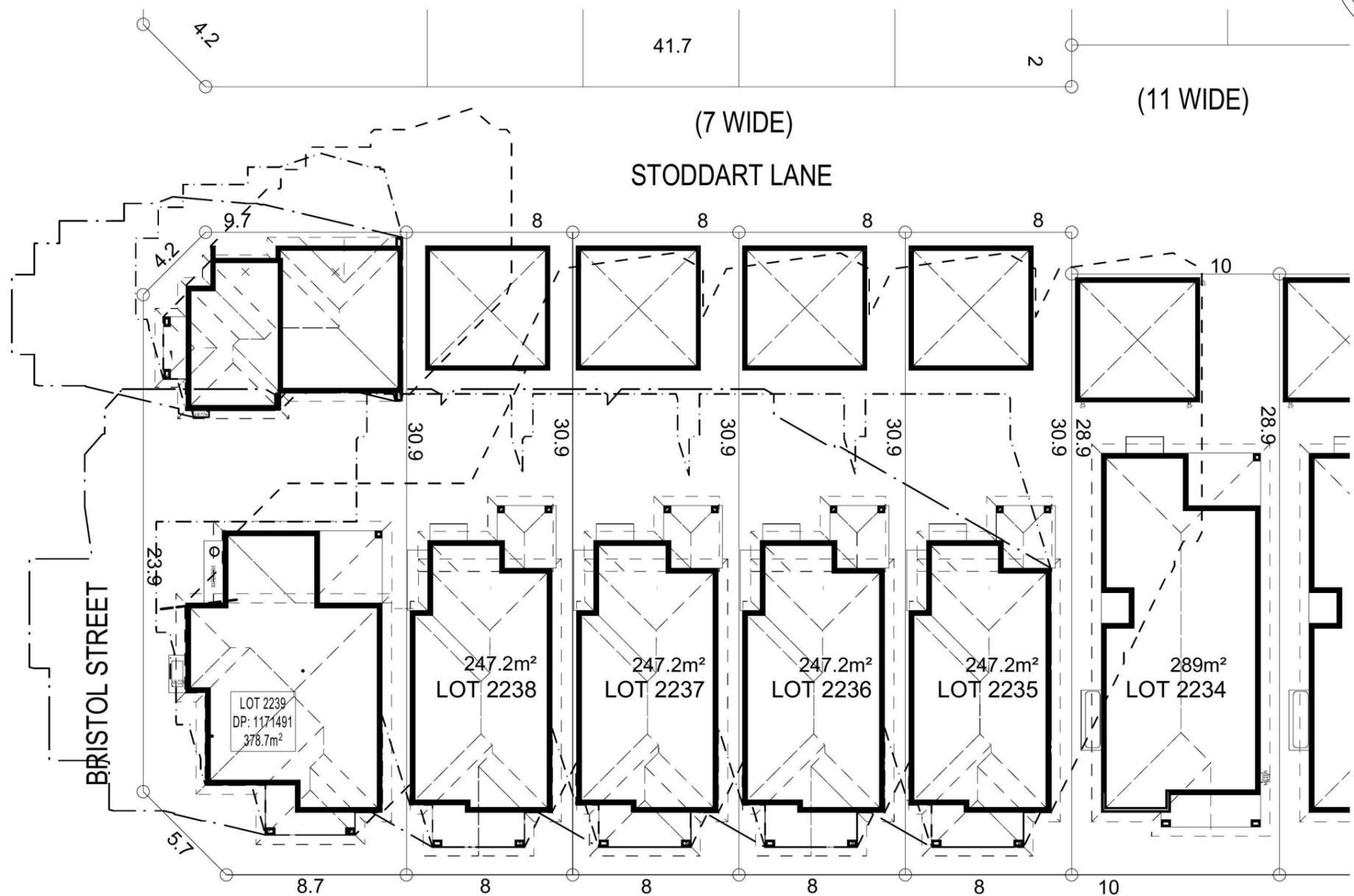


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SHADOW DIAGRAM

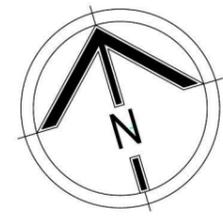
9:00am June 21st	
12:00pm June 21st	
3:00pm June 21st	

WILLIAM HART CRESCENT

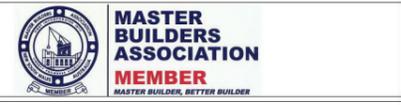
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SHADOW DIAGRAM

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTSTYLE			
LOCATION: LOT 2226 CNR OF WOODROW WAY & STODDART LANE PENRITH NSW, 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	model: WINSTON 22	facade: MILLENNIUM	council: PENRITH
date: 11/06/2014	checked: 0.0	scale: 1:250	quotation assessment: SK1
Sheet: 9 of 11	drawn: G.P/L.D.S.	checked: 0.0	766-14
CLIENTS SIGNATURE:	DATE:	S.P. 00.	



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DEVELOPMENT CALCULATIONS

LOT: 2226 NO: 00 OF SITE AREA: 191.1m²

Itemised Floor Areas:	Totals:
living ground floor:	70.40m ²
first floor: (excl. void 87.05m ²)	93.01m ²
garage: (excess 00.000m ²)	33.40m ²
alfresco:	10.80m ²
porch:	2.66m ²
balcony:	00.00m ²
total floor area:	210.27m²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	61.58m ²
first floor excl. void: (internal area)	77.77m ²
total gross floor area:	139.35m²
floor space ratio:	0.73:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	70.40m ²
garage:	33.40m ²
porch/alfresco:	13.46m ²
driveway/paved area:	2.36m ²
site coverage Area:	117.26m²(61.4%)
landscape area:	73.84m ² (38.6%)
pervious areas (soft)	71.48m ² (37.4%)
impervious areas (hard)	119.62m ² (62.6%)
front yard landscape area	42.39m ² (22.2%)
front yard hard paved area	1.52m ² (0.79%)
private open space o/a:	38.3m ²
principal private open space:	24.0m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

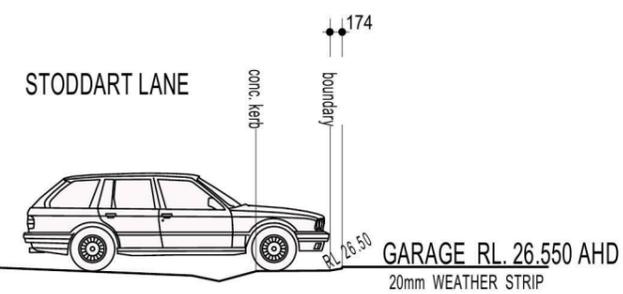
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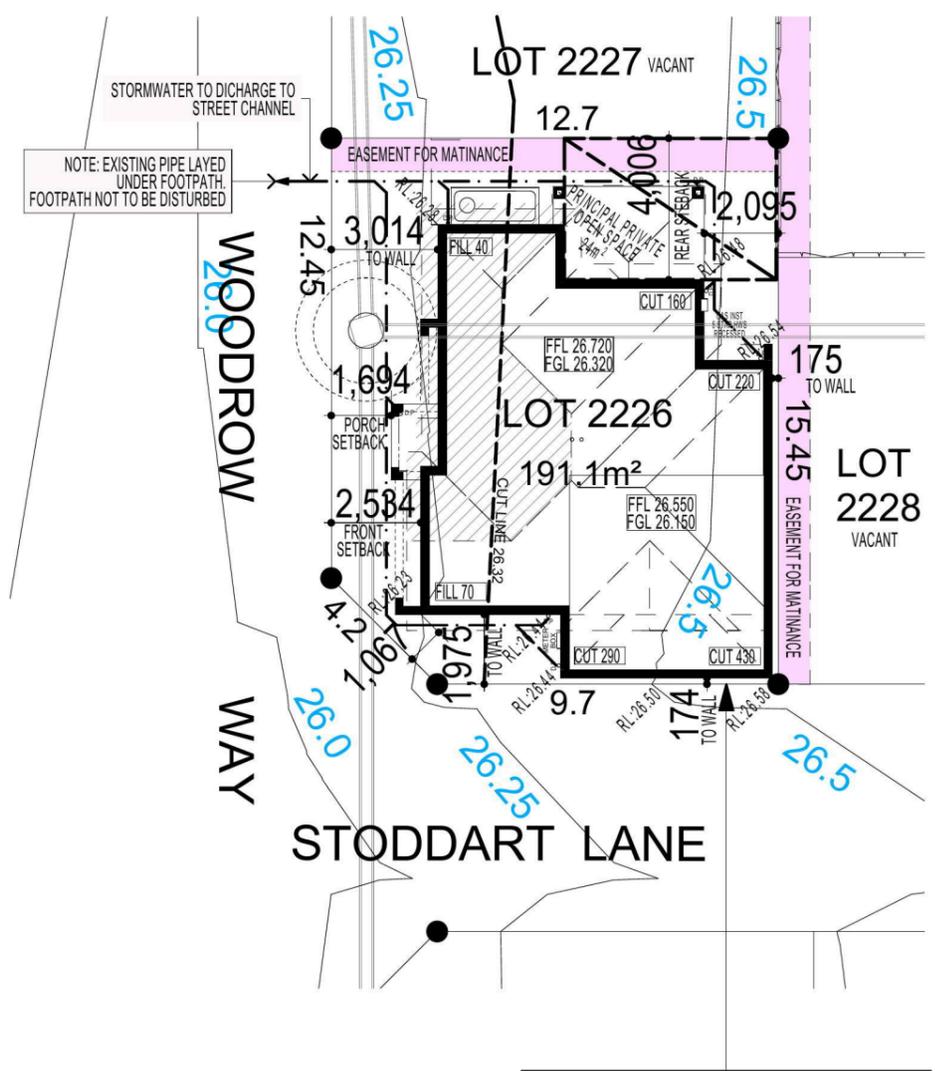
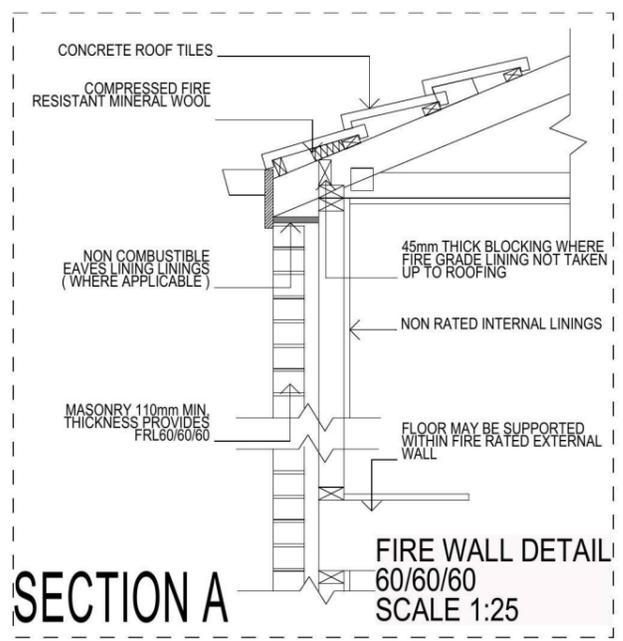
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**LOT 2226
 CNR OF WOODROW WAY &
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scale:	1:200, 1:100	sheet:	766-14

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



DRIVEWAY GRADIENT



NOTE:
 FINAL GARAGE LEVELS TO BE DETERMINED ON SITE

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

BASIX
 = 34.5m² of roof area to discharge to water tank.
 = 99.5 m² stormwater and overflow to discharge to existing street channel.
 o/a= 134 m² of roof area.

LEGEND:

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

EARTHWORKS

HOUSE:	FFL 26.720 FGL 26.320
GARAGE:	FFL 26.550 FGL 26.150

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

- GENERAL DRAINAGE NOTES**
1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
 2. Stormwater pipes to be 100mm DIA. (Min) at 1 deg. Grade (Min) to AS3500
 3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
 4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D
 5. Stormwater lines to be Discharged into Existing City Drainage system & connected to local government authority requirements.
- note:
 r.l. levels indicative to a building tolerance of +/- 90mm.
- NOTE:**
 EAVES O/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

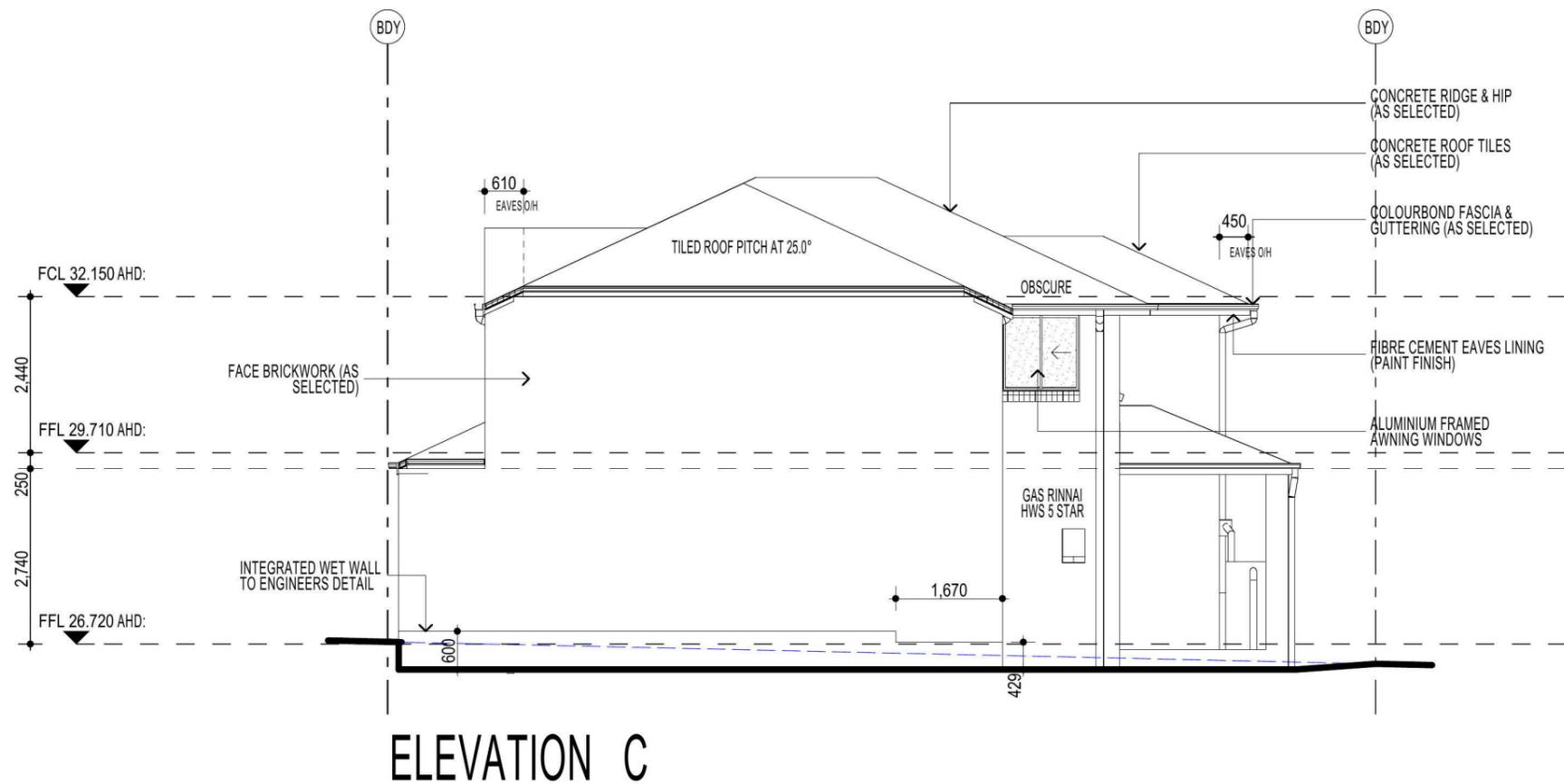
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NOTE
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 3-PHASE POWER

SITE PLAN & STORMWATER CONCEPT PLAN

KEY

-  FACE BRICK (AS SELECTED)
-  BAG AND PAINT TO FRONT AND RETURN AS DRAWN (AS SELECTED)
-  WEATHERTEX CLADDING PAINTED FINISH (AS SELECTED)



NOTE
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3-PHASE POWER

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

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FIRSTSTYLE HOMES

FIRSTSTYLE HOMES Pty.Ltd
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 ACN. 087 773 779
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ELEVATIONS

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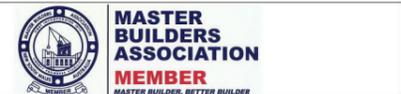
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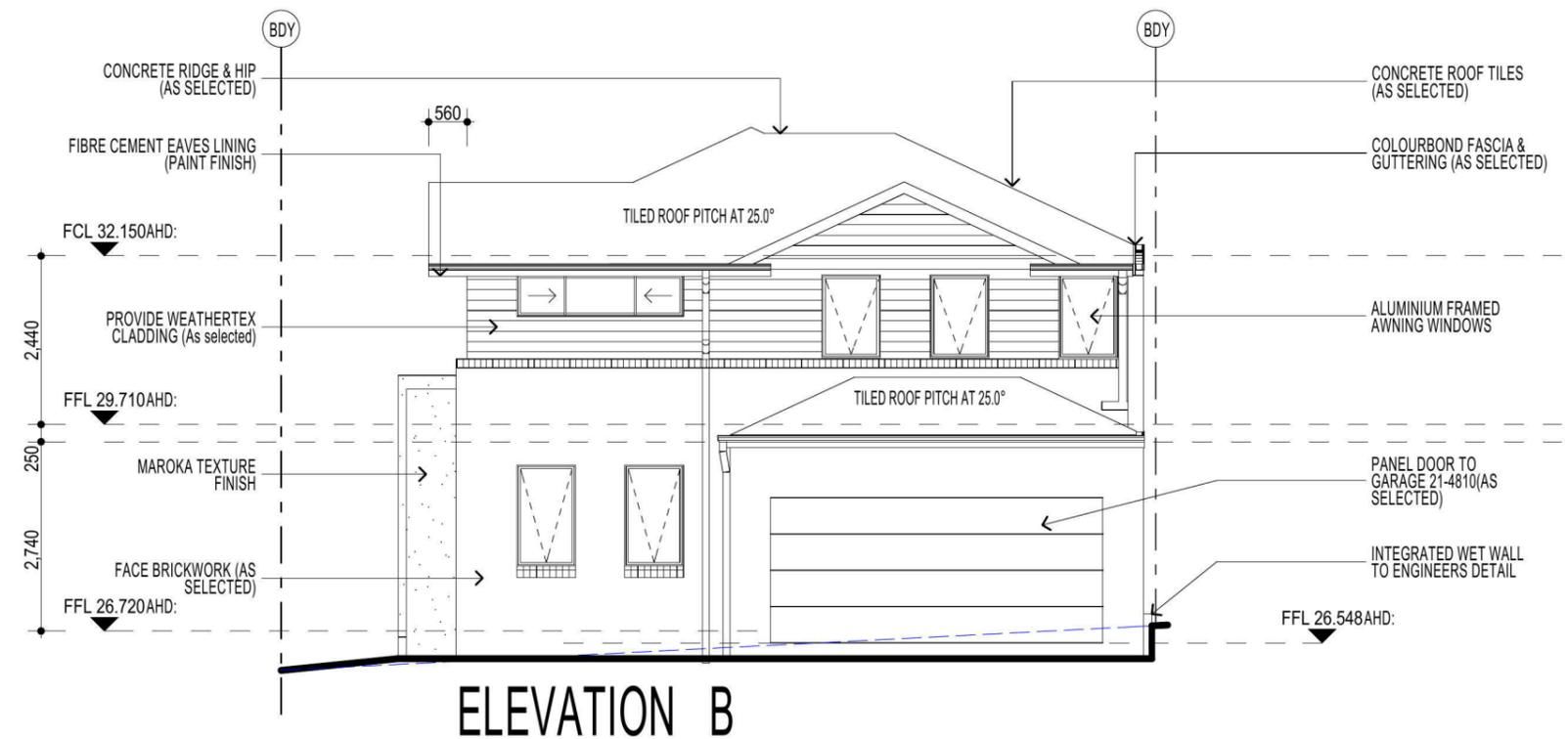
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