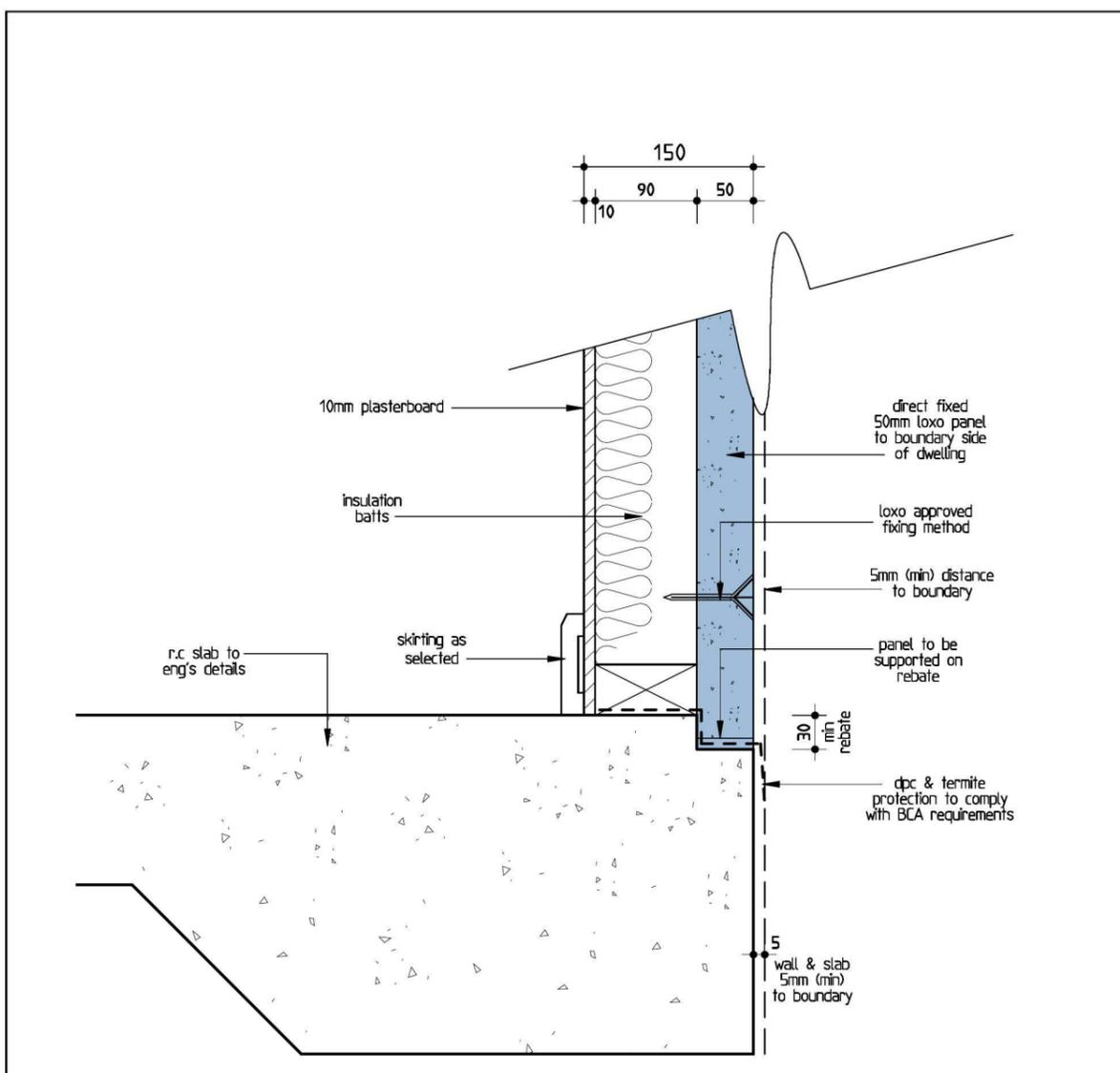


**NOTE:**  
 ALL COMPONENTS SUCH AS: APPLIANCES; PLUMBING FITTINGS & FIXTURES; DOORS; CABINETS; HANDLES; PC ITEMS; ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES. PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.

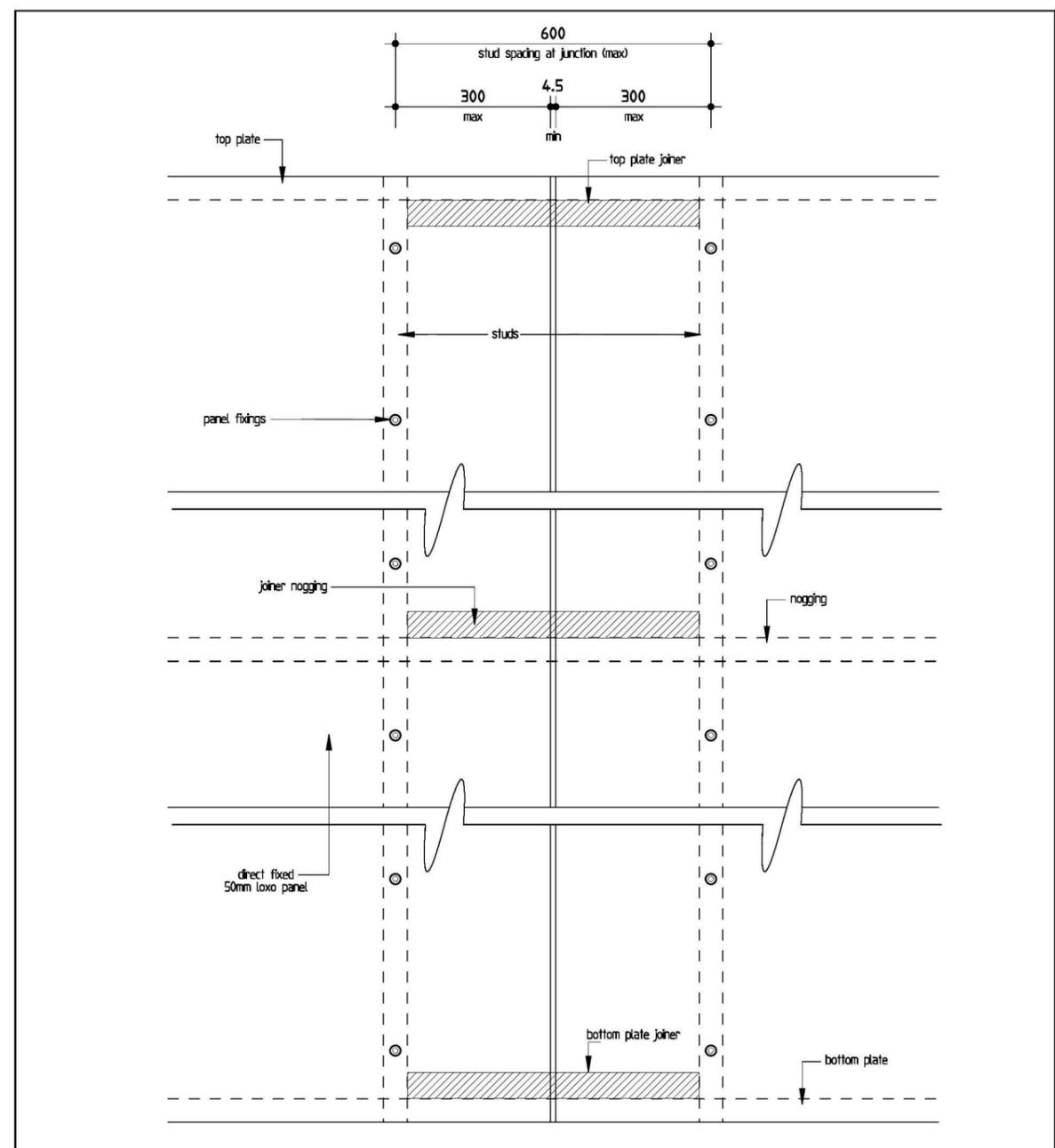
**LOXO SYSTEM**  
**FIRE RATED WALL & ACOUSTICS**

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>M. ROSSETTO</b>			
LOCATION: <b>LOT 159 HUDSON STREET NORTH PENRITH, NSW 2750</b>			
DP: 1204190	council: PENRITH	date: 27/07/2015	quotation assessment: QA1
model: OXFORD 24	facade: CUSTOM	drawn: G.P / S.W	checked: P.D
Sheet: 15 of 17	scale: NTS	809-14	
CLIENTS SIGNATURE		DATE	

• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A., RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.  
 • ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.  
 • ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.  
 • ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK, ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.  
 • FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.  
 • DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.  
 • THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.



**50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL 1:10**  
 SINGLE WALL BASE DETAIL - REBATED SLAB  
 SCALE: NTS



**50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL**  
 VERTICAL CONTROL JOINT  
 SCALE: NTS

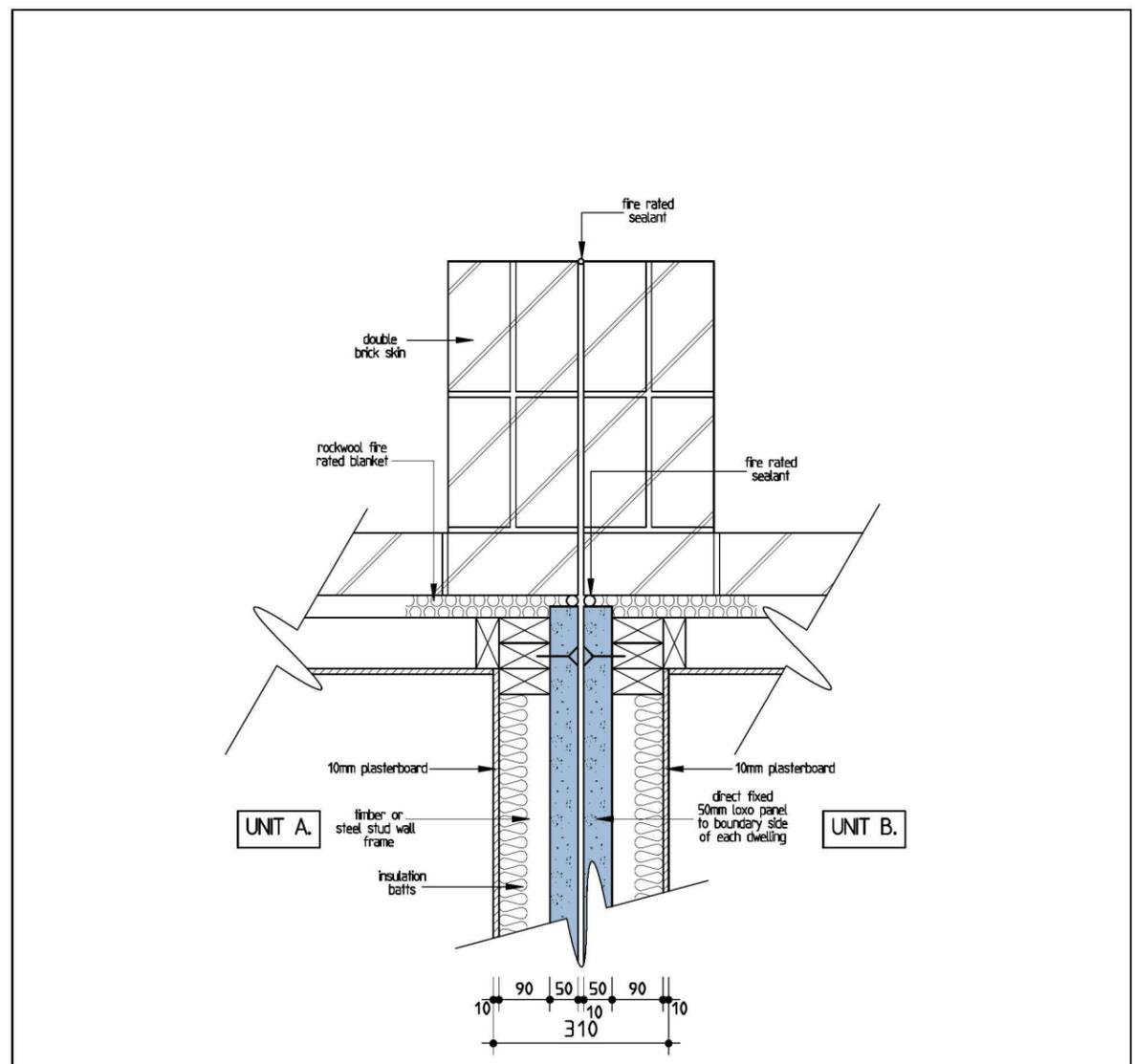


**NOTE:**  
 ALL COMPONENTS SUCH AS: APPLIANCES; PLUMBING FITTINGS & FIXTURES; DOORS; CABINETRY; HANDLES; PC ITEMS; ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES. PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.

**LOXO SYSTEM**  
**FIRE RATED WALL & ACOUSTICS**

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>M. ROSSETTO</b>			
LOCATION: LOT 159 HUDSON STREET NORTH PENRITH, NSW 2750			
DP: 1204190	council: PENRITH	date: 27/07/2015	quotation assessment: QA1
model: OXFORD 24	facade: CUSTOM	drawn: G.P / S.W	checked: P.D
Sheet: 16 of 17	scale: NTS	809-14	
CLIENTS SIGNATURE		DATE	

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A., RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.
- ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.
- ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.
- FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.
- DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.
- THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.



**50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL 1:10**  
 DUAL WALL JUNCTION  
 BRICK VENEER TO DOUBLE BRICK NIB WALL - FRL 120/120/90 | RW+CTR 53

SCALE: NTS

(IF REQUIRED)



**NOTE:**  
 ALL COMPONENTS SUCH AS: APPLIANCES; PLUMBING FITTINGS & FIXTURES; DOORS; CABINETRY; HANDLES; PC ITEMS; ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES. PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.

**LOXO SYSTEM**  
**FIRE RATED WALL & ACOUSTICS**

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: <b>M. ROSSETTO</b>			
LOCATION: LOT 159 HUDSON STREET NORTH PENRITH. NSW 2750			
DP: 1204190	council: PENRITH		
model: OXFORD 24	facade: CUSTOM	date: 27/07/2015	quotation assessment: QA1
Sheet: 17 of 17	drawn: G.P / S.W	checked: P.D	809-14
scale: NTS			
CLIENTS SIGNATURE		DATE	