

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

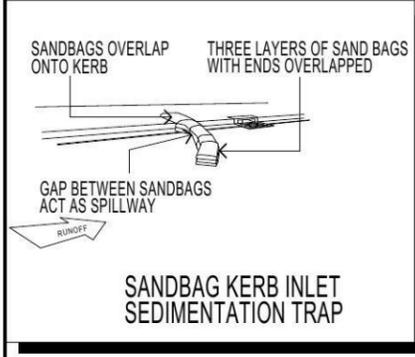
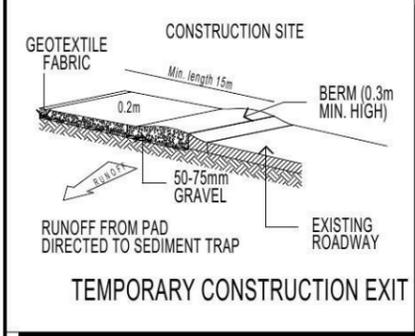
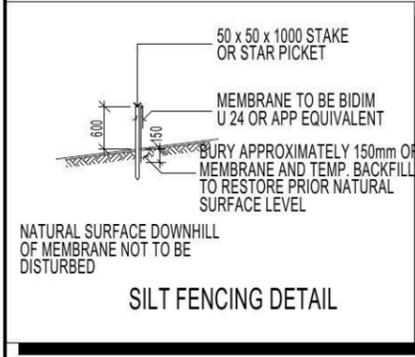
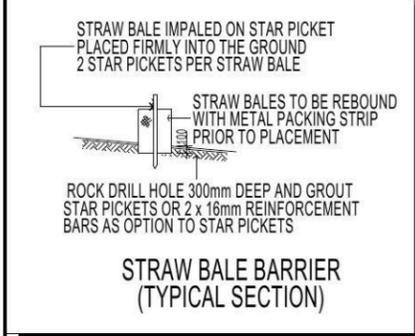
PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
J.ZHOU & R. K. SHRESTHA

LOCATION:
 LOT 2235
 WILLIAM HART CRESCENT
 PENRITH NSW 2750

DP: 1184495	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 10/02/2015	quotation assessment: QA1
Sheet: 2 of 14	drawn: GP/L.D.S. checked: P.D. scale: 1:250

CLIENTS SIGNATURE: _____ DATE: _____ S.P. 0.0.



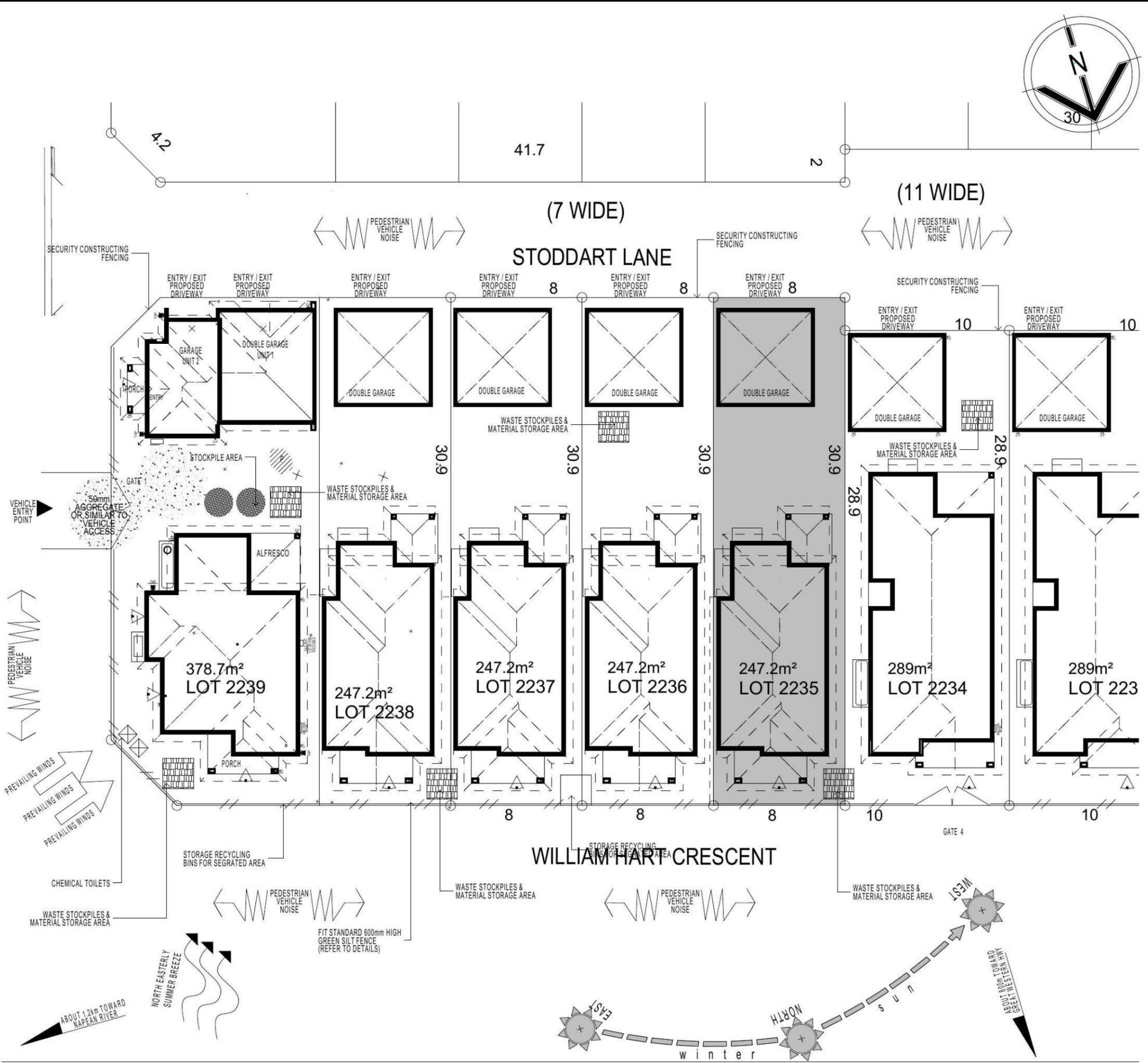
DUST CONTROL MEASURES:
 IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (CLIENT) WILL SPRINKLE WATER ON THE DUST

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

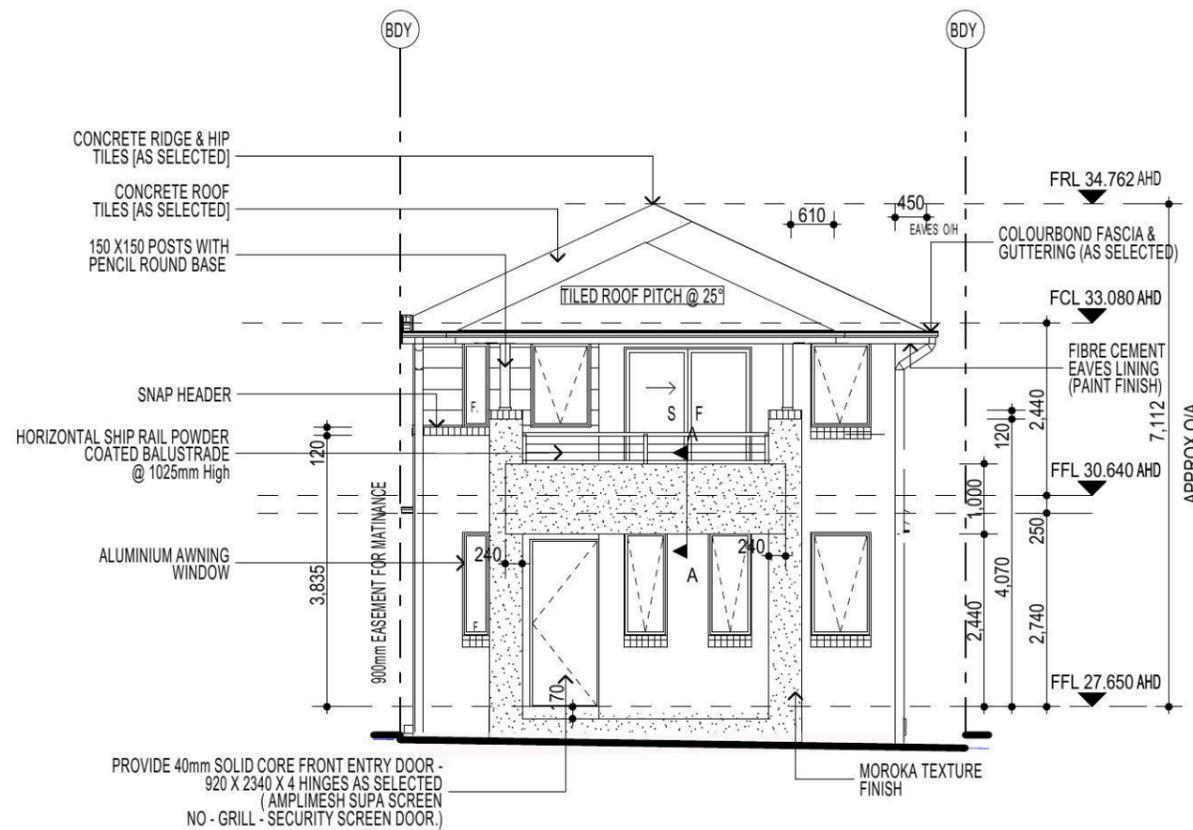
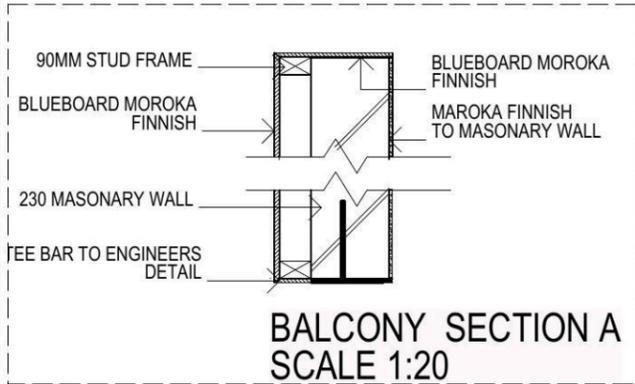
NOTE:
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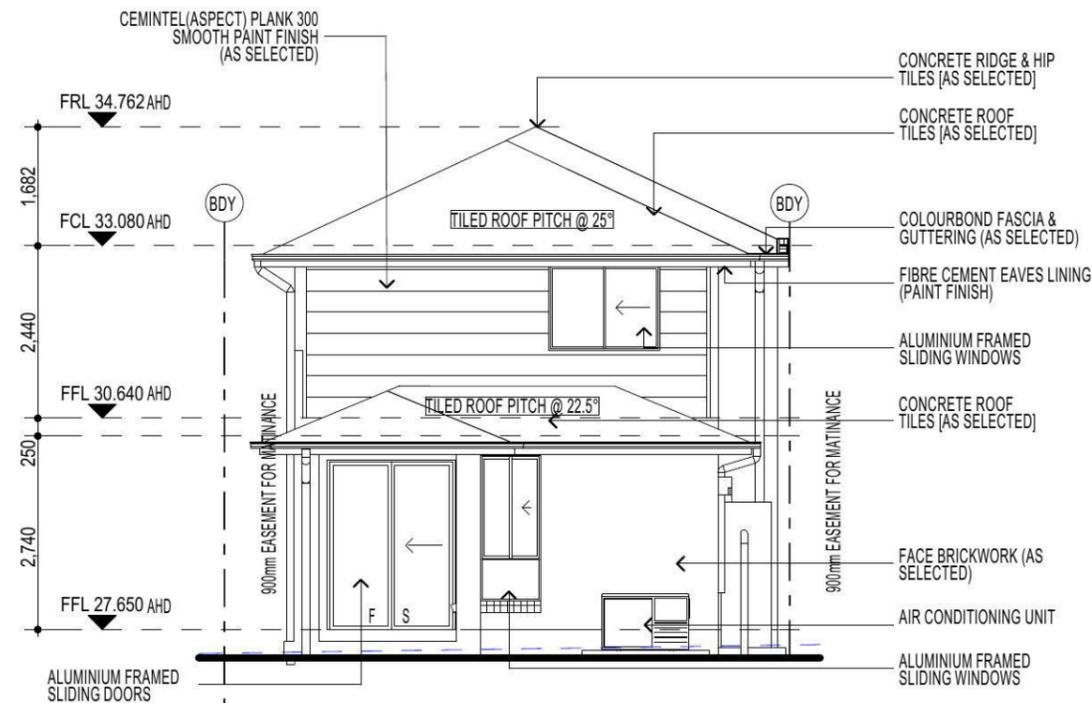
WASTE MANAGEMENT / SITE ANALYSIS

KEY

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



ELEVATION A



ELEVATION C

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FIBRE OPTIC WIRING PACKAGE

**NOTE:
 PROVIDE GRANITGARD
 TERMITE TREATMENT**

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

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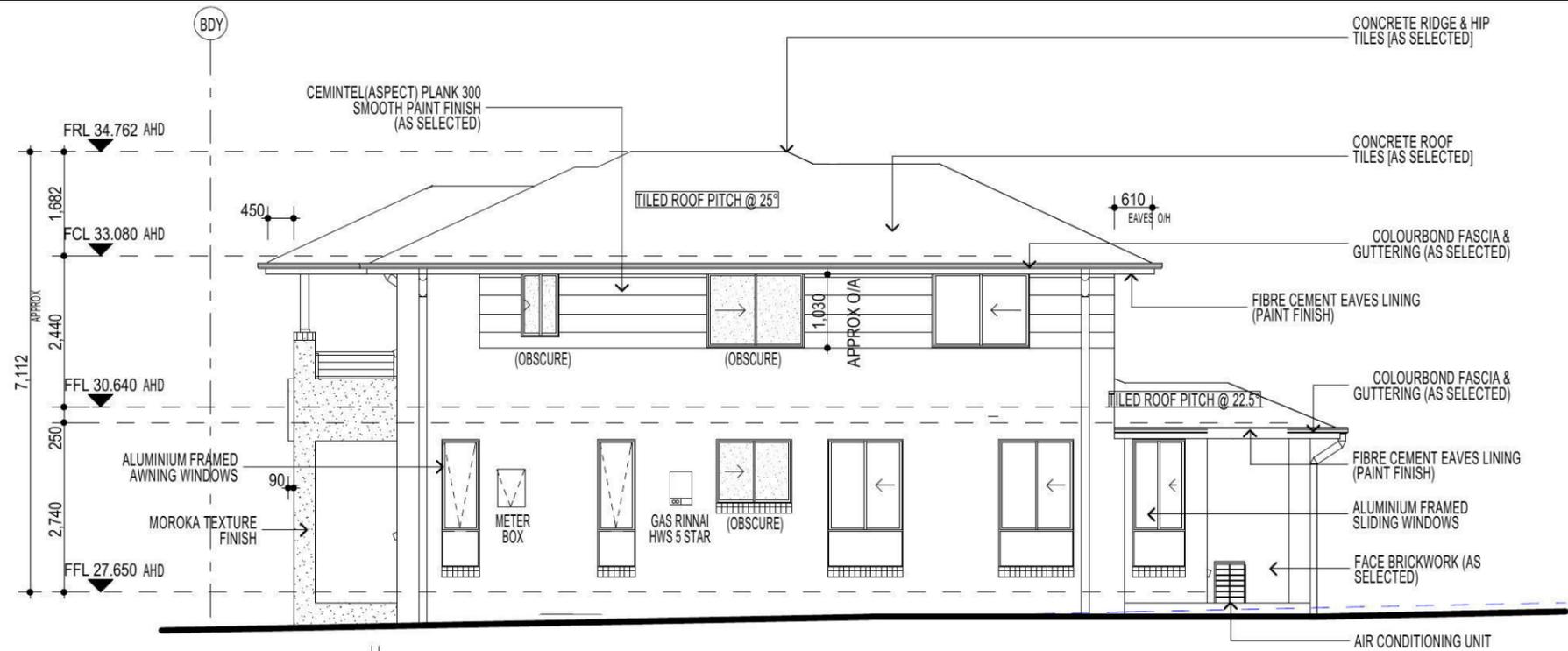
NOTE:
 FIRST FLOOR WINDOWS TO COMPLY WITH CLAUSE
 3.9.2.5 OF VOLUME 2 OF THE BCA.

ELEVATION C1
 SCALE 1:50

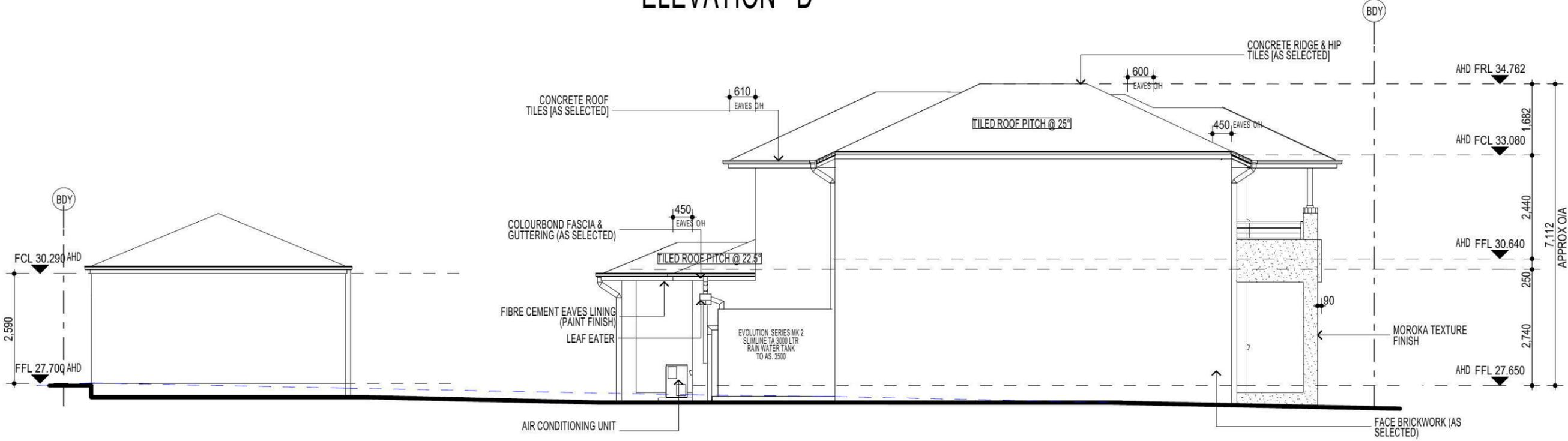
PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: J.ZHOU & R. K. SHRESTHA			
LOCATION: LOT 2235 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP: 1184495	facade: CHESTER 23	council: PENRITH	quotation assessment: QA1
date: 10/02/2015	drawn: GP/L.D.S	checked: P.D	scale: 1:100
Sheet: 6 of 14	775-14		
CUSTOMER SIGNATURE:	DATE:	S.P. 0.0.	

ELEVATIONS

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



ELEVATION D



ELEVATION B

FIBRE OPTIC WIRING PACKAGE

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

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NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

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) 9601 0111
FAX: (02) 9601 0711
EMAIL: design@firststyle.com.au

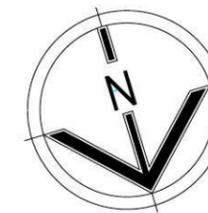
HIA members
the best in the business

MASTER BUILDERS ASSOCIATION
MEMBER
MASTER BUILDER, BETTER BUILDER

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model: 10/02/2015	quotation assessment: QA1	drawn: GP/L.D.S	checked: P.D
7 of 14	scale: 1:100	775-14	
CLIENTS SIGNATURE:		DATE:	

ELEVATIONS



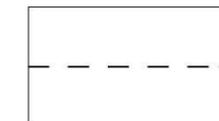
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 the best in the business



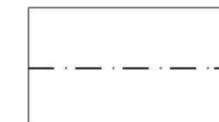
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SHADOW DIAGRAM

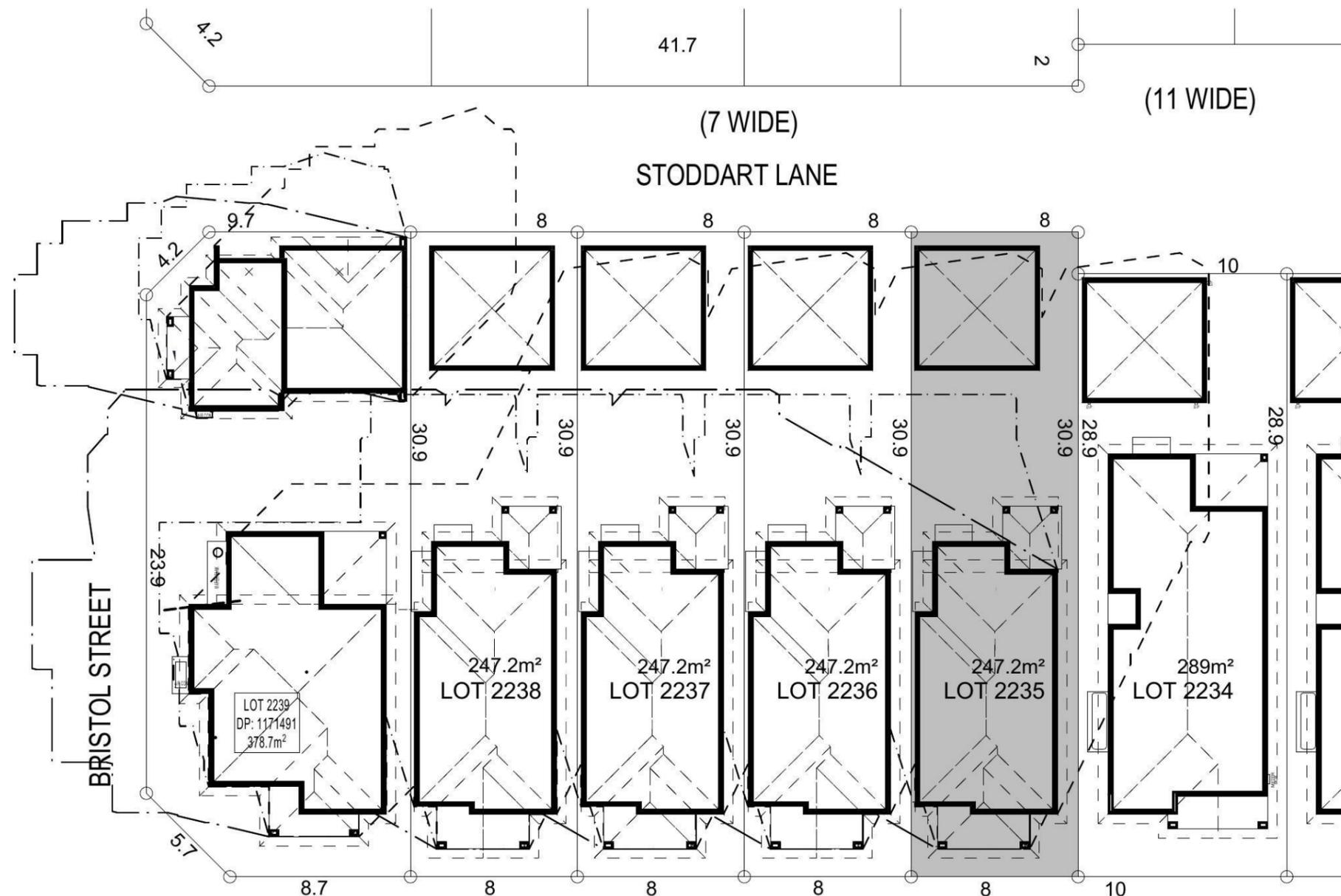
9:00am June 21st



12:00pm June 21st



3:00pm June 21st



WILLIAM HART CRESCENT

NOTE:
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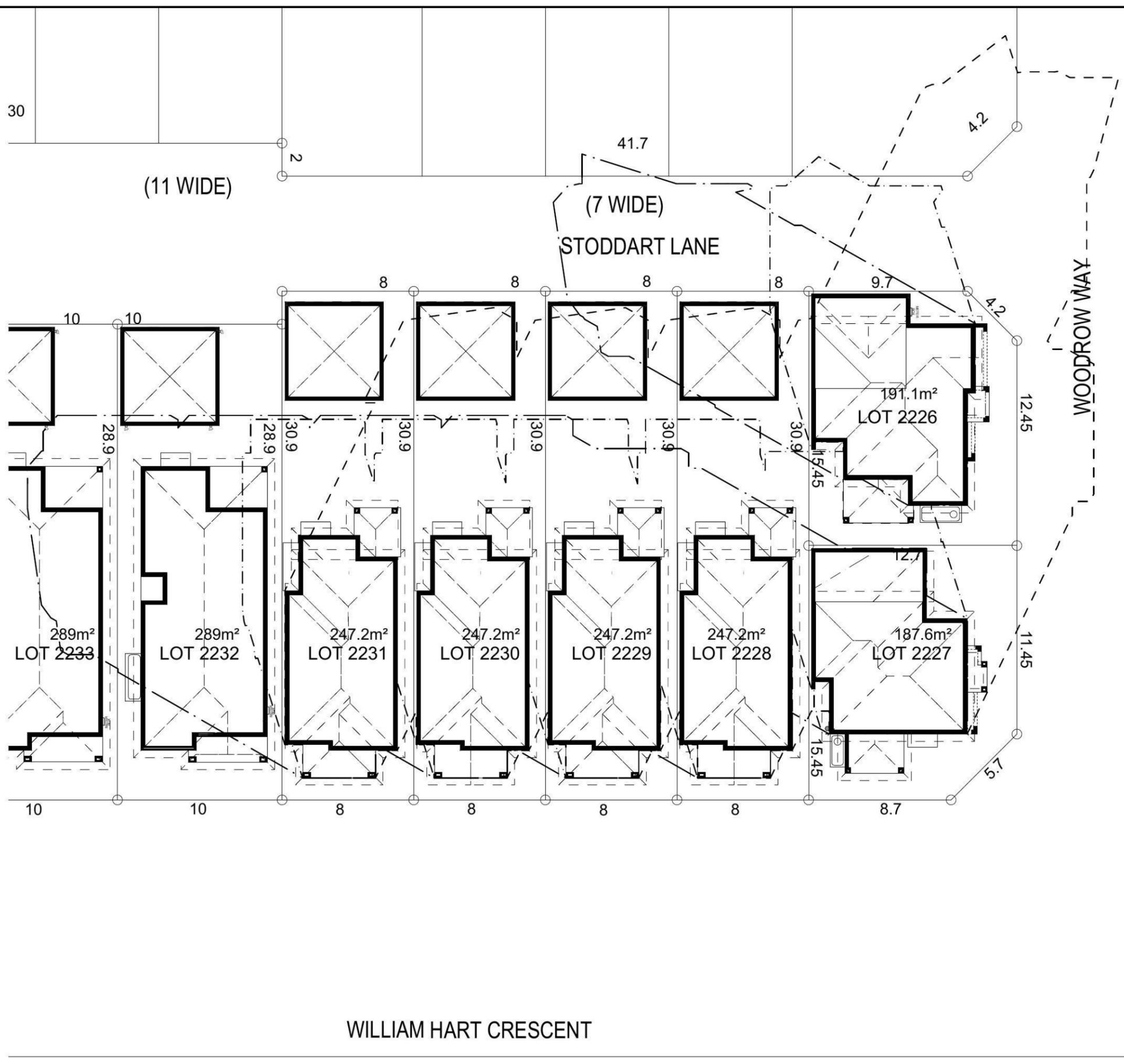
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DP: 1184495	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 10/02/2015	valuation assessment: QA1
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checked: P.D	775-14

CLIENTS SIGNATURE: _____ DATE: _____ S.P. 0.0.



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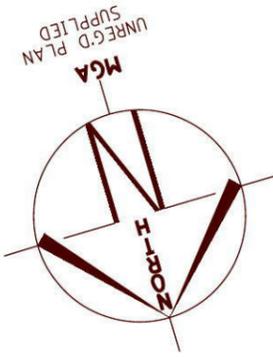
9:00am June 21st	
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SHADOW DIAGRAM (2)

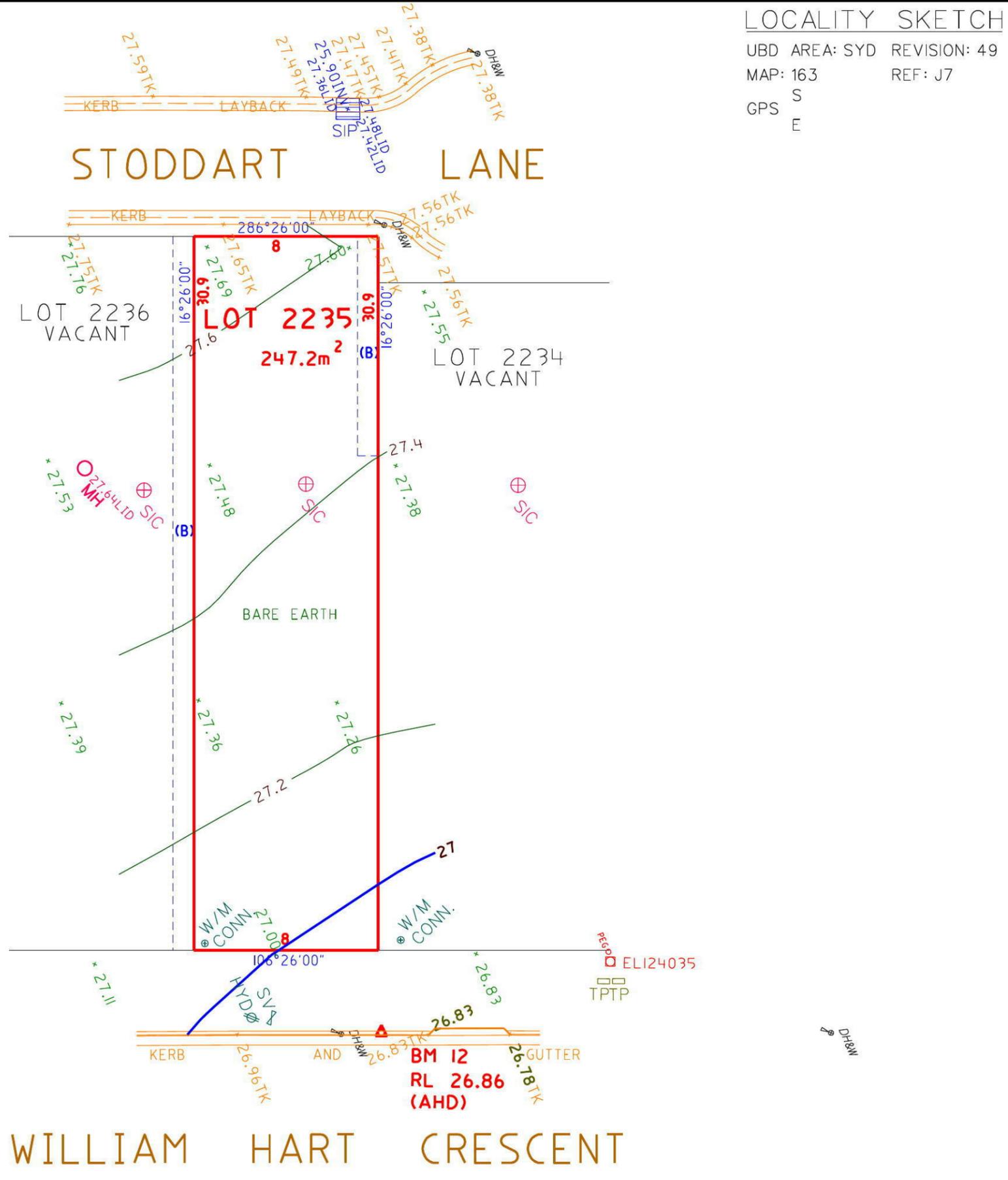
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DP: 1184495	facade: AUGUSTINE	council: PENRITH	quotation assessment: QA1
model: CHESTER 23	drawn: GP/L.D.S	checked: P.D	scale: 1:250
Sheet: 11 of 14	775-14		
Clients Signature:	DATE:	S.P. 0.0.	

NORTH



LOCALITY SKETCH

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



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

SERVICES NOTE:-
SURVEY PLAN UNREGISTERED
SERVICES CONNECTION PLAN NOT
AVAILABLE AT TIME OF SURVEY

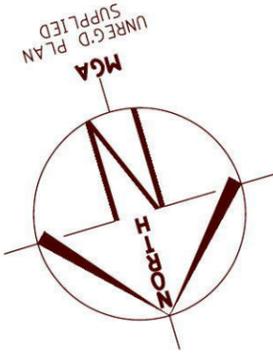
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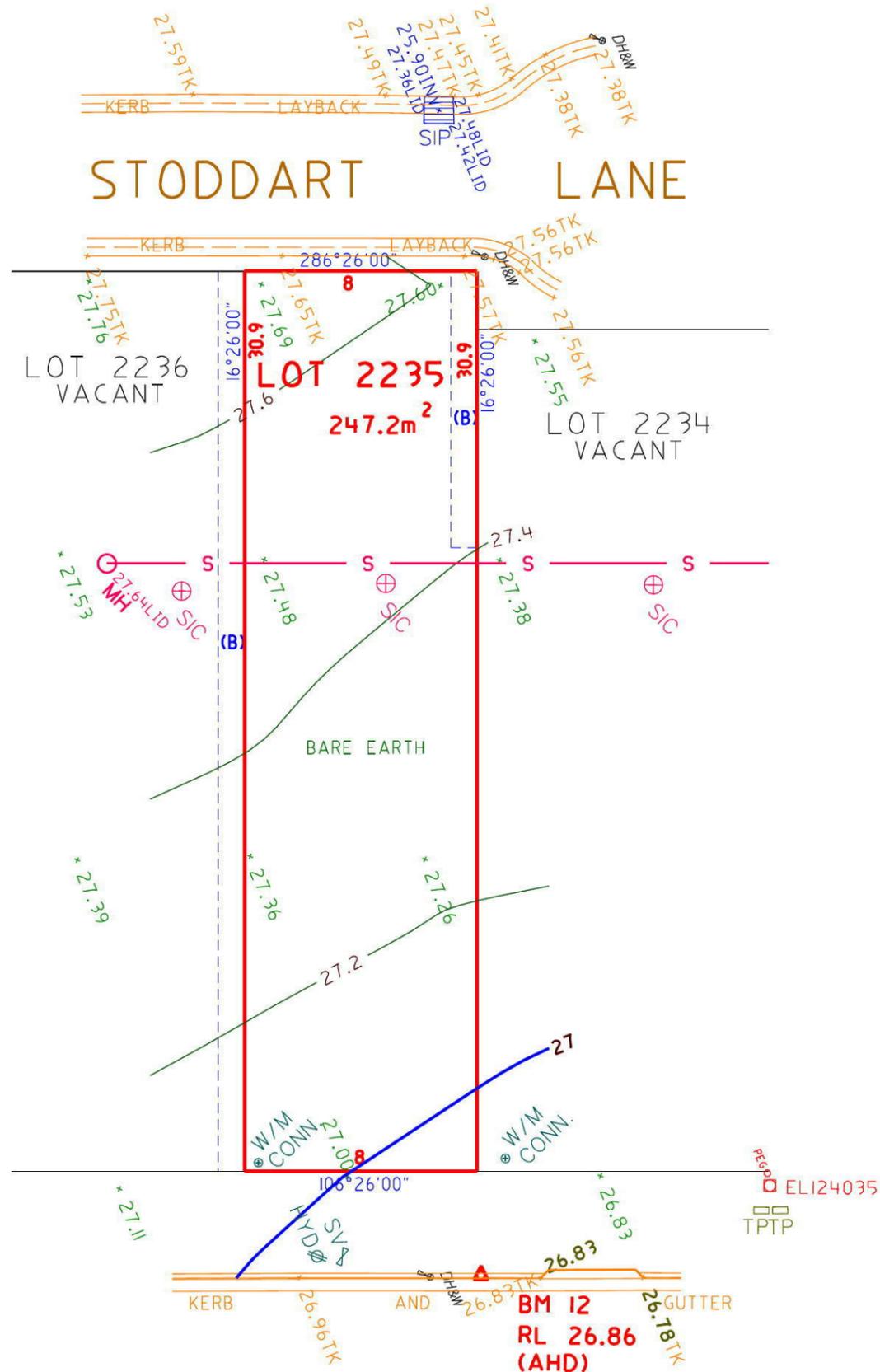
<p>COPYRIGHT</p> <p>COPYRIGHT OF THIS PLAN AND IN THE ACCOMPANYING CAD FILE(S) WHERE APPLICABLE VESTS WITH ASPECT DEVELOPMENT & SURVEY PTY LTD.</p> <p>THE PLAN AND CAD FILE SHALL ONLY BE USED BY THE ADDRESSED CLIENT FOR THE PURPOSE FOR WHICH THE SURVEY WAS CARRIED OUT.</p>	<p>GENERAL NOTES</p> <p>A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.</p> <p>B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.</p> <p>C) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.</p>	<p>SYMBOLS & ABBREVIATIONS:</p> <table border="1"> <tr><td>GP</td><td>GULLY PIT</td><td>-E-</td><td>OVERHEAD ELEC LINE</td></tr> <tr><td>HYD</td><td>HYDRANT</td><td>-S-</td><td>SEWER LINE</td></tr> <tr><td>SIP</td><td>SURFACE INLET PIT</td><td>GM</td><td>GAS METER</td></tr> <tr><td>SIC</td><td>SEWER INSPECTION COVER</td><td>LP</td><td>LIGHT POLE</td></tr> <tr><td>SMH</td><td>SEWER MANHOLE</td><td>EC</td><td>ELECTRICITY CONDUIT</td></tr> <tr><td>W/M</td><td>WATER METER</td><td>ECT</td><td>ELEC & TELE CONDUIT</td></tr> <tr><td>EL</td><td>ELECTRICITY BOX</td><td>TC</td><td>TELECOM CONDUIT</td></tr> <tr><td>TP</td><td>TELECOM PIT</td><td>WC</td><td>WATER CONDUIT</td></tr> <tr><td>VC</td><td>VEHICLE CROSSING</td><td>INV</td><td>INVERT</td></tr> <tr><td>SV</td><td>STOP VALVE</td><td>KO</td><td>KERB OUTLET</td></tr> <tr><td>SWMH</td><td>STORMWATER MANHOLE</td><td>TK</td><td>TOP OF KERB</td></tr> </table>	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	W/M	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	<p>ASPECT DEVELOPMENT & SURVEY PTY LTD CONSULTING REGISTERED SURVEYORS ABN 60 078 649 000</p> <p>SUITE 1 103 VANESSA STREET KINGSGROVE NSW 2208 PHONE (02) 9554 8388 FAX (02) 9554 8588</p> <p>PO BOX 161 KINGSGROVE NSW 1480 DX 11392 HURSTVILLE</p>	<p>PROJECT</p> <p>OUR REFERENCE 3/1027901/161555 LOT 2235 DP UNREG'D SECTION DATUM AHD SOURCE SCIMS 9/5/13 ORIGIN OF LEVELS PM 40864 REDUCED LEVEL 36.47 SURVEYED NR DATE 20/11/2014 DRAWN NS/JZ DATE 25/11/2014 SCALE 1: 200 A3 SHEET</p>	<p>CLIENT: FIRSTYLE HOMES</p> <p>REF: 775-14</p> <p>ADDRESS: WILLIAM HART CRESCENT SUBURB PENRITH</p>
GP	GULLY PIT	-E-	OVERHEAD ELEC LINE																																														
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NORTH



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MAP: 163 REF: J7
S
GPS E



NOTE : POSITION OF PROPOSED SEWER MAIN IS APPROXIMATE ONLY AND HAS BEEN TAKEN FROM A DOCUMENT RECEIVED FROM FIRSTYLE HOMES AND IS TO BE VERIFIED BY THE WATER SERVICES PROVIDER.

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

SERVICES NOTE:-
SURVEY PLAN UNREGISTERED
SERVICES CONNECTION PLAN NOT
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WILLIAM HART CRESCENT

A	PROPOSED SEWER POSITION ADDED	11/12/14	JZ
ISSUE	REVISION	DATE	DRAWN

<p>COPYRIGHT</p> <p>COPYRIGHT OF THIS PLAN AND IN THE ACCOMPANYING CAD FILE(S) WHERE APPLICABLE VESTS WITH ASPECT DEVELOPMENT & SURVEY PTY LTD.</p> <p>THE PLAN AND CAD FILE SHALL ONLY BE USED BY THE ADDRESSED CLIENT FOR THE PURPOSE FOR WHICH THE SURVEY WAS CARRIED OUT.</p>	<p>GENERAL NOTES</p> <p>A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.</p> <p>B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.</p> <p>C) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.</p>	<p>SYMBOLS & ABBREVIATIONS:</p> <table border="1"> <tr><td>GP</td><td>GULLY PIT</td><td>-E-</td><td>OVERHEAD ELEC LINE</td></tr> <tr><td>HYD</td><td>HYDRANT</td><td>-S-</td><td>SEWER LINE</td></tr> <tr><td>SIP</td><td>SURFACE INLET PIT</td><td>GM</td><td>GAS METER</td></tr> <tr><td>SIC</td><td>SEWER INSPECTION COVER</td><td>LP</td><td>LIGHT POLE</td></tr> <tr><td>SMH</td><td>SEWER MANHOLE</td><td>EC</td><td>ELECTRICITY CONDUIT</td></tr> <tr><td>W/M</td><td>WATER METER</td><td>ECT</td><td>ELEC & TELE CONDUIT</td></tr> <tr><td>EL</td><td>ELECTRICITY BOX</td><td>TC</td><td>TELECOM CONDUIT</td></tr> <tr><td>TP</td><td>TELECOM PIT</td><td>WC</td><td>WATER CONDUIT</td></tr> <tr><td>VC</td><td>VEHICLE CROSSING</td><td>INV</td><td>INVERT</td></tr> <tr><td>SV</td><td>STOP VALVE</td><td>KO</td><td>KERB OUTLET</td></tr> <tr><td>SWMH</td><td>STORMWATER MANHOLE</td><td>TK</td><td>TOP OF KERB</td></tr> </table>	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	W/M	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	<p>ASPECT DEVELOPMENT & SURVEY PTY LTD CONSULTING REGISTERED SURVEYORS ABN 60 078 649 000</p> <p>SUITE 1 103 VANESSA STREET KINGSGROVE NSW 2208 PHONE (02) 9554 8388 FAX (02) 9554 8588</p> <p>PO BOX 161 KINGSGROVE NSW 1480 DX 11392 HURSTVILLE</p>	<p>PROJECT</p> <p>OUR REFERENCE 3/1027901/161555</p> <p>LOT 2235 DP UNREG'D SECTION</p> <p>DATUM AHD SOURCE SCIMS 9/5/13</p> <p>ORIGIN OF LEVELS PM 40864 REDUCED LEVEL 36.47</p> <p>SURVEYED NR DATE 20/11/2014</p> <p>DRAWN NS/JZ DATE 25/11/2014</p> <p>SCALE 1: 200 A3 SHEET</p>	<p>CLIENT: FIRSTYLE HOMES</p> <p>REF: 775-14</p> <p>ADDRESS: WILLIAM HART CRESCENT</p> <p>SUBURB PENRITH</p>
			GP	GULLY PIT	-E-	OVERHEAD ELEC LINE																																											
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<p>Document Set ID: 6485054</p> <p>Version: 1, Version Date: 19/03/2015</p> <p>1027901_161555.dwg Sheet 1 of 1 11/12/2014 12:34:20 PM</p>																																																	

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.
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 FIRSTYLE HOMES SITE SAFETY RULES APPLY.
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DEVELOPMENT CALCULATIONS

LOT: 2235 SITE AREA: 247.2m²

Itemised Floor Areas:	Totals:
living ground floor:	82.52m ²
first floor: (excl. void 72.81m ²)	76.6m ²
garage: (excess 00.000m ²)	35.88m ²
alfresco:	7.45m ²
porch:	7.83m ²
balcony:	7.96m ²
total floor area:	218.24m²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	72.82m ²
first floor excl. void: (internal area)	64.78m ²
total gross floor area:	137.6m²
floor space ratio:	0.56:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	82.52m ²
garage:	35.88m ²
porch/alfresco:	15.28m ²
driveway/paved area:	4.55m ²
site coverage Area:	133.68m ² (54.1%)
landscape area:	113.52m ² (45.9%)
pervious areas (soft)	108.96m ² (44.1%)
impervious areas (hard)	138.24m ² (55.9%)
front yard landscape area	15.64m ² (6.3%)
front yard hard paved area	1.43m ² (0.5%)
private open space o/a:	49.85m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTYLE HOMES

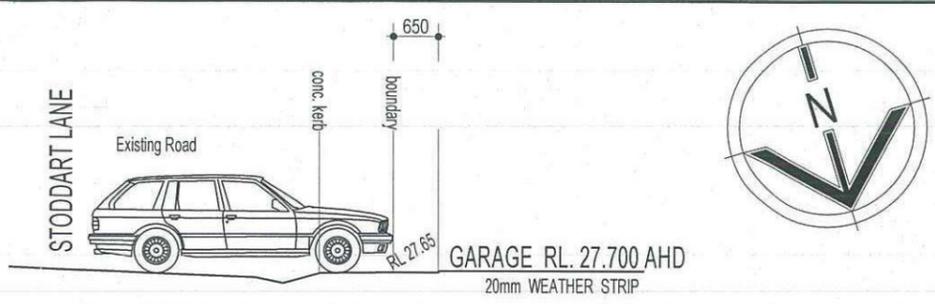
LOCATION:
 LOT 2235
 WILLIAM HART CRESCENT
 PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 2/06/2014	quotation assessment: SK1
Sheet: 1 of 12	drawn: GP/L.D.S. scale: 1:200
checked: P.D.	775-14

CLIENT'S SIGNATURE _____ DATE _____ SP. 00

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



BASIX
 = 35.79m² of roof area to discharge to water tank.
 = 125.21m² stormwater and overflow to discharge to existing street channel.
 o/a = 161m² of roof area.

LEGEND:

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

EARTHWORKS TO AHD

HOUSE: (LIVING)	FFL 27.65 FGL 27.25
GARAGE:	FFL 27.700 FGL 27.300

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 AS 3500
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 OH TO ENCOACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

ABSAs
 Association of Building Sustainability Assessors

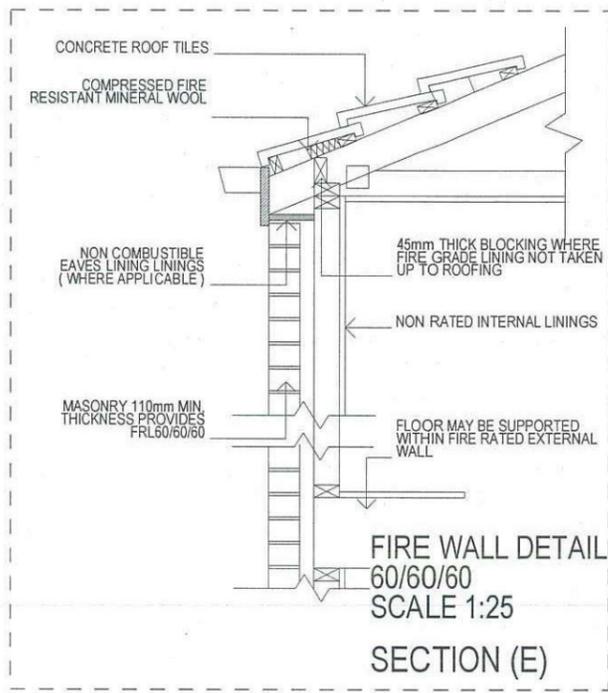
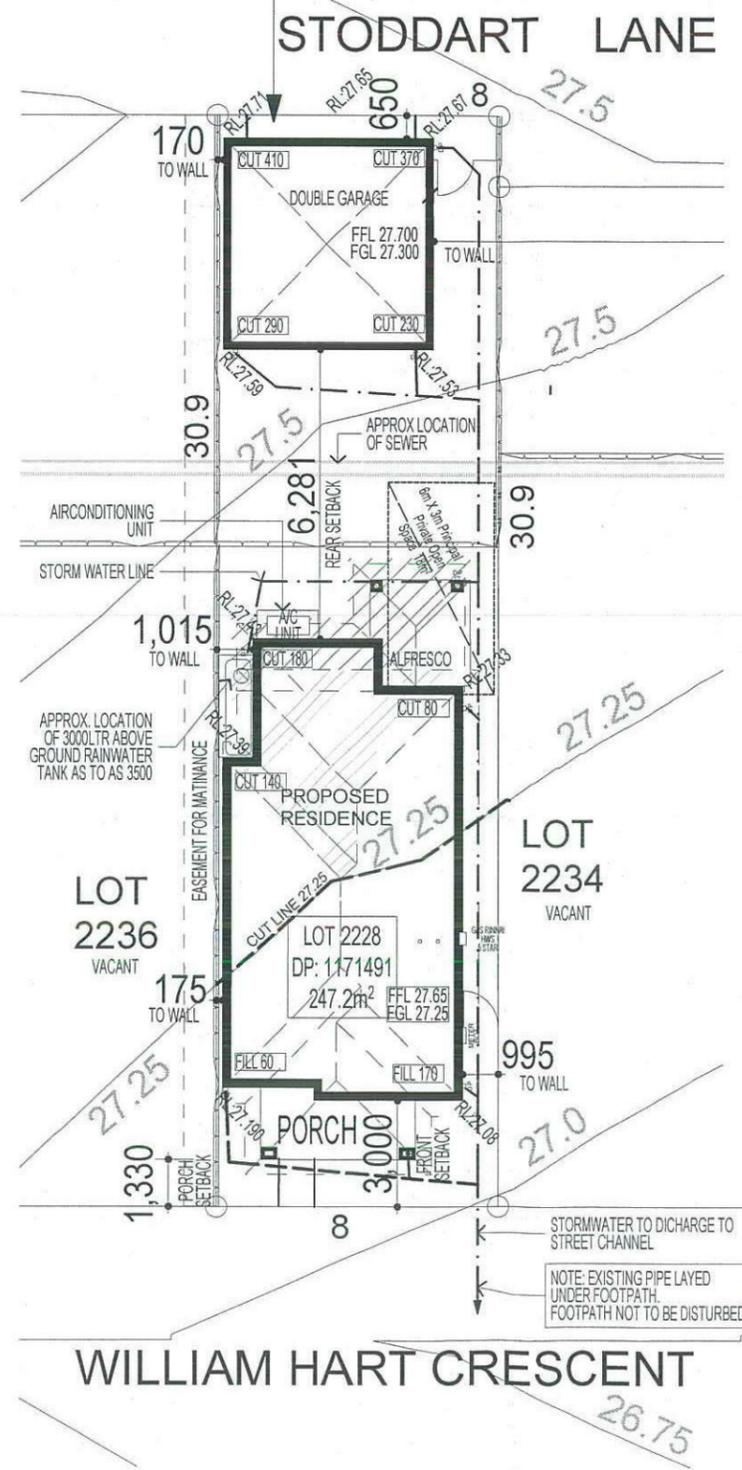
Class 1 Building Single-Dwelling Certification

Certification Number	1006295941
Certification Date	06/05/2014
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

Simulated Energy: HEATING: 61.5 MJ/m² pa
 Simulated Energy: COOLING: 53.1 MJ/m² pa
 Rated with Downlights: Yes

NatHERS Rating 114.6 MJ/m² pa

4.5/10



NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

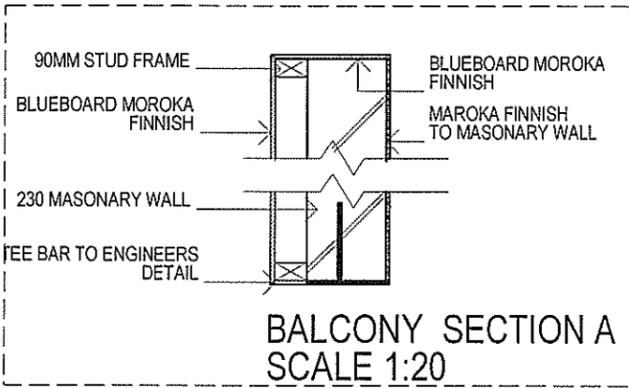
FIBRE OPTIC WIRING PACKAGE

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

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

SITE PLAN & STORMWATER CONCEPT PLAN

- KEY**
- FACE BRICK (AS SELECTED)
 - MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
 - WEATHERTEX CLADDING PAINTED FINISH (AS SELECTED)



ABS A Class 1 Building Single-Dwelling Certification
Association of Building Sustainability Assessors

Certification Number	1006295941
Certification Date	06/05/2014
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	<i>[Signature]</i>

Simulated Energy: HEATING: 81.5 MJ/m² pa
Simulated Energy: COOLING: 53.1 MJ/m² pa
Rated with Daylights: Yes

NATHERS Rating 114.6 MJ/m² pa

4.5/10

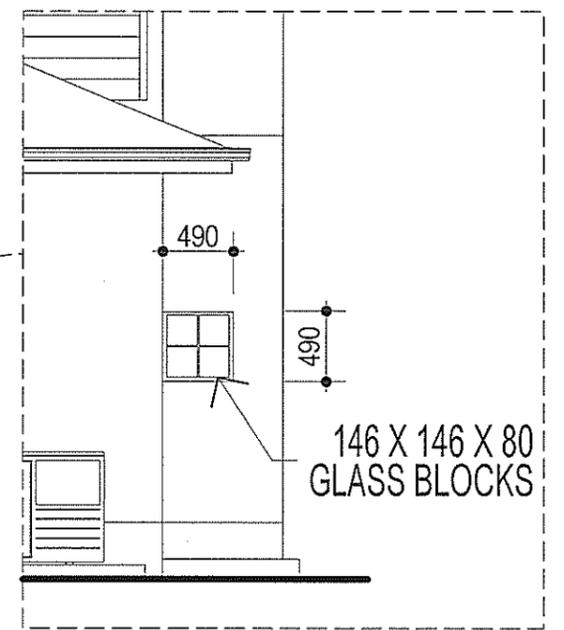
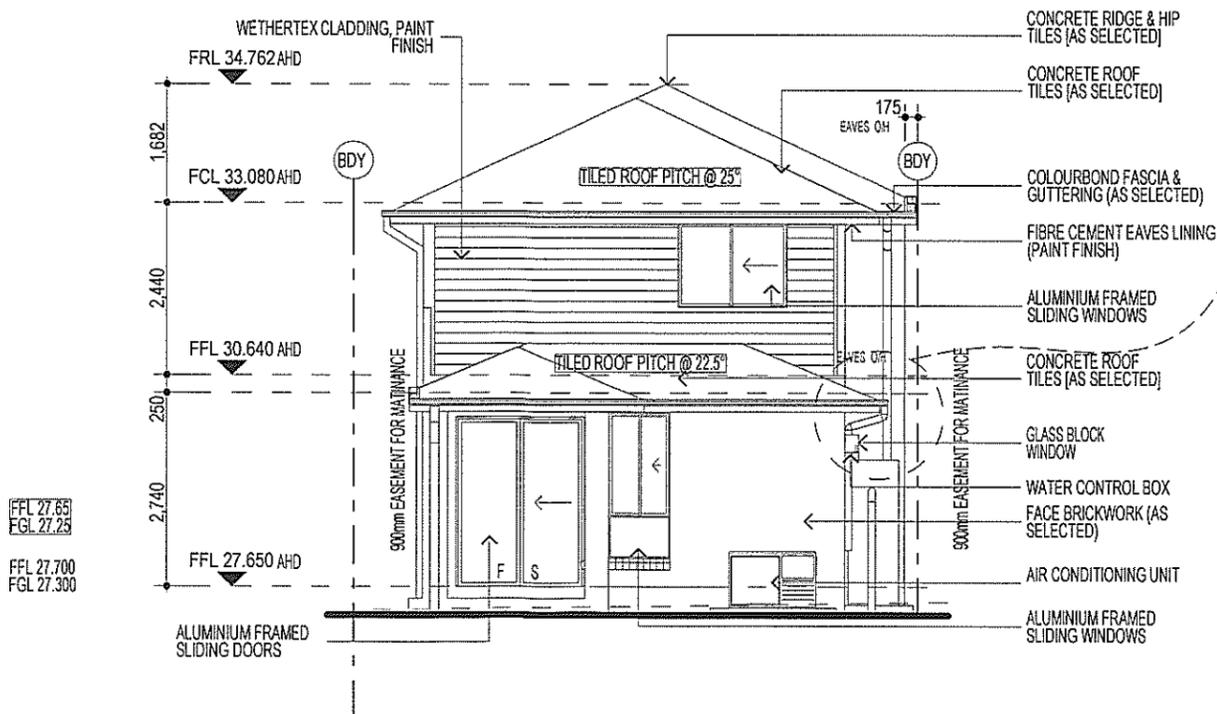
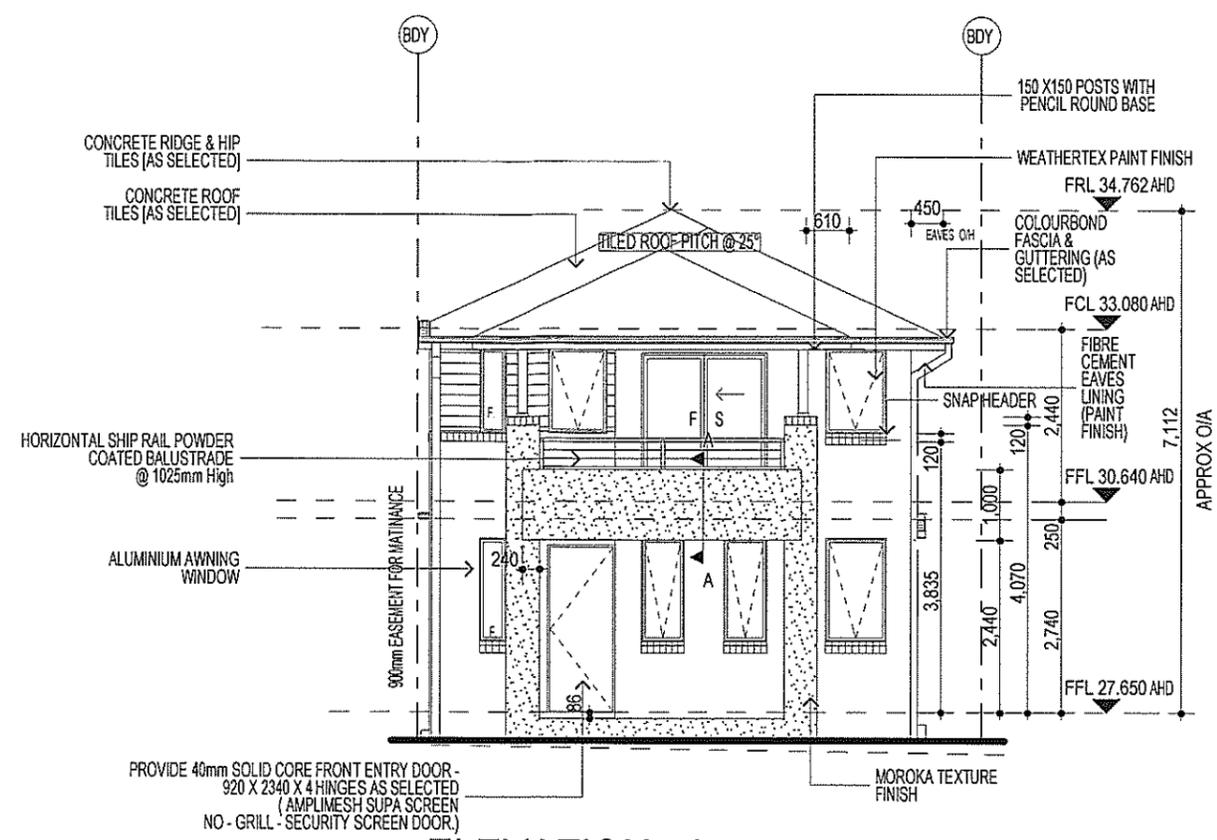
FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

NOTE
AIR CONDITIONING ONLY
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3-PHASE POWER

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



FIRSTYLE HOMES

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

ADMIN: (02) 9601 0111
FAX: (02) 9601 0711
EMAIL: design@firstyle.com.au

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PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTYLE HOMES

LOCATION:
LOT 2235
WILLIAM HART CRESCENT
PENRITH NSW 2750

DP SUBDIVISION OF LOT 1197 DP 1171491 council: PENRITH

model:	CHESTER 23	facade:	AUGUSTINE	date:	2/06/2014	revision:	SK1
Sheet:	6 of 12	drawn:	GP/L.D.S	checked:	P.D	775-14	
Scale:	1:100						

CLIENT'S SIGNATURE _____ DATE _____ P. 00

ELEVATIONS

KEY

	FACE BRICK (AS SELECTED)
	MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
	WEATHERTEX CLADDING PAINTED FINISH (AS SELECTED)

FIRSTYLE HOMES

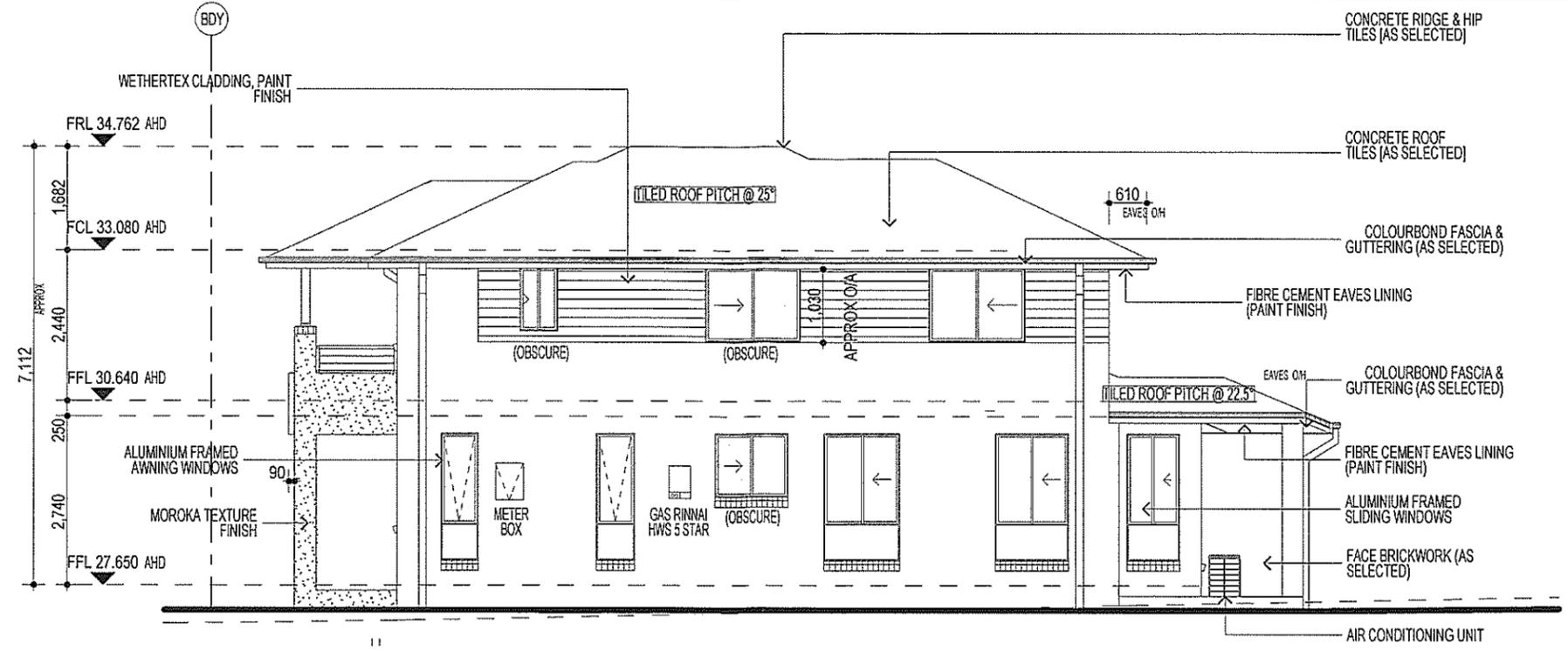
FIRSTYLE HOMES Pty Ltd
 Lic No: 113412C
 ACN: 087 773 779
 PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9501 0111
 FAX: (02) 9501 0711
 EMAIL: design@firstyle.com.au

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MASTER BUILDERS ASSOCIATION MEMBER

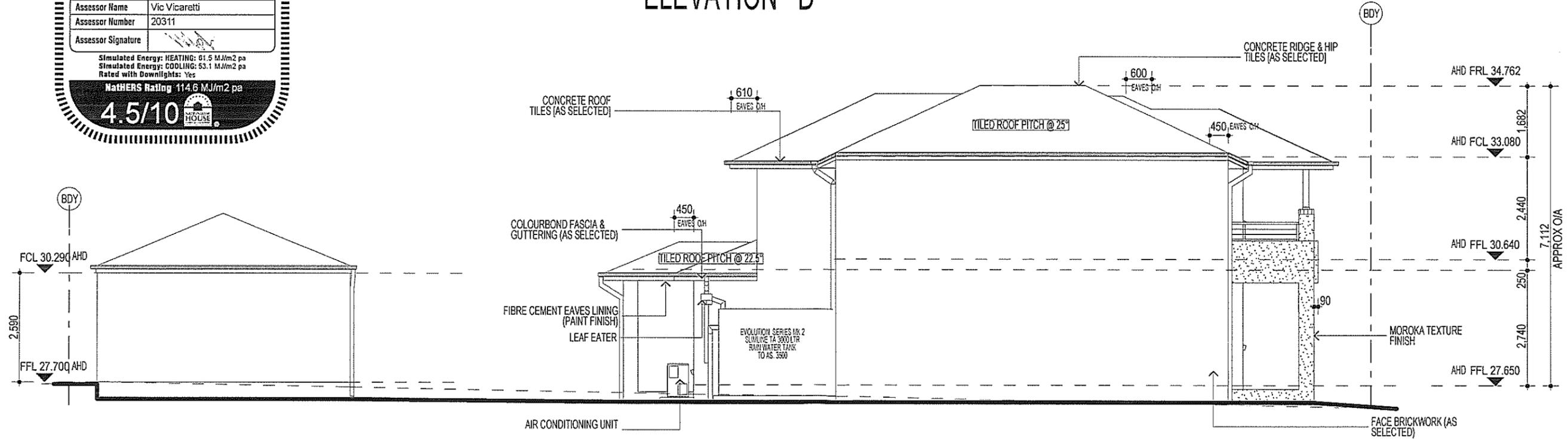
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ABSA Class 1 Building Single-Dwelling Certification

Certification Number: 1006295941
 Certification Date: 06/05/2014
 Assessor Name: Vic Vicaretti
 Assessor Number: 20311
 Assessor Signature: [Signature]

Simulated Energy: HEATING: 61.5 MJ/m2 pa
 Simulated Energy: COOLING: 53.1 MJ/m2 pa
 Rated with Downlights: Yes
 NatHERS Rating: 114.6 MJ/m2 pa
4.5/10



FIBRE OPTIC WIRING PACKAGE

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

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NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

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

PROMOTION: *LIVING/STYLE COLLECTION*

CLIENT: **FIRSTYLE HOMES**

LOCATION: LOT 2235 WILLIAM HART CRESCENT PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491 council: PENRITH

model: CHESTER 23	facade: AUGUSTINE	date: 2/06/2014	design: SK1
Sheet: 7 of 12	drawn: GP/L.D.S	checked: P.D	scale: 1:100

775-14

CLIENT'S SIGNATURE _____ DATE _____ SP 00

ELEVATIONS

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DEVELOPMENT CALCULATIONS

LOT: 2235 SITE AREA: 247.2m²

Itemised Floor Areas:	Totals:
living ground floor:	82.52m ²
first floor: (excl. void 72.81m ²)	76.6m ²
garage: (excess 00.000m ²)	35.88m ²
alfresco:	7.45m ²
porch:	7.83m ²
balcony:	7.96m ²
total floor area:	218.24m²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
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first floor excl. void: (internal area)	64.78m ²
total gross floor area:	137.6m²
floor space ratio:	0.56:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	82.52m ²
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front yard hard paved area	1.43m ² (0.5%)
private open space o/a:	49.85m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION: **LIVING/STYLE COLLECTION**

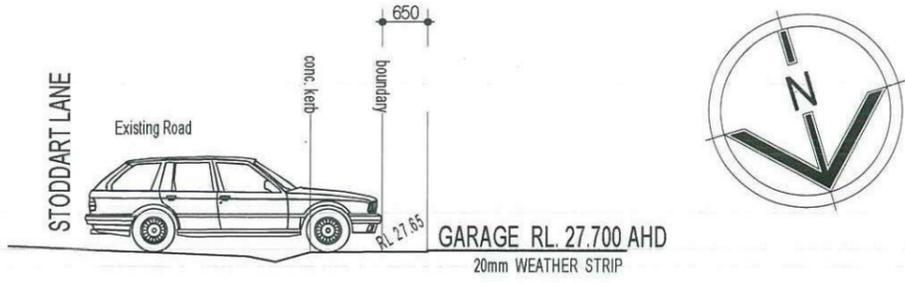
CLIENT: **FIRSTYLE HOMES**

LOCATION: **LOT 2235 WILLIAM HART CRESCENT PENRITH NSW 2750**

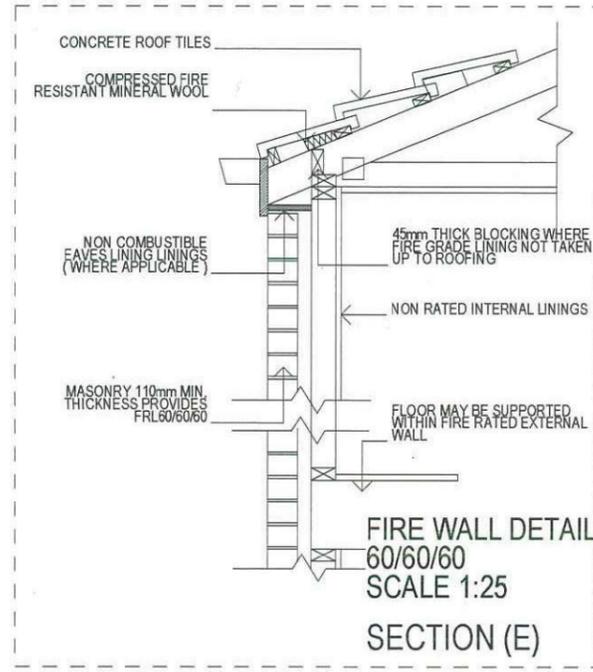
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model: CHESTER 23	facade: AUGUSTINE
date: 26/05/2014	inspection assessment: SK1
Sheet: 1 of 12	scale: 1:200
drawn: GP/L.D.S	checked: P.D
775-14	

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



DRIVEWAY GRADIENT
 SCALE 1:100



BASIX

= 35.79m² of roof area to discharge to water tank.
 = 125.21m² stormwater and overflow to discharge to existing street channel.
 o/a= 161m² of roof area.

LEGEND:

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

EARTHWORKS TO AHD

HOUSE: FFL 27.65
 (LIVING) FGL 27.28

GARAGE: FFL 27.700
 FGL 27.300

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

GENERAL DRAINAGE NOTES

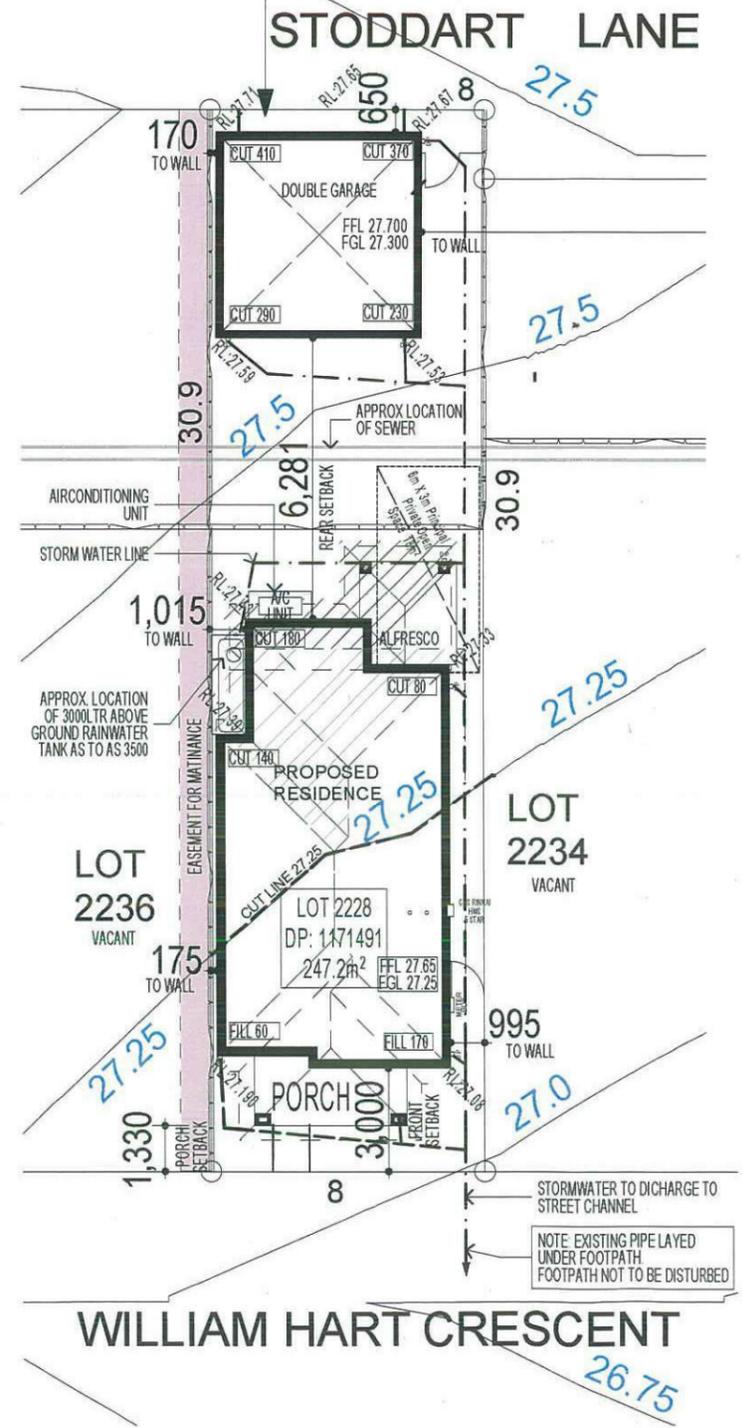
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 2. Stormwater pipes to be 100mm DIA. (Min) at 1 deg. Grade (Min) to AS 3500
 3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
 4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D
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- note:
 r.l. levels indicative to a building tolerance of +/- 90mm.
- NOTE:**
 EAVES O/H TO ENCR OACH AS ALLOWED BY B.C.A. CL3.7.1.7 & FIGURE 3.7.1.9

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

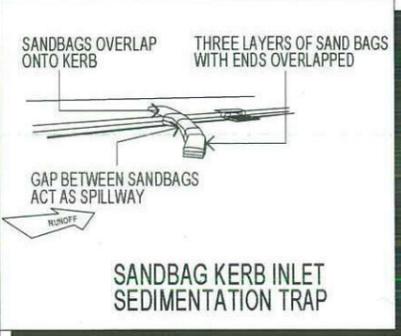
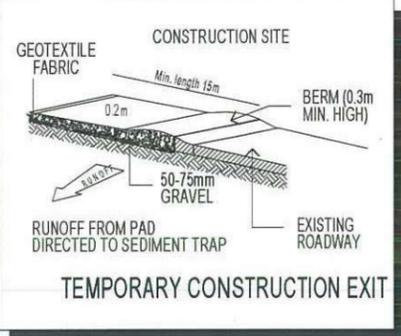
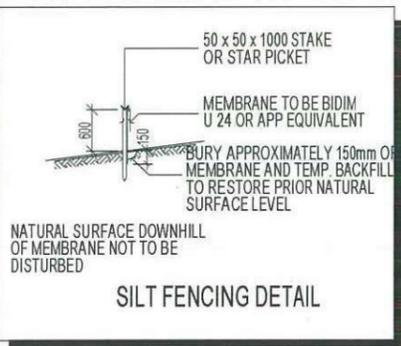
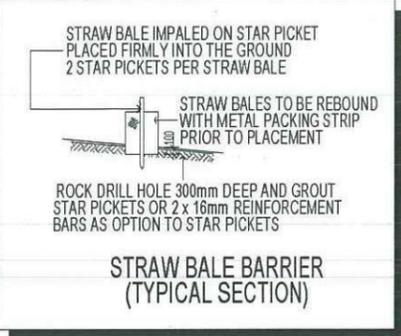
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NOTE
 AIR CONDITIONING ONLY
 (EER 2.5-3.0 OR GREATER)
 3-PHASE POWER



SITE PLAN & STORMWATER CONCEPT PLAN

Thorton Design Review Panel
 LANDCOM
 Reviewed: *hoslett* Date: 29/5/14



DUST CONTROL MEASURES:

IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (CLIENT) 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)

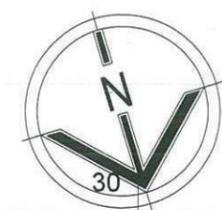
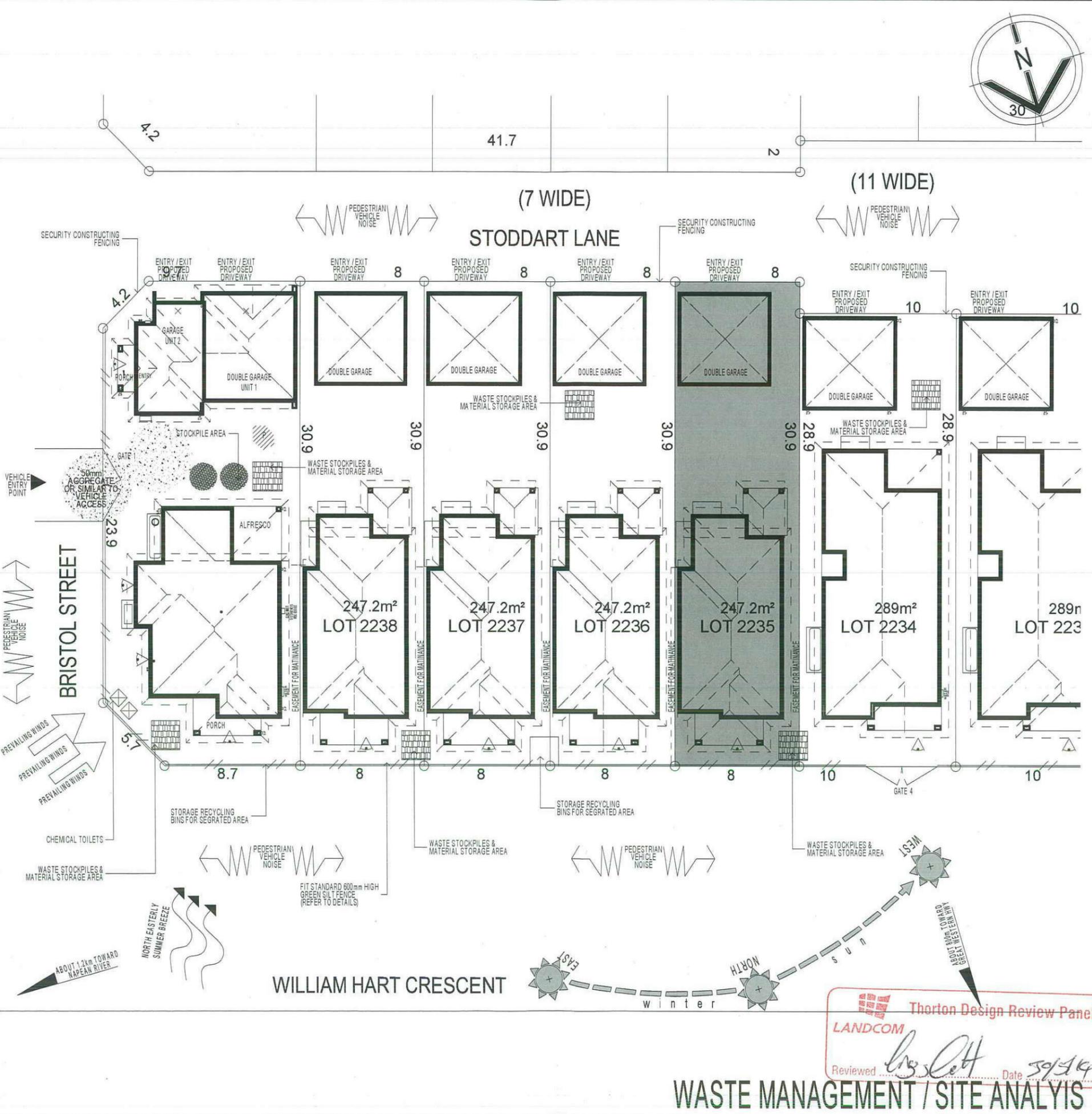
NOISE & VIBRATION MEASURES:

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Lic No: 113412C
ACN: 087 773 779
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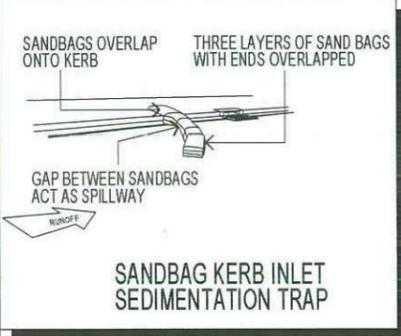
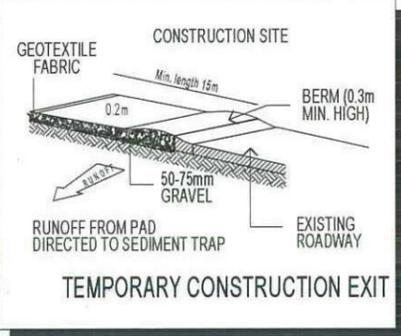
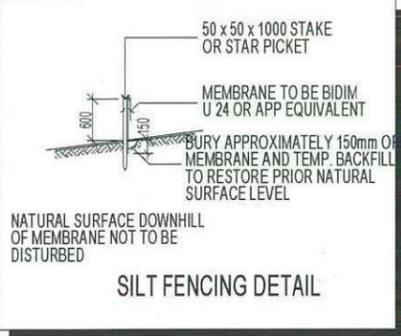
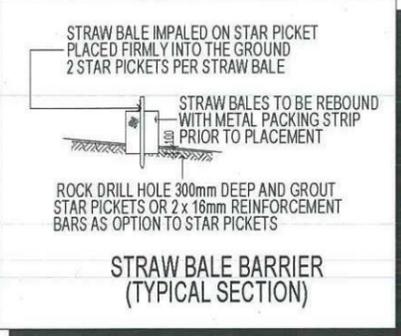
KEY	
	SOLAR ACCESS
	NUMBER OF STOREY'S
	PREVAILING WINDS
	EXISTING TREES
	TREES TO BE REMOVED
	DIRECTION & DISTANCES
	NOISE
	VEHICULAR SITE ENTRY
	HWS
	VIEWS
	PRIVATE OPEN SPACE
	OVERLOOKING
	RAINWATER TANK (Underground)
	A/C UNIT (if required)

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **FIRSTYLE HOMES**

LOCATION: **LOT 2235 WILLIAM HART CRESCENT PENRITH NSW 2750**

DP SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
Sheet: 2 of 12	date: 26/05/2014 SK1
drawn: GP/L.D.S	checked: P.D
scale: 1:250	775-14



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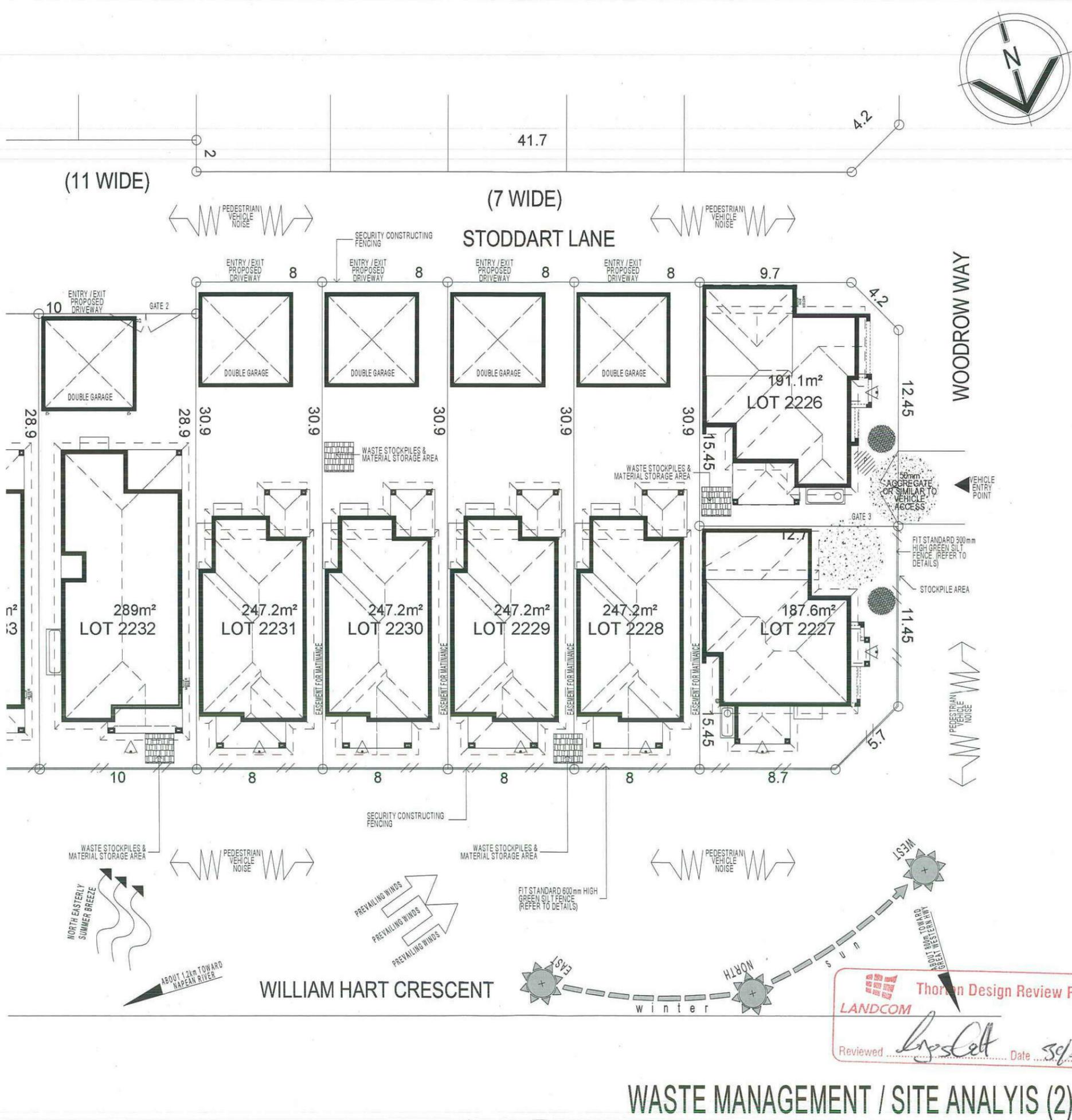
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	EXISTING TREES
	TREES TO BE REMOVED
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	NOISE
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DP SUBDIVISION OF LOT 1197 DP 1171491

council: **PENRITH**

model: **CHESTER 23** facade: **AUGUSTINE** date: **28/05/2014** publication assessment: **SK1**

Sheet: **3 of 12** GP/L.D.S. P.D. scale: 1:250

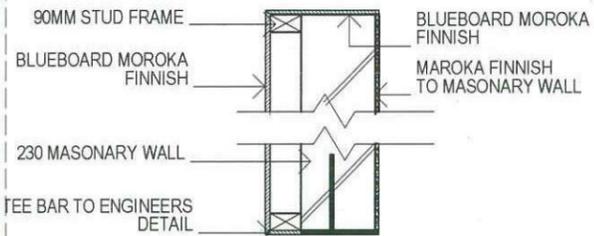
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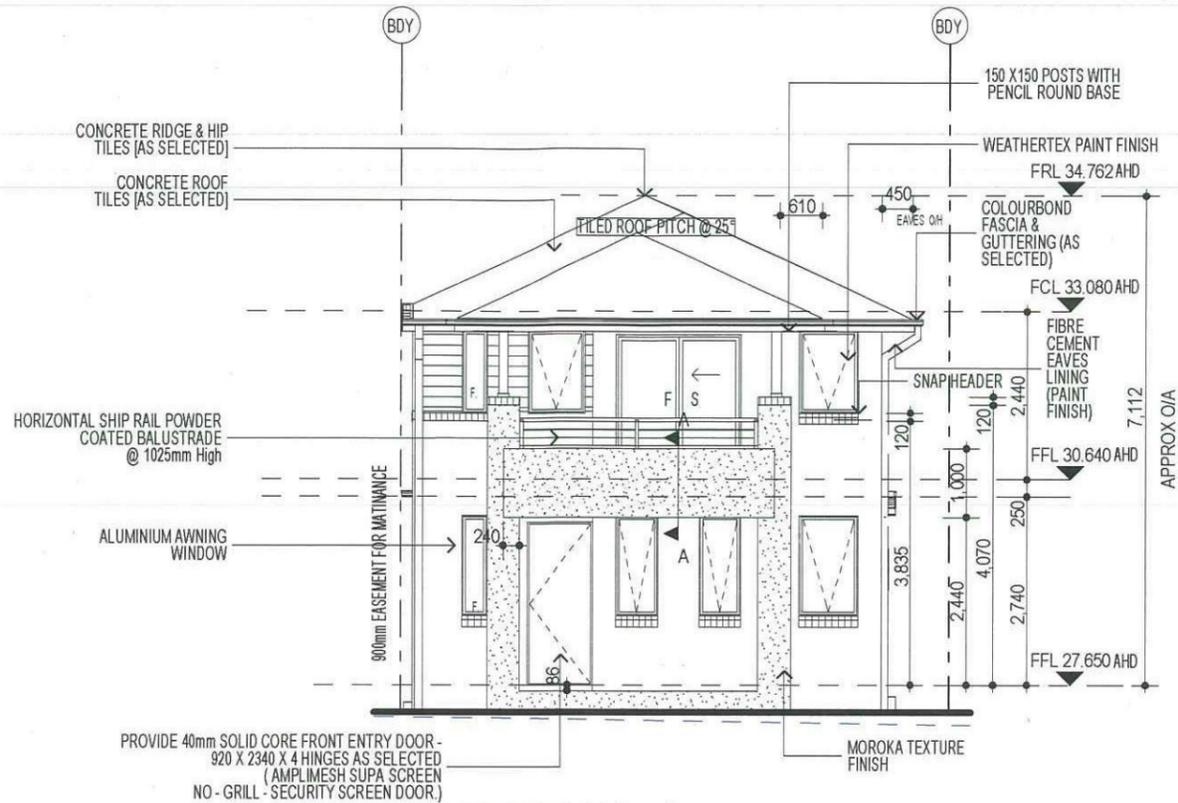
WASTE MANAGEMENT / SITE ANALYSIS (2)

KEY

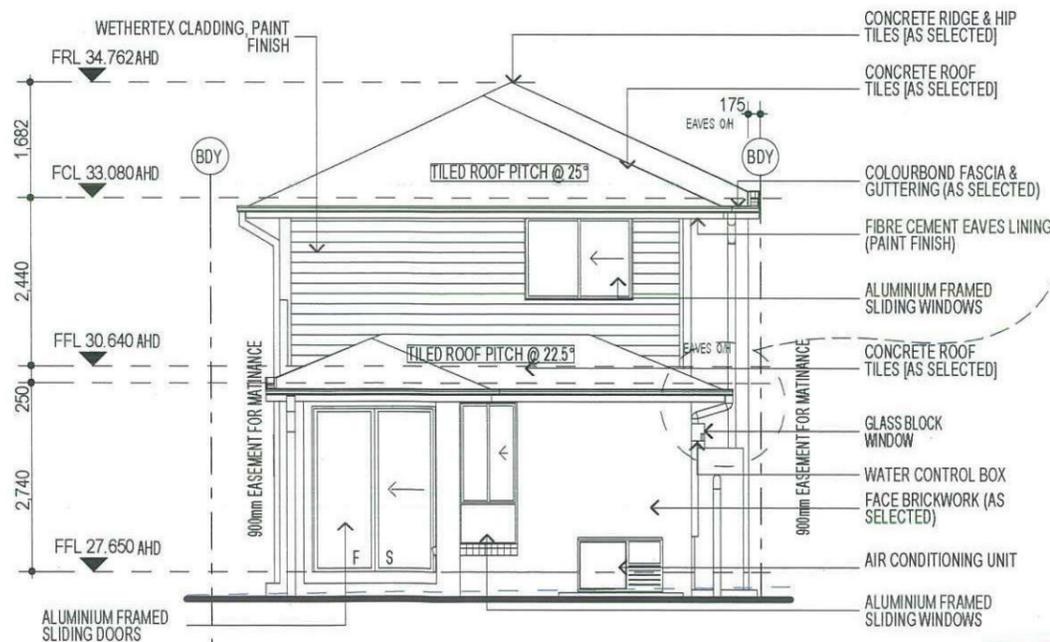
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	MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
	WEATHERTEX CLADDING PAINTED FINISH (AS SELECTED)



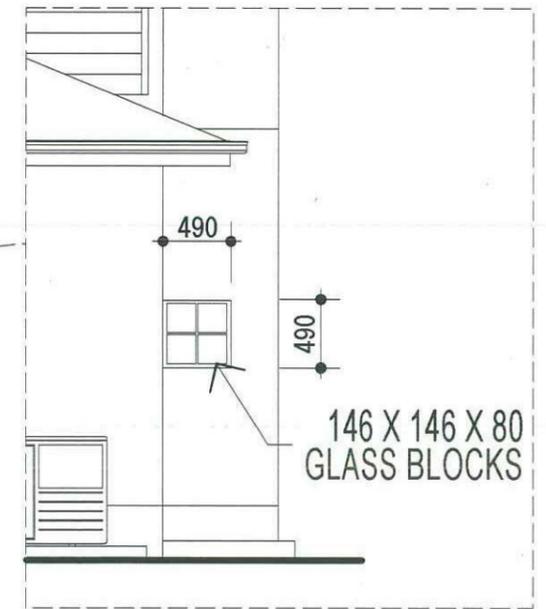
**BALCONY SECTION A
SCALE 1:20**



ELEVATION A



ELEVATION C



ELEVATION C1

SCALE 1:50

FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD
TERMITE TREATMENT

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

Thorton Design Review Panel
LANDCOM
Reviewed *[Signature]* Date 03/15/14

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PROMOTION:
LIVING/STYLE COLLECTION
CLIENT:
FIRSTYLE HOMES

LOCATION:
LOT 2235
WILLIAM HART CRESCENT
PENRITH NSW 2750

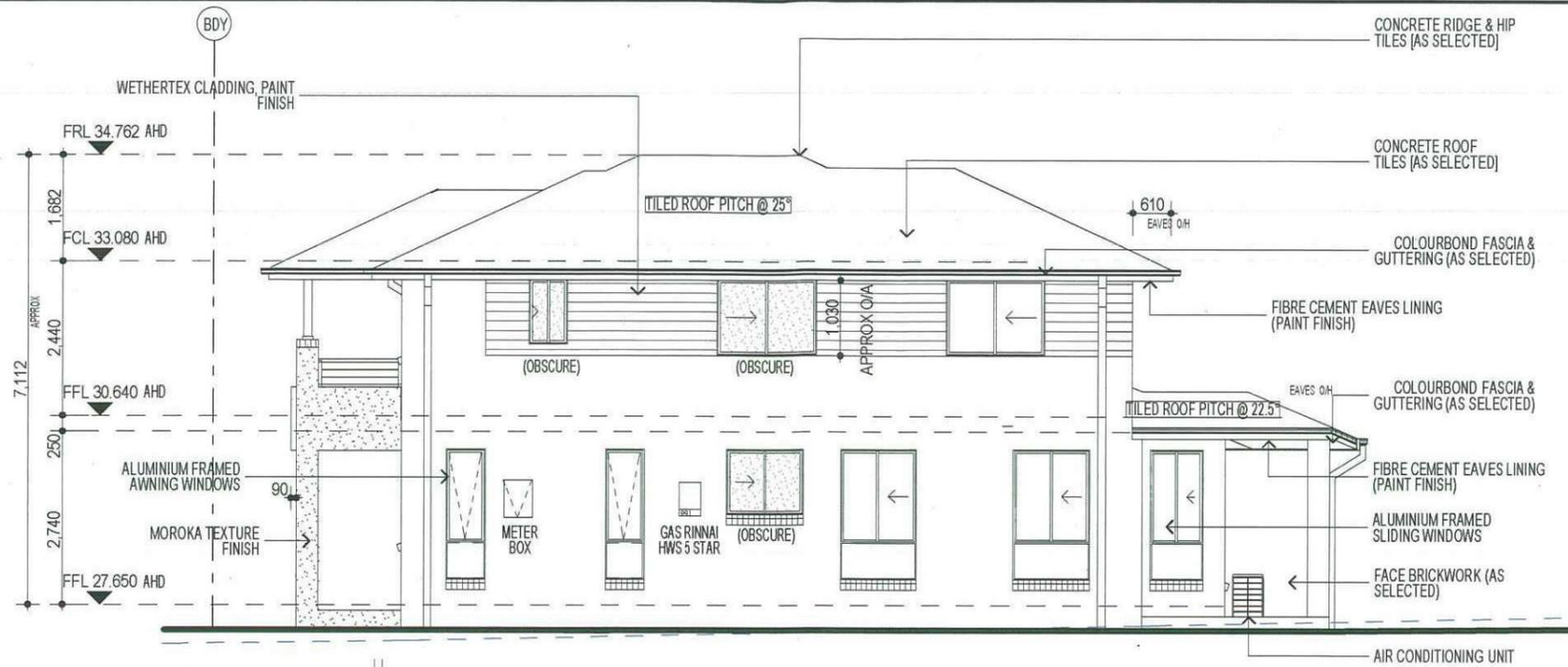
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model: CHESTER 23 facade: AUGUSTINE date: 26/05/2014 quote no assessment: SK1

Sheet: 6 of 12 scale: 1:100
775-14

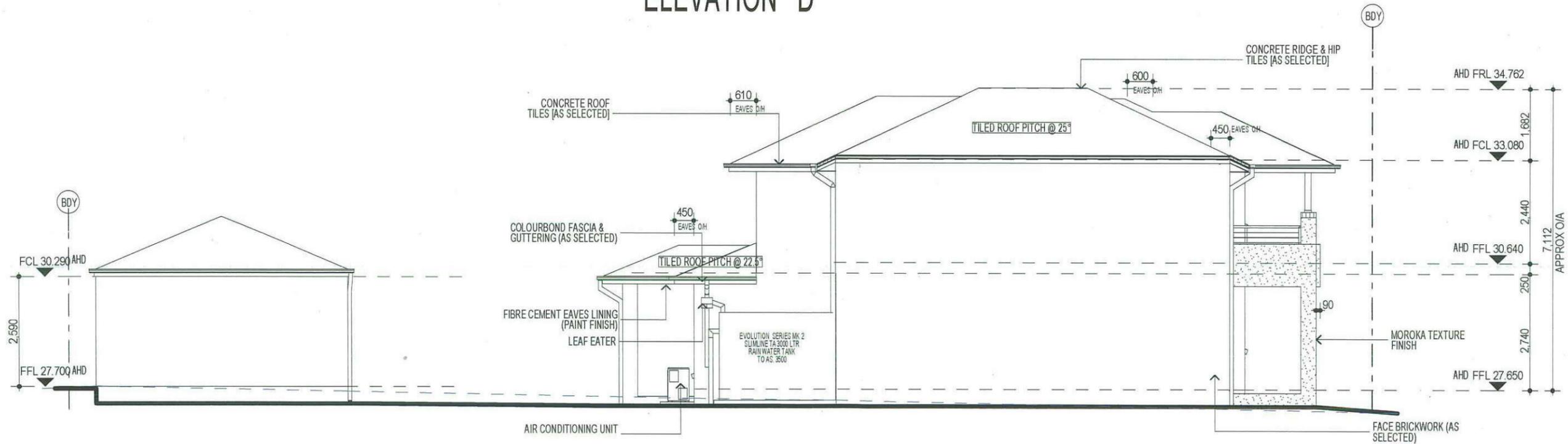
ELEVATIONS

CLIENTS SIGNATURE DATE SP. 00

KEY	
	FACE BRICK (AS SELECTED)
	MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
	WEATHEREX CLADDING PAINTED FINISH (AS SELECTED)



ELEVATION D



ELEVATION B

FIBRE OPTIC WIRING PACKAGE

NOTE
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3-PHASE POWER

NOTE:
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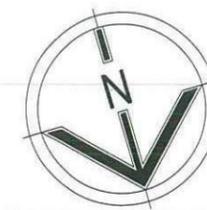
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model: CHESTER 23	facade: AUGUSTINE	drawn: GP/L.D.S	checked: P.D
Sheet: 7 of 12	scale: 1:100	775-14	
CLIENTS SIGNATURE		DATE	

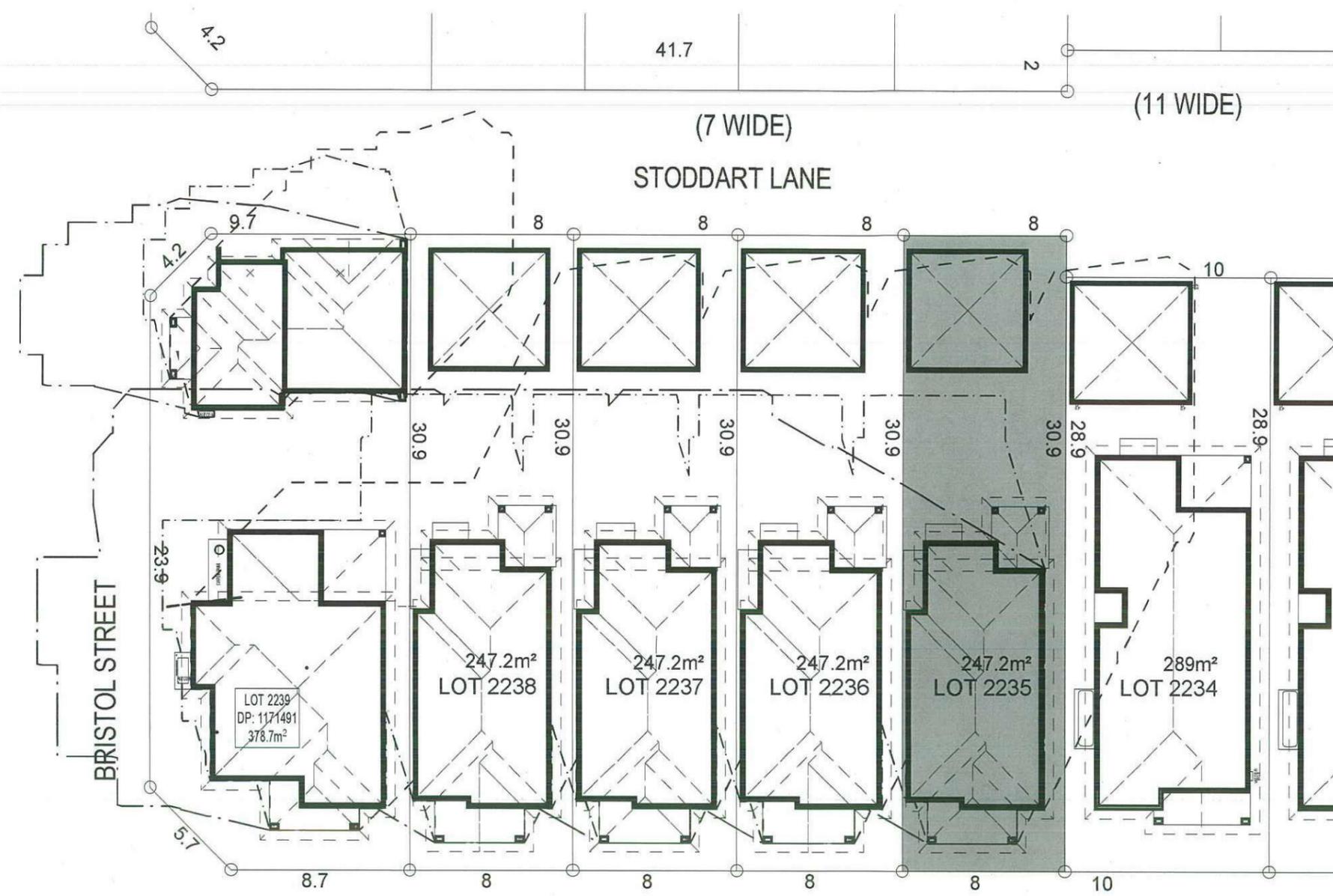
ELEVATIONS



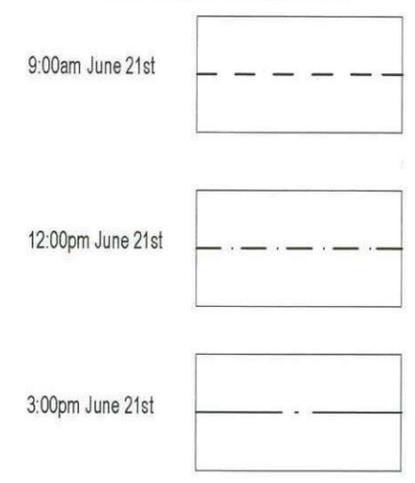
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SHADOW DIAGRAM



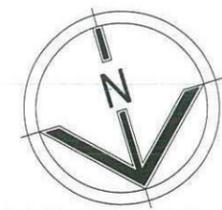
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 Reviewed *[Signature]* Date 3/15/14

WILLIAM HART CRESCENT

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SHADOW DIAGRAM

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DP SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH	date: 26/05/2014	quality assessment SK1
model: CHESTER 23	facade: AUGUSTINE	drawn: GP/L.D.S	checked: P.D
Sheet: 10 of 12	scale: 1:250	775-14	
CLIENTS SIGNATURE		DATE	

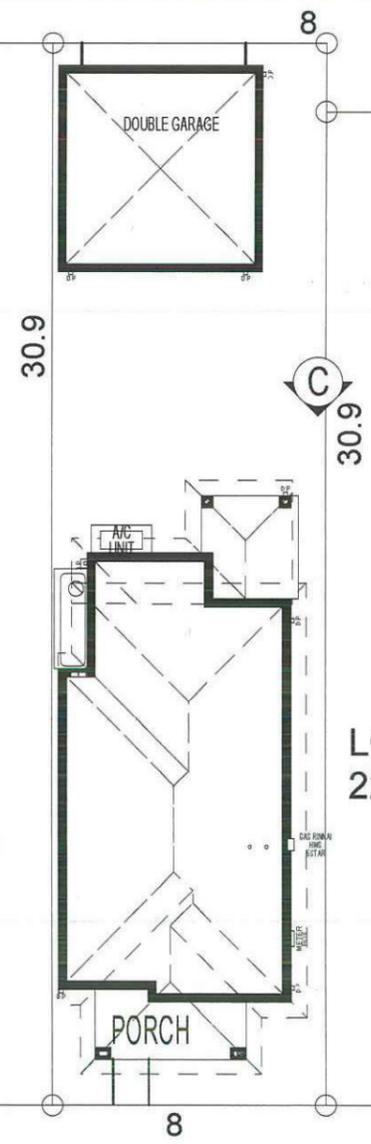


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STODDART LANE



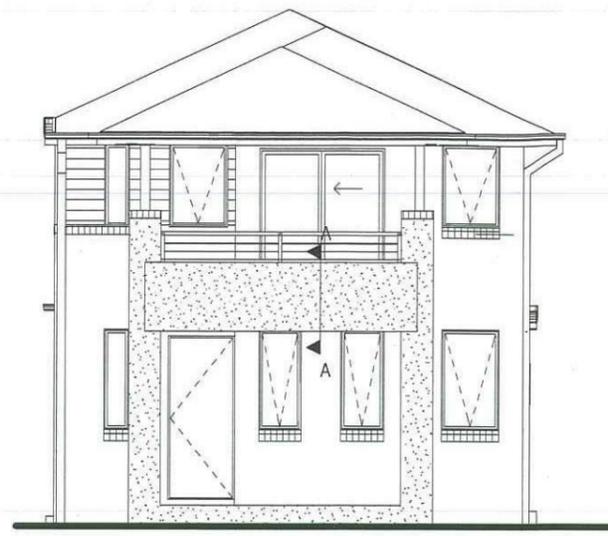
LOT 2236

LOT 2234

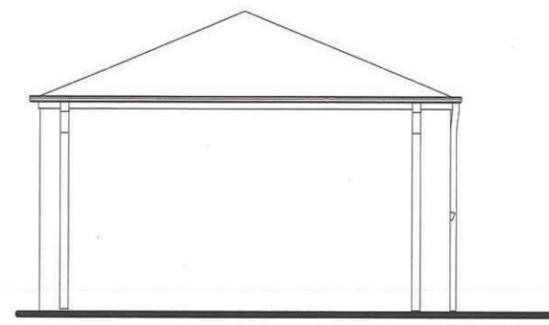
PORCH

DOUBLE GARAGE

WILLIAM HART CRESCENT



ELEVATION A



GARAGE ELEVATION A

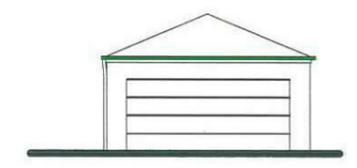


GARAGE ELEVATION B

ELEVATION B



ELEVATION C



GARAGE ELEVATION C



GARAGE ELEVATION D



ELEVATION D



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Sheet: A	scale: NTS	775-14	
CLIENT'S SIGNATURE		DATE	

NOTIFICATION PLAN

PLANT SCHEDULE Prepared by **ecodesign Pty Ltd**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	11	200mm	0.5m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	20	200mm	450mm
Mlg	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1	75L	4m
Gar	Gardenia augusta 'Radicans'	Rock Gardenia	2	200mm	0.5m
Vh	Viola hederacea	Native Violet	16	150mm	0.1m
Vo	Viburnum odoratissimum	Sweet Viburnum	8	300mm	2.5m

STODDART LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Lix	Lagerstroemia 'Sioux'	Crepe Myrtle	1	75L	4m
Lcj	Lomandra confertifolia 'Crackerjack'	Fine-leaved Lomandra	5	200mm	0.45m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	4	200mm	450mm

STODDART LANE CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE

HEADER COURSE

Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern

Area m² URBANGROWTH* Area m² BUILDER**

2.10 3.50

IN-FILL PAVEMENT

Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern

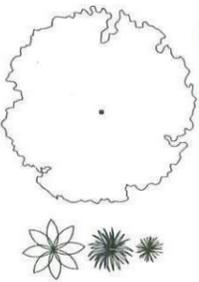
1.70 1.70

Total area 3.80 5.20

*Area's outside of the allotment boundary. **Area's inside of the allotment boundary

LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
58	8	11	39	1



LEGEND

Proposed trees - refer to plant schedule

Proposed accents & grasses - refer to plant schedule



Proposed shrubs - refer to plant schedule



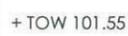
Proposed groundcovers and grasses - refer to plant schedule



Existing levels



Proposed levels



Proposed Top Of Wall levels



Boundary



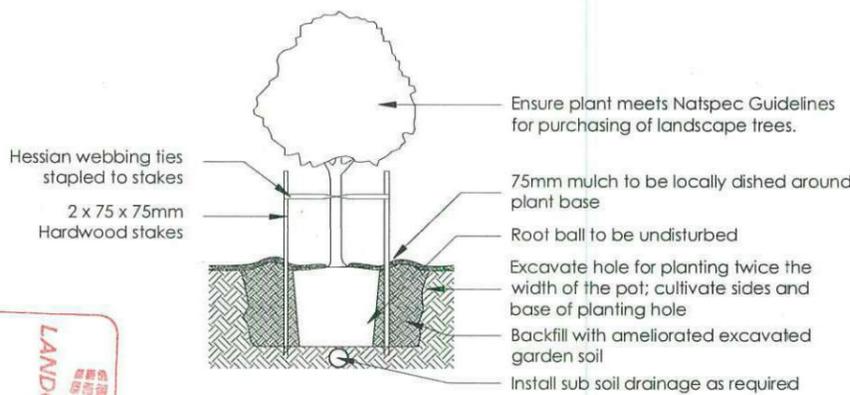
Garden edging



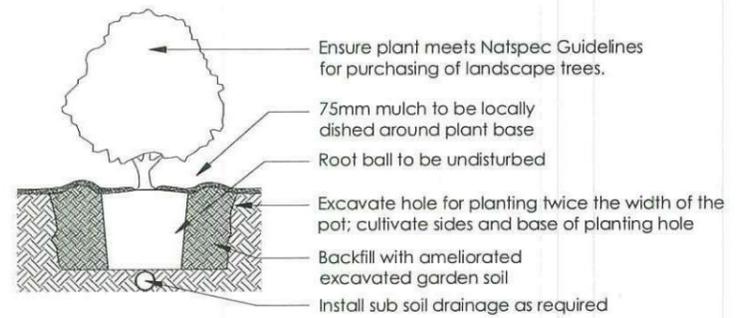
Masonry retaining walls



Existing contours



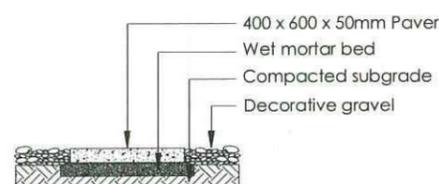
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size



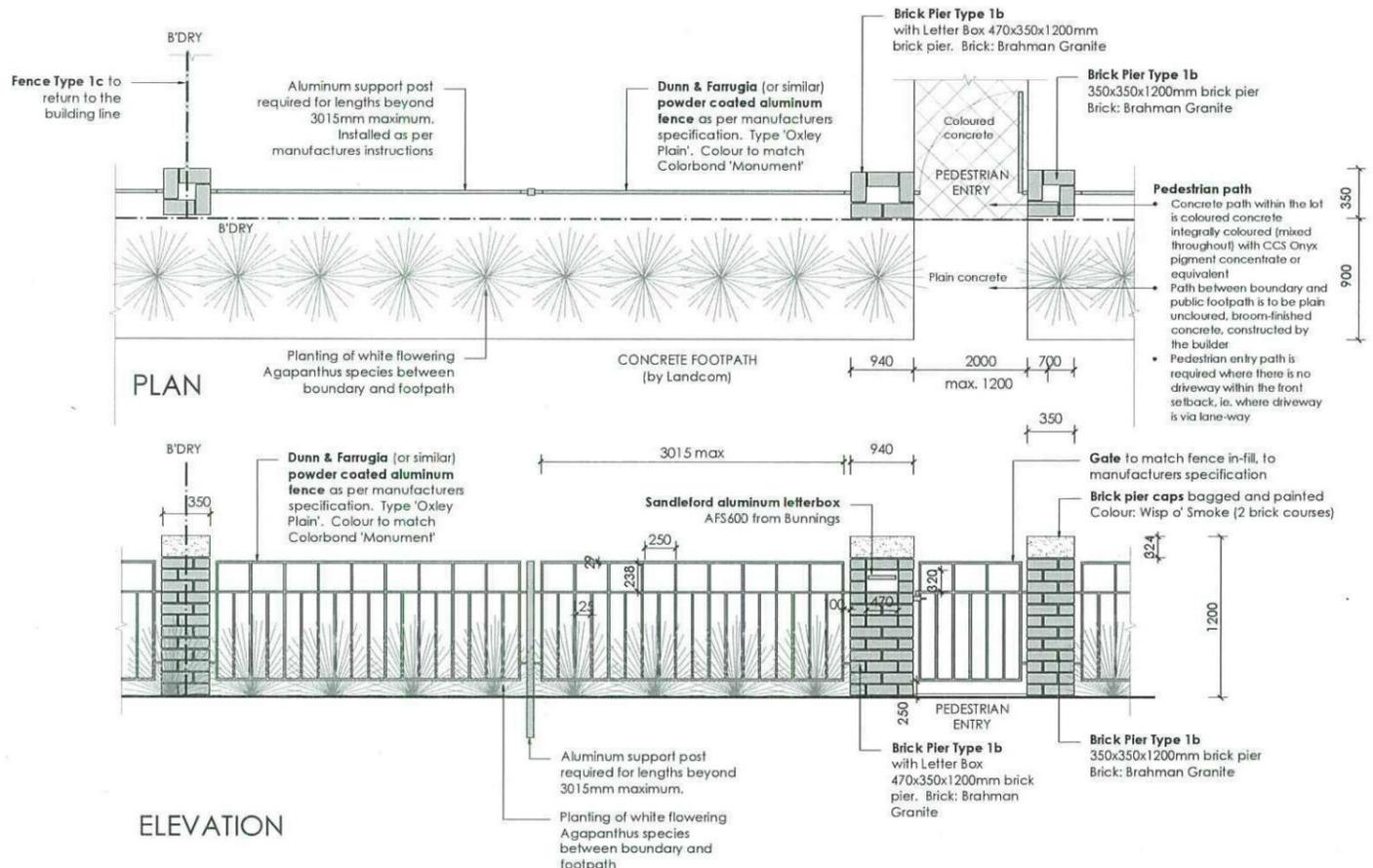
3 Turf Detail
NTS Brick Paver Edge



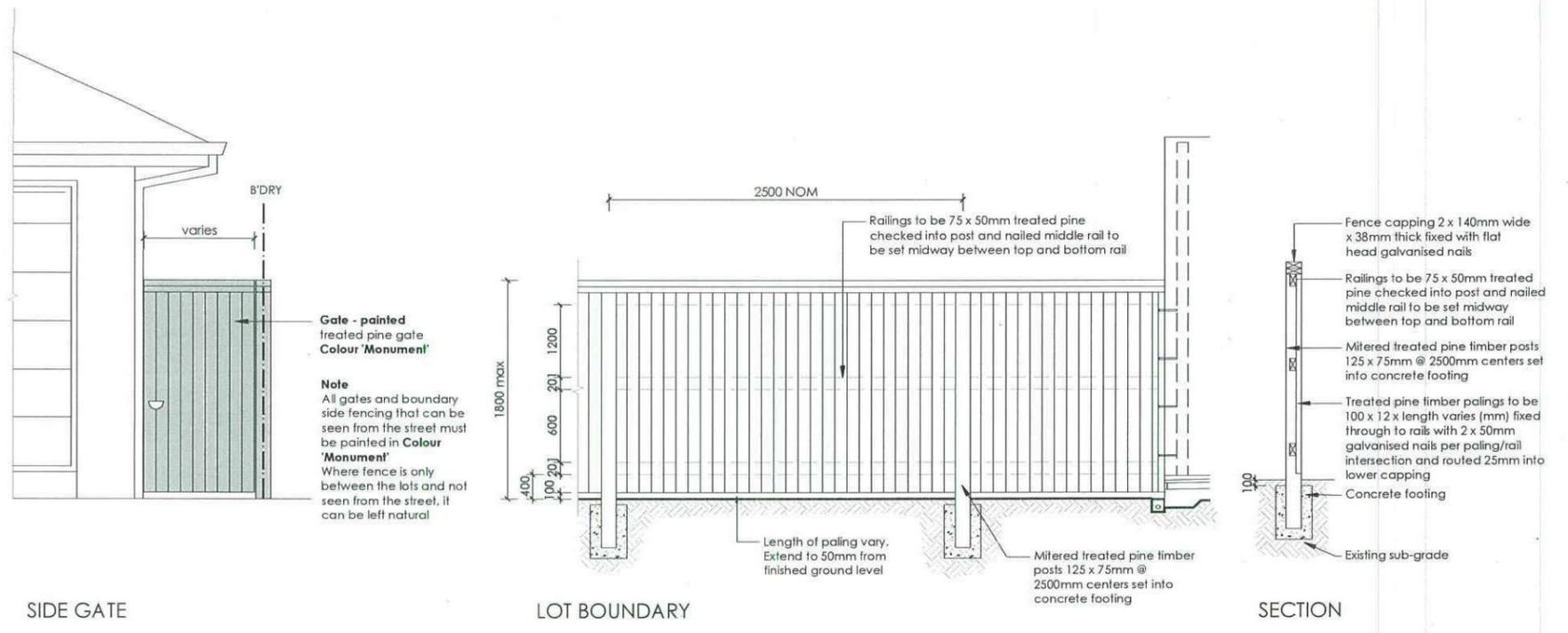
4 Stepping stones in gravel
NTS Low traffic zone

Reviewed by *[Signature]* Date 20/5/14
LANDCOM
 Thornton Design Review Panel

<table border="1"> <thead> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>CHECK</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ISSUE FOR CLIENT REVIEW</td> <td>BT</td> <td>RS</td> <td>08-05-14</td> </tr> <tr> <td>B</td> <td>ADJUST ROOF LINE ON FIRST FLOOR</td> <td>RS</td> <td>RS</td> <td>09-05-14</td> </tr> <tr> <td>C</td> <td>ISSUE FOR CLIENT REVIEW</td> <td>RS</td> <td>RS</td> <td>14-05-14</td> </tr> </tbody> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	ISSUE FOR CLIENT REVIEW	BT	RS	08-05-14	B	ADJUST ROOF LINE ON FIRST FLOOR	RS	RS	09-05-14	C	ISSUE FOR CLIENT REVIEW	RS	RS	14-05-14	<p>PO Box 8136, Baulkham Hills BC, NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of the Australian Institute of Landscape Designers (AILD)</p>	<p>PROJECT: LOT 2235 WILLIAM HART CRESCENT, PENRITH</p>	<p>PROJECT: NEW RESIDENCE</p> <p>DRAWING: LANDSCAPE PLAN</p> <p>SCALE: 1:100 @ A3 DATE: DA SHEET: 02</p> <p>DRAWN: RS CHECK: RS DATE: 14-05-14 REVISION: C</p>	
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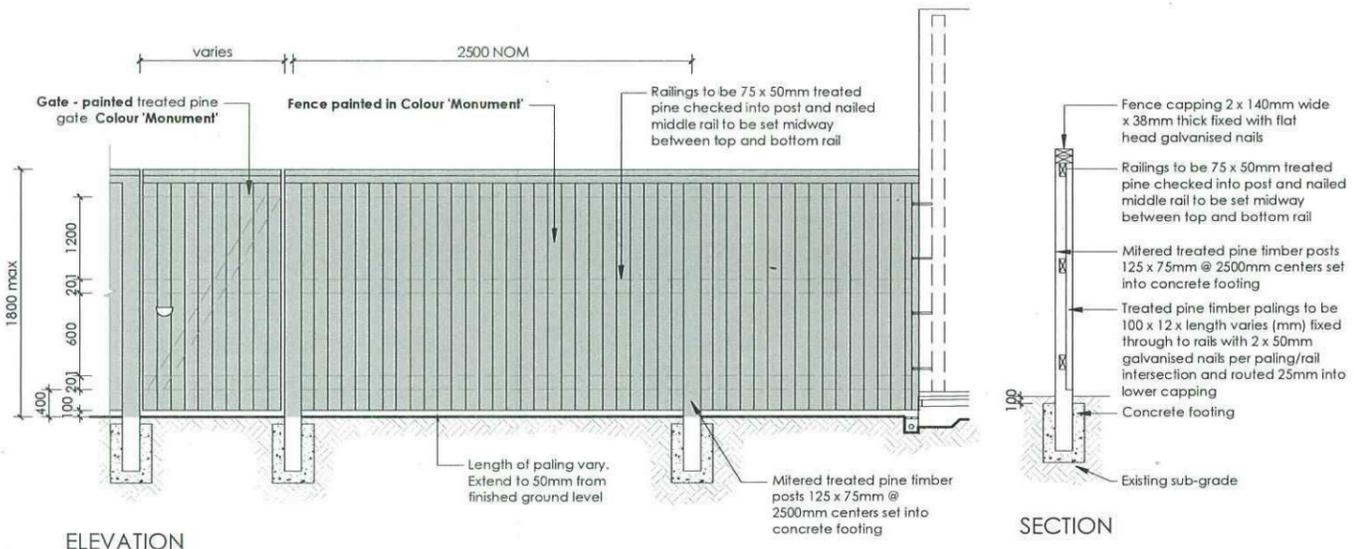
5 FENCE TYPE 1b - Front Fence
1:50 Typical detail



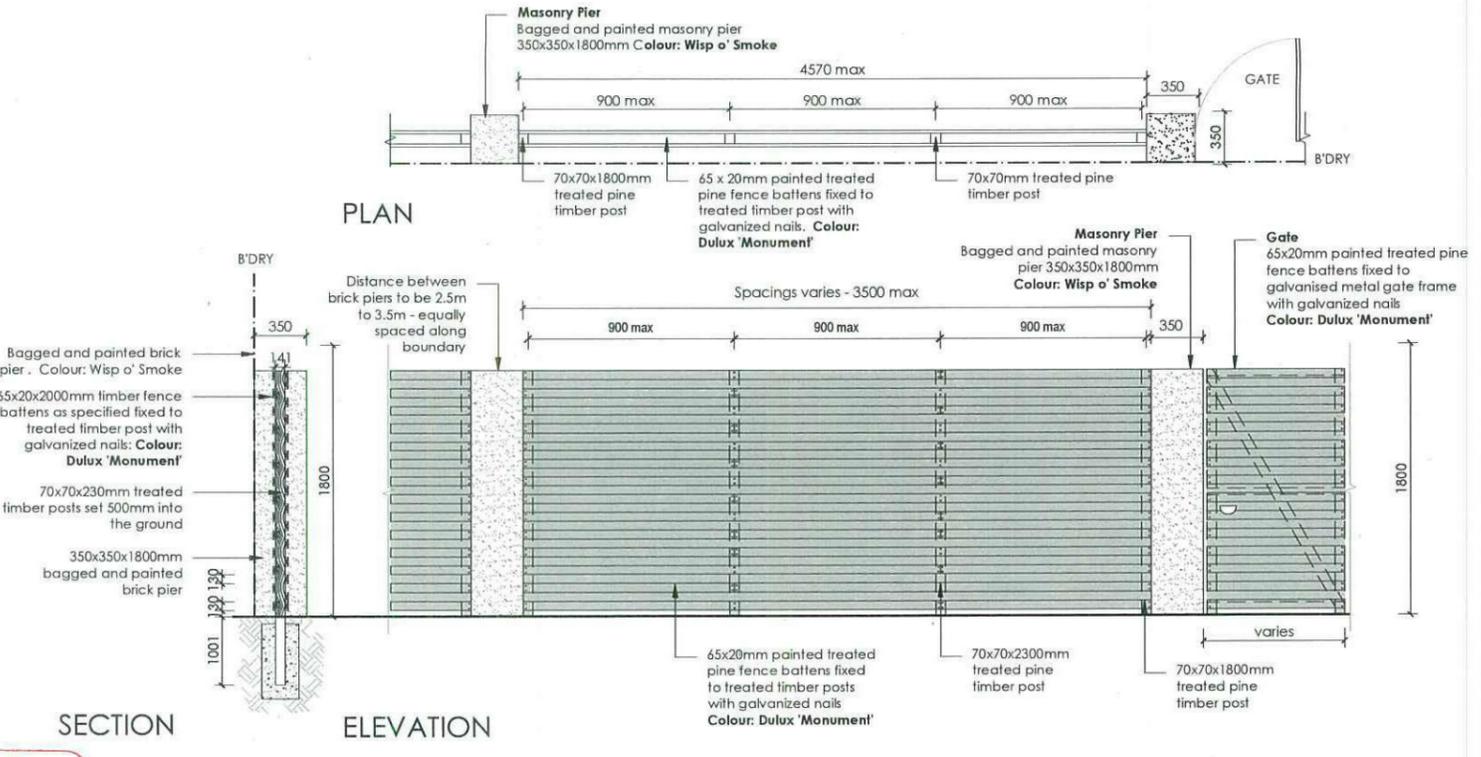
6 FENCE TYPE 4a - Side Boundaries
1:50 Typical detail

Reviewed
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 Date 26/5/14

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7 FENCE TYPE 4b - Rear Boundary
 All Laneways (except Barlett Lane)
 Typical detail



8 FENCE TYPE 2a - Secondary Street Fencing
 Typical detail

Reviewed
LANDCOM
 Thorton Design Review Panel
 Date 30/5/14

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PO Box 8136, Baulkham Hills BC, NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au <small>Member of the Australian Institute of Landscape Design and Planning</small>	PROJECT	NEW RESIDENCE			
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B	ADJUST ROOF LINE ON FIRST FLOOR	RS	RS	09-05-14		CLIENT	FIRSTSTYLE			
C	ISSUE FOR CLIENT REVIEW	RS	RS	14-05-14	SCALE	1:100 @ A3	DATE	04	REVISION	C
1. Do not scale from drawings 2. Verify all measurements on site 3. Notify ecodesign of any inconsistencies 4. Copyright © ecodesign. All rights reserved. 5. Drawing remains the property of ecodesign 6. All work to comply with relevant Australian Standards or Building Code of Australia. 7. All work to be performed by a suitably qualified tradesperson 8. For application purposes only - NOT FOR CONSTRUCTION						DATE	14-05-14			

ASPECT DEVELOPMENT & SURVEY PTY LTD
CONSULTING REGISTERED SURVEYORS

SUITE 1
103 VANESSA STREET
KINGSGROVE NSW 2208
PHONE (02) 9554 8388
FAX (02) 9554 8588

PO BOX 161
KINGSGROVE NSW 1480
DX 11392
HURSTVILLE

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

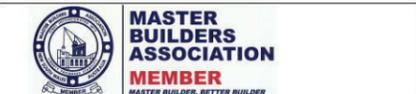


FIRSTSTYLE HOMES

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

ADMIN: (02) 9601 0111
FAX: (02) 9601 0711
EMAIL: design@firststyle.com.au

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MASTER BUILDERS ASSOCIATION MEMBER

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BASIX

= 35.79m² of roof area to discharge to water tank.
= 125.21m² stormwater and overflow to discharge to existing street channel.
o/a = 161m² of roof area.

LEGEND:

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

EARTHWORKS TO AHD

HOUSE: FFL 27.65
(LIVING) FGL 27.25

GARAGE: FFL 27.700
FGL 27.375

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 AS 3500
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/IH TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

SYMBOLS & ABBREVIATIONS:

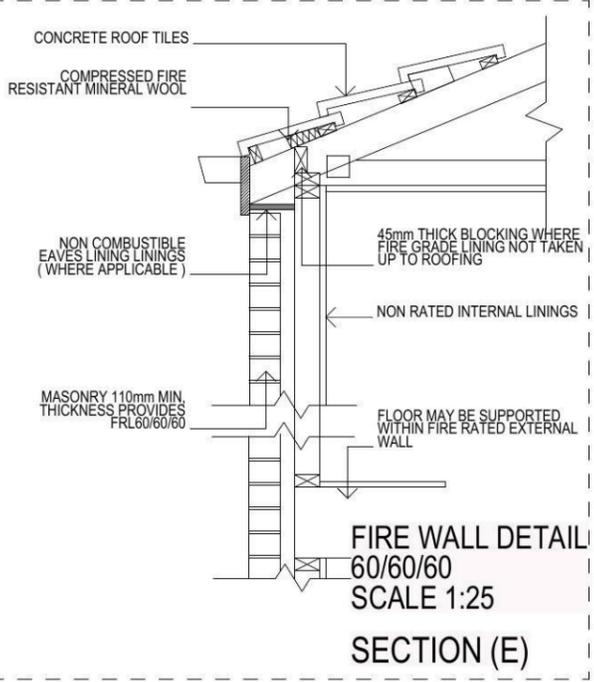
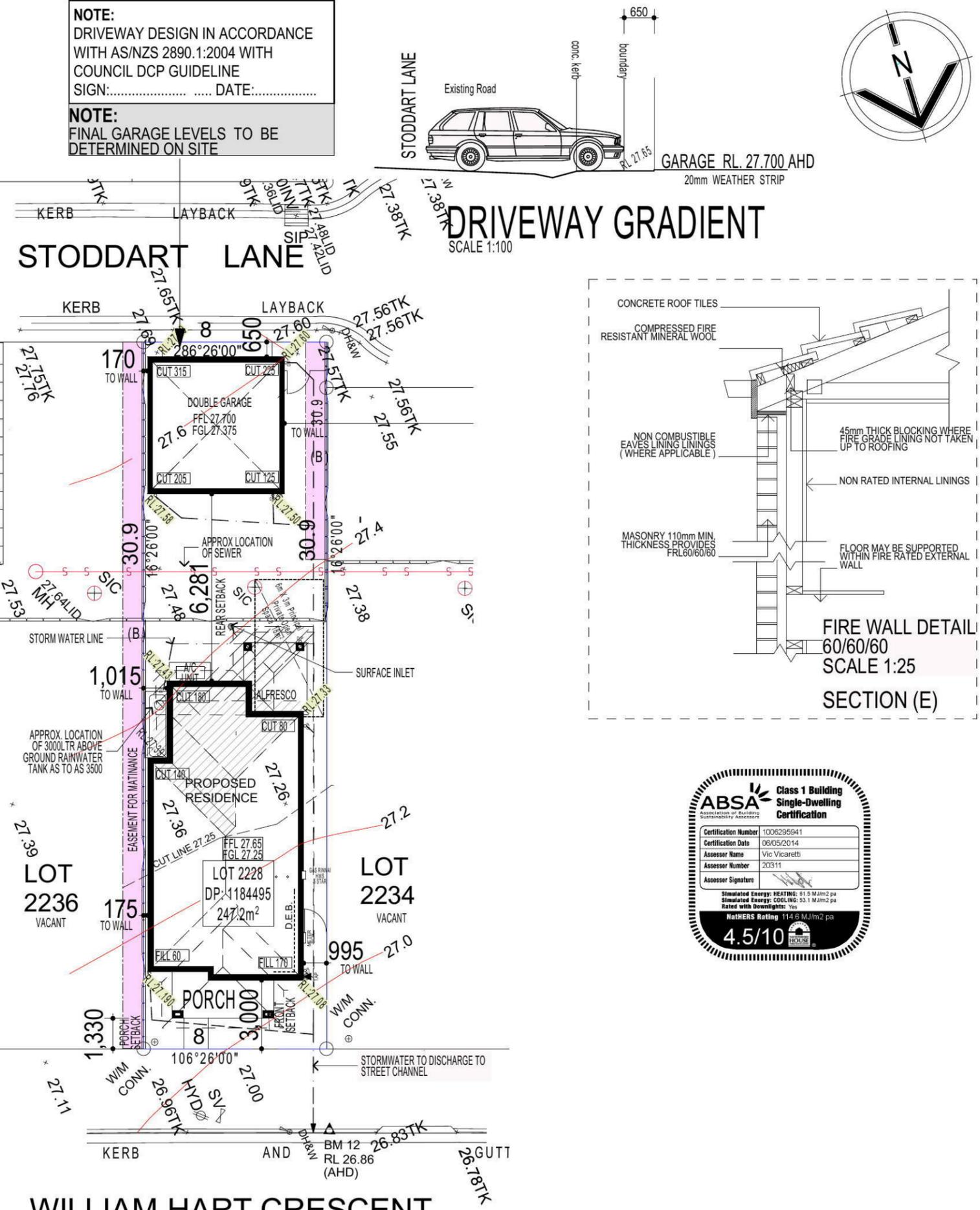
GP	GULLY PIT	-E-	OVERHEAD ELEC LINE
HYD	HYDRANT	-S-	SEWER LINE
SIP	SURFACE INLET PIT	GM	GAS METER
SIC	SEWER INSPECTION COVER	LP	LIGHT POLE
SMH	SEWER MANHOLE	EC	ELECTRICITY CONDUIT
WM	WATER METER	ECT	ELEC & TELE CONDUIT
EL	ELECTRICITY BOX	TC	TELECOM CONDUIT
TP	TELECOM PIT	WC	WATER CONDUIT
VC	VEHICLE CROSSING	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

S
E

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



DEVELOPMENT CALCULATIONS

LOT: 2235 SITE AREA: 247.2m²

Itemised Floor Areas:	Totals:
living ground floor:	82.52m ²
first floor: (excl. void 72.81m ²)	76.6m ²
garage: (excess 00.000m ²)	35.88m ²
alfresco:	7.87m ²
porch:	7.96m ²
balcony:	7.96m ²
total floor area:	218.79m ²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	72.82m ²
first floor excl. void: (internal area)	64.78m ²
total gross floor area:	137.6m ²
floor space ratio:	0.56:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	82.52m ²
garage:	35.88m ²
porch/alfresco:	15.83m ²
driveway/paved area:	4.55m ²
site coverage Area:	134.23m ² (54.3%)
landscape area:	112.97m ² (45.7%)
pervious areas (soft)	108.96m ² (44.1%)
impervious areas (hard)	138.24m ² (55.9%)
front yard landscape area	15.64m ² (6.3%)
front yard hard paved area	1.43m ² (0.5%)
private open space o/a:	49.85m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
J.ZHOU & R. K. SHRESTHA

LOCATION:
LOT 2235
WILLIAM HART CRESCENT
PENRITH NSW 2750

DP: 1184495 council: PENRITH

model: CHESTER 23 facade: AUGUSTINE date: 26/02/2015 quotation assessment: QA1

Sheet: 1 of 14 drawn: GP/L.D.S scale: 1:200 checked: P.D. 775-14

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

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.



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

WILLIAM HART CRESCENT
SITE PLAN & STORMWATER CONCEPT PLAN

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KEY	
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	EXISTING TREES
	TREES TO BE REMOVED
	DIRECTION & DISTANCES
	NOISE
	VEHICULAR SITE ENTRY
	HWS
	VIEWS
	PRIVATE OPEN SPACE
	OVERLOOKING
	RAINWATER TANK (Underground)
	A/C UNIT (if required)

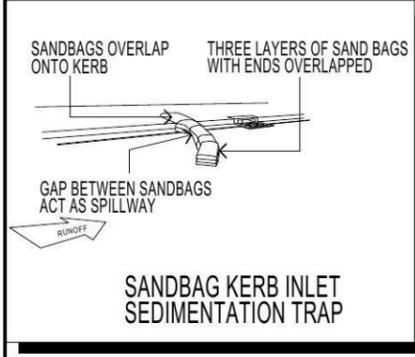
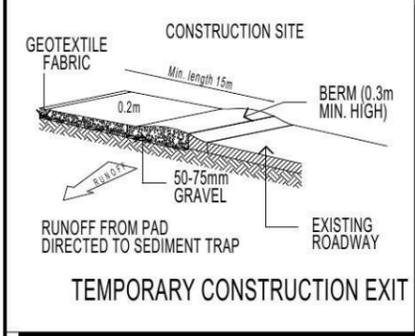
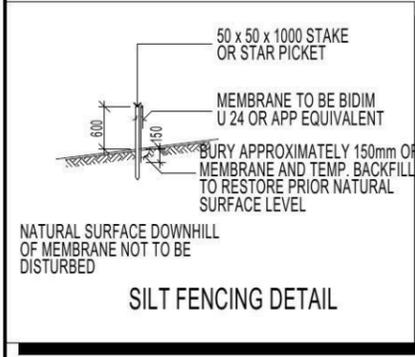
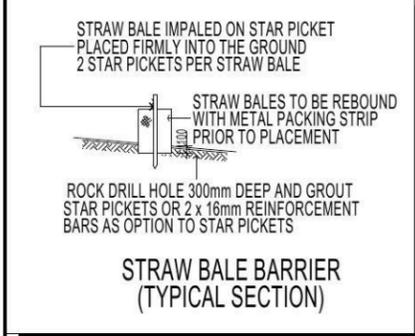
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 PENRITH NSW 2750**

DP: 1184495	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 26/02/2015	quotation assessment: QA1
drawn: GP/L.D.S	checked: P.D
scale: 1:250	775-14

CLIENTS SIGNATURE: _____ DATE: _____ S.P. 0.0.



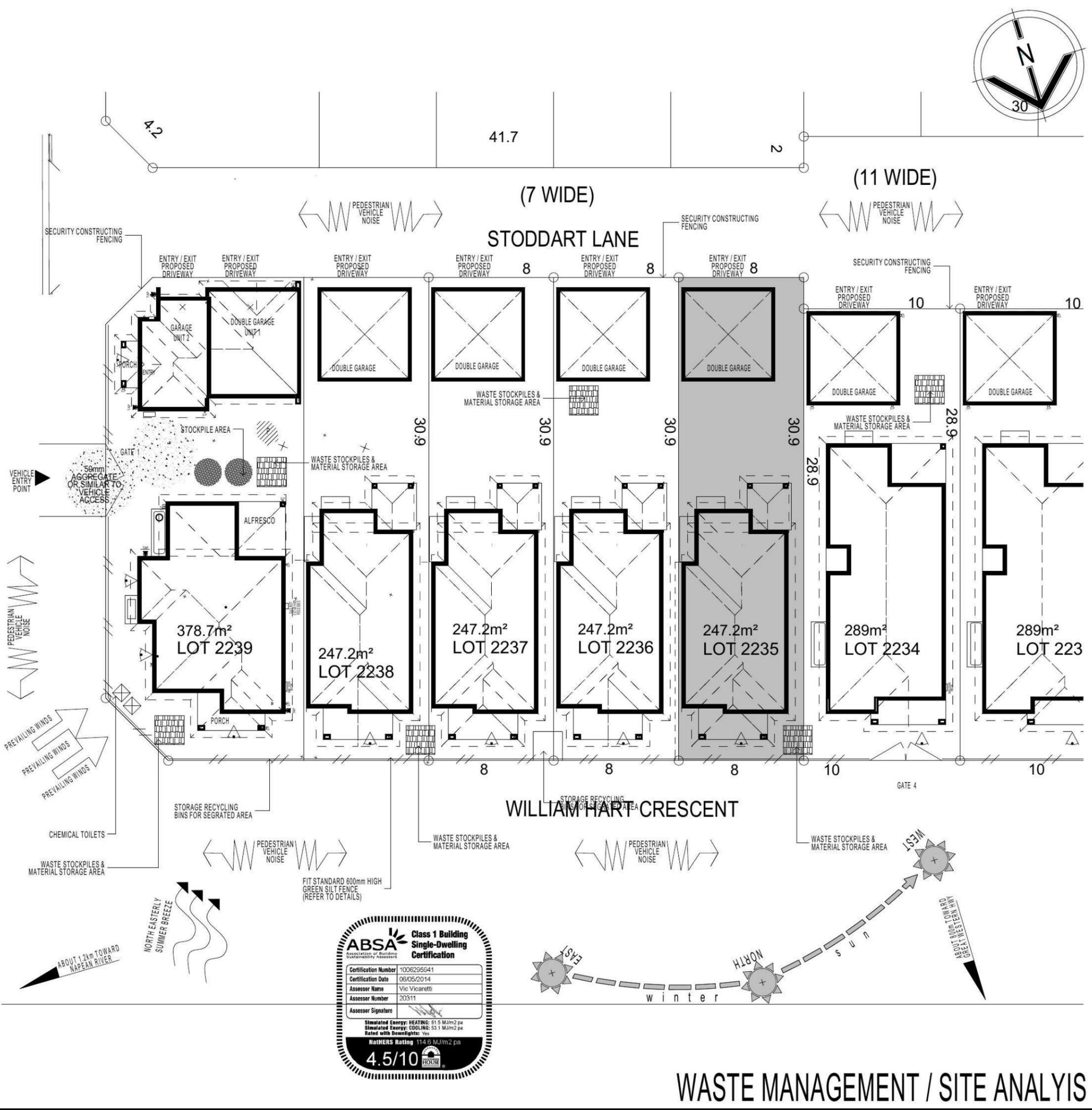
DUST CONTROL MEASURES:
 IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (CLIENT) WILL SPRINKLE WATER ON THE DUST

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

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ABSA Class 1 Building Single-Dwelling Certification

Association of Building Sustainability Assessors

Certification Number: 100629641
 Certification Date: 09/05/2014
 Assessor Name: Vic Vicaretti
 Assessor Number: 20311
 Assessor Signature: _____

Simulated Energy: HEATING: 81.5 MJ/m² pa
 Simulated Energy: COOLING: 53.1 MJ/m² pa
 Rated with Downlights: Yes

NatHERS Rating 4.5/10

WASTE MANAGEMENT / SITE ANALYSIS

STRAW BALE IMPALED ON STAR PICKET
PLACED FIRMLY INTO THE GROUND
2 STAR PICKETS PER STRAW BALE

STRAW BALES TO BE REBOUND
WITH METAL PACKING STRIP
PRIOR TO PLACEMENT

ROCK DRILL HOLE 300mm DEEP AND GROUT
STAR PICKETS OR 2 x 16mm REINFORCEMENT
BARS AS OPTION TO STAR PICKETS

**STRAW BALE BARRIER
(TYPICAL SECTION)**

50 x 50 x 1000 STAKE
OR STAR PICKET

MEMBRANE TO BE BIDIM
U 24 OR APP EQUIVALENT

BURY APPROXIMATELY 150mm OF
MEMBRANE AND TEMP. BACKFILL
TO RESTORE PRIOR NATURAL
SURFACE LEVEL

NATURAL SURFACE DOWNHILL
OF MEMBRANE NOT TO BE
DISTURBED

SILT FENCING DETAIL

CONSTRUCTION SITE

GEOTEXTILE FABRIC

Min. length 15m

BERM (0.3m
MIN. HIGH)

0.2m

50-75mm
GRAVEL

RUNOFF FROM PAD
DIRECTED TO SEDIMENT TRAP

EXISTING
ROADWAY

TEMPORARY CONSTRUCTION EXIT

SANDBAGS OVERLAP
ONTO KERB

THREE LAYERS OF SAND BAGS
WITH ENDS OVERLAPPED

GAP BETWEEN SANDBAGS
ACT AS SPILLWAY

**SANDBAG KERB INLET
SEDIMENTATION TRAP**

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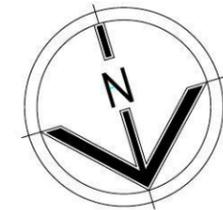
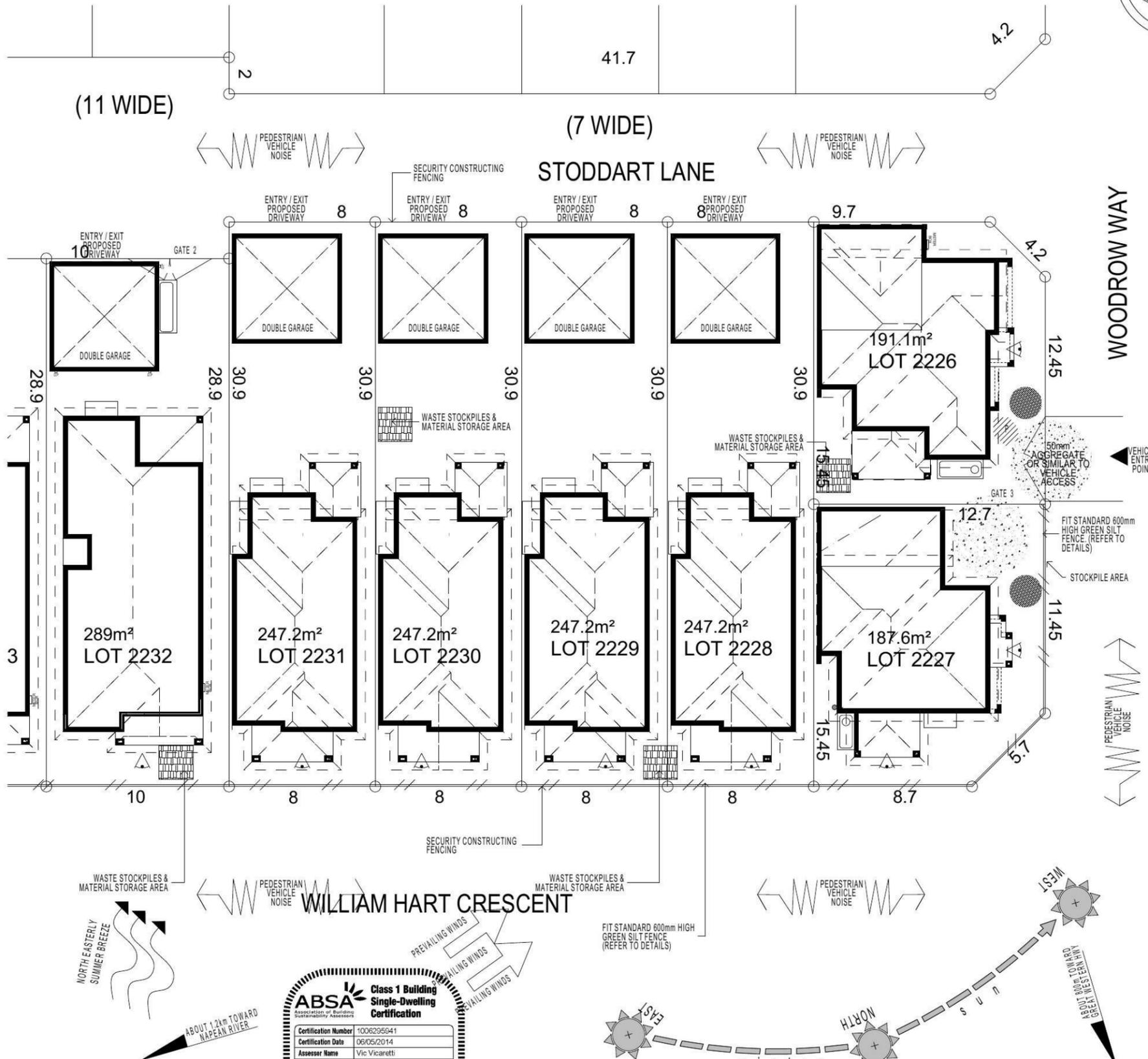
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Lic No. 113412C
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Assessor Signature: _____

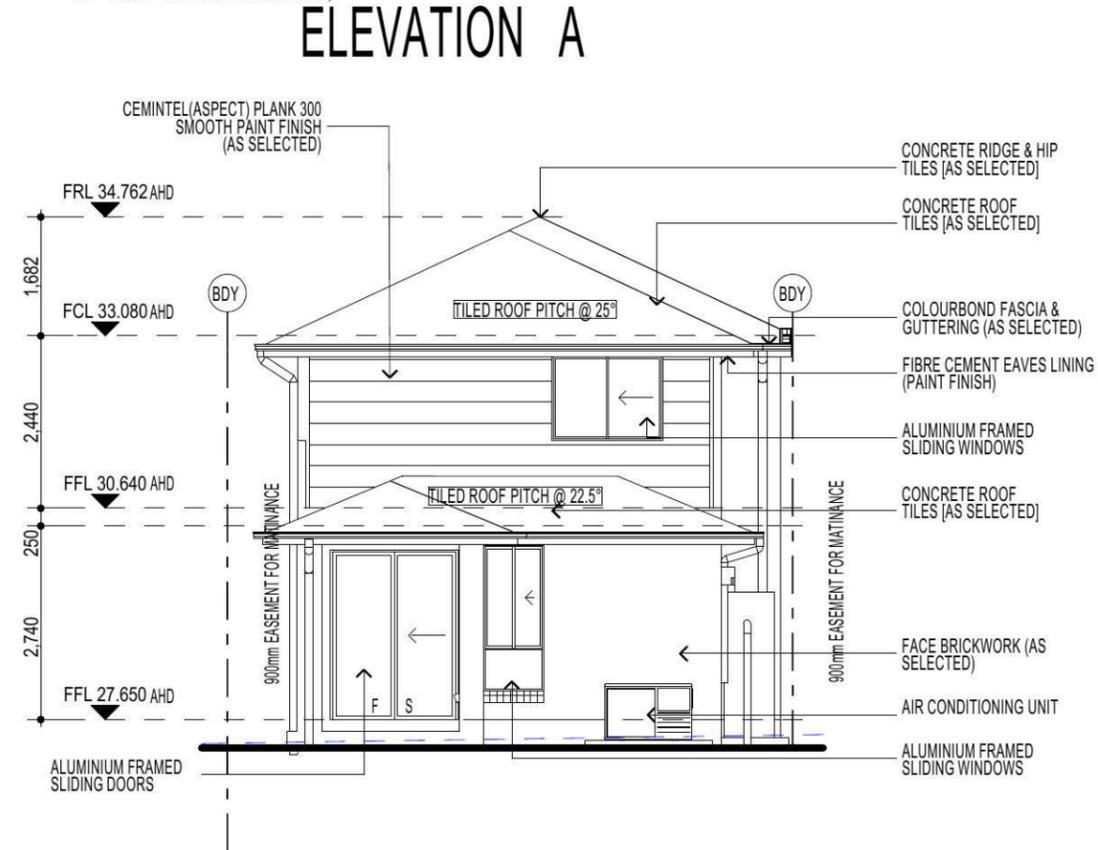
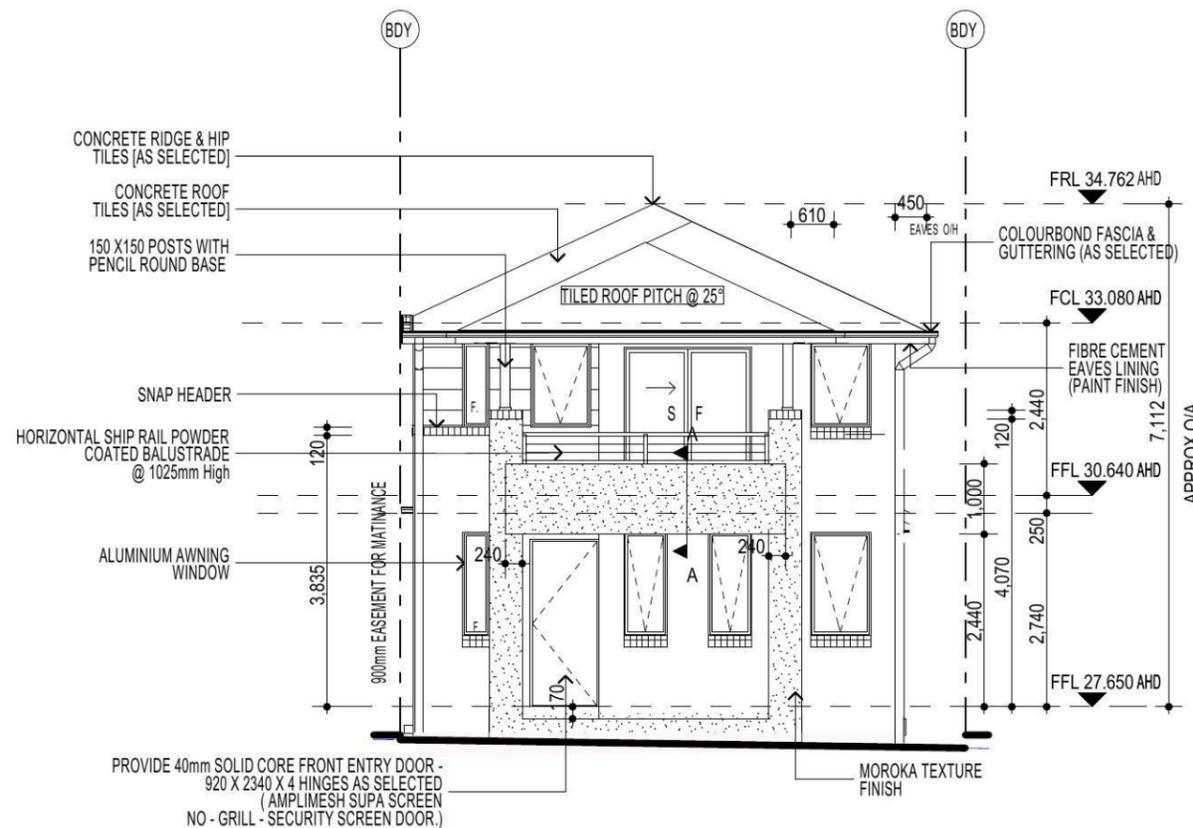
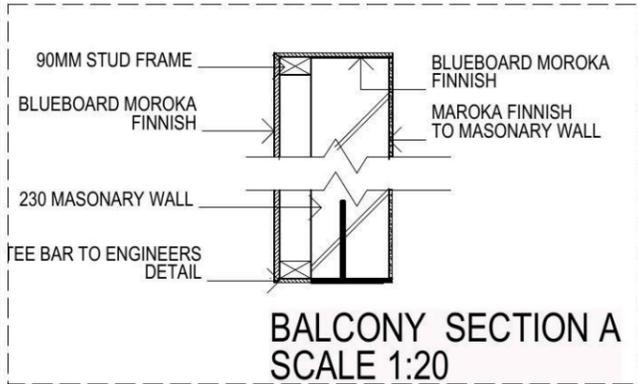
Simulated Energy: HEATING: 81.5 MJ/m² pa
Simulated Energy: COOLING: 53.1 MJ/m² pa
Rated with Overlights: Yes

4.5/10

WASTE MANAGEMENT / SITE ANALYSIS (2)

KEY

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



• 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.
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FIBRE OPTIC WIRING PACKAGE

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

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.

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

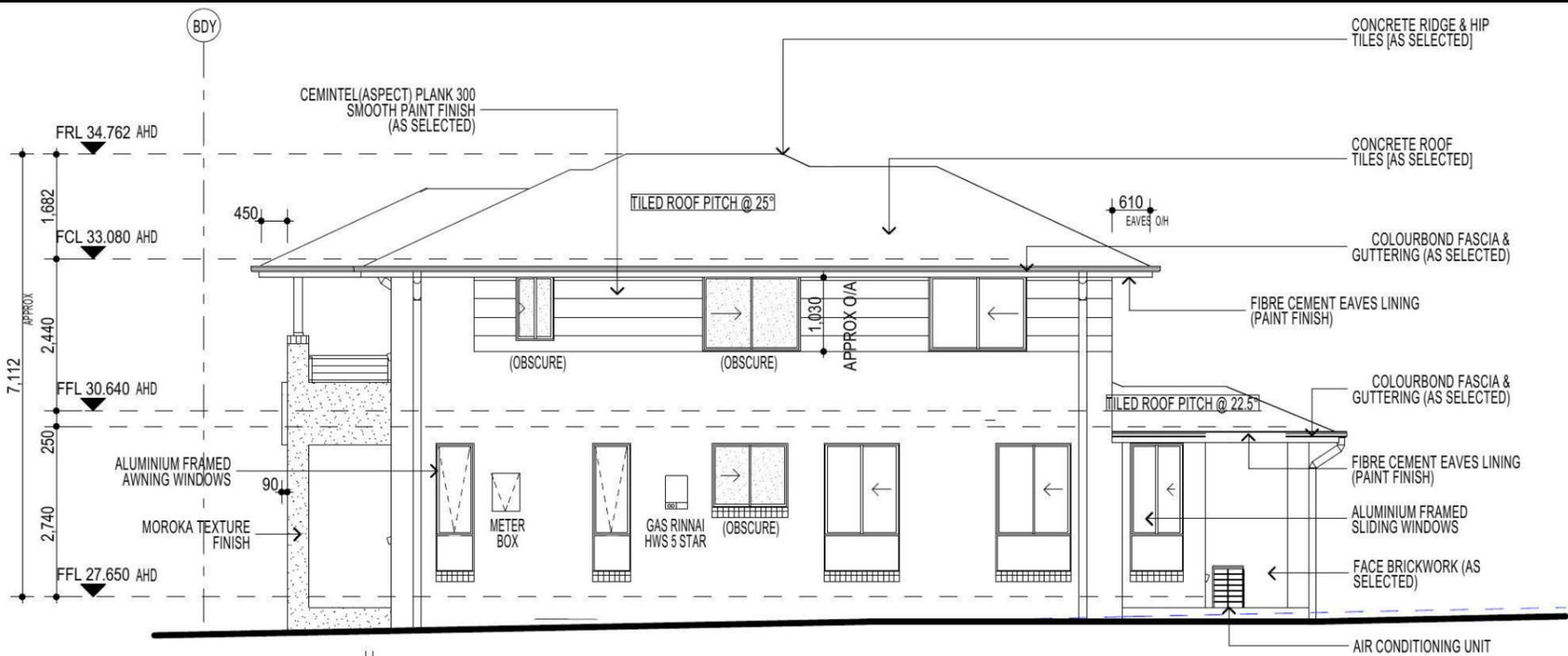
ELEVATION C1
 SCALE 1:50

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: J.ZHOU & R. K. SHRESTHA			
LOCATION: LOT 2235 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP: 1184495	council: PENRITH		
model: CHESTER 23	facade: AUGUSTINE	date: 26/02/2015	quotation assessment: QA1
Sheet: 6 of 14	drawn: GP/L.D.S	checked: P.D	scale: 1:100
			775-14
CLIENTS SIGNATURE		DATE	

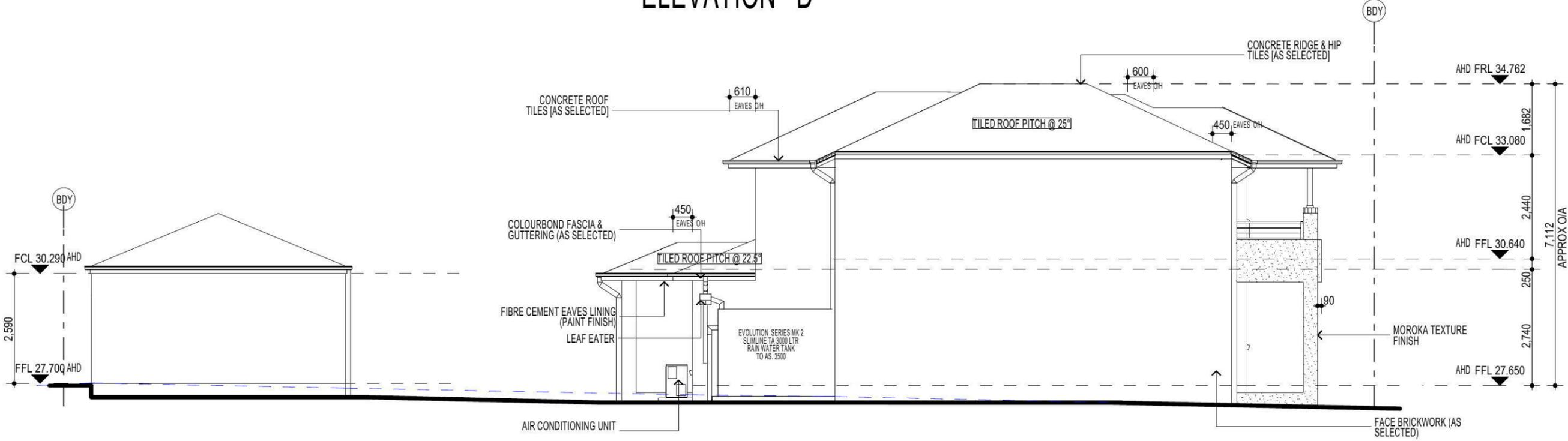
ELEVATIONS

KEY

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



ELEVATION D



ELEVATION B

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.

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

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) 9601 0111
FAX: (02) 9601 0711
EMAIL: design@firststyle.com.au

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PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: J.ZHOU & R. K. SHRESTHA			
LOCATION: LOT 2235 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP: 1184495	council: PENRITH		
model: CHESTER 23	facade: AUGUSTINE	date: 26/02/2015	valuation assessment: QA1
Sheet: 7 of 14	drawn: GP/L.D.S	checked: P.D	775-14
scale: 1:100			

ELEVATIONS



**PRELIMINARY SUREVEY
 LOTS 2226-2239 NORTH PENRITH**

PLANT SCHEDULE Prepared by **ecodesign Pty Ltd**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	11	200mm	0.5m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	20	200mm	450mm
Mlg	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1	75L	4m
Gar	Gardenia augusta 'Radicans'	Rock Gardenia	2	200mm	0.5m
Vh	Viola hederacea	Native Violet	16	150mm	0.1m
Vo	Viburnum odoratissimum	Sweet Viburnum	8	300mm	2.5m

STODDART LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Lix	Lagerstroemia 'Sioux'	Crepe Myrtle	1	75L	4m
Lcj	Lomandra confertifolia 'Crackerjack'	Fine-leaved Lomandra	5	200mm	0.45m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	4	200mm	450mm

STODDART LANE CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE

HEADER COURSE

Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern

Area m²
URBANGROWTH*

2.10

Area m²
BUILDER**

3.50

IN-FILL PAVEMENT

Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern

1.70

1.70

Total area

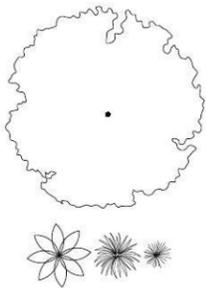
3.80

5.20

*Area's outside of the allotment boundary. **Area's inside of the allotment boundary

LOT PLANTING SUMMARY

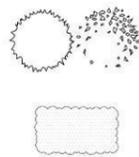
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
58	8	11	39	1



LEGEND

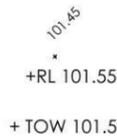
Proposed trees - refer to plant schedule

Proposed accents & grasses - refer to plant schedule



Proposed shrubs - refer to plant schedule

Proposed groundcovers and grasses - refer to plant schedule



Existing levels

Proposed levels

+TOW 101.55

Proposed Top Of Wall levels



Boundary



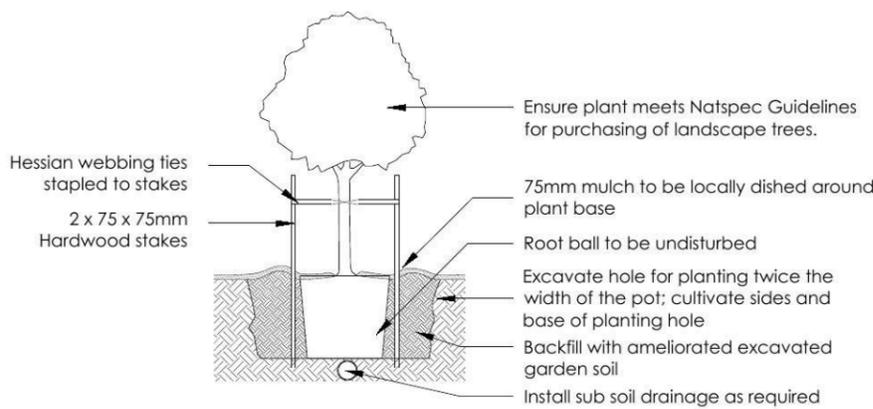
Garden edging



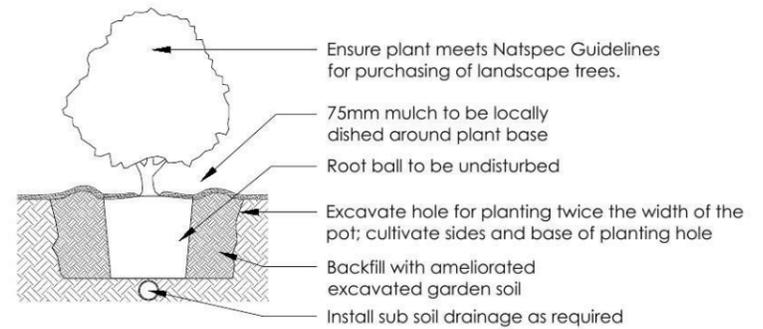
Masonry retaining walls



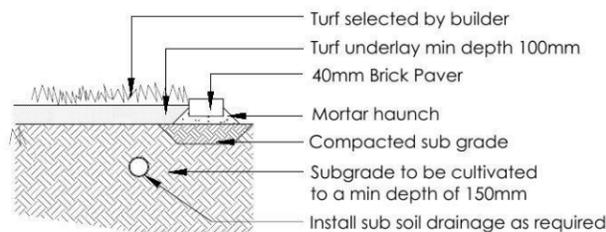
Existing contours



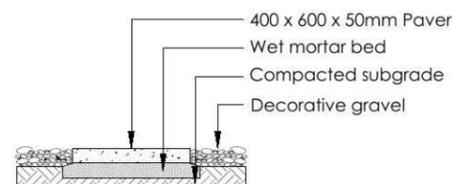
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size



3 Turf Detail
NTS Brick Paver Edge



4 Stepping stones in gravel
NTS Low traffic zone

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	BT	RS	08-05-14
B	ADJUST ROOF LINE ON FIRST FLOOR	RS	RS	09-05-14
C	ISSUE FOR CLIENT REVIEW	RS	RS	14-05-14

ecodesign
outdoor living environments

PO Box 8136, Southham Hts BC, NSW 2113
Ph: (02) 9680 7712 Fax: (02) 9680 7705
Email: info@ecodesign.com.au
Web: www.ecodesign.com.au

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7. All work to be performed by a suitably qualified tradesperson.
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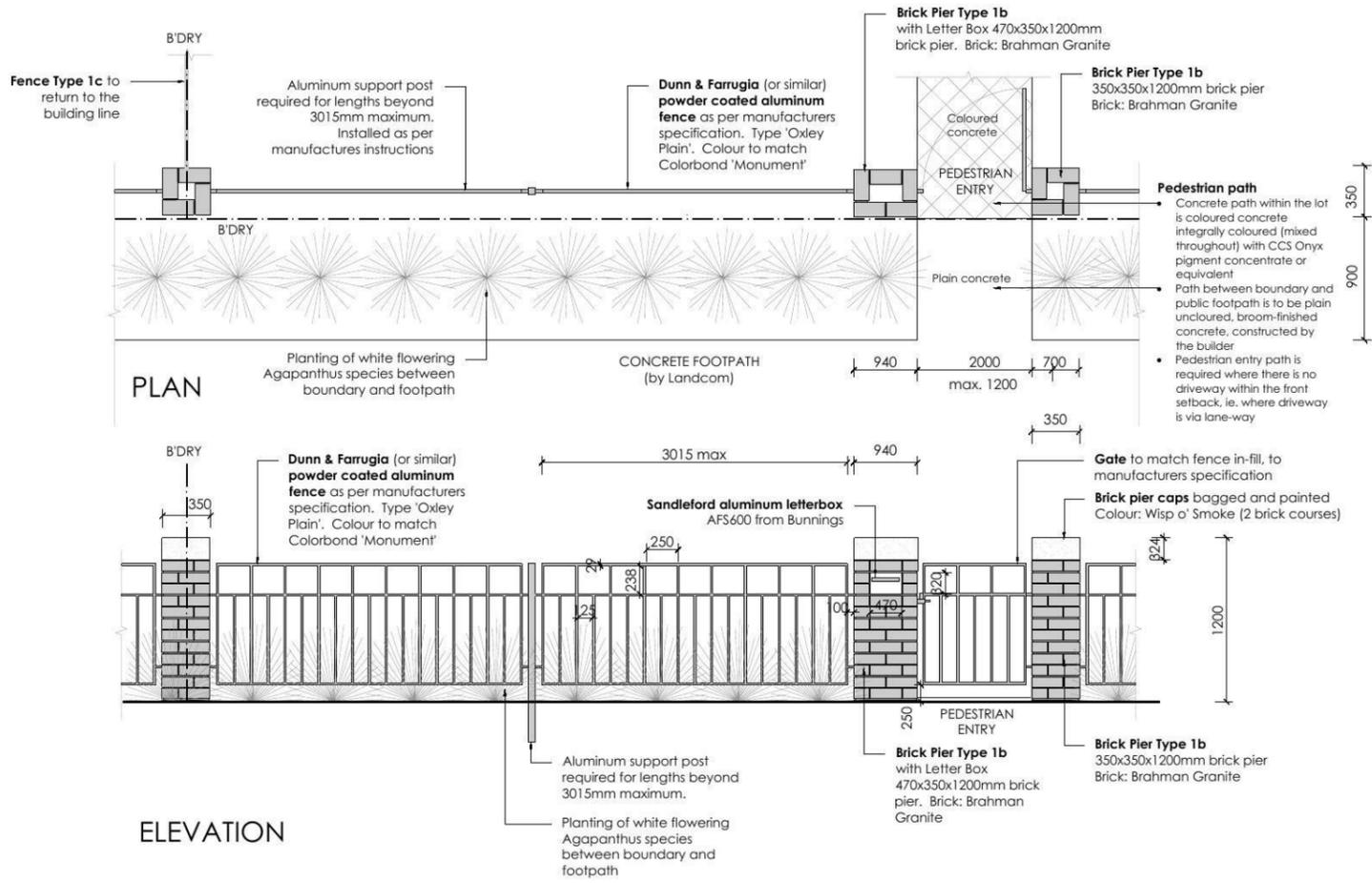
CLIENT: **FIRSTYLE**

PROJECT: **NEW RESIDENCE**

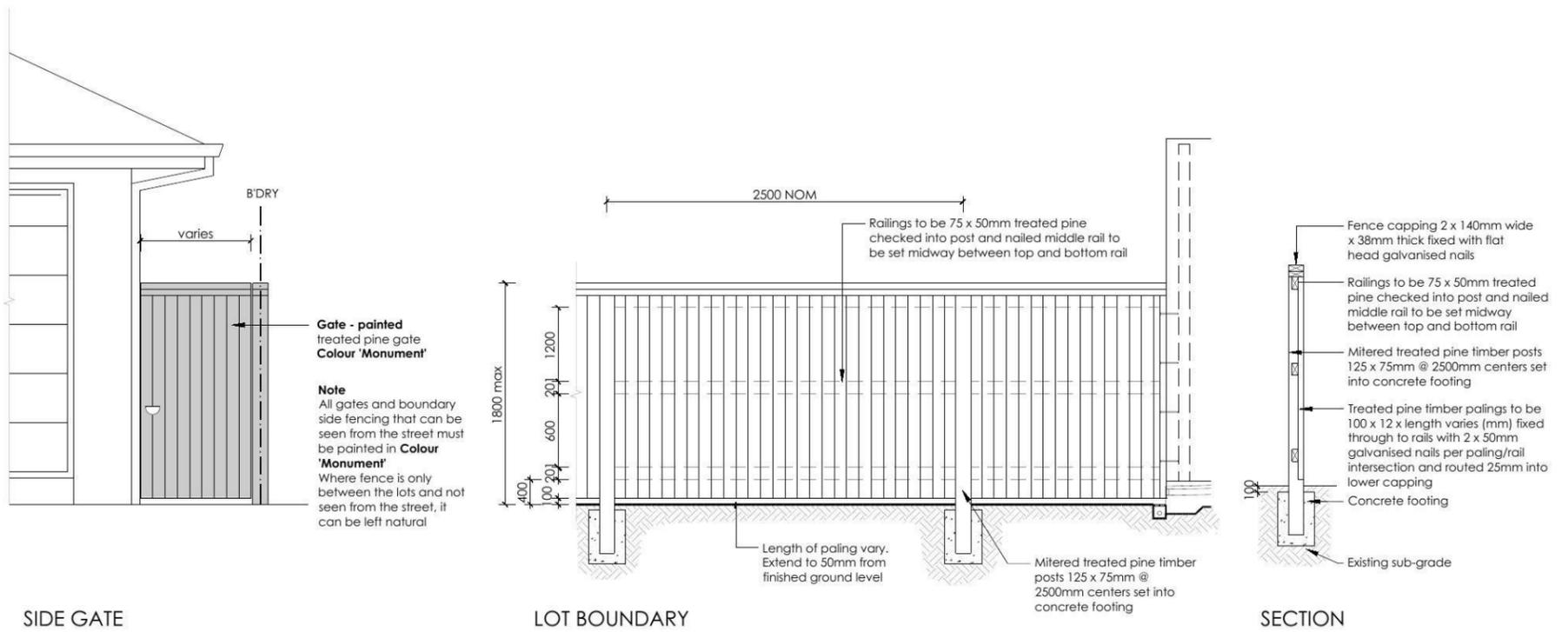
DRAWING: **LANDSCAPE PLAN**

SCALE: **1:100 @ A3** | TOUR: **DA** | SHEET: **02**

DRAWN: **RS** | CHECK: **RS** | DATE: **14-05-14** | REVISION: **C**



5 FENCE TYPE 1b - Front Fence
1:50 Typical detail



6 FENCE TYPE 4a - Side Boundaries
1:50 Typical detail

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	BT	RS	08-05-14
B	ADJUST ROOF LINE ON FIRST FLOOR	RS	RS	09-05-14
C	ISSUE FOR CLIENT REVIEW	RS	RS	14-05-14

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PO Box 8136, Boulkham Hills BC, NSW 2153
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PROJECT: NEW RESIDENCE

ADDRESS: LOT 2235 WILLIAM HART CRESCENT, PENRITH

CLIENT: FIRSTYLE

DRAWING: LANDSCAPE PLAN

SCALE: 1:100 @ A3

ISSUE: DA

SHEET: 03

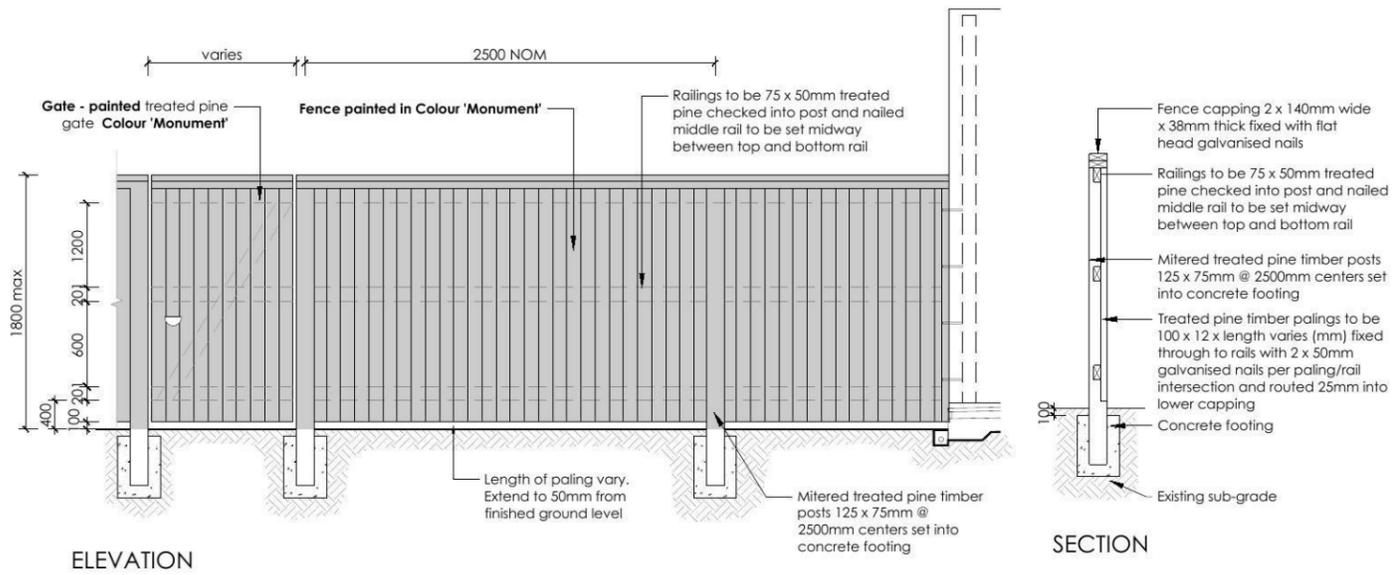
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CHECK: RS

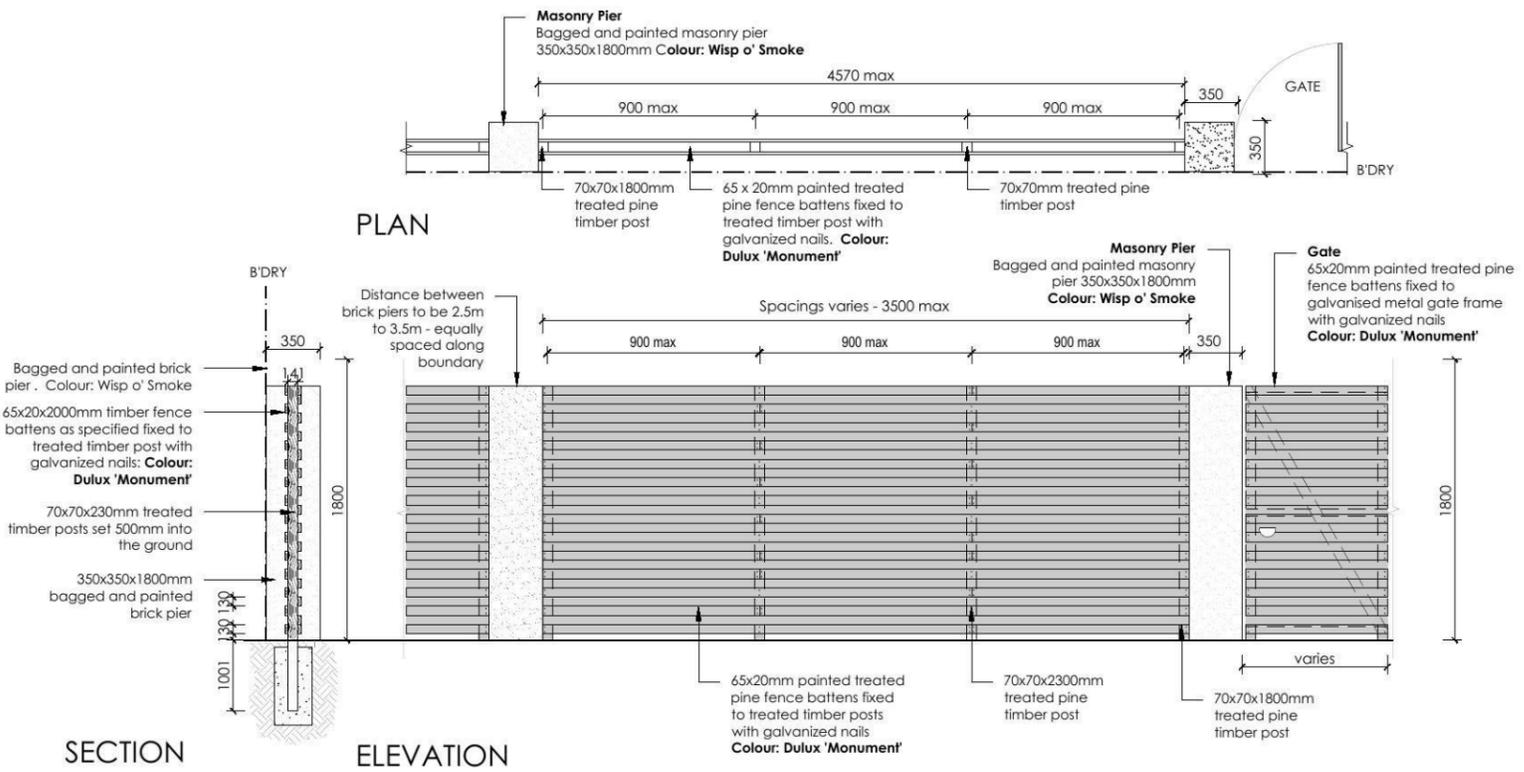
DATE: 14-05-14

REVISION: C





7 **FENCE TYPE 4b - Rear Boundary**
 1:50 All Laneways (except Barlett Lane)
 Typical detail



8 **FENCE TYPE 2a - Secondary Street Fencing**
 1:50 Typical detail

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	BT	RS	08-05-14
B	ADJUST ROOF LINE ON FIRST FLOOR	RS	RS	09-05-14
C	ISSUE FOR CLIENT REVIEW	RS	RS	14-05-14

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PROJECT: **LOT 2235 WILLIAM HART CRESCENT, PENRITH**

CLIENT: **FIRSTYLE**

PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

SCALE: **1:100 @ A3** TOUR: **DA** SHEET: **04**

DRAWN: **RS** CHECK: **RS** DATE: **14-05-14** REVISION: **C**



GENERAL NOTES

THIS DRAWING IS SIGNED SUBJECT TO CERTIFICATE OF INSPECTION ISSUED BY ENGINEER.

- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.
- ANY DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.
- ANY SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE BUILDER.
- DURING CONSTRUCTION THE BUILDER SHALL MAINTAIN THE STRUCTURE IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
- ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARD CODES.
- SLAB & FOOTING DESIGN HAS BEEN BASED ON PRINCIPLES AS SET OUT IN AS2870 'RESIDENTIAL SLABS & FOOTINGS' - CURRENT EDITION AT TIME OF DESIGN ISSUE.
- PROVIDED THE SLAB IS CONSTRUCTED IN ACCORDANCE WITH THESE DETAILS, THE SLAB CAN BE CONSIDERED AS A MONOLITHIC TERMITE BARRIER IN ACCORDANCE WITH AS 3660. WHERE THE REQUIREMENTS OF AS 3660 CANNOT BE ACHIEVED, ADVICE FROM A LICENSED PEST CONTROL EXPERT SHALL BE OBTAINED & THE SUPERINTENDENT SHALL BE ADVISED OF ANY NECESSARY CHANGES RESULTING FROM SUCH ADVICE, PRIOR TO PROCEEDING WITH CONSTRUCTION. ADDITIONAL TERMITE TREATMENT IN ACCORDANCE WITH AS 3660 SHALL BE PROVIDED TO ALL CAVITIES, PENETRATIONS, JOINTS & CHASES AS REQUIRED.
- THE DESIGN AND DETAILS SHOWN ON THESE DRAWINGS ARE APPLICABLE TO THIS PROJECT ONLY AND MAY NOT BE REPRODUCED IN WHOLE OR PART, OR BE USED FOR ANY OTHER PROJECT OR PURPOSE, WITHOUT THE WRITTEN PERMISSION OF "SECTA CONSULTING ENGINEERS Pty Ltd" WITH WHOM THE COPYRIGHT RESIDES. WRITTEN CONSENT FROM "SECTA" FOR THE USE OF THESE PLANS MUST BE OBTAINED PRIOR TO ANY CHANGE OF PARTIES INCLUDING BUT NOT LIMITED TO OWNER, BUILDER & SUPERINTENDANT.

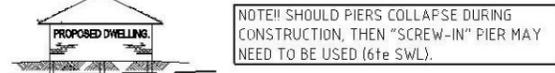
ENGINEERS DRAWINGS ARE SIGNED & ISSUED ON THE UNDERSTANDING THAT THE BUILDER MAINTAINS IN FORCE, PROPER AND ADEQUATE CONTRACT WORKS INSURANCE AND PUBLIC LIABILITY INSURANCE, DURING THE FULL COURSE OF THE CONSTRUCTION, AND/OR ANY MAINTENANCE PERIOD. CLAIMS OF DAMAGE TO ANY ADJACENT PROPERTY OR BUILDING IS NOT THE RESPONSIBILITY OF THE ENGINEER.

SITE PREPARATION & MAINTENANCE NOTES

- THE BUILDER SHALL ENSURE THAT THE OWNER'S ATTENTION IS DRAWN TO THE CSIRO'S "GUIDE TO HOME OWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE".
- STRIP TOP SOIL AND VEGETATION. BENCH SITE BY CUT & FILL TO REQUIRED LEVEL. FILL TO BE PLACED AS PER AS2870(6.4.2) AND IN LAYERS NOT EXCEEDING 150mm USING MULTIPLE PASSES OF EXCAVATOR. THE ACTUAL PREPARATION OF THE BUILDING PLATFORM IS NOT THE RESPONSIBILITY OF THE ENGINEER.
- THE SITE SHALL BE GRADED AND DRAINED SO THAT STORMWATER WILL BE DIRECTED AWAY FROM THE BUILDING PLATFORM.
- THE MINIMUM HEIGHT OF THE SLAB ABOVE FINISHED CONSTRUCTION LEVEL SHALL BE 300mm OR GREATER AS MAY BE REQUIRED BY COUNCIL.
- ALL EARTH DRAINS SHALL BE GRADED AT 1% (1 IN 100) MINIMUM. THE GROUND SHALL FALL AWAY FROM THE EARTH DRAIN AT 5% (1 IN 20) FOR THE FIRST METRE THEN AT 2.5% (1 IN 40). ANY VERTICAL OR NEAR VERTICAL PERMANENT EXCAVATION (CUT) DEEPER THAN 0.6 METRES.
- IN MATERIAL OTHER THAN ROCK SHALL BE ADEQUATELY RETAINED OR BATTERED AT A MINIMUM OF 3:1.
- WHERE CUT OR FILL BATTERS CANNOT BE PROVIDED THEY SHALL BE ADEQUATELY RETAINED.
- ALL SERVICE TRENCHES ARE TO BE LOCATED IN ACCORDANCE WITH THE DETAILS SHOWN ON HRAUDLIC CONSULTANTS DRAWINGS.
- STORMWATER MUST NOT BE CONCENTRATED ON TO ADJACENT PROPERTY.
- STORMWATER MUST BE CONNECTED TO THE NEAREST DISPOSAL POINT APPROVED BY COUNCIL. TYPICALLY THIS MAY BE DIRECTLY TO THE KERB OR TO AN INTER-ALLOTMENT DRAINAGE PIPELINE.
- THE PROVISION OF SURFACE OR SUBSOIL DRAINAGE OR PAVING WILL ALL IMPROVE SITE DRAINAGE.
- GOOD DRAINAGE MUST BE MAINTAINED THROUGHOUT CONSTRUCTION AS WELL AS AFTER COMPLETION.
- ALL EXPOSED GROUND SHOULD BE REVEGETATED AS SOON AS PRACTICAL AFTER COMPLETION.
- SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE PROVIDED IN ACCORDANCE WITH COUNCIL REQUIREMENTS.

PIERING NOTES

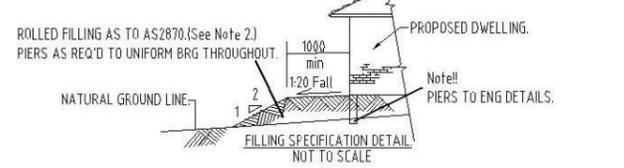
P1. PIERS TO EXTERNAL WALLS SHALL BE SPACED AT NO GREATER THAN:
 1.5m c/c FOR DOUBLE STOREY AREAS (Ø400min DIA TO CLAY BRG 350kPa) - UNO ON SLAB PLAN
 1.8m c/c FOR SINGLE STOREY AREAS (Ø400min DIA TO CLAY BRG 350kPa) - UNO ON SLAB PLAN
 1.8m c/c FOR SINGLE AND DOUBLE STOREY AREA (Ø300min DIA TO ROCK/SHALE BRG 600kPa).
 IF PIERS EXCEED 2.5m Deep THEN Ø450min (Must Be) Adopted. PIERS GREATER THAN 2.8m Deep (Must Be) REINFORCED WITH A MINIMUM OF 4-N12 Bars + R6 Ties @400c/c.



IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE PIER TOPS ARE CLEAN AND FREE OF FOREIGN MATTER PRIOR TO THE LAYING OF THE MEMBRANE AND CONCRETE SLAB. ENGINEER'S REINFORCEMENT CHECK DOES NOT RELEASE THE CONTRACTOR FROM THIS RESPONSIBILITY.

FOUNDATION NOTES

- ALL FOOTING BEAMS AND PADS ARE DESIGNED TO BEAR ON UNIFORM NATURAL GROUND WITH AN ALLOWABLE BEARING CAPACITY OF 100 kPa.
- PRIOR TO CONSTRUCTION OF THE BUILDING PLATFORM FOR THE SLAB:
 (i) AN AREA EXTENDING AT LEAST 10M BEYOND THE EDGE OF THE SLAB AND TO THE TOE OF ANY FILL BATTERS SHALL BE STRIPPED OF ALL ORGANIC MATTER AND ASSOCIATED TOPSOIL & NATURAL FILL AS NOTED ON BOREHOLE.
 (ii) FILL PLACED IN THE BUILDING PLATFORM SHALL BE PLACED IN ACCORDANCE WITH CL6.4.2 AS2870-2011.
 FOUNDATION MATERIAL SHALL BE APPROVED BY A SUITABLY QUALIFIED ENGINEER BEFORE COMMENCING FOOTING CONSTRUCTION.
- WHERE SOFT SPOTS (BEARING CAPACITY OF LESS THAN 100 kPa) ARE ENCOUNTERED IN NATURAL FOUNDATION MATERIAL OR BUILDING PLATFORM, OR WHERE FILL EXCEEDS 300mm THEN ADDITIONAL PIERS TO SUITABLE FOUNDING MATERIAL MAY BE REQUIRED AS DIRECTED BY THE ENGINEER AT THE TIME OF CONSTRUCTION.
- WHERE ROCK IS ENCOUNTERED THE REMAINDER OF THE FOOTING SYSTEM SHALL BE FOUNDED ON ROCK AS DIRECTED BY THE ENGINEER AT THE TIME OF CONSTRUCTION.
- WHERE THE INTEGRITY OF FOUNDATION MATERIAL IS LIKELY TO BE DISTURBED BY SERVICE TRENCHES ADJACENT, PIERS SHALL BE FOUNDED BELOW THE ZONE OF INFLUENCE OF SAME. (REFER TYPICAL DETAIL).

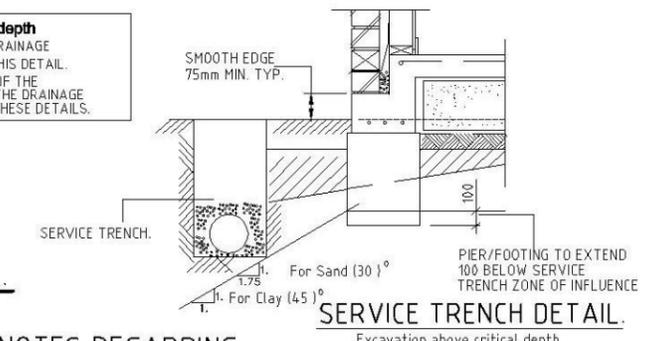
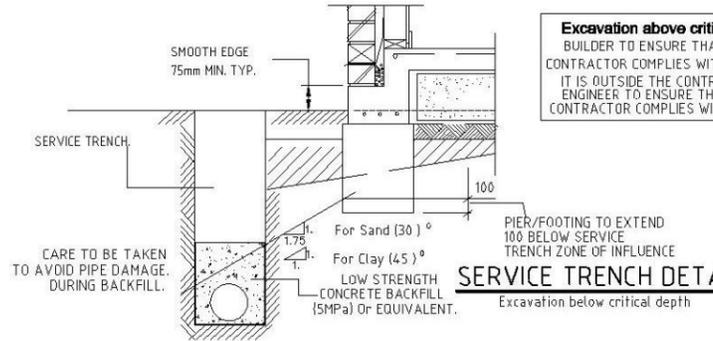


CONCRETE NOTES

- ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH AS3600 CURRENT EDITION WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- CONCRETE QUALITY - AS NOTED ON THE DRAWINGS.
 - CONCRETE 20 MPa AT 28 DAYS. 80mm SLUMP, & TO BE CURED IMMEDIATELY FOLLOWING THE CONCRETE POUR. NO ADDITIONAL WATER TO BE ADDED TO CONCRETE ON SITE.
 - KEEP CONCRETE CONTINUALLY WET FOR 7 DAYS MINIMUM AFTER PLACEMENT, PLASTIC OR WAX LIQUID SPRAYS MAY BE USED. EXTRA PRECAUTION SUCH AS THE USE OF EVAPORATIVE RETARDERS (ALPHATIC ALCOHOLS) ARE RECOMMENDED DURING HOT WEATHER CONCRETE POURS TO HELP AVOID THERMAL RELATED SLAB CRACKING. CLEAR COVER OF REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS.
 - REINFORCEMENT SHALL BE RIGIDLY SUPPORTED TO MAINTAIN SPECIFIED COVER DURING CONSTRUCTION. CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE SUPERINTENDENT.
 - BEAM DEPTHS ARE GIVEN FIRST AND INCLUDE SLAB THICKNESS.
 - SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE POSITION SHOWN. OBTAIN APPROVAL FROM THE SUPERINTENDENT FOR ANY OTHER SPLICING.
 - WHERE SLABS OR BEAMS BEAR UPON MASONRY, THE TOP COURSE SHALL BE LEVEL, SMOOTH & COVERED BY TWO LAYERS OF GALVANISED FLAT STEEL WITH GRAPHITE GREASE BETWEEN LAYERS.
 - METHOD OF CURING CONCRETE SHALL BE SUBMITTED TO THE SUPERINTENDENT FOR APPROVAL.
 - NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE SUPERINTENDENT.
 - CONDUITS, PIPES, ETC. SHALL ONLY BE LOCATED IN THE MIDDLE ONE THIRD OF SLAB DEPTH, U.N.O.
 - REINFORCEMENT SYMBOLS:
 R - GRADE 250N PLAIN BAR IN ACCORDANCE WITH AS/NZS 4671.
 N - GRADE 500 DEFORMED BAR IN ACCORDANCE WITH AS/NZS 4671.
 L - GRADE 500 DEFORMED WELDED WIRE MESH IN ACCORDANCE WITH AS/NZS 4671. I REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY & IT IS NOT NECESSARILY IN TRUE PROJECTION.
 - WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.
 - MESH SHALL BE LAPPED 1 MESH + 50mm.
 - BUNDLED BARS SHALL BE TIED TOGETHER AT 30 BAR DIAMETERS CENTRES WITH 3 WRAPS OF THE WIRE.
 - MASONRY WALLS SHALL NOT BE CONSTRUCTED ON SUSPENDED CONCRETE UNTIL ALL TEMPORARY SUPPORTS ARE REMOVED.
 - STRUCTURAL STEELWORK WHERE CONCRETE ENCASED SHALL HAVE 50mm CONCRETE COVER. REINFORCED WITH GALVANISED SL41 MESH WITH 25mm COVER, LAPPED 150mm AT SPLICING.
 - BRITTLE FLOOR COVERINGS TO BE LAID ON A SUITABLE FLEXIBLE TYPE BEDDING SYSTEM & SUPPLIED WITH CONTROL JOINTS @ 4000 CENTERS MAX ALTERNATIVELY FABRIC SL-92 TO BE USED, AS IF ADVISED BY BUILDER.

CONCRETE QUALITY				
ELEMENT	Strength Grade	Slump mm	Max. Agg. mm	Cement Type
SLAB	20	80	20	SL
PIERS	20	80	20	SL
SALINE ENVIRONMENT Pier & Slab (High Impact Membrane) ORANGE PREMIUM	N32	80	20	SL

MINIMUM COVER IN SALINE SOILS - 55mm
 KEEP SLAB CONTINUALLY WET FOR 7 DAYS min.
 THE BUILDER TO CONFIRM & ADHERE TO RELEVANT CONDITIONS OF CONSENT IN RELATION TO CONSTRUCTION INCLUSIONS ON SITES LOCATED OR LIKELY TO BE IMPACTED BY SALINITY LEVELS.

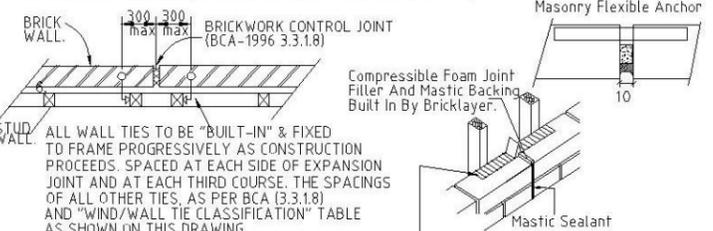


TIMBER FRAMING NOTES

- ALL DESIGN, WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH NATIONAL TIMBER FRAMING CODE AS1684 CURRENT EDITION WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- TIMBER SIZES, CONNECTIONS AND BRACING WALL SHALL BE TO FRAME MANUFACTURER'S DETAILS & SPECIFICATIONS & SHALL BE IN ACCORDANCE WITH AS1684. TIMBER FRAMING OUTSIDE THE SCOPE OF AS1684 SHALL BE REFERRED TO THE SUPERINTENDENT FOR A DECISION BEFORE PROCEEDING.
- ROOF BRACING & ANCHOR DETAILS WHERE NOT SHOWN ON DRAWINGS SHALL BE IN ACCORDANCE WITH AS1684.

BRICKWORK NOTES

- BRICKWORK TO BE IN ACCORDANCE WITH AS3700
- ALL BRICKS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20MPa.
- BRICKWORK MORTAR TO BE A MIX OF 1 CEMENT : 1 LIME : 4.5 SAND (REFER TO DURABILITY CLASS).
- BRICK WALLS TO BE PROVIDED WITH VERTICAL CONTROL JOINTS AT 6 METRE MAX CTS.
- TWO BED JOINTS ABOVE AND BELOW ALL OPENINGS TO HAVE BRICK REINFORCEMENT AND TO EXTEND 600 EACH SIDE OF OPENING.
- ALL CLAY BRICKS SHALL BE EXPOSED TO AMBIENT CONDITIONS FOR A MINIMUM OF 3 MONTHS BEFORE USE.
- MAXIMUM 5 YEAR UNRESTRAINED EXPANSION OF CLAY BRICKS SHALL BE 0.8MM PER METRE.
- CLAY BRICKS SHALL NOT BE LAID OVER FLOOR SLAB FOR A MINIMUM OF 10 DAYS AFTER CONCRETING THE SLAB.
- BRICKWORK ARTICULATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TN61 ARTICULATED WALLING (CEMENT & CONCRETE ASSOCIATION AUST)



EXPANSION JOINT DETAIL

DURABILITY CLASSIFICATION, EXTERIOR				
CATEGORY (durability)	WALL TIES AS 3700	GRADE OF BRICKS AS/NZS 4456.10	MORTAR AS 3700	STRUCTURAL STEEL (Surface finish)
severe marine	R4 Stainless or Polymer	EXPOSURE	M4 (1:4)	GALVANISED (GZLP) (600g per sq.m)
marine	R3	GENERAL PURPOSE	M3 (1:5)	AS/ANZ 2312/1994.
exterior	R2	GENERAL PURPOSE	M2 (1:2:8)	AS/ANZ 2312/1994.

WIND/WALL TIE CLASSIFICATION N2 "W33"

WIND		WALL TIE		HORIZONTAL SPACING		VERTICAL SPACING	
Class	(Vp)						
N1	W28N1	LIGHT DUTY		600		600	
N2	W33N2	MEDIUM DUTY		600		600	
N3	W41N3	MEDIUM DUTY		600		430 (5 COURSES)	

WALL TIE SPACINGS AROUND OPENINGS 300c/c EACH WAY.
 POLYMER WALL TIES RATED "LIGHT DUTY ONLY" (W28N1).
 (Vp = PERMISSABLE STRESS METHOD)

SLAB DESIGN AS PER "AS2870:1996 CODE FOR RESIDENTIAL SLABS AND FOOTINGS" AND IN ACCORDANCE WITH ENGINEERING PRINCIPLES, AND SECTION 3 & 4 OF AS2870:1996.

NOTES REGARDING SUBTERRANEAN TERMITE PROTECTION.

- ALL CONCRETE TO BE 25MPa. CONCRETE TO BE MECHANICALLY VIBRATED DURING POUR. KEEP SLAB CONTINUALLY WET FOR 7 DAYS MIN. PLASTIC OR WAX SPRAYS MAY BE USED.
- ALL WORKS TO BE IN ACCORDANCE WITH AS 3660.1 (CE)
- INSPECTIONS OF THE RESIDENCE AND IMMEDIATE SURROUNDS TO BE CARRIED OUT BY A QUALIFIED PEST EXPERT ON AN ANNUAL BASIS. BY THE HOMEOWNER.
- ANY FUTURE CRACKING OCCURING IN THE SLAB IS TO BE ASSESSED BY A QUALIFIED PEST EXPERT AND WHERE DIRECTED BE SEALED BY EPOXY INJECTION.
- SITE MAINTENANCE IS THE RESPONSIBILITY OF THE HOME OWNER. ALL RECOMMENDATIONS OUTLINED BY THE C.S.I.R.O. IN SHEET 10-91 TO BE CARRIED OUT.

STRUCTURAL STEELWORK NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS4100 CURRENT EDITION WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
 - STEELWORK DESIGN AS PER "AS4100 STEEL STRUCTURES CODE CURRENT EDITION AND AS1170 DEAD AND LIVE LOADS.
 - STEEL QUALITY: ALL STEELWORK SHALL BE GRADE 250 UNLESS NOTED OTHERWISE. ROLLED SECTIONS (UB, UC, PFC, EA, ETC.) SHALL BE GRADE BHP-300 PLUS. RECTANGULAR HOLLOW SECTIONS SHALL BE IN ACCORDANCE WITH AS1397 AND AS1538, AND BE EQUIVALENT TO BHP GALVASPAN, COATING CLASS 2350.
 - WELDING: ALL WELDING SHALL BE IN ACCORDANCE WITH AS1554. UNLESS NOTED OTHERWISE ALL CONNECTIONS BETWEEN MEMBERS SHALL BE 6mm CONTINUOUS FILLET WELD TYPE G.P. BUTT WELDS SHALL BE COMPLETE PENETRATION TYPE SP. WELDING SYMBOLS ON DRAWINGS ARE IN ACCORDANCE WITH AS1101 PART 3.
 - HOLES IN MEMBERS FOR FIXINGS OF OTHER TRADES SHALL NOT EXCEED 14mm DIAMETER.
 - BOLTING: BOLTS SHALL BE M20 4.6/S UNLESS NOTED OTHERWISE. MEMBERS SHALL BE CONNECTED WITH 2 BOLTS UNLESS NOTED OTHERWISE. APPROVED LOAD-INDICATING WASHERS SHALL BE USED UNDER THE BOLT HEAD OF 8.8/TF AND 8.8/TB JOINTS.
 - NO PRIMING COAT SHALL BE APPLIED TO CONTACTING SURFACES UTILISING 8.8/TF BOLTS NOR TO MEMBERS TO BE SUBSEQUENTLY CONCRETE ENCASED OR FIRE RATED.
- MEMBERS NOTED Z SHALL BE GIVEN A CLASS 2.5 PREPARATION IN ACCORDANCE WITH AS1627.4 AND COATED WITH A MINIMUM OF 75 MICRONS OF AN APPROVED INORGANIC ZINC SILICATE.
 MEMBERS NOTED G SHALL BE HOT DIP GALVANISED.
 ALL BOLTS, NUTS AND WASHERS USED IN CONNECTION OF MEMBERS NOTED Z OR G SHALL BE HOT DIP GALVANISED.
 MAKE GOOD PROTECTIVE COATINGS AT SITE WELDS AND UNCOATED STEELWORK AT T.F. BOLTED JOINTS.

BOLTING PROCEDURE	BOLT NAME	AUSTRALIAN STANDARD	INSTALLATION AS6100
4.6/S	COMMERCIAL	AS1111	SNUG TIGHTENED
8.8/S	HIGH STRENGTH	AS1252	SNUG TIGHTENED
8.8/TF	HIGH STRENGTH	AS1252	TENSIONED FRICTION
8.8/TB	HIGH STRENGTH	AS1252	TENSIONED BEARING

DRAWING SCHEDULE

- E-00 GENERAL NOTES
- E-01 REINFORCED SLAB PLAN
- E-02 SLAB DETAIL SHEET
- E-03 DEEPENED EDGE BEAM SHEET
- E-04 CONC DETAIL SHEET
- E-05 STEEL MARKING PLAN
- E-06 STEEL DETAILS
- E-07 BRICK ARTICULATION PLAN
- E-08 RET WALL DETAILS
- E-09 SEWER DETAILS
- E-10

 A.B.N.64 180 170 853 PO BOX 259 CONDELL PARK NSW 2200 office: (02) 9707 3414 - fax: 9707 3414 web: www.sectaengineering.com.au email: admin@sectaeng.com.au	PREPARED: S.I.D CHECKED: S.A.A APPROVED: S.Abdelfattah M.E.(Aus) CPEng NFER Civ/Struct BRB: Acc Certifier 0737 DATE: 11/02/2015	FOR: J.ZHOU & R. K. SHRESTHA LOT 2235 WILLIAM HART CRESCENT PENRITH-THORNTON NSW SC_16746 Secta Ref Nmb E-00 DRG Nmb A REV
	GENERAL NOTES	
	DO NOT SCALE	



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Arch Ref: 775-14 (Rev QA1) - CHESTER 23 AUGUSTI

SITE CLASSIFICATION :
THE FOOTING SYSTEM HAS BEEN DESIGNED FOR A CLASS P SITE IN ACCORDANCE WITH AS 2870 - 2011.

CONSTRUCTION: TWO STOREY
TYPE : ARTICULATED MASONARY VENEER
DURABILITY CLASS : EXTERIOR
WIND CLASS : N2 "W33"

CONCRETE QUALITY				
ELEMENT	Strength Grade	Slump mm	Max. Agg. mm	Cement Type
SLAB	20	80	20	SL
PIERS	20	80	20	SL
SALINE ENVIRONMENT Pier & Slab (High Impact Membrane) ORANGE PREMIUM				
	N32	80	20	SL
MINIMUM COVER IN SALINE SOILS - 55mm KEEP SLAB CONTINUALLY WET FOR 7 DAYS min.				
THE BUILDER TO CONFIRM & ADHERE TO RELEVANT CONDITIONS OF CONSENT IN RELATION TO CONSTRUCTION INCLUSIONS ON SITES LOCATED OR LIKELY TO BE IMPACTED BY SALINITY LEVELS.				

SUPERVISOR NOTE
Extend Edge Beam To Suit.
Supervisor To Ensure All Feature Nibs etc Are Incorporated As Shown On Arch Plans. REFER TO SLAB DETAILS FOR SERVICE PAD EXTENTIONS.

NOTES

- FOR COMPREHENSIVE GENERAL NOTES REFER TO TITLE SHEET E-00.
- USE 0.2mm POLYTHENE NOMINAL THICKNESS (1) VAPOUR BARRIER, (2) DAMP PROOF MEMBRANE AND OF HIGH IMPACT RESISTANCE.
 - LAP TOP & BTM BARS IN EDGE BEAMS 500 AT ; RETURNS LESS THAN 1200 (SINGLE STOREY) ALL RETURNS (DOUBLE STOREY)
 - PLACE 3-N12 TRIMMERS 2000 LONG TO ALL INTERNAL CORNERS TYPICAL.
 - REINFORCEMENT LAPS: MESH 2 CROSSWIRES + 25mm
 - COVER TO REINFORCEMENT:
SLABS - TOP 20mm (INSIDE)
30mm (OUTSIDE)
- BTM 30mm
STIFFENING BEAMS - 30mm
STRIP FOOTINGS - 50mm
 - ## MINIMUM COVER IN SALINE SOILS A2-45mm, B1-50mm, B2-55mm.
30/45 MESHLOCK BAR CHAIRS ARE TO BE USED ON WAFFLE PODS. ALL POD SPACERS SHOULD BE APPROVED BY ENGINEER BEFORE PLACING PODS. BAR CHAIRS TO BE AT 800 CTRS BOTH WAYS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE PIER TOPS ARE CLEAN AND FREE OF FOREIGN MATTER PRIOR TO THE LAYING OF THE MEMBRANE AND CONCRETE SLAB. ENGINEER'S REINFORCEMENT SPOT CHECK DOES NOT RELEASE THE CONTRACTOR FROM THIS RESPONSIBILITY.
 - IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE ALL SETOUTS, DRAINAGE, CRITICAL SERVICES INCLUDING GENERAL ARRANGEMENT ARE VERIFIED PRIOR TO INITIATING CONCRETE WORKS. ENGINEER'S SPOT CHECK DOES NOT RELEASE THE CONTRACTOR FROM THIS RESPONSIBILITY.
 - THE BUILDER TO CONFIRM & ADHERE TO RELEVANT CONDITIONS OF CONSENT IN RELATION TO CONSTRUCTION INCLUSIONS ON SITES LOCATED OR LIKELY TO BE IMPACTED BY SALINITY LEVELS.
 - BRITTLE FLOOR COVERINGS TO BE LAID ON A SUITABLE FLEXIBLE TYPE BEDDING SYSTEM & SUPPLIED WITH CONTROL JOINTS @ 4000 CENTERS MAX ALTERNATIVELY FABRIC SL-92 TO BE USED, AS IF ADVISED BY BUILDER.
 - IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO ENSURE THE HOUSEHOLD DRAINAGE SYSTEM INCLUDES FLEXIBLE JOINTING AS PER RELEVANT AUSTRALIAN STANDARDS. IT IS OUTSIDE THE ENGINEER'S SCOPE/EXPERTISE TO ENSURE THIS.
 - SLAB AND FOUNDATIONS HAVE BEEN DESIGNED TAKEN INTO CONSIDERATION FINDINGS AND RECOMMENDATIONS AS NOTED IN REFERENCED DOCUMENT.

PIER NOTES

- REFER ALSO TO FOUNDATION NOTES ON SHEET No. E-00.
- ALL PIERS POURED SEPARATE TO NOMINATED SLAB.
- CONCRETE PIERS TO BE CORRECTLY LOCATED BY CONTRACTOR AND ARE ADOPTED TO ACHIEVE AN EVEN BEARING AS REQUIRED BY ENGINEER AND SITE CONDITIONS.
- Ⓢ DENOTES CONCRETE BEARING PIERS FOUNDED 200min BELOW ZONE OF INFLUENCE OF SEWER AND OR PROPOSED ADJACENT SERVICE TRENCHES REFER TO DETAIL ON SHEET E-00.
- WHERE PIERS ARE PROVIDED PLACE ADDITIONAL STEEL TO INTERNAL BEAMS AS PER DETAILS ON PIERS TO EXTERNAL WALLS SHALL BE SPACED AT NO GREATER THAN:

PIERING NOTES

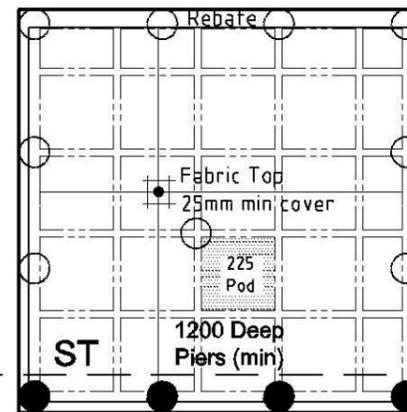
P1. PIERS TO EXTERNAL WALLS SHALL BE SPACED AT NO GREATER THAN:
1.5m c/c FOR DOUBLE STOREY AREAS (ø400min DIA TO CLAY BRG 350kPa) - UNO ON SLAB PLAN
1.8m c/c FOR SINGLE STOREY AREAS (ø400min DIA TO CLAY BRG 350kPa) - UNO ON SLAB PLAN
1.8m c/c FOR SINGLE AND DOUBLE STOREY AREA (ø300min DIA TO ROCK/SHALE BRG 600kPa).
IF PIERS EXCEED 2.5m Deep THEN ø450min (Must Be) Adopted. PIERS GREATER THAN 2.8m Deep (Must Be) REINFORCED WITH A MINIMUM OF 4-N12 Bars + R6 Ties @ 400c/c.

- SLAB THICKNESS DENOTED ON PLAN BY
- PODS LAYED IN SEQUENCE AND STARTED WHERE SHOWN THUS ON PLAN.

SLAB PLAN

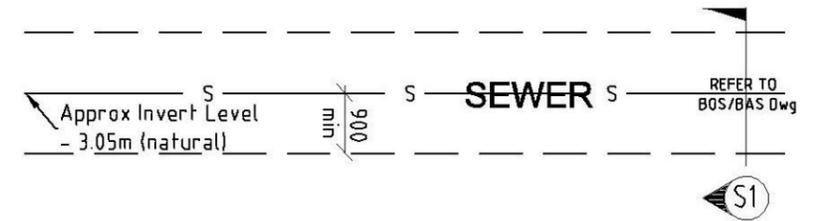
Do Not Scale

ALL STEP DOWNS, DEEP BEAMS, F.F.L, R.L, AND REBATES TO BE CONFIRMED WITH ARCHITECTURAL DOCUMENTATION. HWS & AIRCON PADS TO BE CONFIRMED WITH CONTRACT. IT IS NOT THE RESPONSIBILITY OF THE ENGINEER TO VERIFY THE ABOVE.

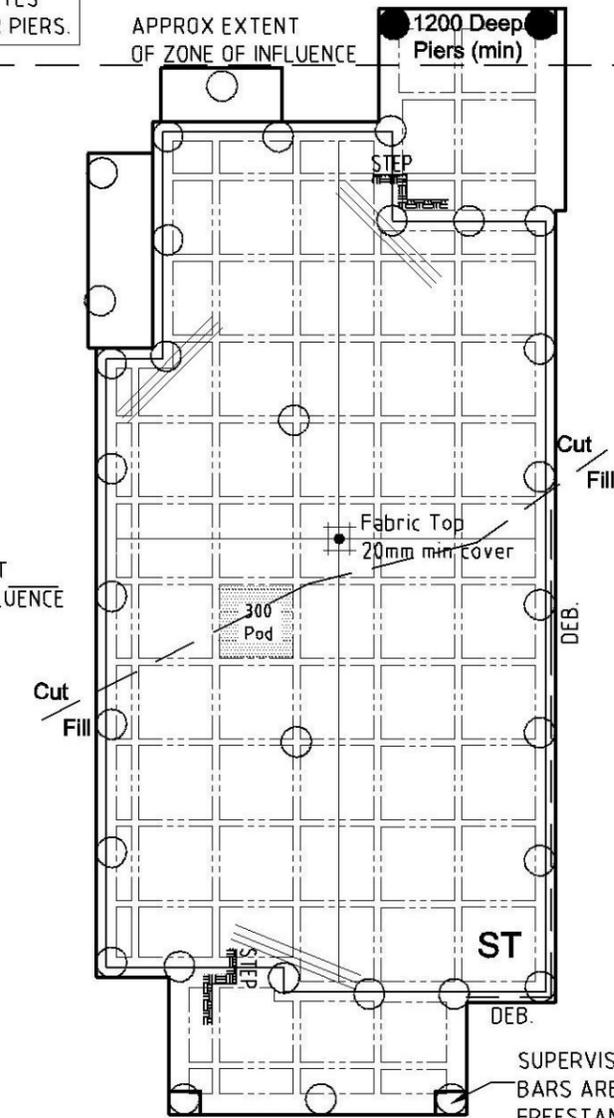


SLAB REINFORCEMENT - SL82

COVER TO REINFORCEMENT:
SLABS - TOP 20mm (INSIDE)
30mm (OUTSIDE)
- BTM 30mm
STIFFENING BEAMS - 30mm



● DENOTES SEWER PIERS.



SUPERVISOR TO ENSURE STARTER BARS ARE INSTALLED FOR ALL FREESTANDING BWK PIERS.



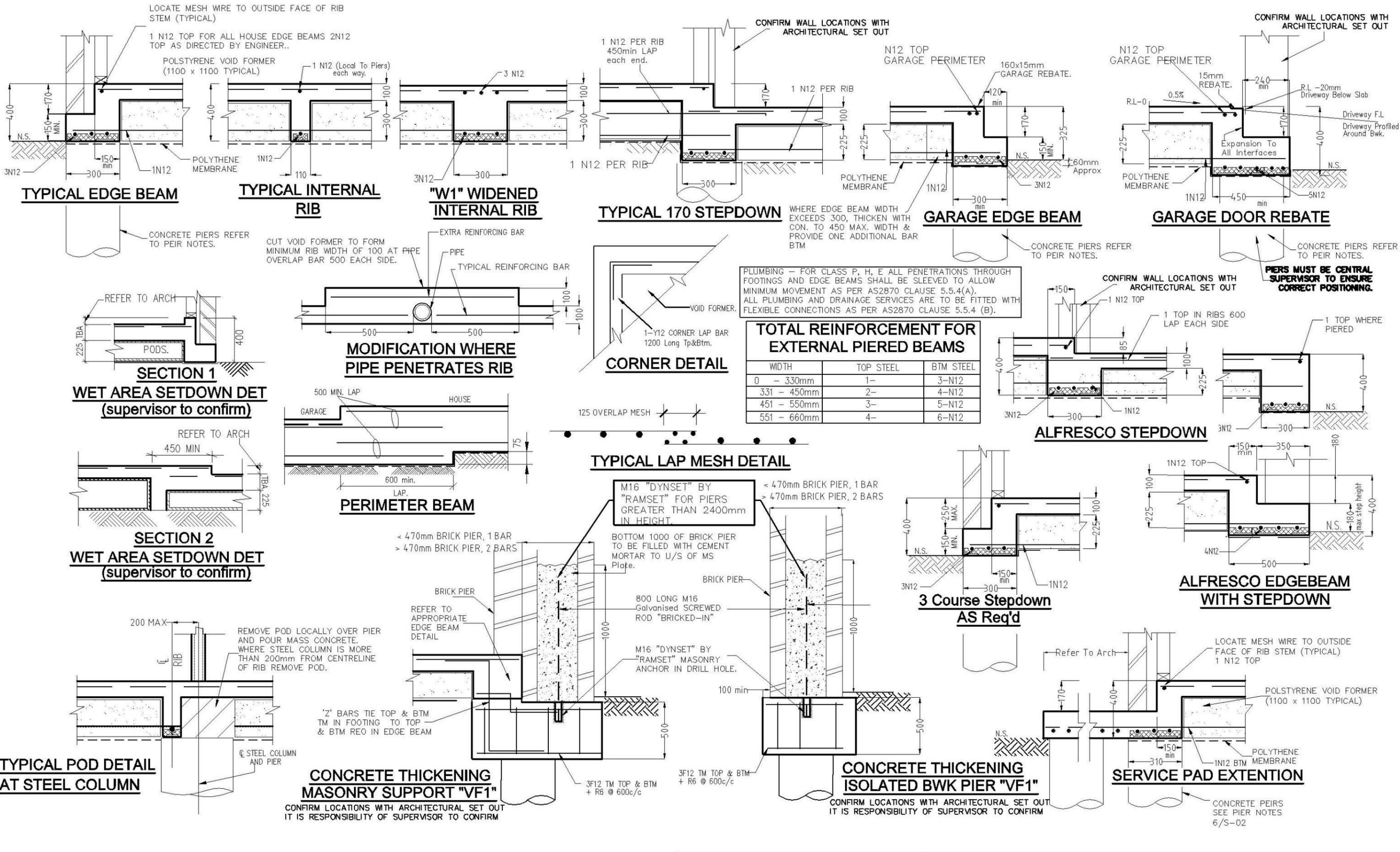
It is the responsibility of the Contractor/Supervisor, that any "on site" deviation/alteration to the Engineer's Drwgs/Design must be formally brought to the attention of the Engineer/Inspector, prior to any work proceeding.

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A	11/02/15	Issued for construction
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SECTA
Consulting Engineers Pty Ltd
A.B.N.64 180 170 853
PO BOX 259 CONDELL PARK NSW 2200 office: (02) 9707 3414 - fax: 9707 3414
web: www.sectaengineering.com.au email: admin@sectaeng.com.au

PREPARED:	S.I.D
CHECKED:	S.A.A
APPROVED:	
S. Abdelfattah N.E. (Aust) (CPEng) NPER Eng/Struct BPB: Acc Certifier 0737	
DATE:	11/02/2015

FOR:	J.ZHOU & R. K. SHRESTHA LOT 2235 WILLIAM HART CRESCENT PENRITH-THORNTON NSW		
Secta Ref Nbr	SC_16746	DRG Nbr	E-01
REINFORCED SLAB PLAN			A
			DO NOT SCALE



It is the responsibility of the Contractor/Supervisor, that any "on site" deviation/alteration to the Engineer's Drawings/Design must be formally brought to the attention of the Engineer/Inspector, prior to any work proceeding.

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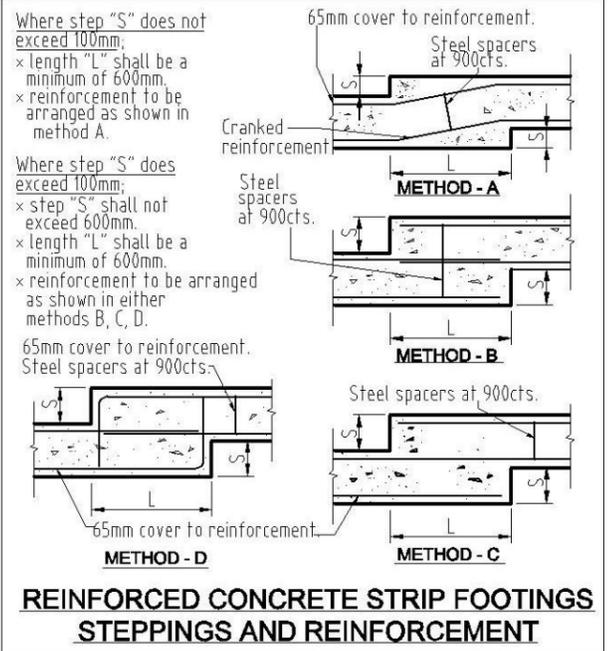
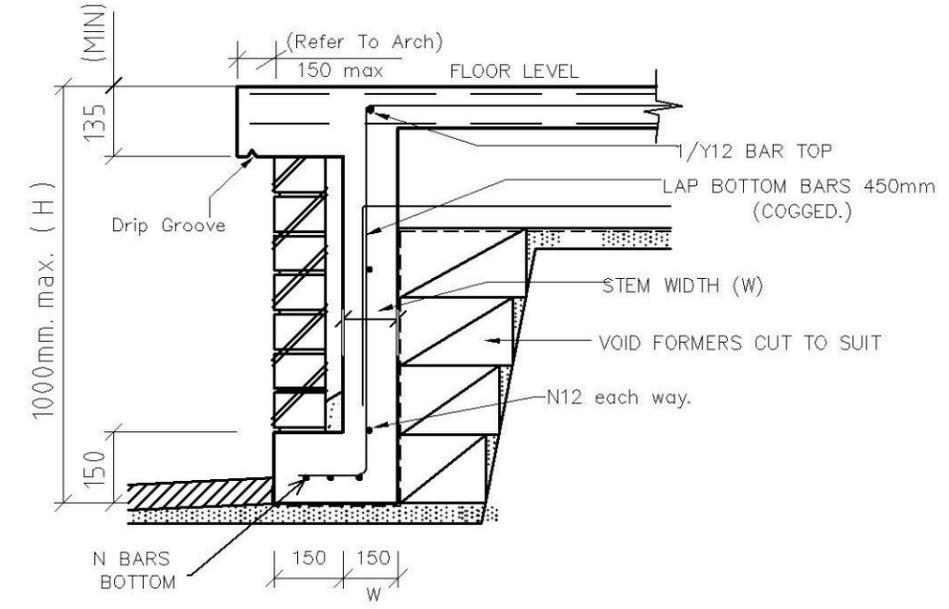
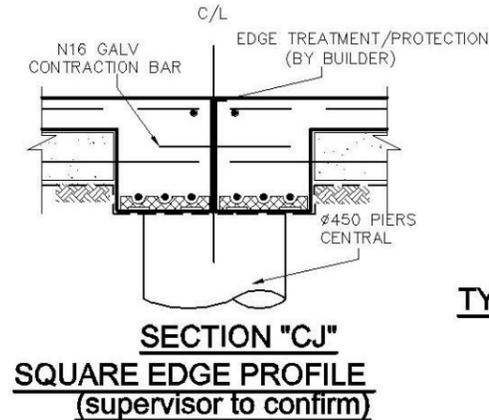
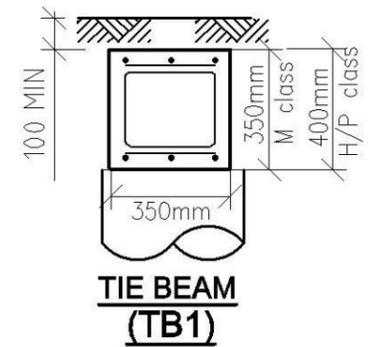
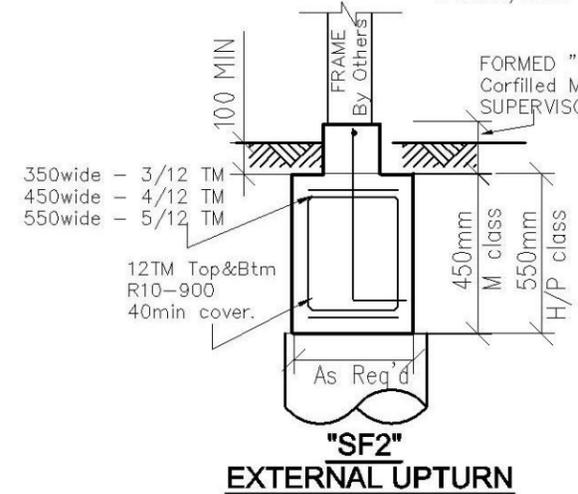
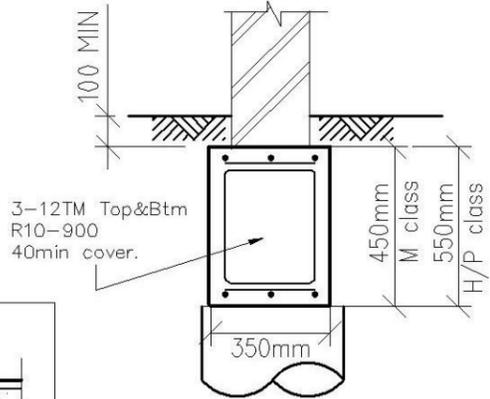
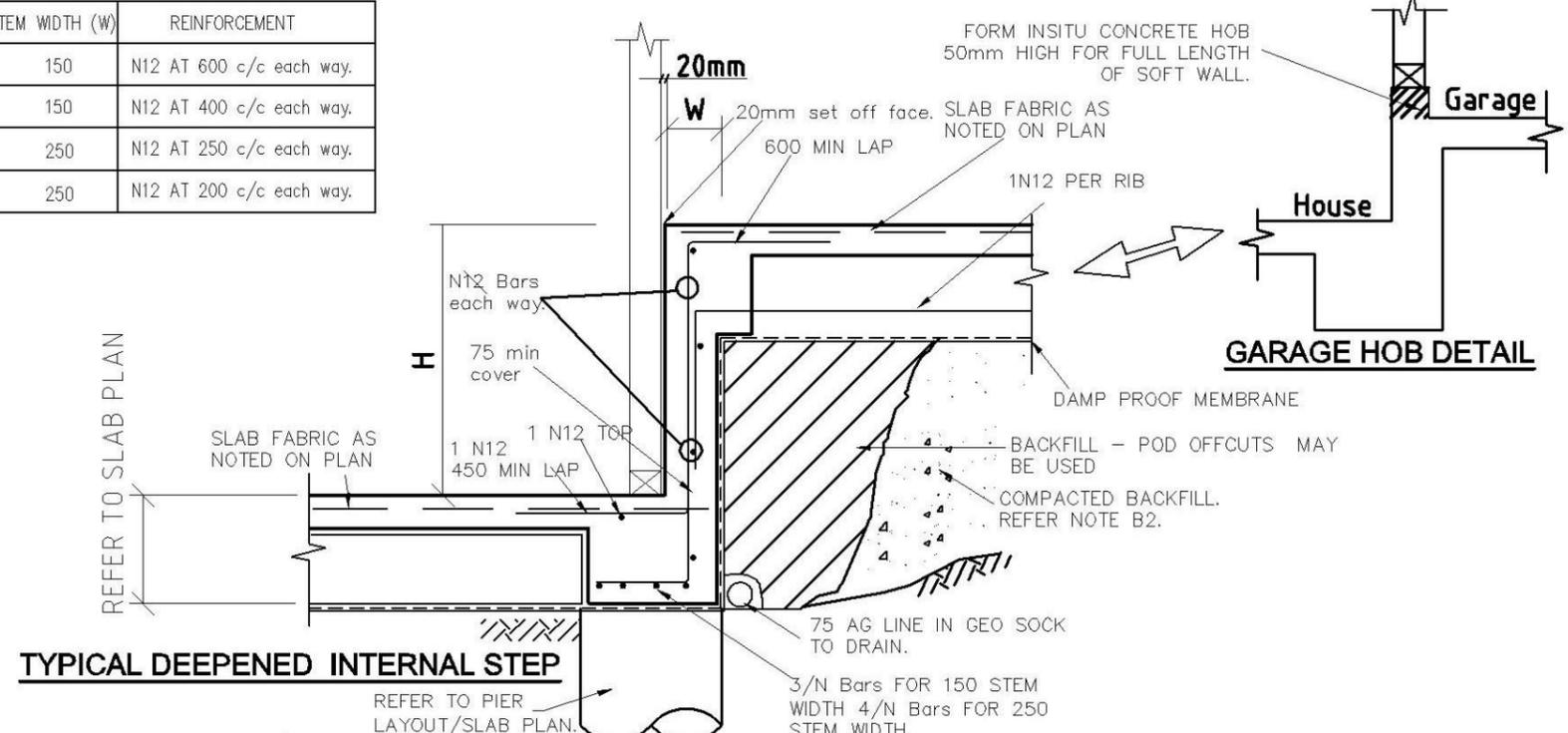
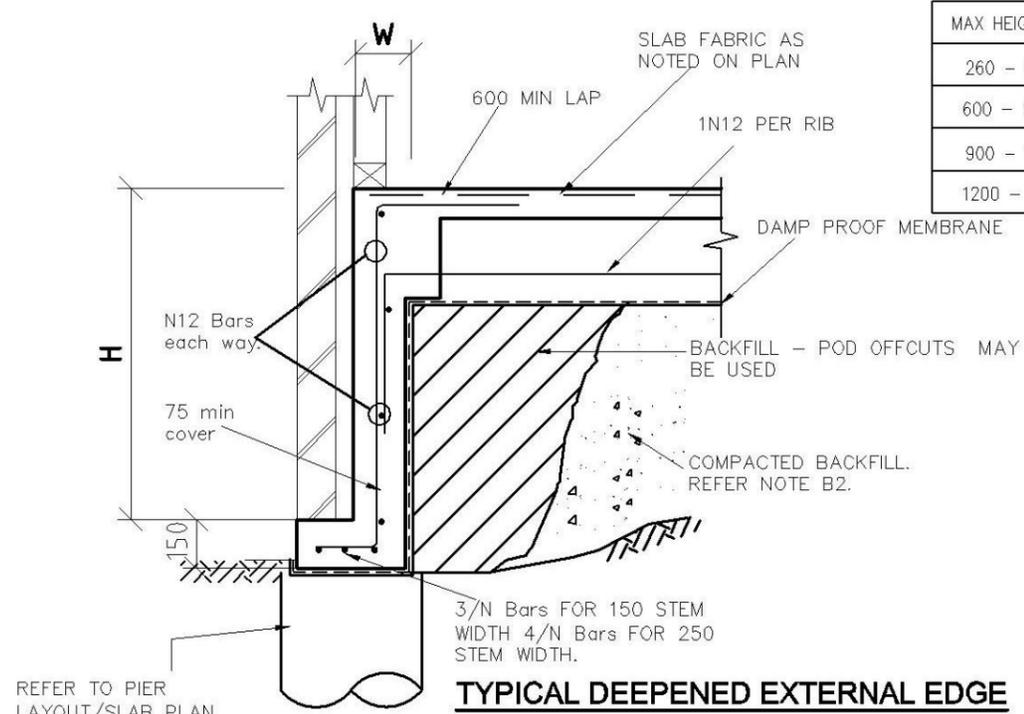
PREPARED: S.I.D
CHECKED: S.A.A
APPROVED: [Signature]
S.Abdelfattah
M.E.(Aus) C.P.Eng
NPER Civ/Struct
BPE: Acc Certifier 0737
DATE: 11/02/2015

FOR: J.ZHOU & R. K. SHRESTHA
LOT 2235 WILLIAM HART CRESCENT
PENRITH-THORNTON NSW

Secta Ref Nbr SC_16746
DRG Nbr E-02
REV A

SLAB DETAIL SHEET
DO NOT SCALE

MAX HEIGHT (H)	STEM WIDTH (W)	REINFORCEMENT
260 - 600	150	N12 AT 600 c/c each way.
600 - 900	150	N12 AT 400 c/c each way.
900 - 1200	250	N12 AT 250 c/c each way.
1200 - 1600	250	N12 AT 200 c/c each way.

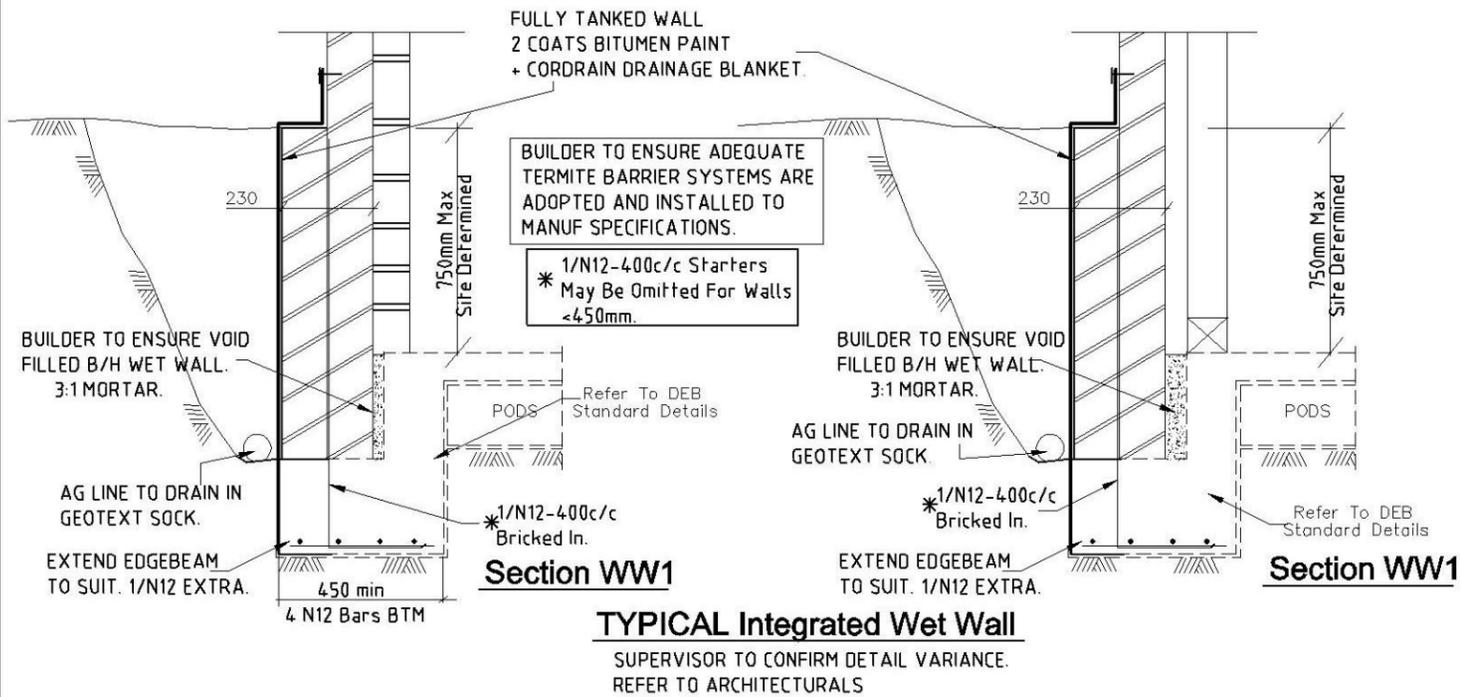


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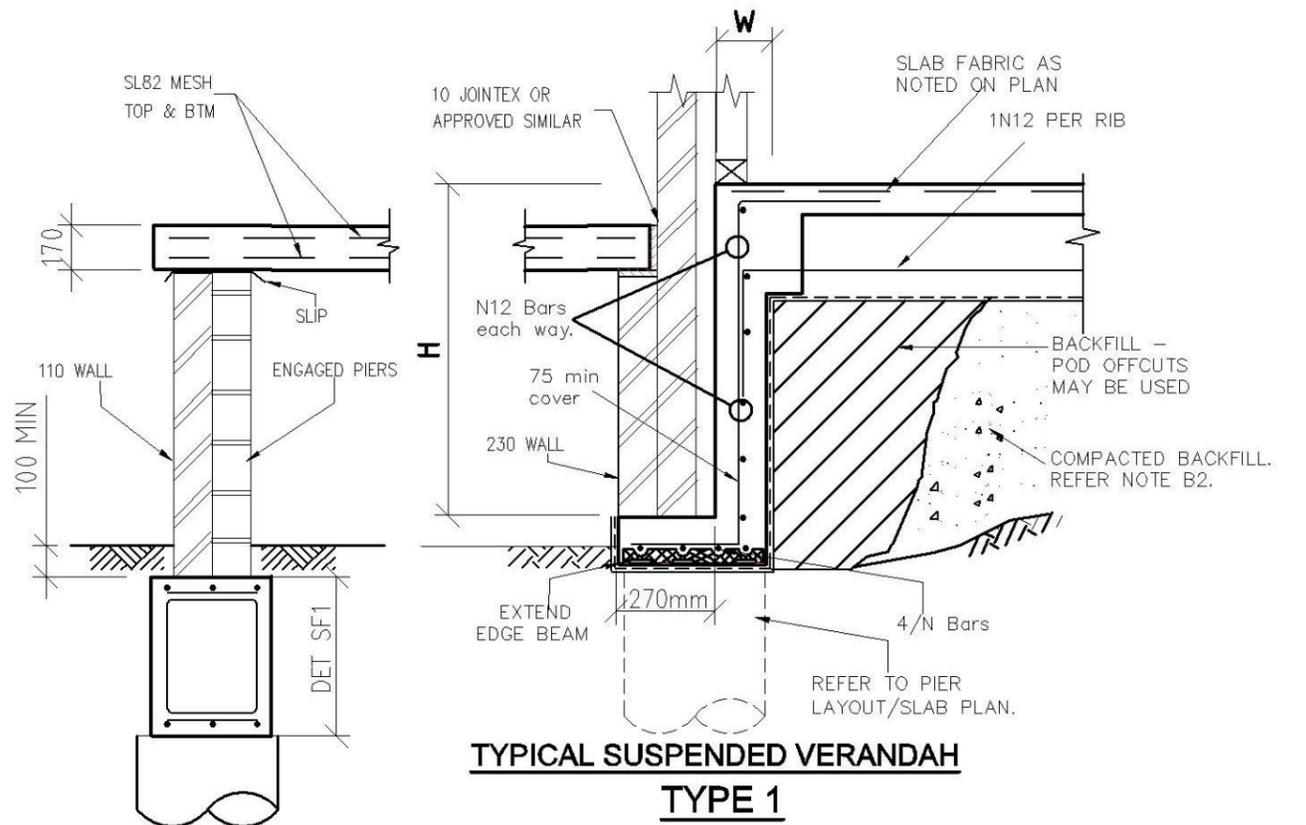
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web: www.sectaengineering.com.au email: admin@sectaeng.com.au

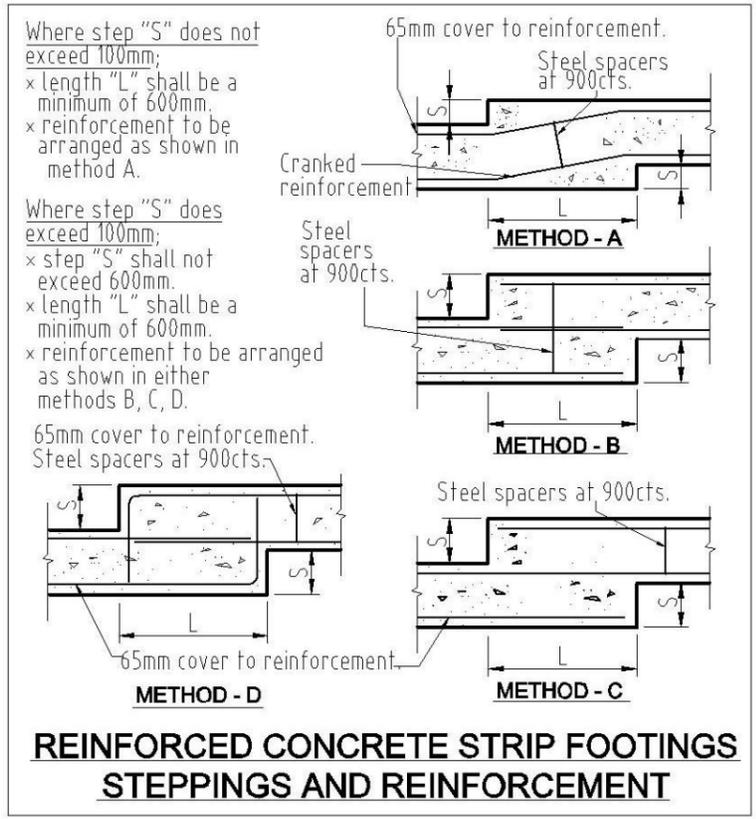
PREPARED:	S.I.D	FOR:	J.ZHOU & R. K. SHRESTHA
CHECKED:	S.A.A		LOT 2235 WILLIAM HART CRESCENT
APPROVED:			PENRITH-THORNTON NSW
S.Abdelfattah MIE (Aust) CP Eng NPER Civ/Struct BPE Acc Certifier 0737		Secta Ref Nbr	SC_16746
DATE:	11/02/2015	DRG Nbr	E-03
DEEPEMED EDGE BEAM SHEET			A
			DO NOT SCALE



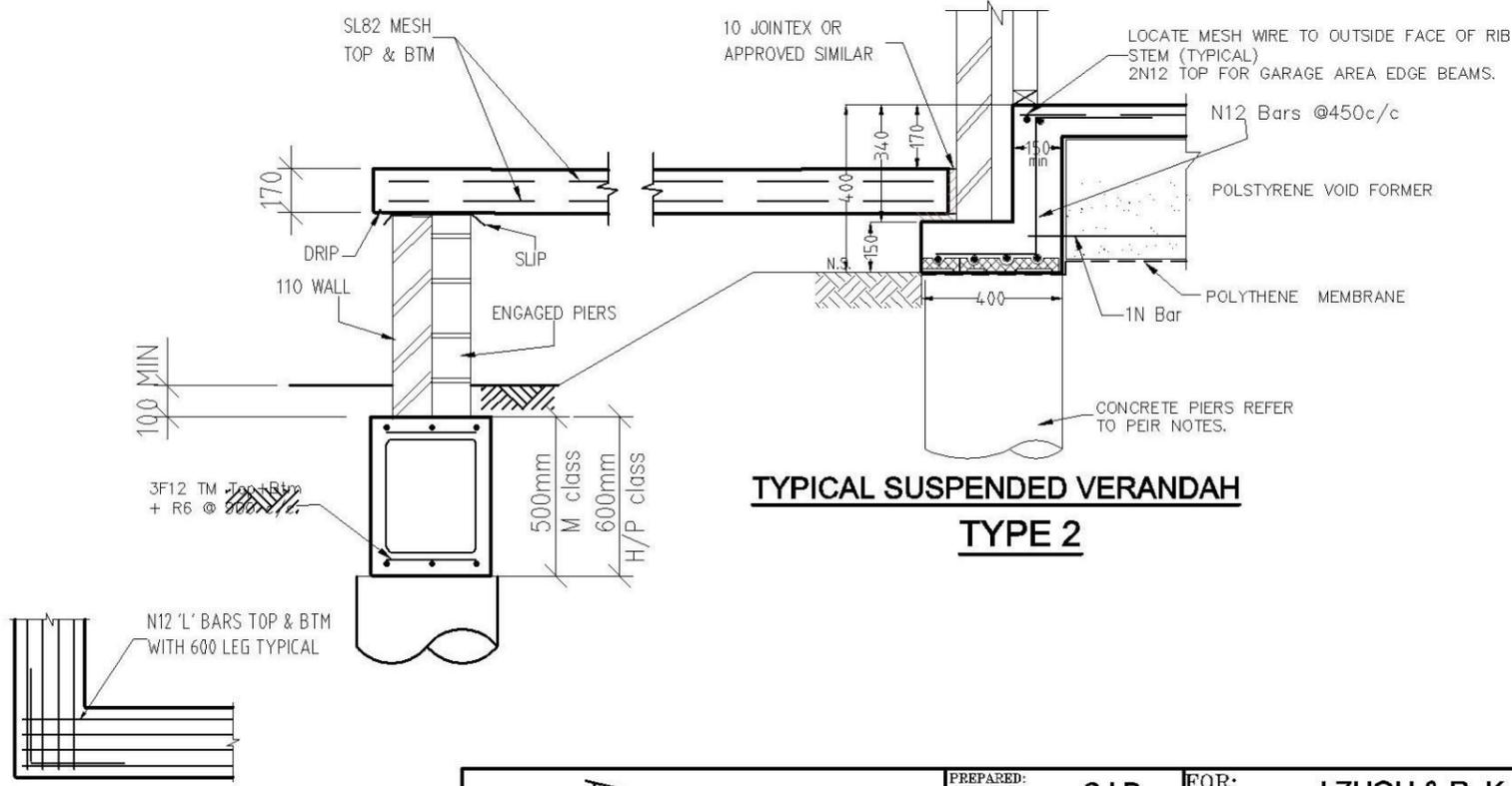
TYPICAL Integrated Wet Wall
SUPERVISOR TO CONFIRM DETAIL VARIANCE.
REFER TO ARCHITECTURALS



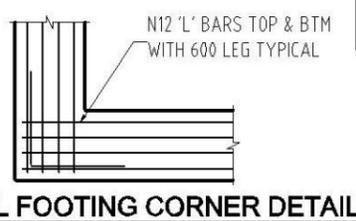
TYPICAL SUSPENDED VERANDAH TYPE 1



REINFORCED CONCRETE STRIP FOOTINGS STEPPINGS AND REINFORCEMENT



TYPICAL SUSPENDED VERANDAH TYPE 2



TYPICAL FOOTING CORNER DETAIL



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S. Abdelfattah MIE (Aust) / CE Eng NPER Civ/Struct BPE Acc Certifier 0737	DATE: 11/02/2015

FOR:	J.ZHOU & R. K. SHRESTHA LOT 2235 WILLIAM HART CRESCENT PENRITH-THORNTON NSW		
Secta Ref Nbr	SC_16746	DRG Nbr	E-04
REV	A	DO NOT SCALE	
CONC DETAIL SHEET			

FIRST FLOOR BEAM PLAN

FJ DENOTES ASSUMED FLOOR JOIST SPAN DIRECTION
TB DENOTES TIMBER BEAM TO FRAME MANUFACTURER'S DETAILS
 TIMBER FRAMING SPAN DIRECTIONS, SIZES & SUPPORTS (OTHER THAN STEEL BEAMS SHOWN) ARE INDICATIVE ONLY & SHALL BE CONFIRMED WITH THE FRAME MANUFACTURER'S SPECIFICATIONS.
 REFER TO TIMBER FRAMING NOTES ON SHEET No. E-00

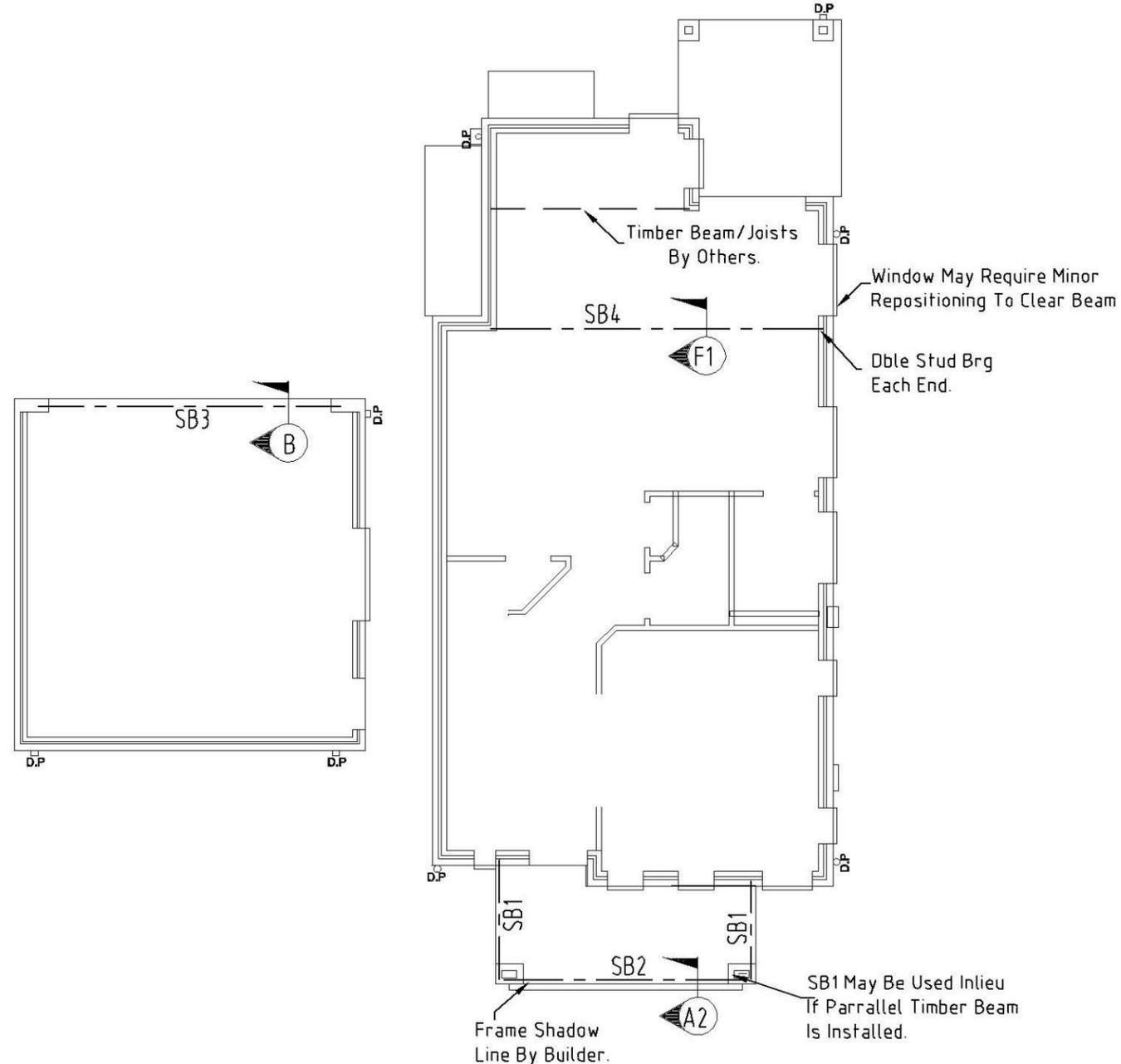
'A' UNLESS NOTED OTHERWISE ALL BEAMS AND LINTEL SUPPORTED ON BRICKWORK TO HAVE A MINIMUM BEARING LENGTH OF 150mm

LINTELS OVER DOOR & WINDOW OPENINGS, OTHER THAN THOSE SPECIFIED ABOVE, SHALL BE TO THE BUILDER'S SPECIFICATION

TEMPORARY BRACING OF STEEL STRUCTURE
 STEEL COLUMNS SHALL BE TEMPORARILY BRACED UNTIL ALL THE TIMBER FRAMING IS POSITIVELY FIXED TO THE STEELWORK AS DETAILED & THE PERMANENT WALL BRACING IS IN PLACE.

NOTE:
 -STEELWORK DESIGNED IN ACCORDANCE WITH AS4100 "STEEL STRUCTURES CODE" AND AS1170.1/AS1170.2 "DEAD AND LIVE LOADS AND WIND LOADS."
 STRUCTURAL STEEL TO BE GRADE (BHP 300 PLUS) U.N.O.
 SURFACE PREPARATION & FINISH TO COMPLY WITH AS/NZS 2312 - 1994.

NOTE: ROOF TRUSSES HAVE BEEN ASSUMED TO BE SUPPORTED ON LEVEL 1 EXTERNAL WALLS (ON STUDS). PRIOR TO COMMENCING CONSTRUCTION THE BUILDER SHALL OBTAIN FROM THE TRUSS MANUFACTURER A PLAN WHICH CLEARLY IDENTIFIES ANY INTERNAL LEVEL 1 STUD WALLS WHICH ARE TO BE USED TO SUPPORT ROOF TRUSSES & THEIR CORRESPONDING REACTIONS (WORKING DEAD, LIVE & WIND LOADS) TO ALLOW VERIFICATION OF STRUCTURAL STEELWORK SHOWN ON THIS DRAWING. IT IS NOTED THAT IF INTERNAL LEVEL 1 WALLS ARE TO BE USED AS LOAD BEARING ELEMENTS TO SUPPORT THE ROOF FRAMING, THEN ADDITIONAL STRUCTURAL STEELWORK MAY BE REQUIRED.



STEEL MARKING PLAN
 Do Not Scale

MEMBER	SCHEDULE
ITEM	DESCRIPTION
SB1	200x200x6 Gal Tee
SB2	250x200x10 Gal Tee
SB3	250 PFC 36 + 200x10 MS FL
SB4	200 UB 30 + 250x10 MS FL
SB5	
SB6	
SB7	
C1	
C2	

DESIGN LIVE LOAD : GENERALLY 1.5kPa
 ROOF (NON-TRAFFICABLE) 0.25kPa



It is the responsibility of the Contractor/Supervisor, that any "on site" deviation/alteration to the Engineer's Drwgs/Design must be formally brought to the attention of the Engineer/Inspector, prior to any work proceeding.

Rev	DATE	AMENDMENT
A	11/02/15	Issued for construction
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SECTA
 Consulting Engineers Pty Ltd
 A.B.N.64 180 170 853
 PO BOX 259 CONDELL PARK NSW 2200 office: (02) 9707 3414 - fax: 9707 3414
 web: www.sectaengineering.com.au email: admin@sectaeng.com.au

PREPARED: S.I.D
 CHECKED: S.A.A
 APPROVED: [Signature]
 S. AbdelFattah
 M.E. (Aus.) CPEng
 NPER Civ/Struct
 BPB- Acc Certifier 0737
 DATE: 11/02/2015

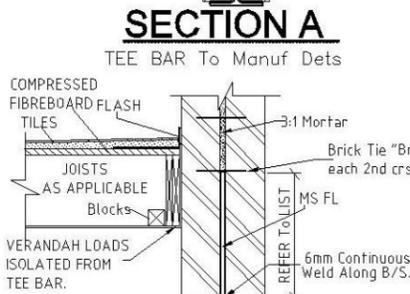
FOR: J.ZHOU & R. K. SHRESTHA
 LOT 2235 WILLIAM HART CRESCENT
 PENRITH-THORNTON NSW

Secta Ref Nmbr	SC_16746	DRG Nmbr	E-05	REV	A
STEEL MARKING PLAN					DO NOT SCALE

TYPICAL TEE BAR NOTE

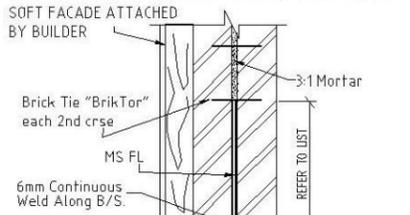
- NOTES, GALINTEL TEE (GARAGE DOOR OPENING)
1. TEE TO BE PROPPED @ 1.2m c/c. max.
 2. PROPS TO REMAIN IN PLACE UNTIL MORTAR ACHIEVES FULL STRENGTH (7 DAYS)
 3. MORTAR MIX 1:4 (min) AND APPLIED TO ALL FACES BETWEEN BRICK & MORTAR INCLUDING BTM FLANGE & VERTICAL WEB.
 4. MINIMUM 3 BRICK COURSES TO BOTH SIDES.

"BUILDER" TO ENSURE FULL MORTAR COVERAGE TO ALL SURFACES.



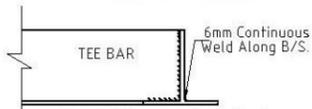
SECTION A1

ALTERNATIVE FABRICATED SECTION

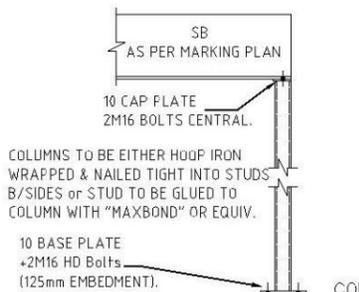


SECTION A2

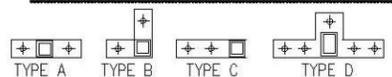
FABRICATED SECTION



SECTION A3

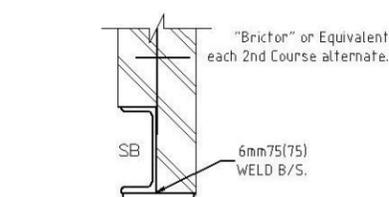


TYPICAL POST DETAIL C1 & C2

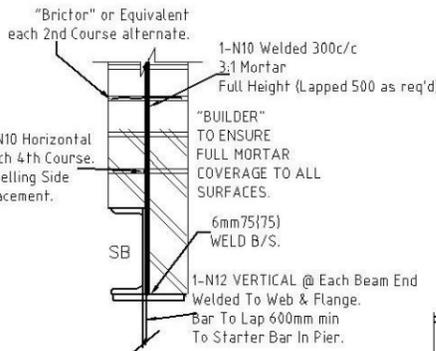


BASE PLATE PLAN DETAIL

- *ALL BASE PLATES TO BE 10mm THICK
- *ORIENTATE BASE PLATE TO SUIT WALL LOCATION
- *SURFACE TREATMENT AS PER COLUMN

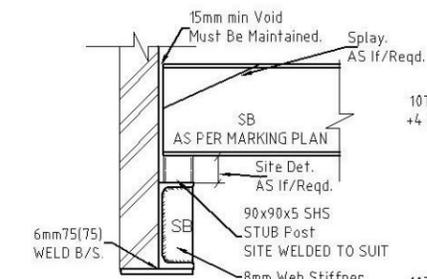


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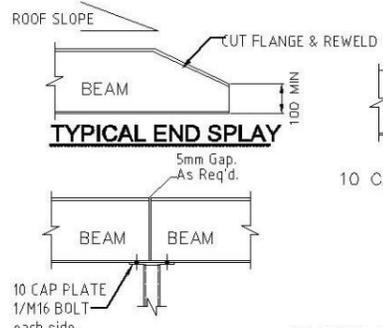


SECTION B1

MINIMUM PARAPET REINFORCEMENT T/O

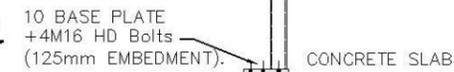


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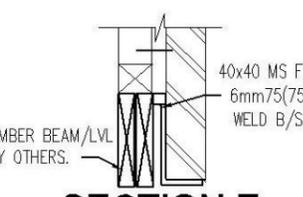
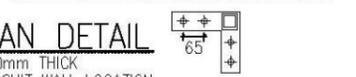


TYPICAL MID-POST

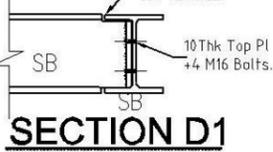
CONCRETE SLAB



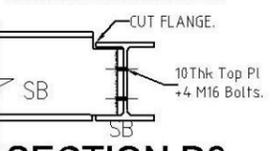
C3 - POST DETAIL



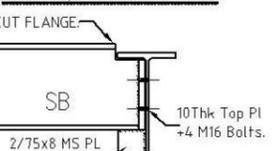
SECTION D



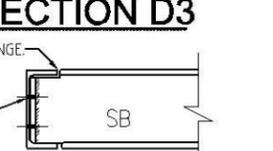
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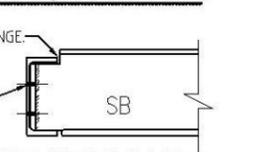
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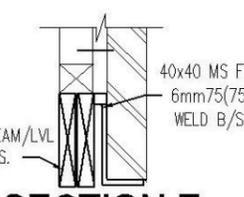
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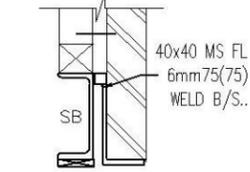
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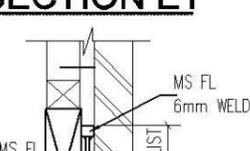
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SECTION E



SECTION E1



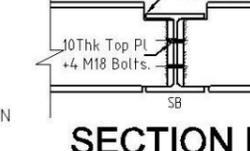
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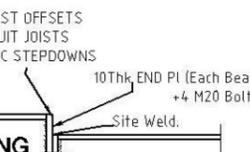
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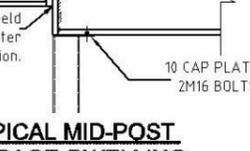
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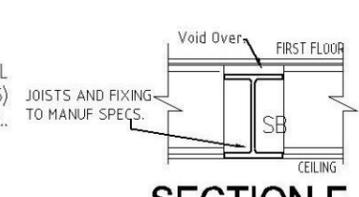
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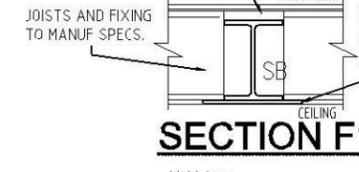
TYPICAL MID-POST GARAGE-DWELLING



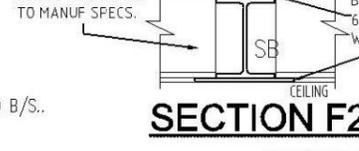
SECTION K1



SECTION F



SECTION F1



SECTION F2



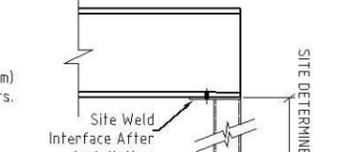
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SECTION F3



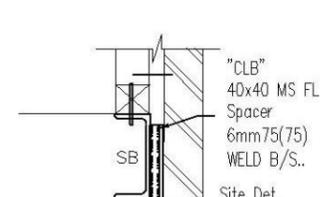
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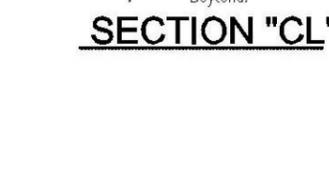
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SECTION K1



SECTION "CL"



SECTION U1



SECTION U2



SECTION U3



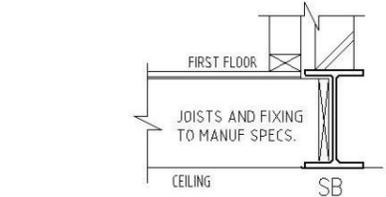
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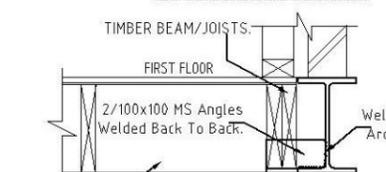
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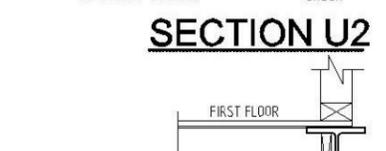
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SECTION U1



SECTION U2



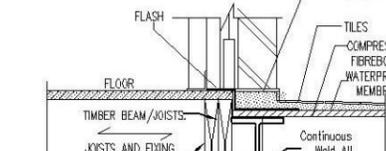
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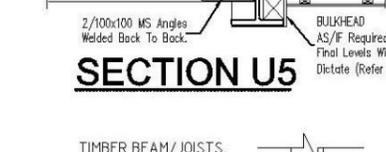
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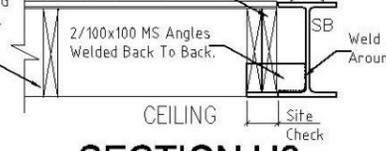
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SECTION U6



SECTION U6



SECTION U6



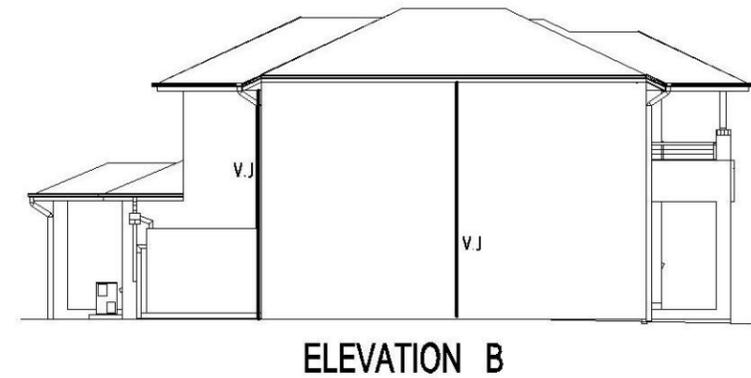
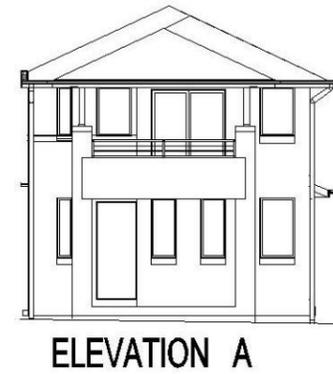
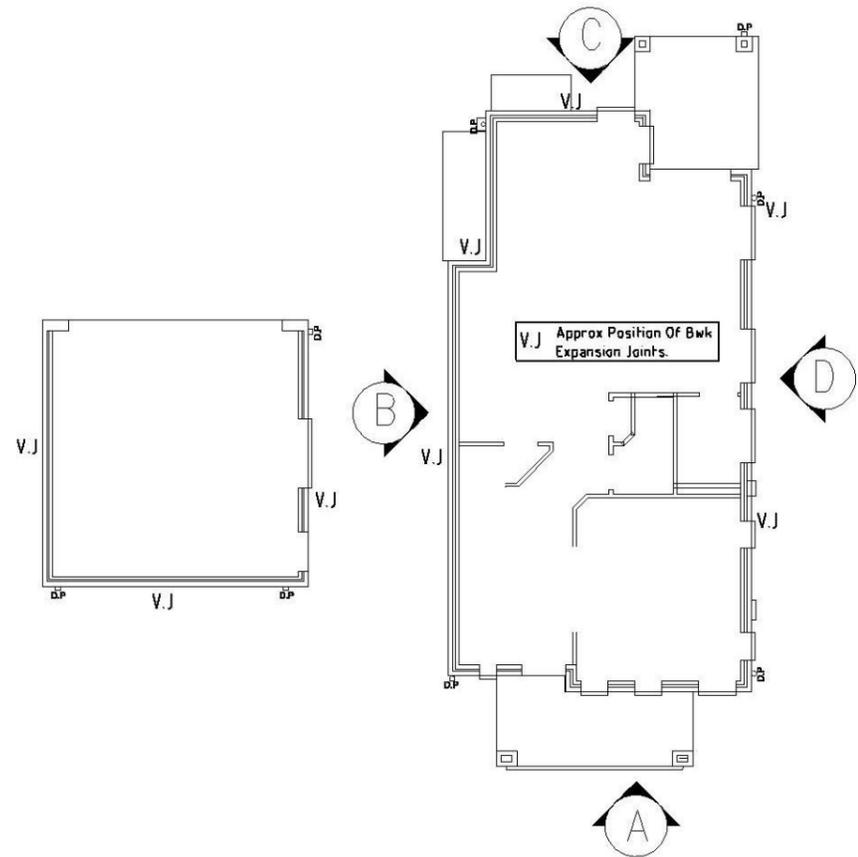
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Rev	DATE	AMENDMENT
A	11/02/15	Issued for construction
Arch Ref: 775-14 (Rev QA1) - CHESTER 23 AUGUSTI		

SECTA
Consulting Engineers Pty Ltd
A.B.N.64 180 170 853
PO BOX 259 CONDELL PARK NSW 2200 office: (02) 9707 3414 - fax: 9707 3414
web: www.sectaengineering.com.au email: admin@sectaeng.com.au

PREPARED:	S.I.D
CHECKED:	S.A.A
APPROVED:	
DATE:	11/02/2015

FOR:	J.ZHOU & R. K. SHRESTHA LOT 2235 WILLIAM HART CRESCENT PENRITH-THORNTON NSW		
Secta Ref Nmb	SC_16746	DRG Nmb	E-06
REV	A	DO NOT SCALE	



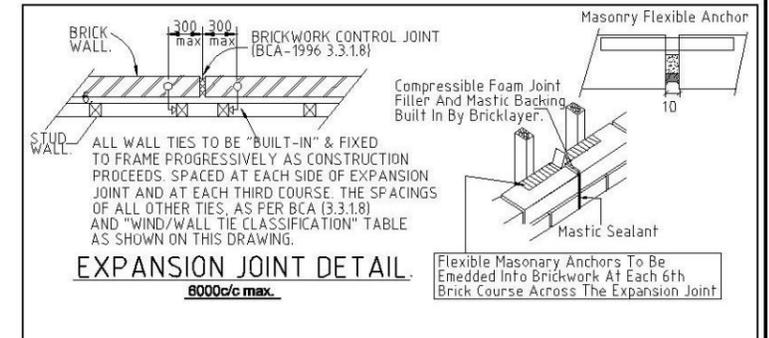
DURABILITY CLASSIFICATION. EXTERIOR

CATEGORY (durability)	WALL TIES AS 3700	GRADE OF BRICKS AS/NZS 4456.10	MORTAR AS 3700	STRUCTURAL STEEL (Surface finish)
severe marine	R4 Stainless or Polymer	EXPOSURE	M4 (1:4)	GALVANISED (GZLP) (600g per sq.m)
marine	R3	GENERAL PURPOSE	M3 (1:5)	AS/ANZ 2312/1994.
exterior	R2	GENERAL PURPOSE	M2 (1:2:8)	AS/ANZ 2312/1994.

WIND/WALL TIE CLASSIFICATION N2 "W33"

WIND Class (Vp)	WALL TIE	HORIZONTAL SPACING	VERTICAL SPACING
N1	W28N1	LIGHT DUTY	600
N2	W33N2	MEDIUM DUTY	600
N3	W4IN3	MEDIUM DUTY	600 (430 COURSES)

WALL TIE SPACINGS AROUND OPENINGS 300c/c EACH WAY.
POLYMER WALL TIES RATED "LIGHT DUTY ONLY" (W28N1).
(Vp = PERMISSIBLE STRESS METHOD)



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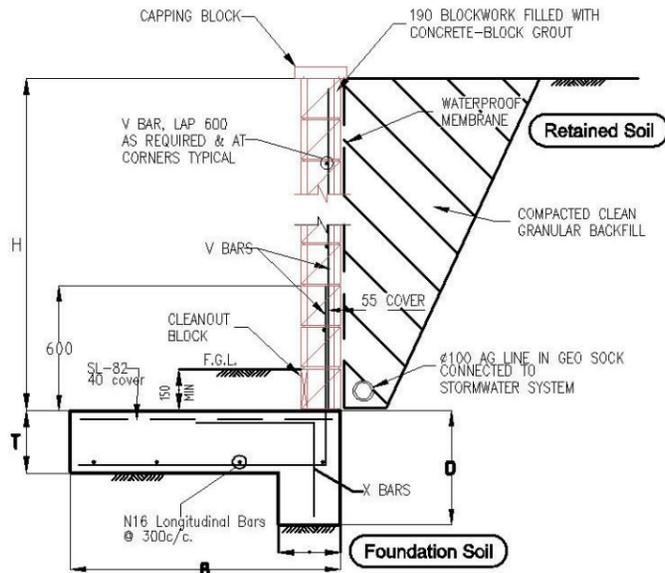
PREPARED:	S.I.D
CHECKED:	S.A.A
APPROVED:	
S. Abdelfattah MIE (Aust) CPEng NPIER Civ/Struct BPE Acc Certifier 0737	DATE: 11/02/2015

FOR: J.ZHOU & R. K. SHRESTHA
LOT 2235 WILLIAM HART CRESCENT
PENRITH-THORNTON NSW

Secta Ref Nmbr	SC_16746	DRG Nmbr	E-07	REV	A
BRICK ARTICULATION PLAN					DO NOT SCALE

**RESPONSIBILITY OF OWNER
RETAINING STRUCTURE BY OWNER.**

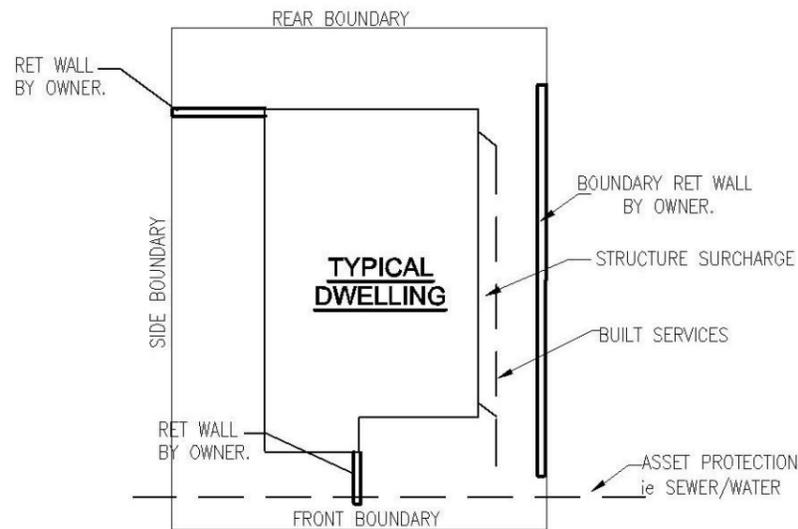
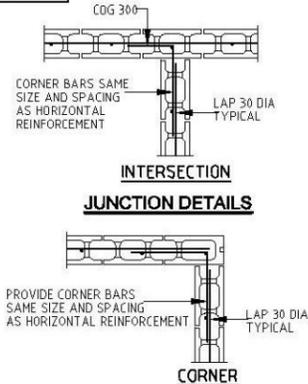
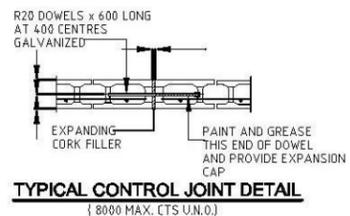
- A) ENSURE RET WALL TYPE COMPLIES WITH SUBDIVISION and/or COUNCIL CONDITIONS.
- B) ALL EXISTING SERVICES/STRUCTURES WITHIN CRITICAL ZONES ARE PROTECTED.
- C) USE OF PROPRIETY WALL SYSTEMS ARE INSTALLED AND SPECIFIED AS PER MANUFACTURERS SPECS.
- D) ENSURE SITE/SOIL CONDITIONS SUIT SELECTED RET WALL TYPE.
- E) ENSURE APPROPRIATE SURFACE DRAINAGE MEASURES ARE ADOPTED INCLUDING APPROPRIATE MATERIALS ARE PLACED BEHIND WALL TO CONVEY GROUND WATER AWAY FROM THE WALL AND ITS FOUNDATIONS.



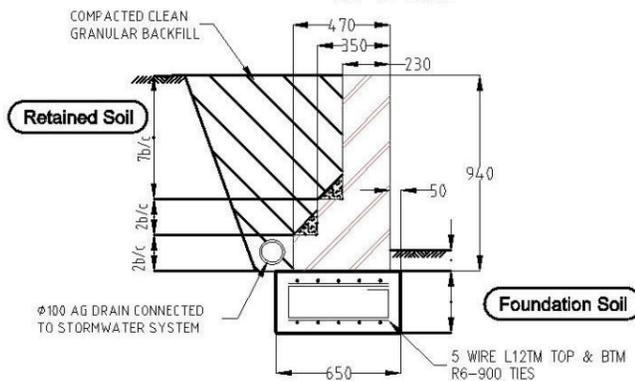
**TYPE A
RETAINING WALL HEIGHT 0 - 1000**

4.0kPa MAX ALLOWABLE SURCHARGE

RETAINING WALL SCHEDULE					
H	B	D	T	V BARS	X BARS
0 - 800	800	400	200	N12-400	N12-400
800-1000	900	400	200	N12-400	N12-400

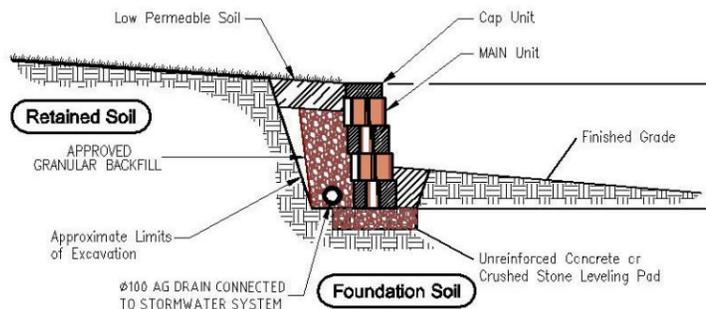


**TYPICAL SITE
NOT TO SCALE**

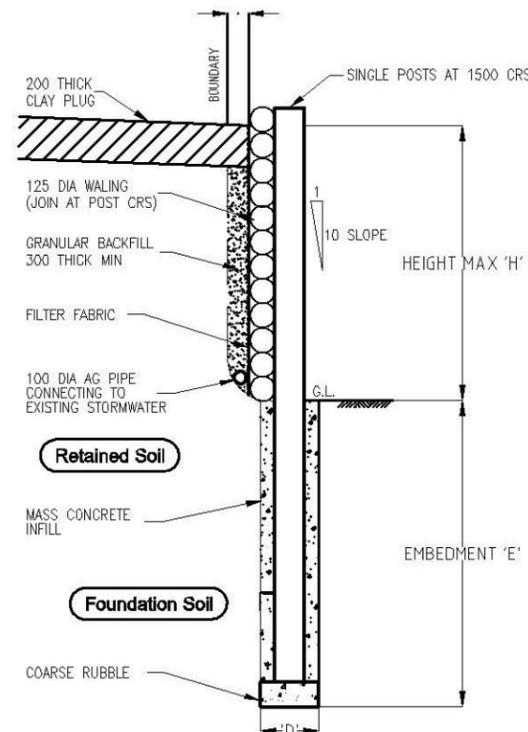


**TYPE B
TYPICAL GRAVITY BRICKWORK
RETAINING WALL DETAILS**

- 1. 4.0kPa SURCHARGE ALLOWED
- 2. ALL BRICKWORK TO BE INTERLOCKED USING HEADER COURSES SO THAT THE WALLS ACT AS AN INTEGRAL UNIT
- 3. VERTICAL BRICK JOINTS AT 6000 CTRS U.N.O.



**TYPE C
Typical "PROPRIETY"
Gravity Wall Section**



**TYPE D
TYPICAL LOG RETAINING WALL**

TIMBER LOG RETAINING WALL				
HEIGHT MAX 'H'	EMBEDMENT 'E'	POST DIA MIN	POST Spacing MIN	WALL DIA MIN
900	1000 MIN	200	1500	125

CONSTRUCTION OF WALL TO BE IN ACCORDANCE WITH "KOPPERS LOG" RETAINING WALL SPECIFICATIONS
 'D' 400 DIA FOR POST 200 DIA
 'D' 2 x 400 DIA FOR DOUBLE POSTS

TYPICAL RET WALL TYPES

PRIOR TO SELECTION, OWNER MUST CONTACT EITHER MANUFACTURER and/or QUALIFIED ENGINEER TO DISCUSS SUITABILITY OF SYSTEM.

BRICKWORK AND BLOCKWORK

- B1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3700, SAA BLOCKWORK CODE AS1475 AND ALL OTHER RELATED CODES.
- B2 STRENGTHS OF MASONRY UNITS AND TYPE OF MORTAR SHALL BE AS FOLLOWS:

ELEMENT	MATERIAL	CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH (F'c)	MORTAR (CEMENT : LIME : SAND) (F'c)	
			1 : 1 : 6	1 : 0.25 : 3
BRICKS	CLAY	20 MPa	1 : 1 : 6	
BLOCKS	CONC	15 MPa	1 : 0.25 : 3	

- B3 MORTAR ADMIXTURES SHALL NOT BE USED WITHOUT THE WRITTEN APPROVAL OF THE SUPERINTENDENT.
- B4 ONLY LOAD BEARING MASONRY WALLS ARE SHOWN UNDER CONCRETE SLABS.
- B5 OTHER THAN REINFORCED CONCRETE BLOCKWORK, MASONRY SUPPORTING SLABS AND BEAMS SHALL BE TROWELLED SMOOTH WITH MORTAR FILLING ALL VOIDS. TWO LAYERS OF MALTHOID SHALL BE PLACED FULL WIDTH ACROSS SUCH LOAD BEARING SURFACES EXCEPT WHERE PROPRIETARY BEARING STRIP IS NOTED OR ALTERNATIVE DETAIL IS DOCUMENTED. THE HEADS OF LOAD BEARING WALLS SHALL NOT EXTEND ABOVE THE SOFFIT OF THE CONCRETE SLAB ABOVE.
- B6 ALL DOUBLE SKIN SOLID WALLS SUCH AS 230mm THICK BRICKWORK SHALL BE BONDED BY A HEADER COURSE EVERY 4th COURSE.
- B7 ALL MASONRY SUPPORTING OR SUPPORTED BY CONCRETE FLOORS SHALL BE PROVIDED WITH VERTICAL JOINTS TO MATCH ANY CONTROL JOINTS IN THE CONCRETE.
- B8 NON LOAD BEARING WALLS BUILT PRIOR TO POURING CONCRETE SHALL BE SEPARATED FROM CONCRETE ABOVE BY 16 mm THICK CLOSED CELL POLYSTYRENE STRIP, WHERE BUILT AFTER CONCRETE IS POURED LEAVE 12 mm CLEAR OF CONCRETE SOFFIT.
- B9 NO CHASES OR RECESSES ARE PERMITTED IN LOAD BEARING MASONRY WITHOUT THE APPROVAL OF THE ENGINEER.
- B10 PROVIDE VERTICAL CONTROL JOINTS AT 8 m MAX CENTRES GENERALLY, AND 5 m MAX. FROM CORNERS FOR BRICKWORK AND UNREINFORCED BLOCKWORK.
- B11 REFER TO CONCRETE NOTES FOR DE-PROPPING PRIOR TO CONSTRUCTION OF MASONRY WALLS ON SUSPENDED SLABS.
- B12 ALL CAVITY CONSTRUCTION SHALL INCLUDE STAINLESS STEEL TIES INSTALLED IN ACCORDANCE WITH CLAUSE 3.8 AS 3700.
- B13 REINFORCED CONCRETE BLOCKWORK SHALL COMPLY WITH THE FOLLOWING, UNLESS NOTED
 - * BLOCKS SHALL BE STRENGTH GRADE 15 CONFORMING TO AS 2733.
 - * MORTAR SHALL COMPRISE 1 CEMENT:0.25 LIME:3 SAND.
 - * PROVIDE CLEANOUT HOLES 100 mm SQUARE MINIMUM AT BASE OF ALL WALLS AND ROD CORE HOLES TO REMOVE PROTRUDING MORTAR FINIS PRIOR TO GROUTING.
 - * CORE FILLING GROUT SHALL BE :- F'c = 20 MPa MINIMUM CEMENT CONTENT = 300 kg/m, SLUMP = 230 ± 30 mm.
 - * REINFORCEMENT PROJECTING FROM FOUNDATION OR SLABS INTO CORES, SHALL BE SET ACCURATELY IN PLACE USING TEMPLATES TO ALIGN WITH THE CENTRE OF THE LENGTH OF CORES AND WITH COVER AS NOTED. WHERE HORIZONTAL BARS ARE INDICATED, THE WEBS OF THE BLOCKS BELOW THE BARS SHALL BE CUT DOWN TO ACCOMMODATE THE BARS.
 - * GROUT ALL CORES IN REINFORCED BLOCKWORK UNLESS OTHERWISE NOTED. HEIGHT OF BLOCKWORK TO BE GROUTED ON ONE DAY SHALL BE 2400mm. GROUT SHALL BE PLACED IN LIFTS OF 1200mm MAXIMUM AND COMPACTED BY POKER VIBRATOR. A SHORT TIME SHOULD ELAPSE BETWEEN SUCCESSIVE LIFTS TO ALLOW PLASTIC SETTLEMENT TO OCCUR.
 - * PROVIDE 50 mm COVER FROM THE OUTSIDE OF THE BLOCKWORK UNLESS NOTED.

- B13 BACKFILL TO RETAINING WALLS SHALL BE FREE DRAINING GRANULAR MATERIAL. PROVIDE SUBSOIL DRAIN AT BASE OF WALL. DO NOT BACKFILL UNTIL 14 DAYS AFTER GROUTING, OR IF APPLICABLE, AFTER RESTRAINING SLAB OVER HAS BEEN POURED AND CURED FOR 7 DAYS. BACKFILL SHALL BE COMPACTED TO 98% STANDARD MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT ±2 %.



Rev	DATE	AMENDMENT
A	11/02/15	Issued for construction

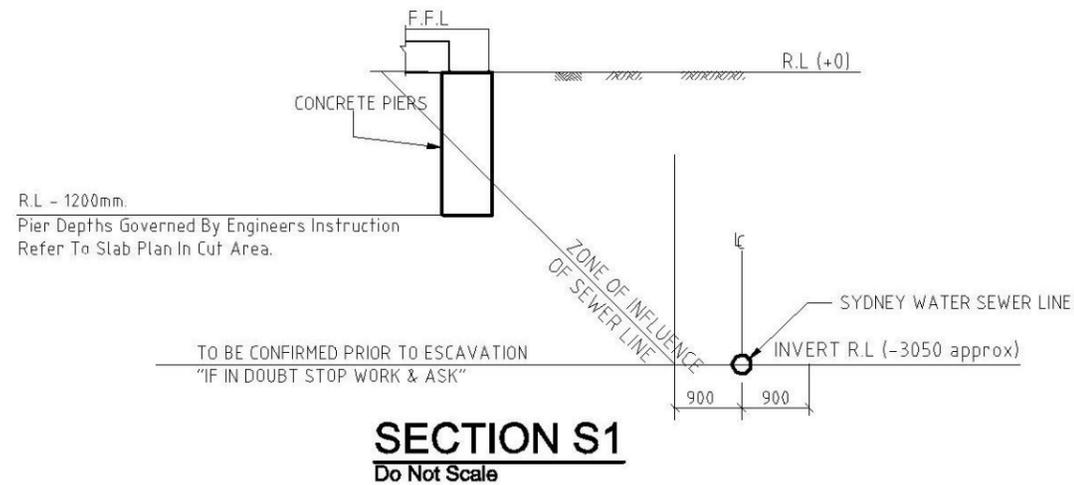
SECTA
Consulting Engineers Pty Ltd
A.B.N.64 180 170 853
PO BOX 259 CONDELL PARK NSW 2200 office: (02) 9707 3414 - fax: 9707 3414
web: www.sectaengineering.com.au email: admin@sectaeng.com.au

PREPARED:	S.I.D
CHECKED:	S.A.A
APPROVED:	
DATE:	11/02/2015

FOR:	J.ZHOU & R. K. SHRESTHA LOT 2235 WILLIAM HART CRESCENT PENRITH-THORNTON NSW		
Secta Ref Nubr	SC_16746	DRG Nubr	E-08
REV	A	DO NOT SCALE	

RET WALL DETAILS

DO NOT SCALE



(TYP) BUILDING ADJACENT/OVER TO SEWER
Do Not Scale

NOTE: PIERS TO BE FOUNDED
200 BELOW ZONE OF INFLUENCE
OF SEWER. IF ROCK IS ENCOUNTERED
NOTIFY ENGINEER PRIOR TO COMPLETION.

NOTE: CHECK WITH SYDNEY WATER OR
LOCAL AUTHORITY ON MIN. CLEARANCES

DEPTH GOVERNED BY ENGINEERING REQUIREMENTS
ALL PIERS EXPECTED TO STIFF NATURAL SHALE BEARING
REFER TO PIER NOTES IN CUT AREA.

IF ROCK IS NOT ENCOUNTERED FULL DEPTH OF PIERING MUST BE
ADOPTED TO SATISFY SYDNEY WATER REQUIREMENTS.



Rev	DATE	AMENDMENT
A	11/02/15	Issued for construction
Arch Ref: 775-14 (Rev QA1) - CHESTER 23 AUGUSTI		

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CHECKED:	S.A.A				
APPROVED:					
S. Abdelfattah MIE (Aust) CP Eng NPER Civ/Struct BPB- Acc Certifier 0737		Secta Ref Nmbr	SC_16746	DRG Nmbr	E-09
DATE:	11/02/2015				A
			SEWER DETAILS		DO NOT SCALE

ASPECT DEVELOPMENT & SURVEY PTY LTD
CONSULTING REGISTERED SURVEYORS
ABN 60 078 649 000

SUITE 1
103 VANESSA STREET
KINGSGROVE NSW 2208
PHONE (02) 9554 8388
FAX (02) 9554 8588

PO BOX 161
KINGSGROVE NSW 1480
DX 11392
HURSTVILLE

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



FIRSTSTYLE HOMES

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

ADMIN: (02) 9601 0111
FAX: (02) 9601 0711
EMAIL: design@firststyle.com.au

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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.
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• FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.
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BASIX

= 35.79m² of roof area to discharge to water tank.
= 125.21m² stormwater and overflow to discharge to existing street channel.
o/a = 161m² of roof area.

LEGEND:

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

EARTHWORKS TO AHD

HOUSE: FFL 27.65
(LIVING) FGL 27.25

GARAGE: FFL 27.700
FGL 27.375

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 AS 3500
 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/IH 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:
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:

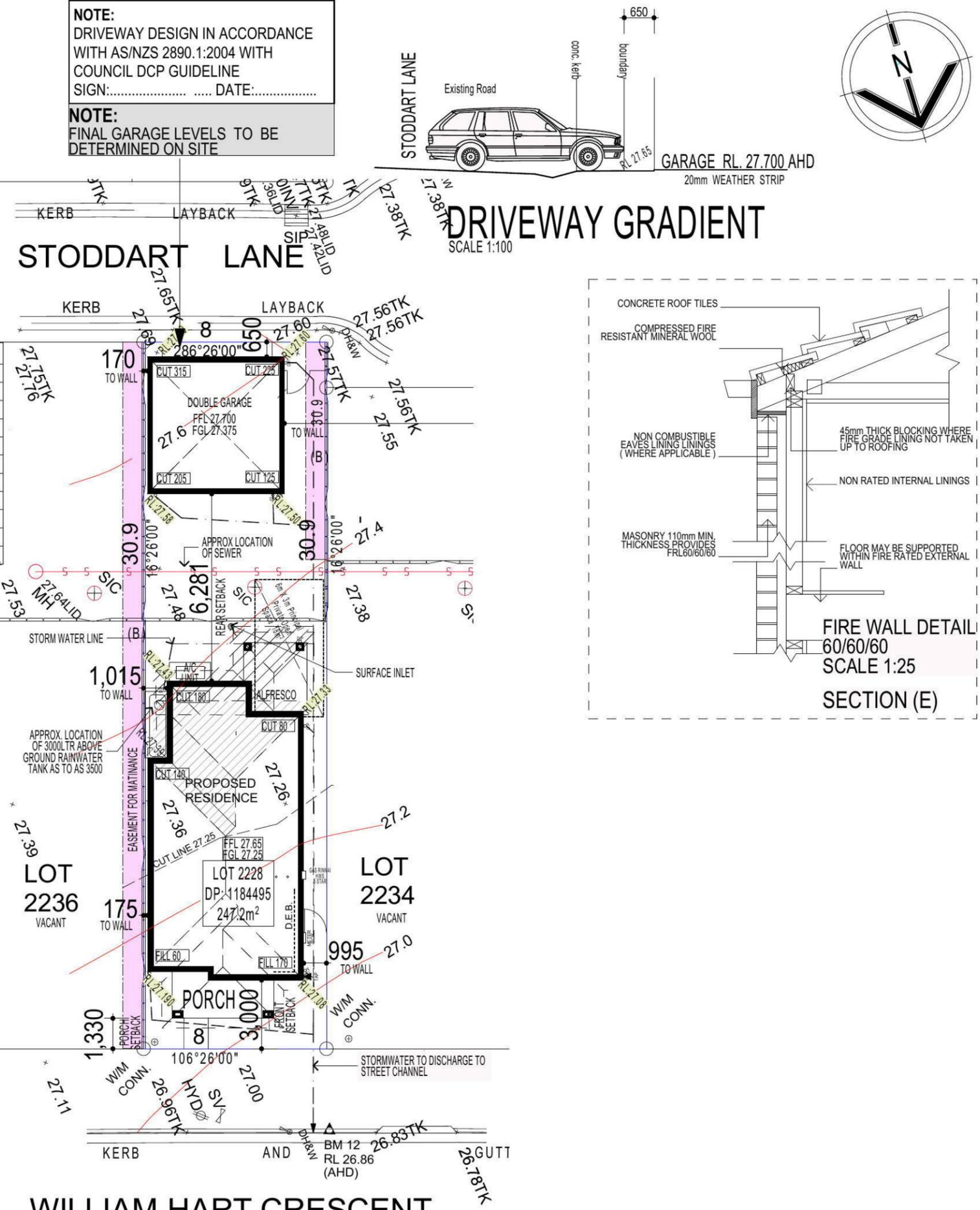
GP	GULLY PIT	-E-	OVERHEAD ELEC LINE
HYD	HYDRANT	-S-	SEWER LINE
SIP	SURFACE INLET PIT	GM	GAS METER
SIC	SEWER INSPECTION COVER	LP	LIGHT POLE
SMH	SEWER MANHOLE	EC	ELECTRICITY CONDUIT
W/M	WATER METER	ECT	ELEC & TELE CONDUIT
EL	ELECTRICITY BOX	TC	TELECOM CONDUIT
TP	TELECOM PIT	WC	WATER CONDUIT
VC	VEHICLE 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

S
E

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



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

WILLIAM HART CRESCENT
SITE PLAN & STORMWATER CONCEPT PLAN

DEVELOPMENT CALCULATIONS

LOT: 2235 SITE AREA: 247.2m²

Itemised Floor Areas:	Totals:
living ground floor:	82.52m ²
first floor: (excl. void 72.81m ²)	76.6m ²
garage: (excess 00.000m ²)	35.88m ²
alfresco:	7.87m ²
porch:	7.96m ²
balcony:	7.96m ²
total floor area:	218.79m²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	72.82m ²
first floor excl. void: (internal area)	64.78m ²
total gross floor area:	137.6m²
floor space ratio:	0.56:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	82.52m ²
garage:	35.88m ²
porch/alfresco:	15.83m ²
driveway/paved area:	4.55m ²
site coverage Area:	134.23m²(54.3%)
landscape area:	112.97m ² (45.7%)
pervious areas (soft)	108.96m ² (44.1%)
impervious areas (hard)	138.24m ² (55.9%)
front yard landscape area	15.64m ² (6.3%)
front yard hard paved area	1.43m ² (0.5%)
private open space o/a:	49.85m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
J.ZHOU & R. K. SHRESTHA

LOCATION:
LOT 2235
WILLIAM HART CRESCENT
PENRITH NSW 2750

DP: 1184495	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 10/02/2015	valuation assessment: QA1
Sheet: 1 of 14	drawn: GP/L.D.S
checked: P.D	scale: 1:200
775-14	

CLIENTS SIGNATURE: _____ DATE: _____ S.P. 0.0

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

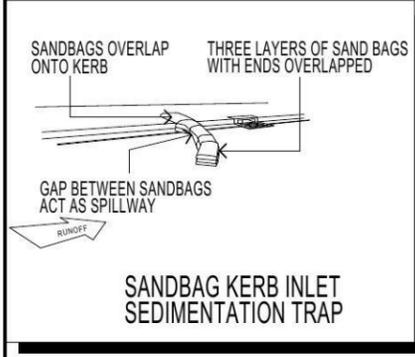
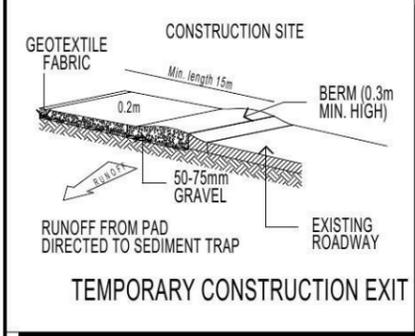
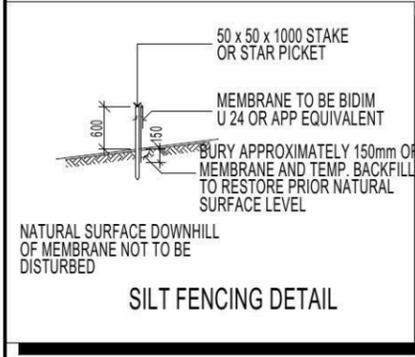
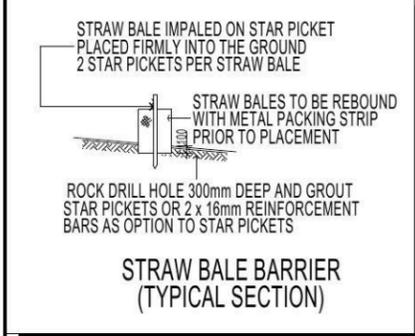
PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
J.ZHOU & R. K. SHRESTHA

LOCATION:
 LOT 2235
 WILLIAM HART CRESCENT
 PENRITH NSW 2750

DP: 1184495	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 10/02/2015	quotation assessment: QA1
Sheet: 2 of 14	drawn: GP/L.D.S. checked: P.D. scale: 1:250

CUSTOMER SIGNATURE: _____ DATE: _____ S.P. 0.0.



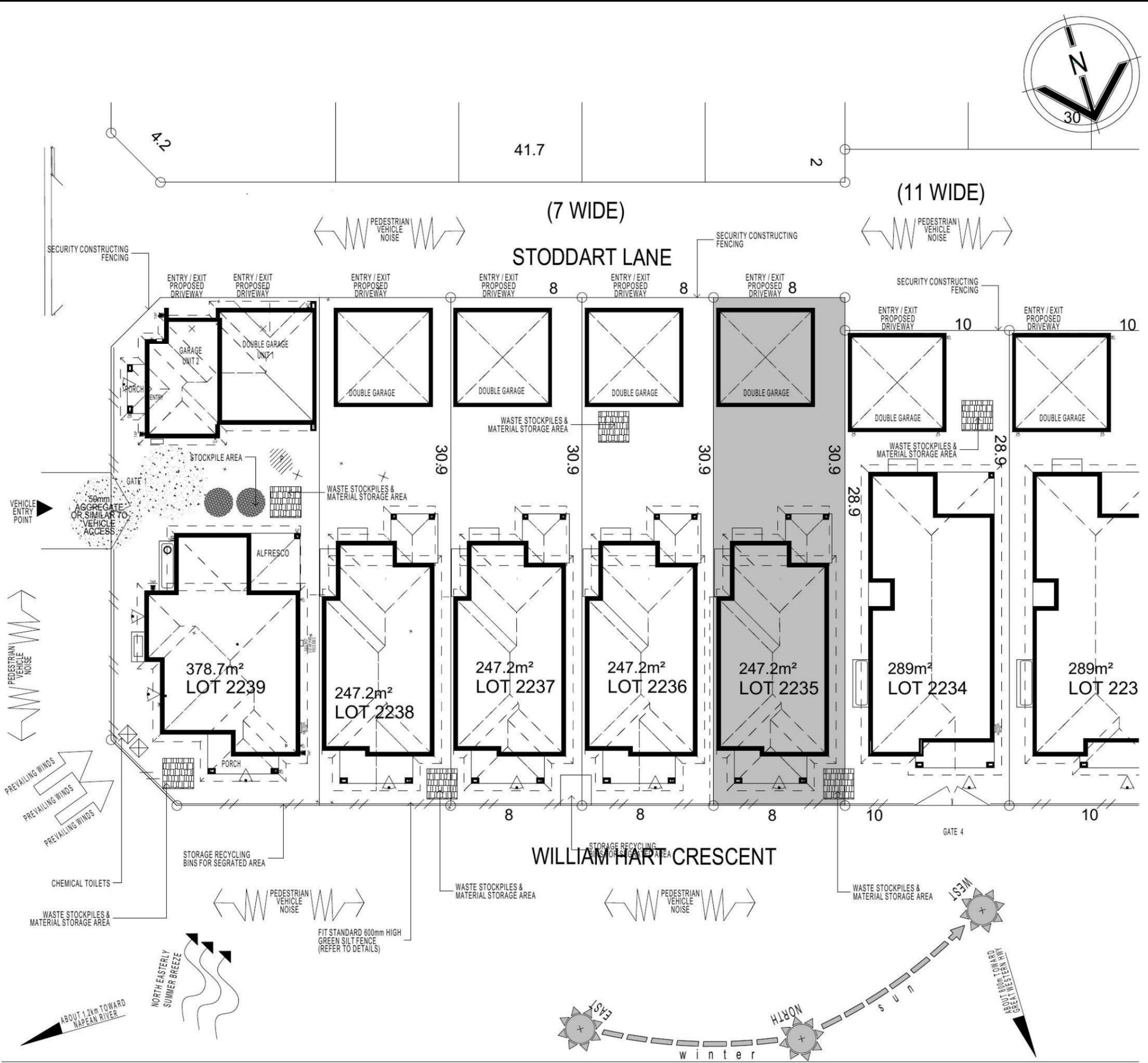
DUST CONTROL MEASURES:
 IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (CLIENT) WILL SPRINKLE WATER ON THE DUST

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

NOTE:
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WASTE MANAGEMENT / SITE ANALYSIS

ASPECT DEVELOPMENT & SURVEY PTY LTD
CONSULTING REGISTERED SURVEYORS

SUITE 1
103 VANESSA STREET
KINGSGROVE NSW 2208
PHONE (02) 9554 8388
FAX (02) 9554 8589

PO BOX 161
KINGSGROVE NSW 1480
DX 11302
HURSTVILLE

BASIX

= 35.79m² of roof area to discharge to water tank.
= 125.21m² stormwater and overflow to discharge to existing street channel.
o/a = .161m² of roof area.

LEGEND:

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- = SURFACE INLETS LINE
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(LIVING) FGL 27.25

GARAGE: FFL 27.700
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note:
r.l. levels indicative to a building tolerance of +/- 90mm.

NOTE:
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NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

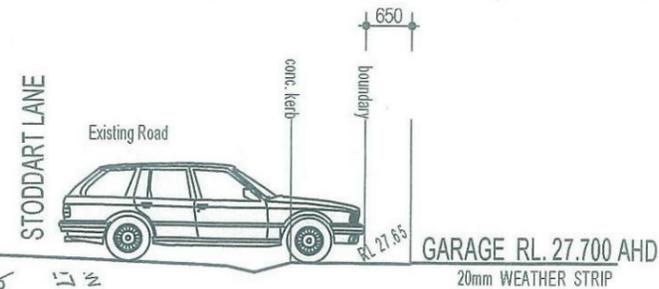
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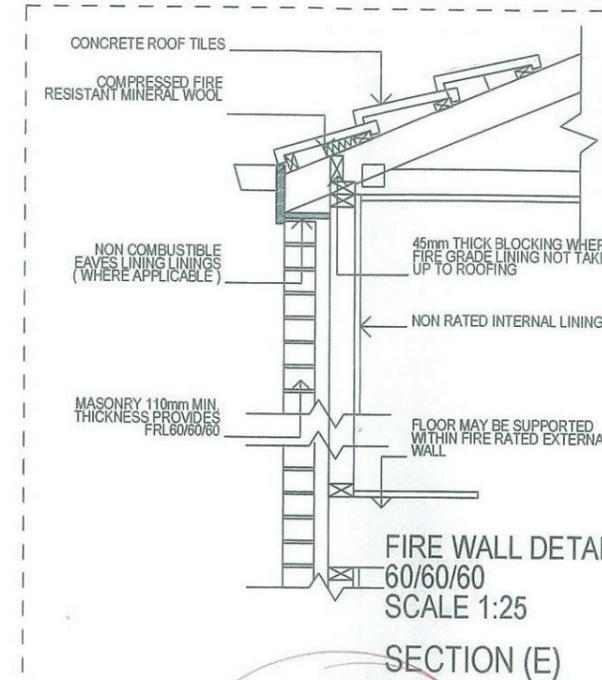
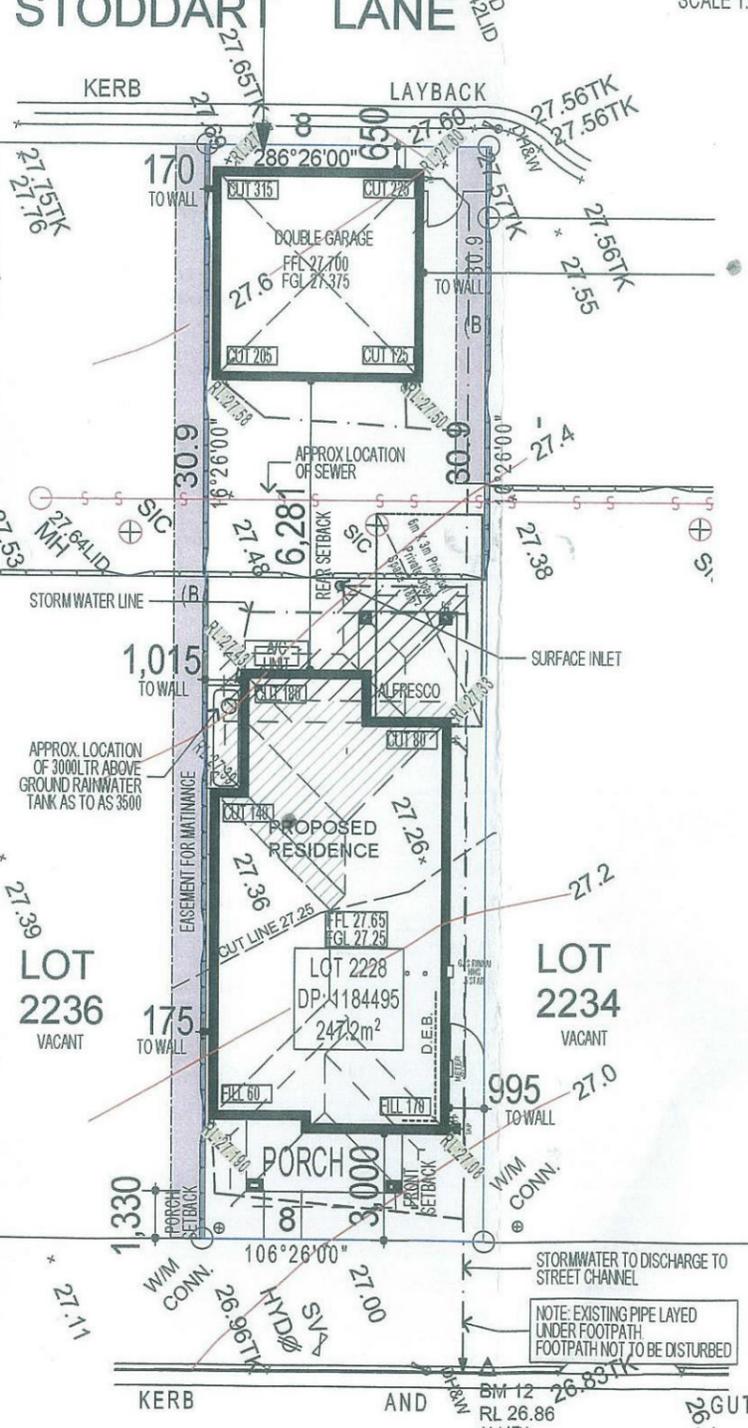
NOTE
AIR CONDITIONING ONLY

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



DRIVEWAY GRADIENT
SCALE 1:100



6/5/14

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
S
E

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

WILLIAM HART CRESCENT

FIRSTSTYLE HOMES

FIRSTSTYLE HOMES Pty Ltd
Le No. 1134126
ACN 107 173 779
PO BOX 171, HOXTON PARK, 2171

ADMIN: (02) 9601 0111
FAX: (02) 9601 0711
EMAIL: design@firststyle.com.au

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PROMOTION:
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CLIENT:
J.ZHOU & R. K. SHRESTHA

LOCATION:
LOT 2235
WILLIAM HART CRESCENT
PENRITH NSW 2750

DP: 1184495	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 22/01/2015	publication assessment: OA1
Sheet: 1	drawn: GPM DS checked: PD