

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 27.96 FGL 27.56
GARAGE:	FFL 27.870 FGL 27.470

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

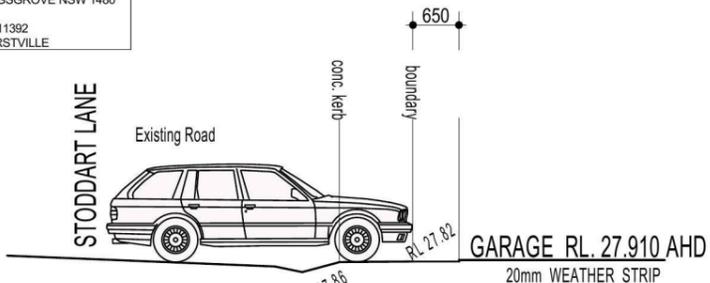
GENERAL DRAINAGE NOTES

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:
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DRIVEWAY GRADIENT
SCALE 1:100

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

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

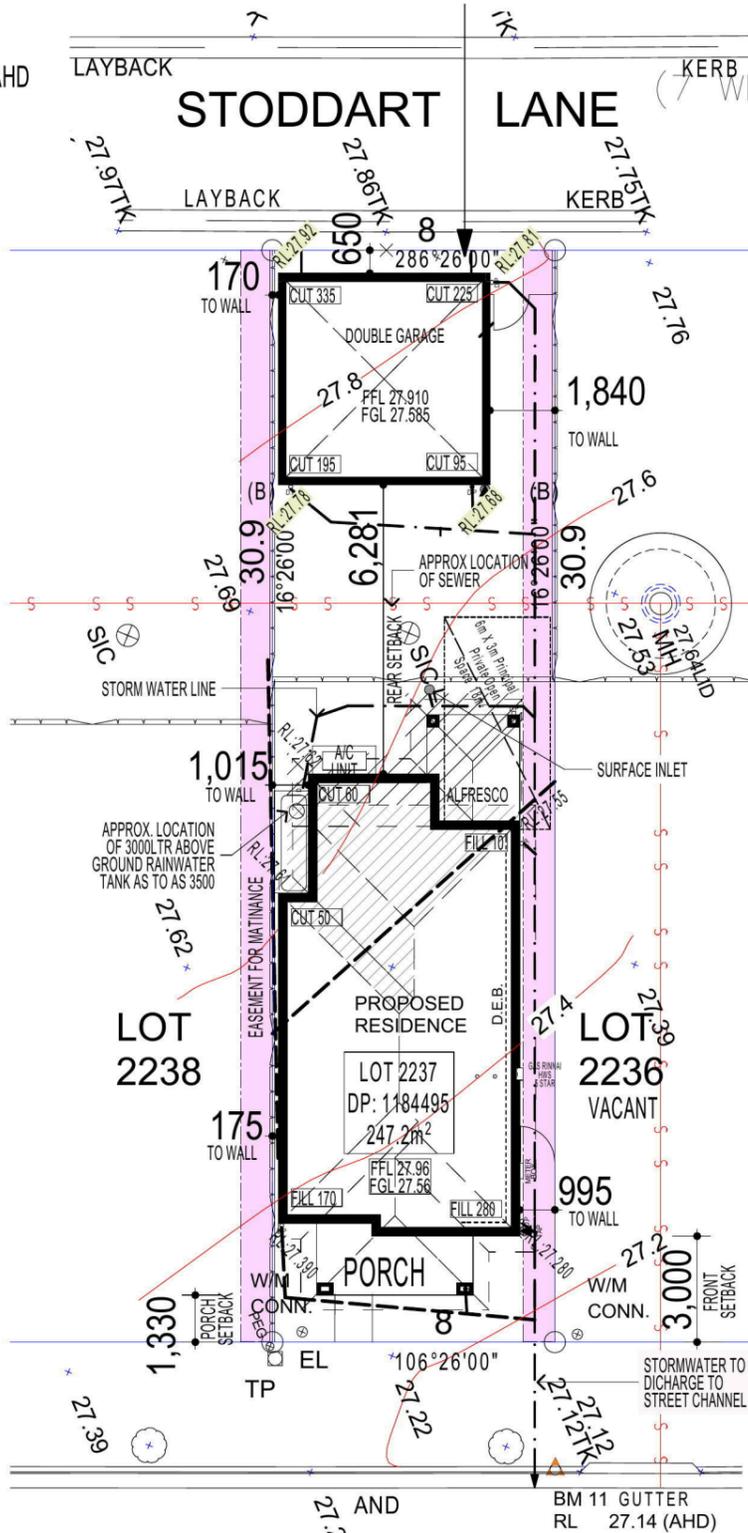
LOCALITY SKETCH
UBD AREA: SYD REVISION: 49
MAP: 163 REF: J7
GPS
E



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

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



**WILLIAM HART CRESCENT
SITE PLAN & STORMWATER CONCEPT PLAN**



FIRSTSTYLE HOMES

FIRSTSTYLE HOMES Pty Ltd
Lic No. 113412C
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DEVELOPMENT CALCULATIONS

LOT: 2237 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:	7.43m ²
porch:	7.96m ²
balcony:	7.96m ²
total floor area:	218.35m²

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:	15.39m ²
driveway/paved area:	4.55m ²
site coverage Area:	133.79m²(54.1%)
landscape area:	113.54m 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:
H.SIVAKUMAR & S.SEKAR

LOCATION:
**LOT 2237
WILLIAM HART CRESCENT
PENRITH NSW 2750**

DP: 1184495	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 27/02/2015	quotation assessment: QA1
drawn: GP/L.D.S.	checked: P.D.
scale: 1:200	777-14

CLIENTS SIGNATURE: _____ DATE: _____ S.P. 00.

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**

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)

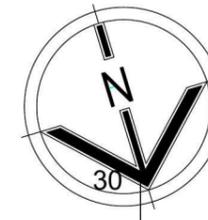
NOISE & VIBRATION MEASURES:

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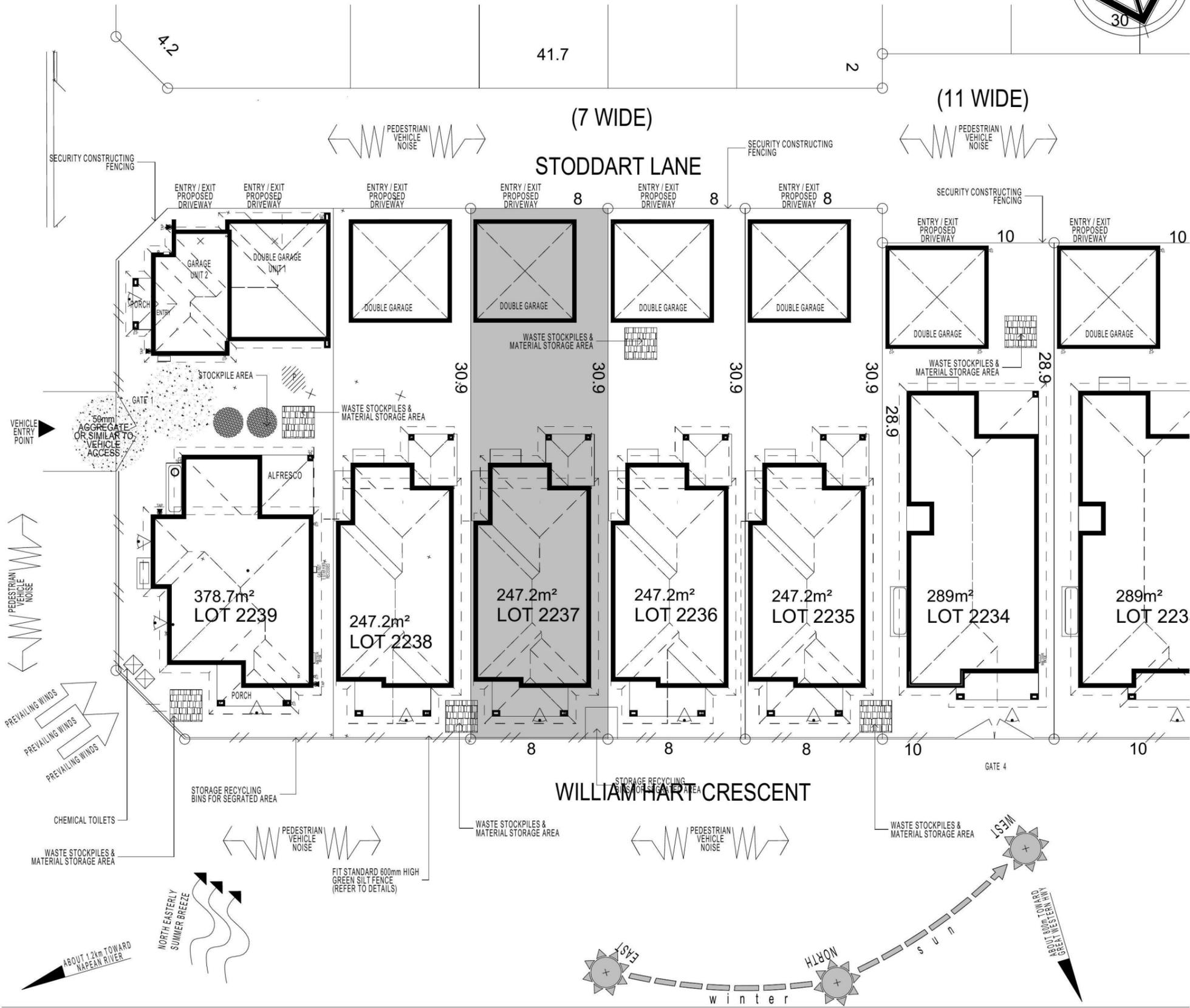
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KEY	
	SOLAR ACCESS
	NUMBER OF STOREY'S
	PREVAILING WINDS
	EXISTING TREES
	TREES TO BE REMOVED
	DIRECTION & DISTANCES
	NOISE
	VEHICULAR SITE ENTRY
	HWS
	VIEWS
	PRIVATE OPEN SPACE
	OVERLOOKING
	RAINWATER TANK (Underground)
	A/C UNIT (if required)



PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
H.SIVAKUMAR & S.SEKAR

LOCATION:
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WILLIAM HART CRESCENT
PENRITH NSW 2750**

DP: 1184495 council: PENRITH

model: CHESTER 23 facade: AUGUSTINE date: 27/02/2015 quotation assessment: QA1

Sheet: 2 of 14 drawn: GP/L.D.S. checked: P.D. scale: 1:250

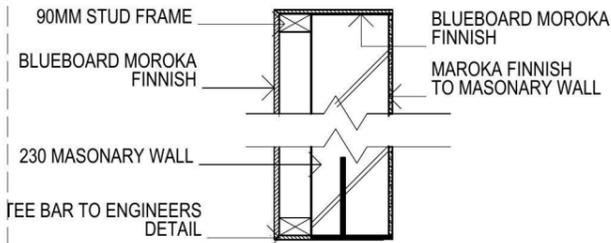
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WASTE MANAGEMENT / SITE ANALYSIS

KEY

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



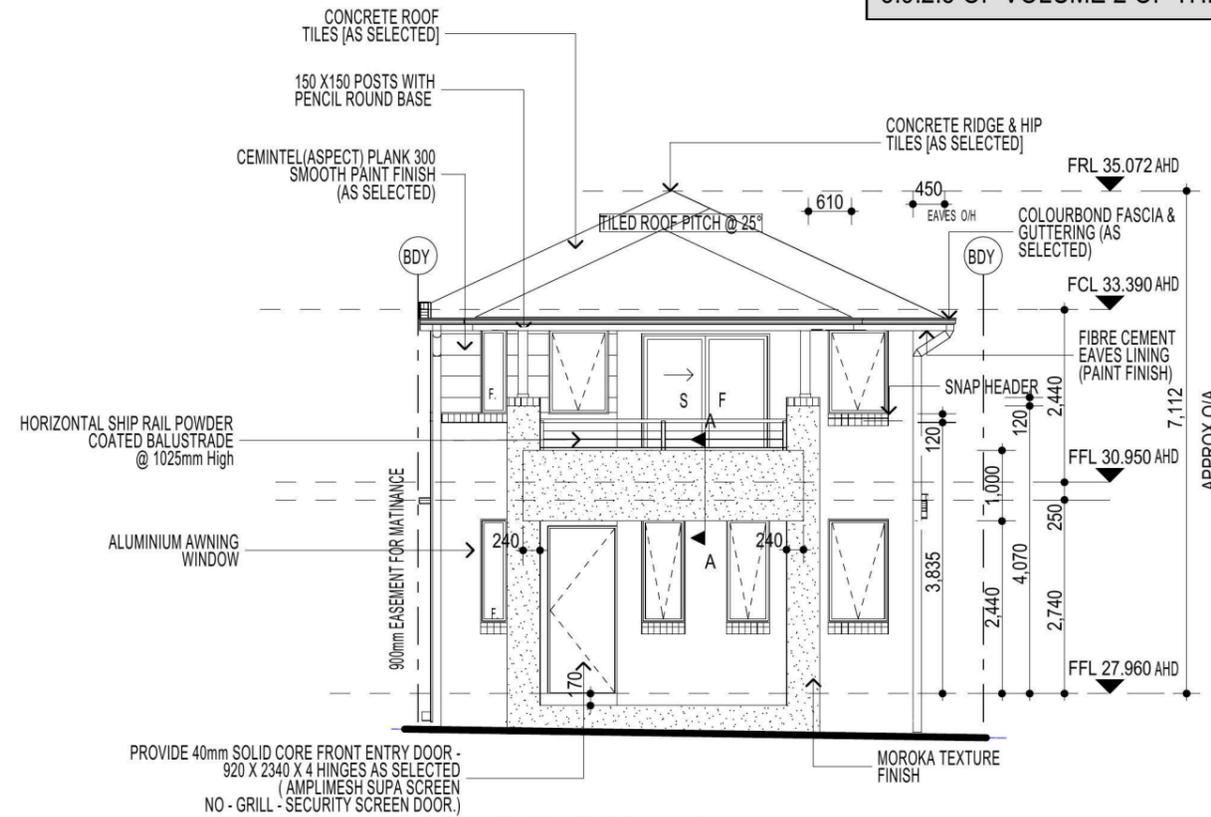
**BALCONY SECTION A
 SCALE 1:20**

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

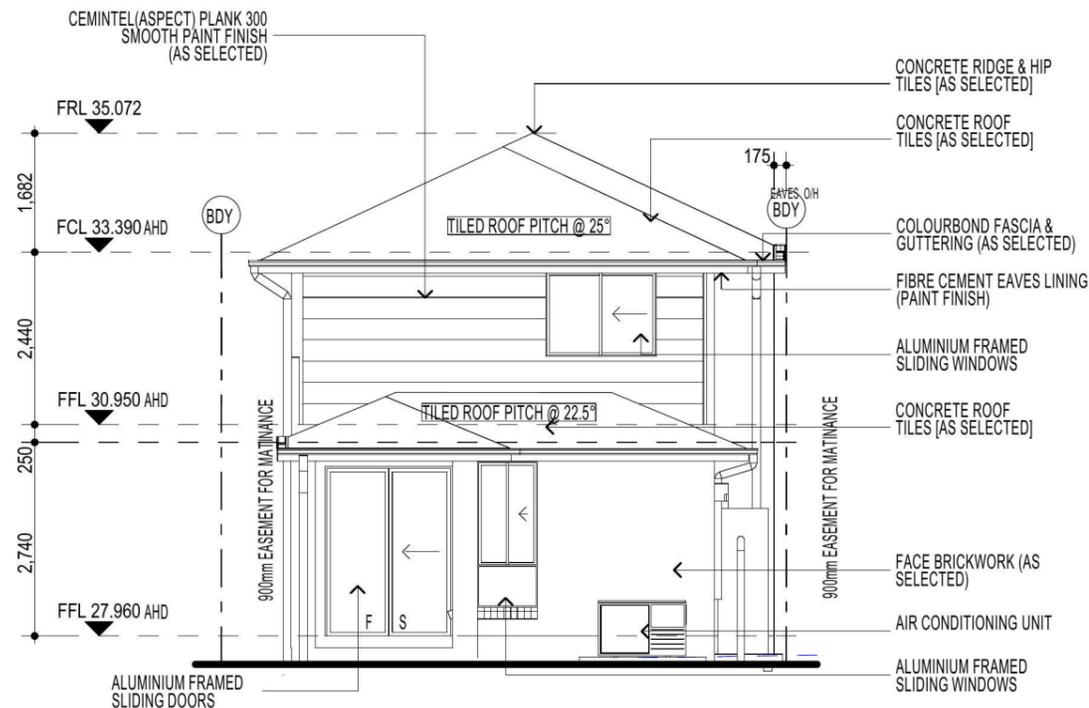
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ELEVATION A



ELEVATION C

FIBRE OPTIC WIRING PACKAGE

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

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

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date: 27/02/2015	quotation assessment: QA1
Sheet: 6 of 14	drawn: GP/L.D.S. scale: 1:100
checked: P.D.	777-14

ELEVATIONS

KEY

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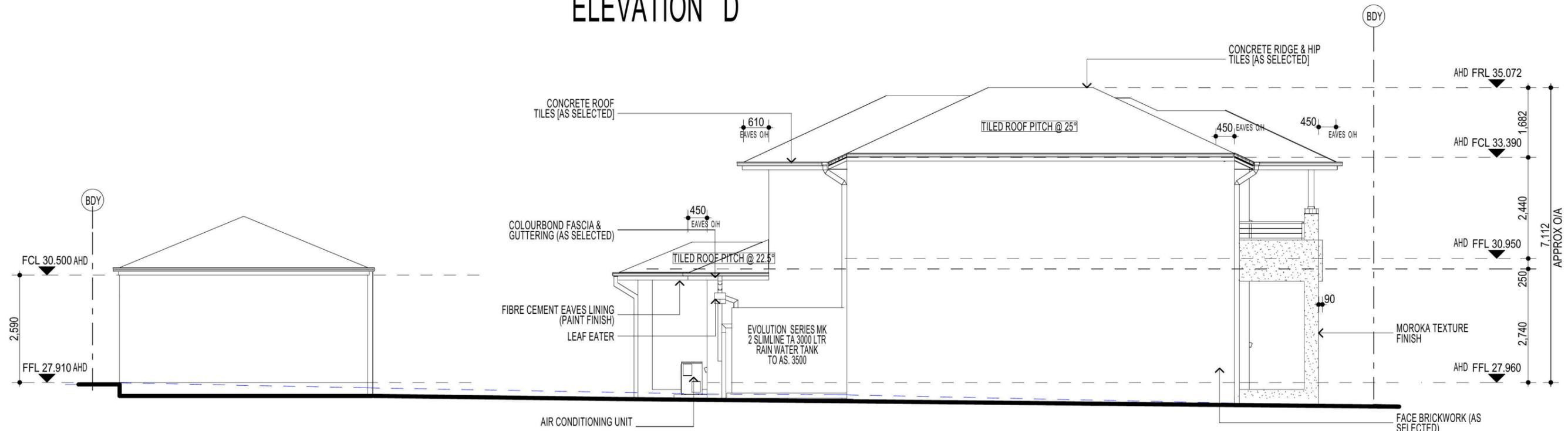
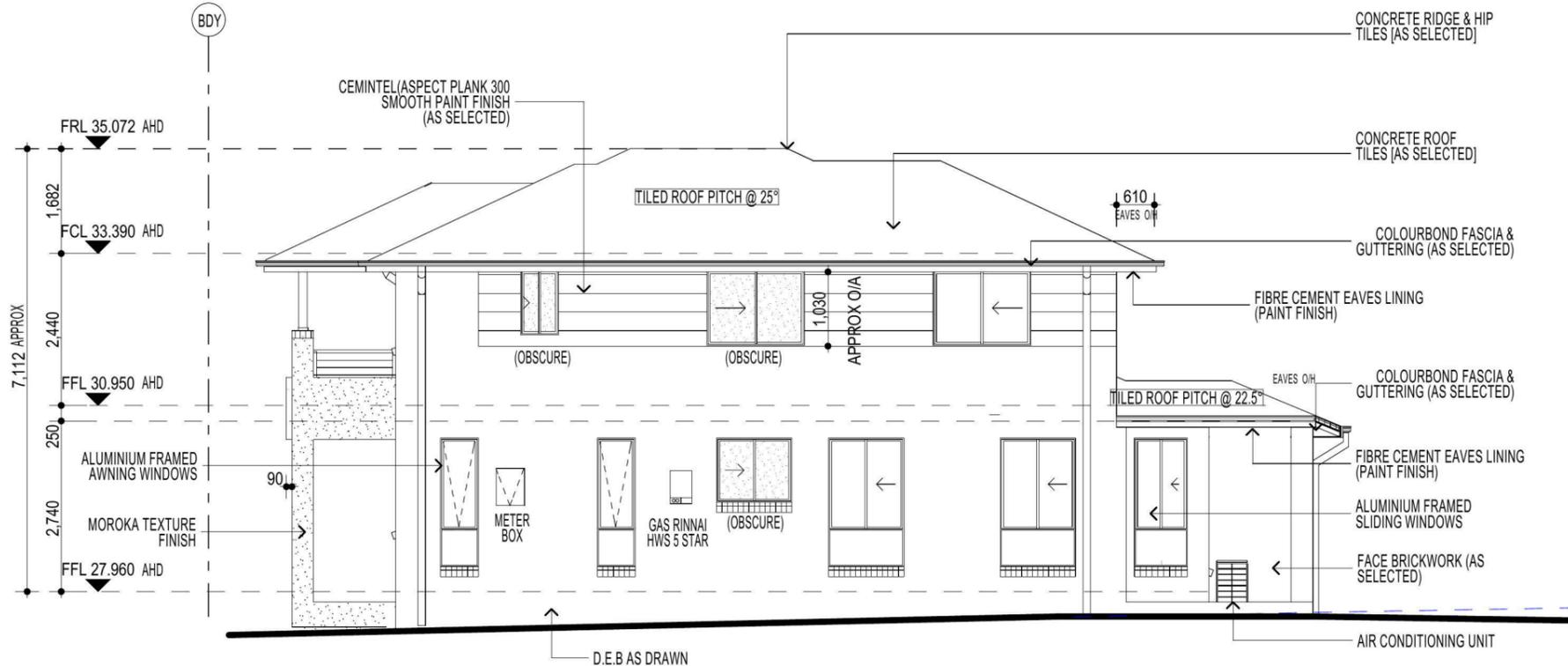
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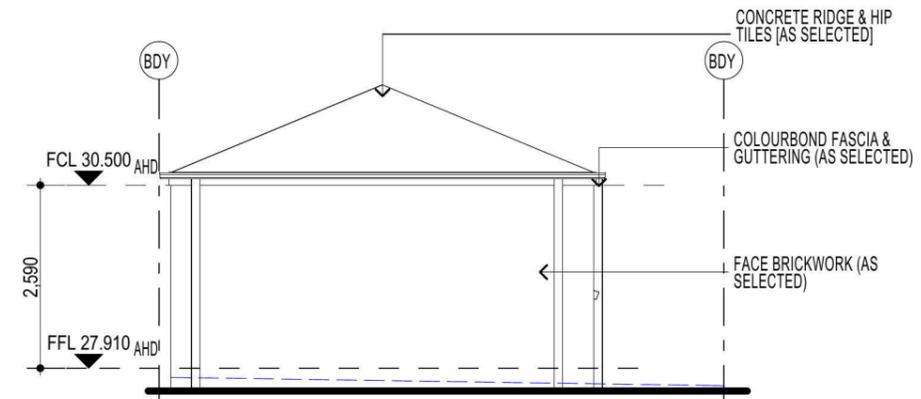
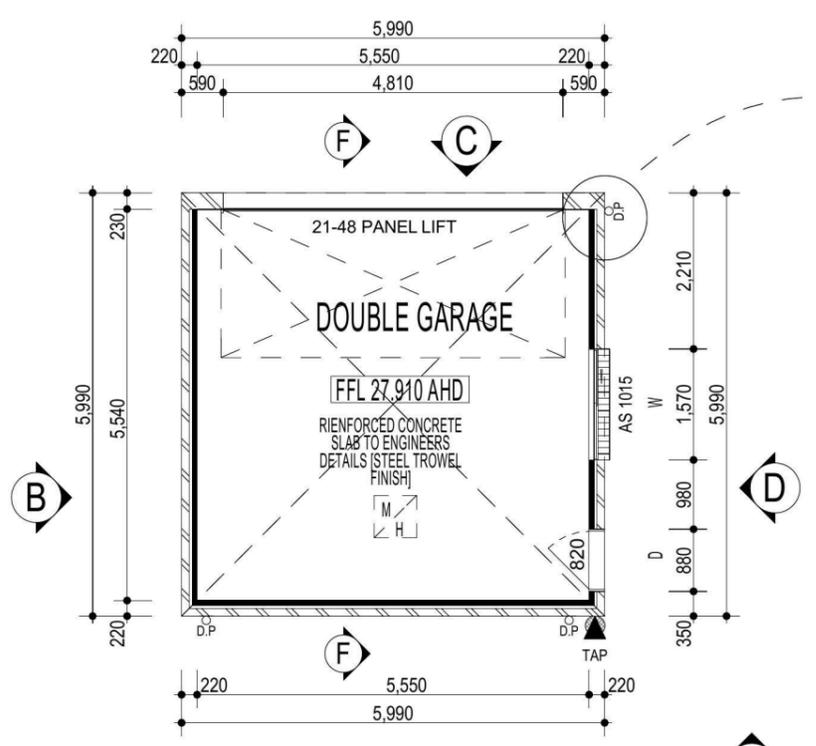
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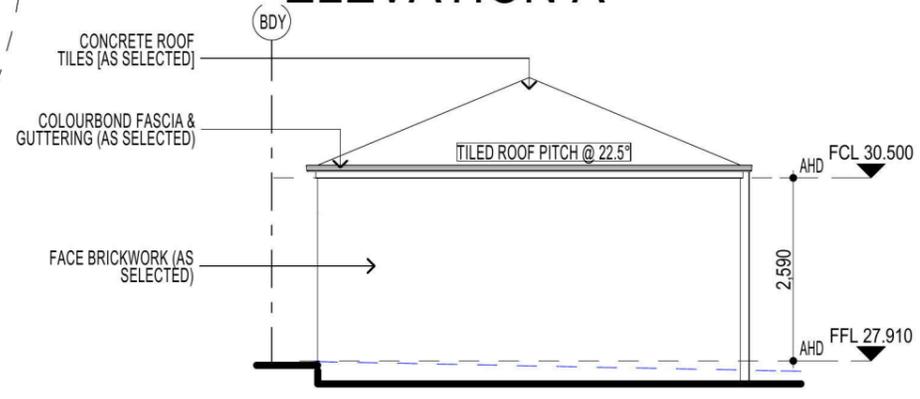
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ELEVATIONS

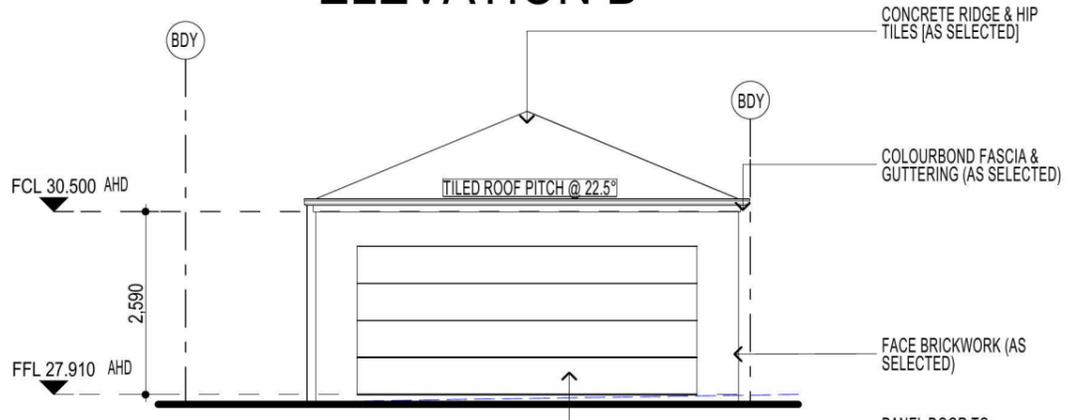
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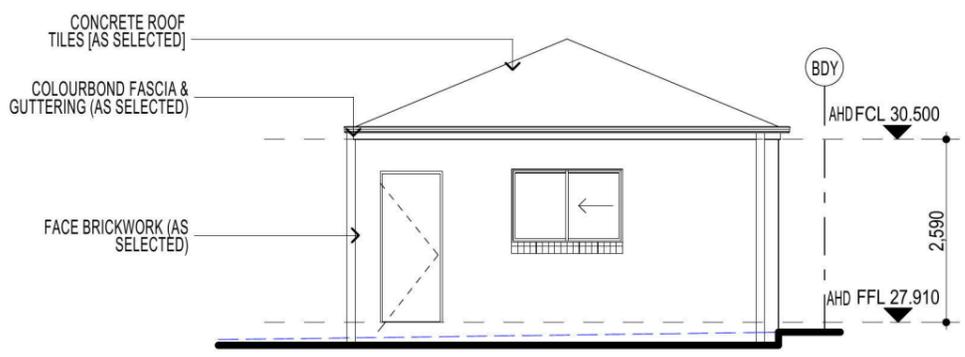
ELEVATION A



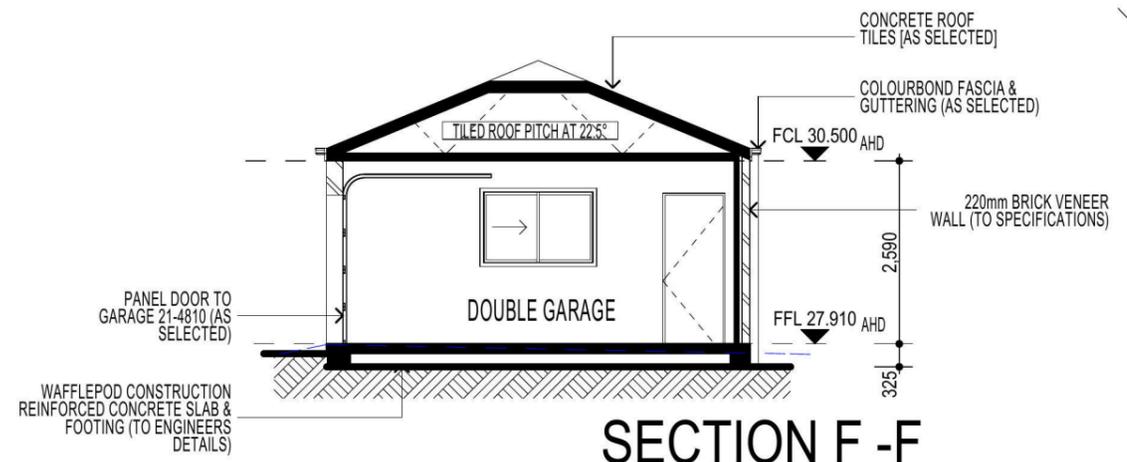
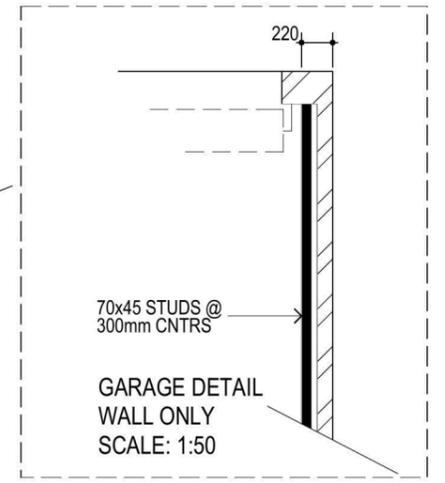
ELEVATION B



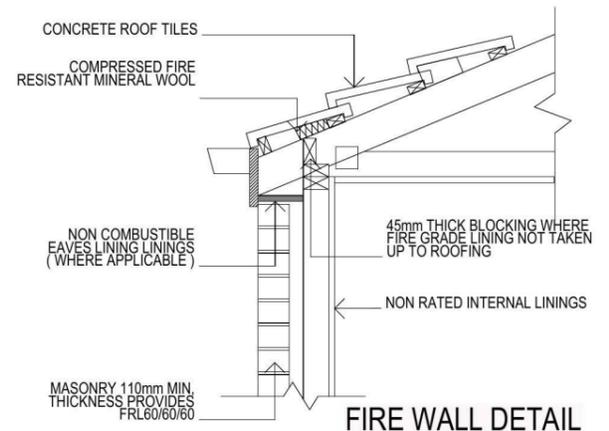
ELEVATION C



ELEVATION D



SECTION F - F



FIRE WALL DETAIL 60/60/60 SCALE 1:25 SECTION (E)

FIBRE OPTIC WIRING PACKAGE

NOTE
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 3-PHASE POWER

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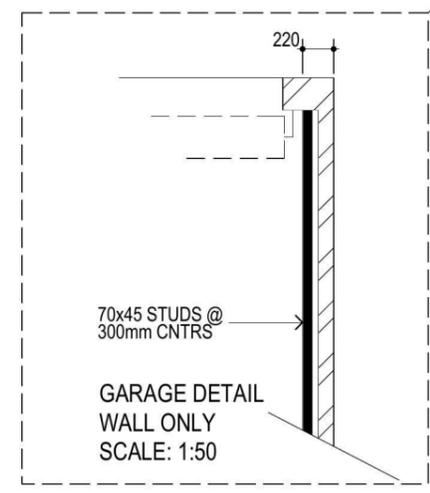
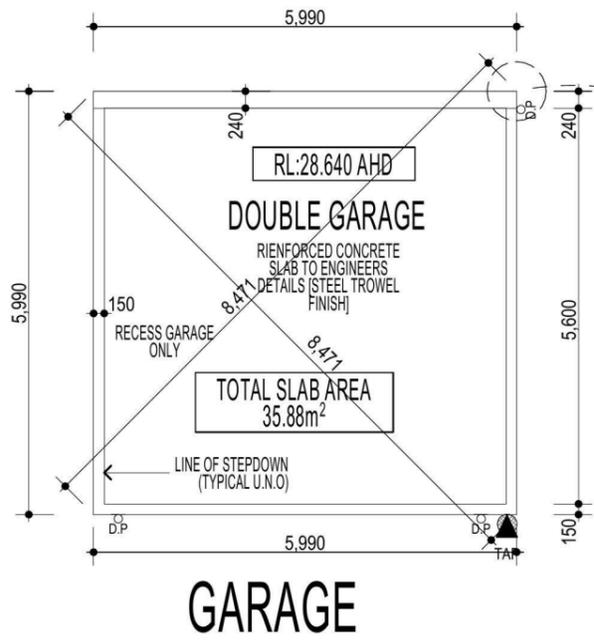
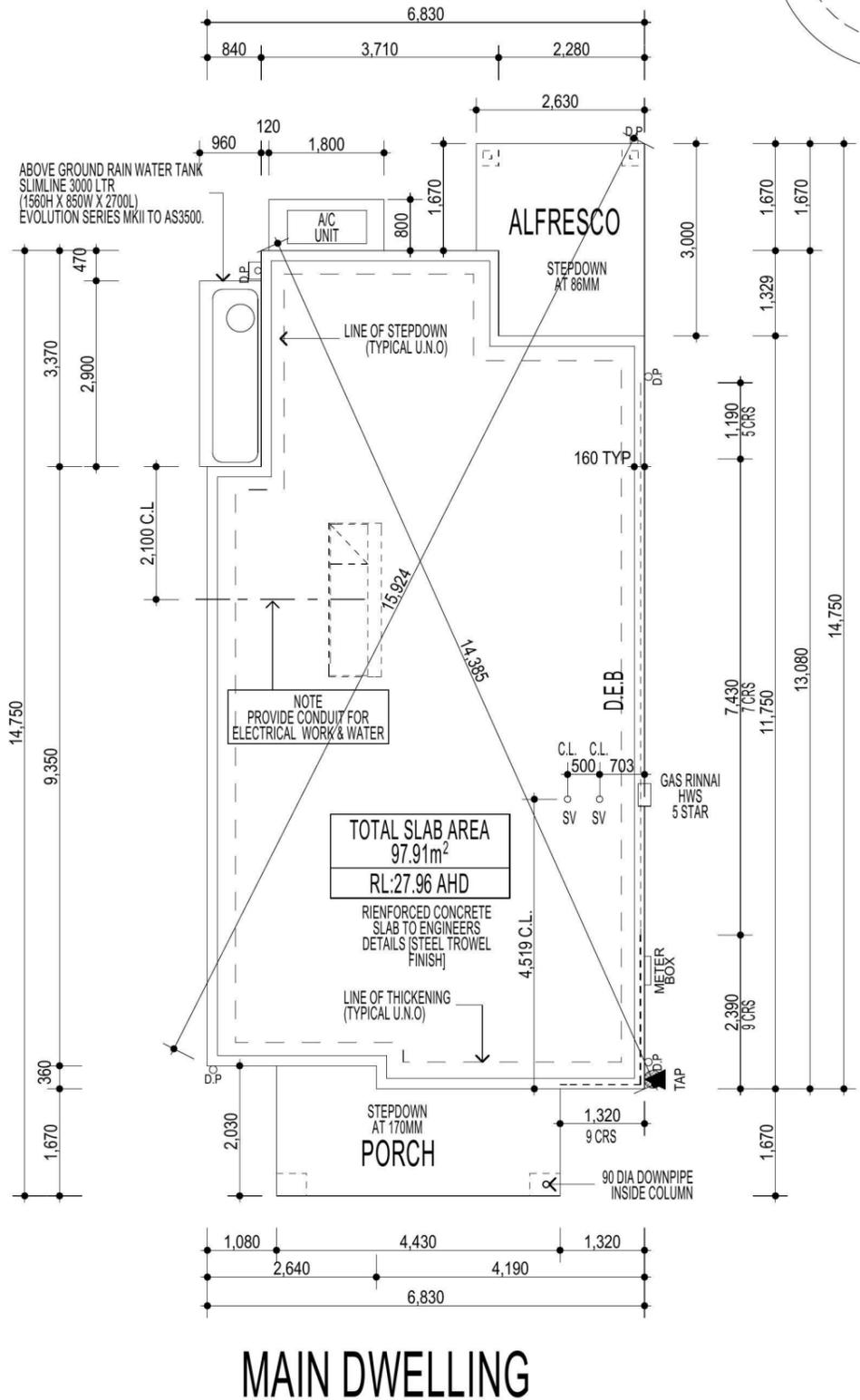
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CLIENTS SIGNATURE: _____ DATE: _____ S.P. 00.

DROP EDGE BEAM CALCULATIONS

Length (mm)	Depth (Courses)	Depth (mm)	Area (m ²)
1190	5		0.51
7430	7		4.46
2390	9		1.85
1320	9		1.02
TOTAL			7.83



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 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.
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SUPPLEMENTARY NOTES

- THE "SLAB LAYOUT PLAN" IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL FLOOR-PLANS.
- THE "SLAB LAYOUT PLAN" IS TO BE READ FOR THE SOLE PURPOSE OF "SETTING OUT" THE SLAB.
- THE "SLAB LAYOUT PLAN" SHALL NOT BE USED TO DETERMINE THE LOCATION OF THICKENING BEAMS AND OTHER STRUCTURAL ELEMENTS.
- QUERIES OR DISCREPANCIES ARE TO BE RESOLVED PRIOR TO THE COMMENCEMENT OF EXCAVATION.
- REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL DETAILS & CONCRETE SPECIFICATIONS.
- REFER TO ENGINEER'S DRAWINGS FOR PLUMBING & OTHER SERVICE PENETRATION DETAILS.
- IF IN DOUBT... CONTACT THE BUILDING DESIGNER PRIOR TO COMMENCEMENT OF WORKS.

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
H.SIVAKUMAR & S.SEKAR

LOCATION:
 LOT 2237
 WILLIAM HART CRESCENT
 PENRITH NSW 2750

DP: 1184495 council: PENRITH

model: CHESTER 23 facade: AUGUSTINE date: 27/02/2015 quotation assessment: QA1

Sheet: 10 of 14 drawn: GP/L.D.S. checked: P.D. scale: 1:100

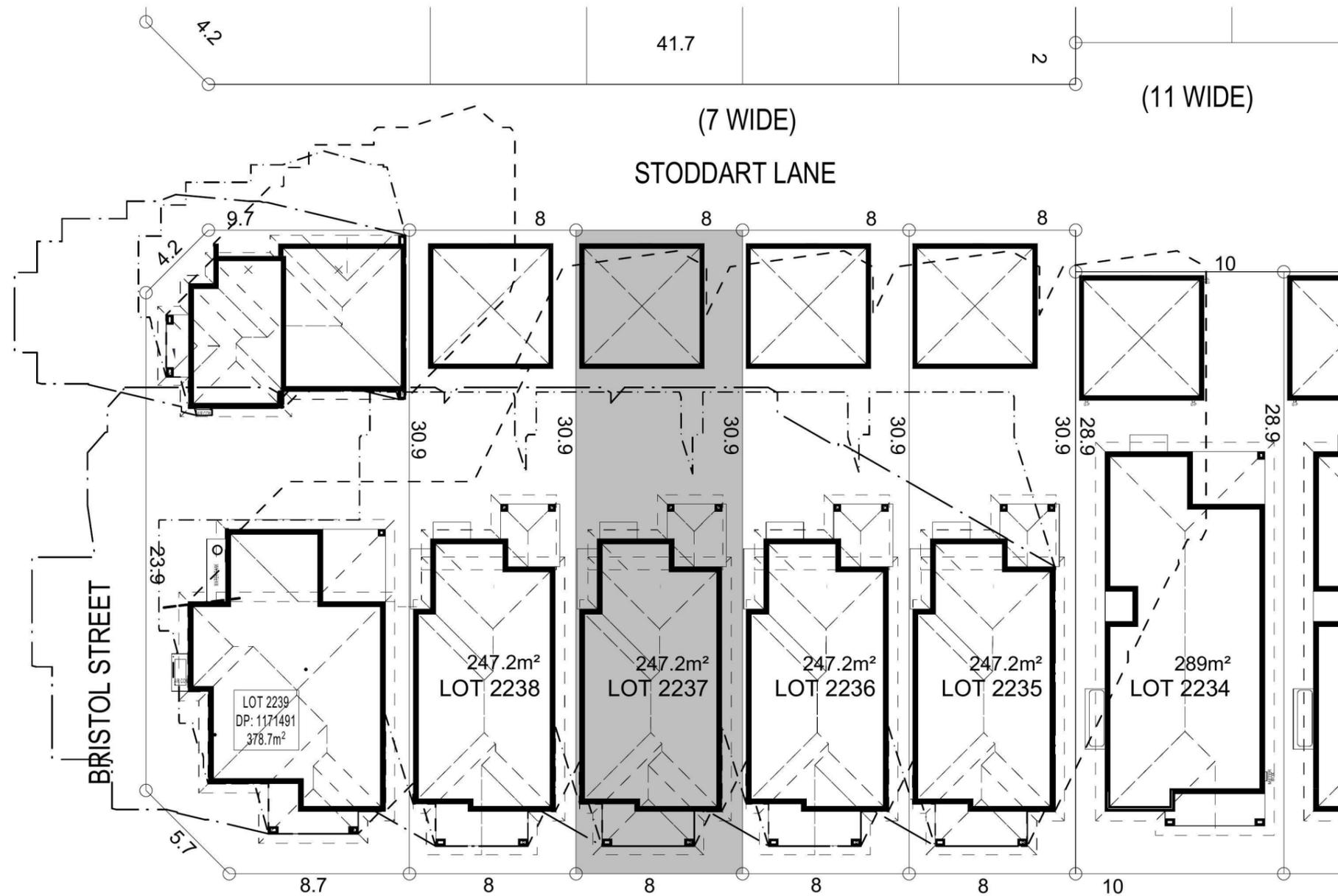
777-14

CLIENTS SIGNATURE: DATE: S.P. 00.

SLAB LAYOUT PLAN



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SHADOW DIAGRAM

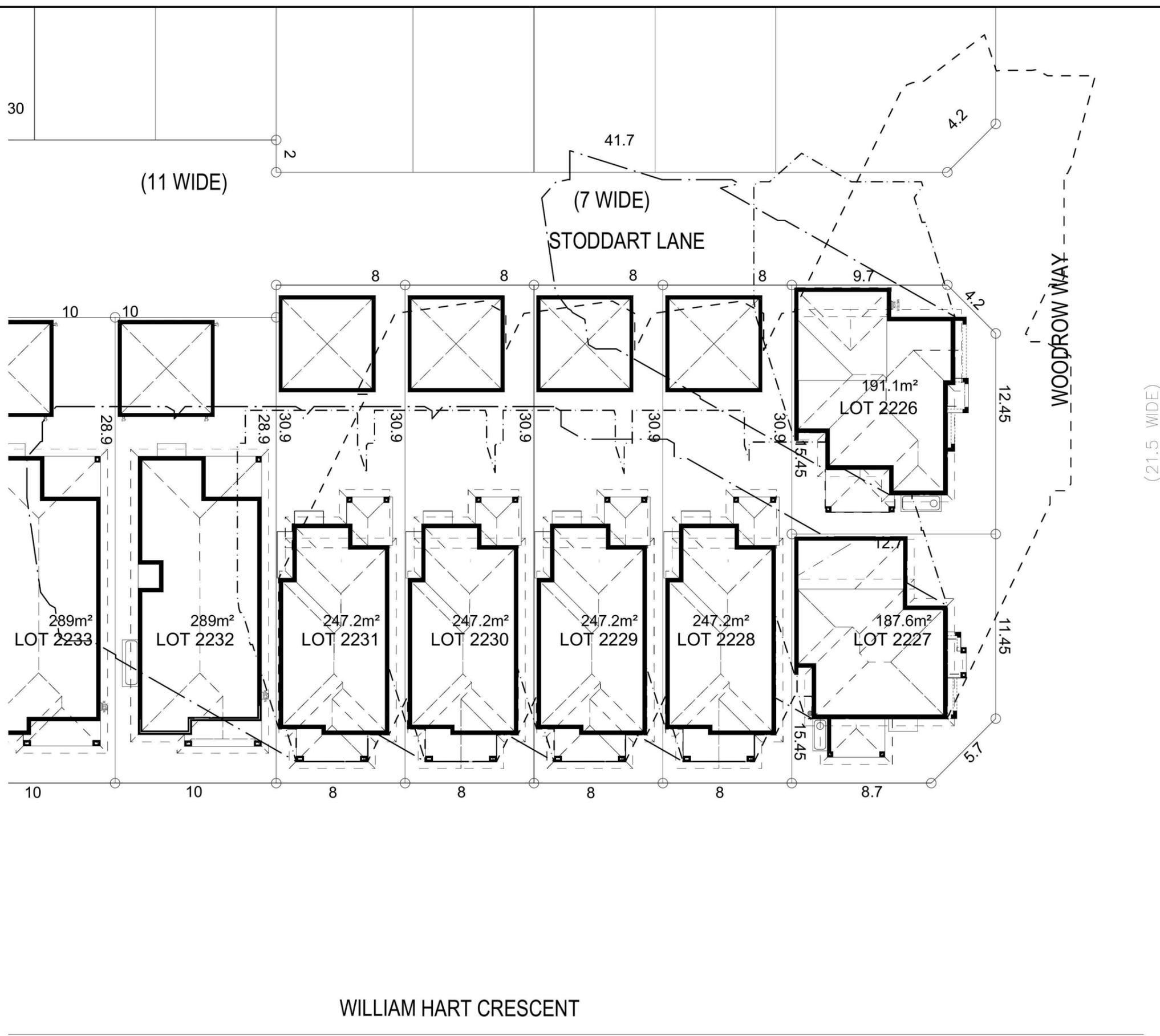
9:00am June 21st	
12:00pm June 21st	
3:00pm June 21st	

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

WILLIAM HART CRESCENT

SHADOW DIAGRAM

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: H.SIVAKUMAR & S.SEKAR			
LOCATION: LOT 2237 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP: 1184495	facade: AUGUSTINE	council: PENRITH	quotation assessment: QA1
model: CHESTER 23	drawn: G.P.L.D.S.	checked: P.D	777-14
Sheet: 11 of 14	scale: 1:250		
CLIENTS SIGNATURE:	DATE:		S.P. 00.



FIRSTYLE HOMES
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 PO BOX 171, HOXTON PARK 2171
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SHADOW DIAGRAM

9:00am June 21st	
12:00pm June 21st	
3:00pm June 21st	

WILLIAM HART CRESCENT

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SHADOW DIAGRAM (2)

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: H.SIVAKUMAR & S.SEKAR			
LOCATION: LOT 2237 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP: 1184495	facade: CHESTER 23	council: PENRITH	date: 27/02/2015
Sheet: 12 of 14	drawn: G.P.L.D.S.	checked: P.D.	quotation assessment: QA1
scale: 1:250			777-14
CLIENTS SIGNATURE:		DATE:	S.P. 00.