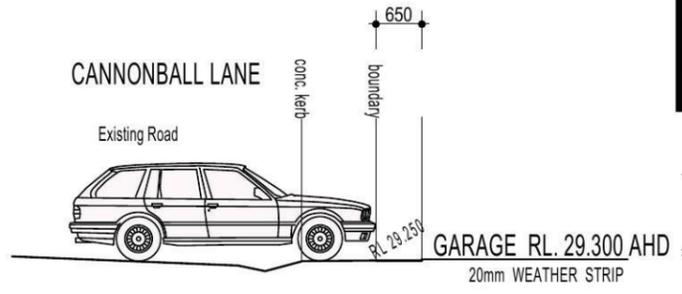


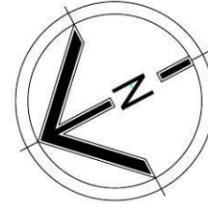
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NOTE:
 FINAL GARAGE LEVELS SUBJECT TO FINAL KERB LEVELS.

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



DRIVEWAY GRADIENT
 SCALE 1:100
 UNIT 1



BASIX House (unit1)	Studio loft (unit 2)
= 54.03m ² of roof area to discharge to water tank.	= 35.66m ² of roof area to discharge to water tank.
=91.96m ² stormwater and overflow to discharge to existing street channel.	=59.81m ² stormwater and overflow to discharge to existing street channel.
o/a= 145.99m ² of roof area.	o/a= 95.47m ² of roof area.

LEGEND:

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

UNIT 1	UNIT 2
EARTHWORKS TO AHD	EARTHWORKS TO AHD
HOUSE: FFL: R.L: 29.550 AHD (LIVING) FGL: R.L:29.150 AHD	STUDIO LOFT: FFL: R.L:32.140 AHD (LIVING FIRST FLOOR)
GARAGE: FFL: R.L:28.300 AHD FGL: R.L:28.900 AHD	GARAGE: FFL: R.L: 29.300 AHD FGL: R.L:28.900 AHD

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

GENERAL DRAINAGE NOTES

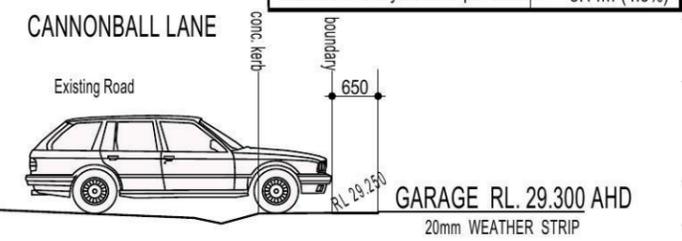
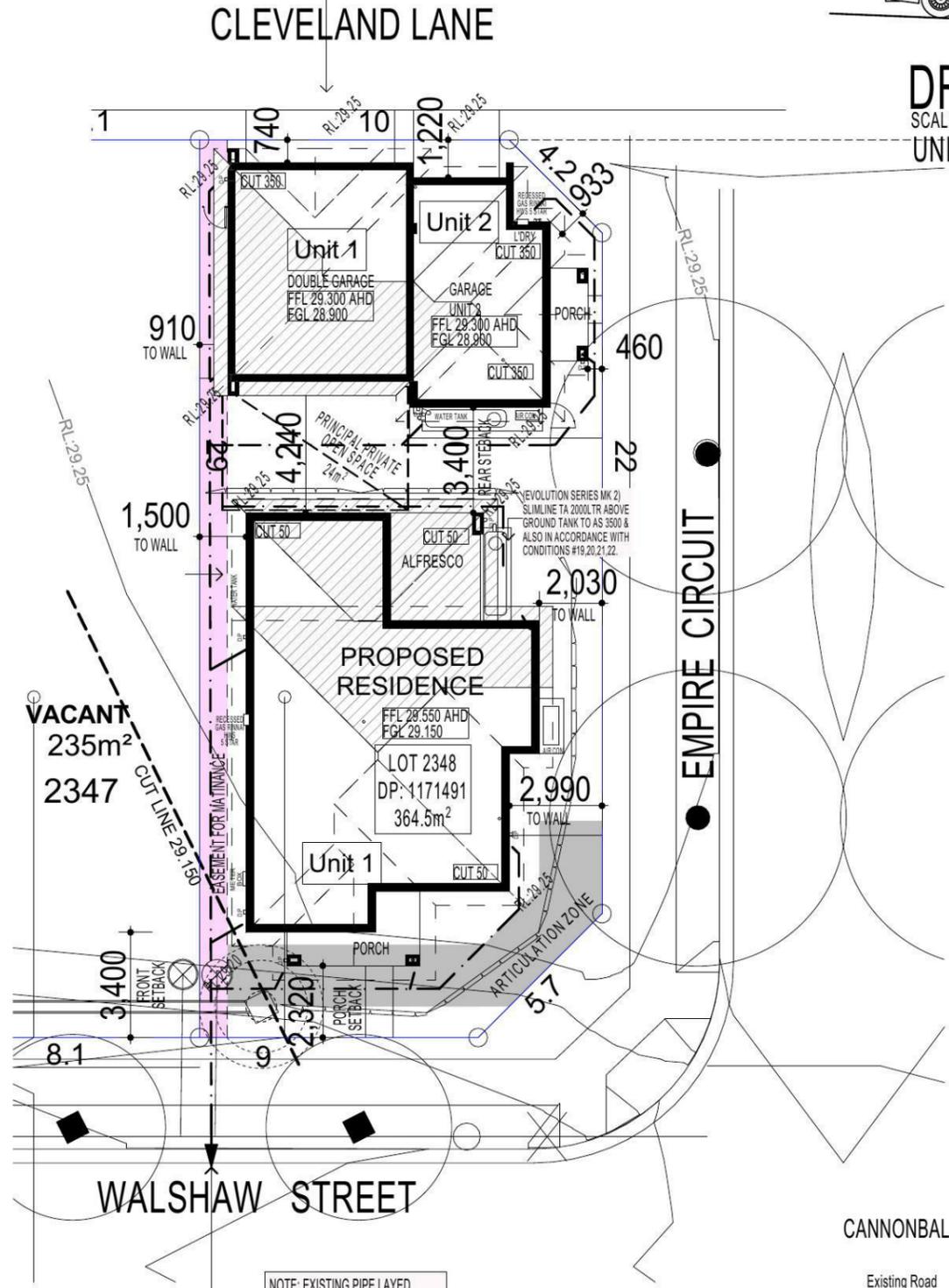
1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
 2. Stormwater pipes to be 100mm DIA.(Min) at 1 deg. Grade (Min) to AS 3500
 3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
 4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS 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/H TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

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



DRIVEWAY GRADIENT
 SCALE 1:100
 UNIT 2

DEVELOPMENT CALCULATIONS

STUDIO LOFT (unit 2)		LOT: 2348 NO: 00 OF SITE AREA: 364.50m ²	
(Itemised Floor Areas:(Unit 2)	Totals:	Itemised Floor Areas (Unit 1):	Totals:
Studio living ground floor:	12.22m ²	living ground floor:	100.39m ²
first floor: (excl. void 64.15m ²)	68.80m ²	first floor: (excl. void 83.78m ²)	89.14m ²
garage: (excess 00.000m ²)	18.45m ²	garage: (excess 0.0m ²)	41.57m ²
porch:	3.59m ²	alfresco:	10.44m ²
balcony 1	3.89m ²	porch:	6.64m ²
balcony 2	6.82m ²	balcony:	6.16m ²
total floor area:	113.77m ²	total floor area:	254.34m ²
Combined total floor area:	368.11m ²	FLOOR SPACE RATIO CALCULATION:	
gross floor areas:	Totals:	gross floor areas:	Totals:
living ground floor: (internal area)	9.21m ²	living ground floor: (internal area)	89.13m ²
first floor excl. void: (internal area)	55.71m ²	first floor excl. void: (internal area)	69.26m ²
total gross floor area:	64.92m ²	total gross floor area:	158.39m ²
Combined total gross floor area:	223.31m ²	total floor space ratio:	0.61:1
SITE AREA COVERAGE/LANDSCAPE:		SITE AREA COVERAGE/LANDSCAPE:	
house ground floor:	12.22m ²	house ground floor:	100.39m ²
garage:	18.45m ²	garage:	41.57m ²
porch/alfresco:	3.59m ²	porch/alfresco:	17.08m ²
driveway/paved area:	4.30m ²	driveway/paved area:	4.85m ²
site coverage Area:	34.26m ²	site coverage Area:	159.04m ²
front yard landscape area	11.78m ²	front yard landscape area	44.63m ²
pervious areas (soft)	25.49m ²	pervious areas (soft)	146.54m ²
impervious areas (hard)	38.56m ² (10.5%)	impervious areas (hard)	163.89m ² (41.7%)
private open space(incl. Balconies)	10.71m ²	private open space o/a:	83.66m ²
principal private open space:	n/a	principal private open space:	24.0m ²
total car space incl. carstand:	1 carspace	total car space incl. carstand:	2 carspace
combined pervious areas (soft)	182.14m ² (46.4%)		
combined impervious areas (hard)	201.16m ² (51.2%)		
combined site coverage area:	192.7m ² (49.1%)		
combined site landscape area:	201.36m ² (51.0%)		
combined front yard landscape area	64.71m ² (95.3%)		
combined front yard hard paved area	3.14m ² (4.6%)		

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE HOMES

LOCATION:
 LOT 2348
 CNR WALSHAW ST, & EMPIRE CIRCUIT,
 PENRITH, 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491 council: PENRITH

model: facade: date: 26/03/2014
 STUDIO CUSTOM
 Sheet: drawn: checked: 0.0
 scale: 1:200

1 of 12
748-14

SITE PLAN & STORMWATER CONCEPT PLAN

KEY

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
-  WEATHEREX CLADDING PAINTED FINISH (AS SELECTED)

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

FIRSTSTYLE HOMES

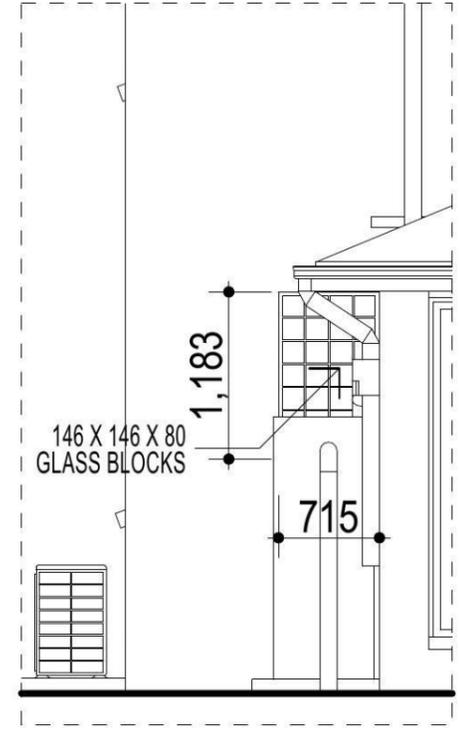
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Lic No. 113412C
ACN. 087 773 779
PO BOX 171, HOXTON PARK 2171

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

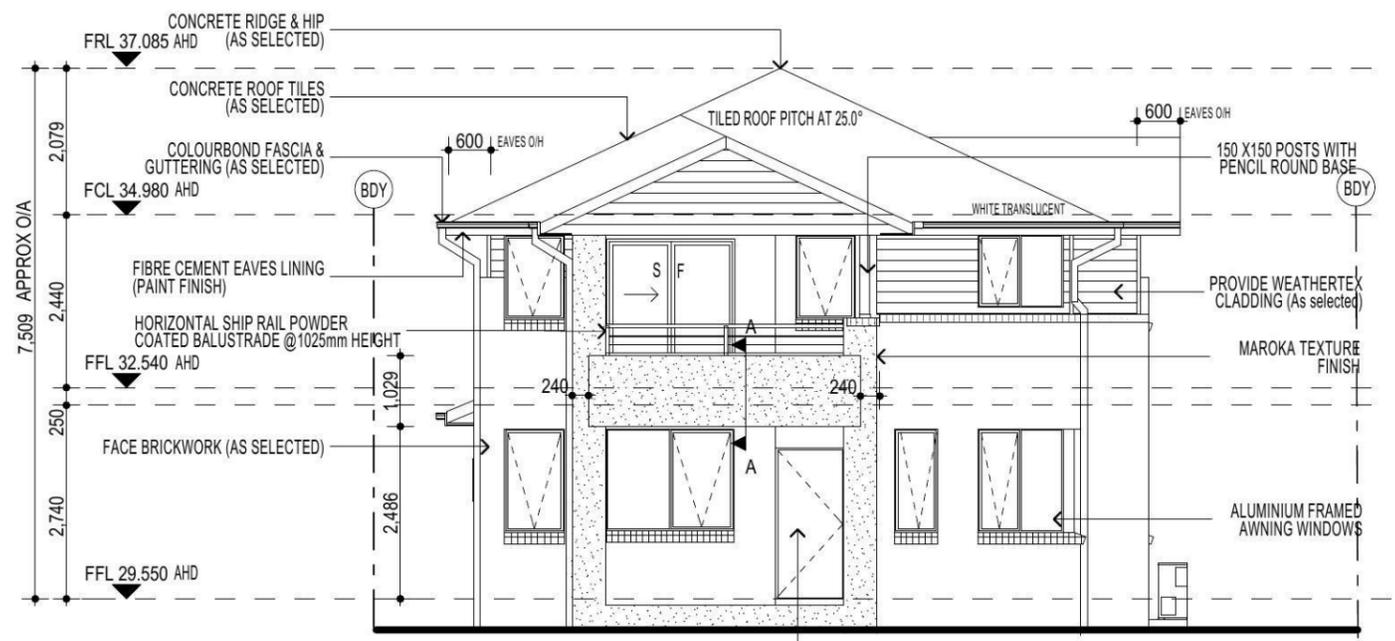
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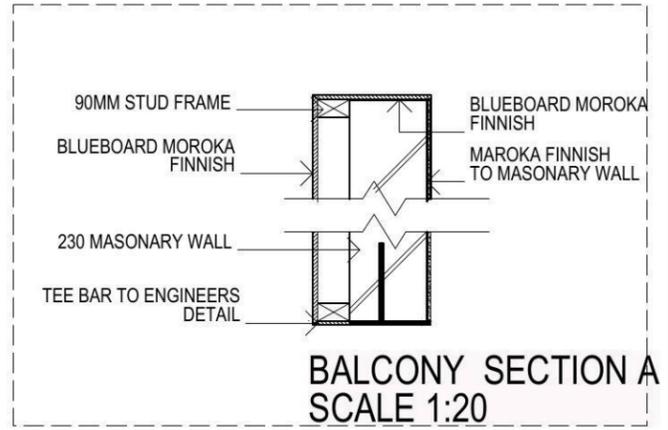


ELEVATION C1
SCALE 1:50



ELEVATION A

PROVIDE 40mm SOLID CORE FRONT ENTRY DOOR - 1020 X 2340 X 4 HINGES AS SELECTED WITH FULL PERIMETER WEATHER SEALS. (AMPLIMESH SUPA SCREEN NO - GRILL - SECURITY SCREEN DOOR.)



ELEVATION C

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

FIBRE OPTIC WIRING PACKAGE

NOTE:
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NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE HOMES

LOCATION:
LOT 2348
CNR WALSHAW ST, & EMPIRE CIRCUIT,
PENRITH, 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491 council: PENRITH

model: facade: date: quotation assessment:

STUDIO CUSTOM 26/03/2014 SK1

Sheet: drawn: checked: scale: 1:100

6 of 12 G.P. 0.0 **748-14**

CLIENTS SIGNATURE: DATE: S.P. 0.0

ELEVATIONS

KEY

- FACE BRICK (AS SELECTED)
- MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
- WEATHERTEX CLADDING PAINTED FINISH (AS SELECTED)

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

FIRSTSTYLE HOMES

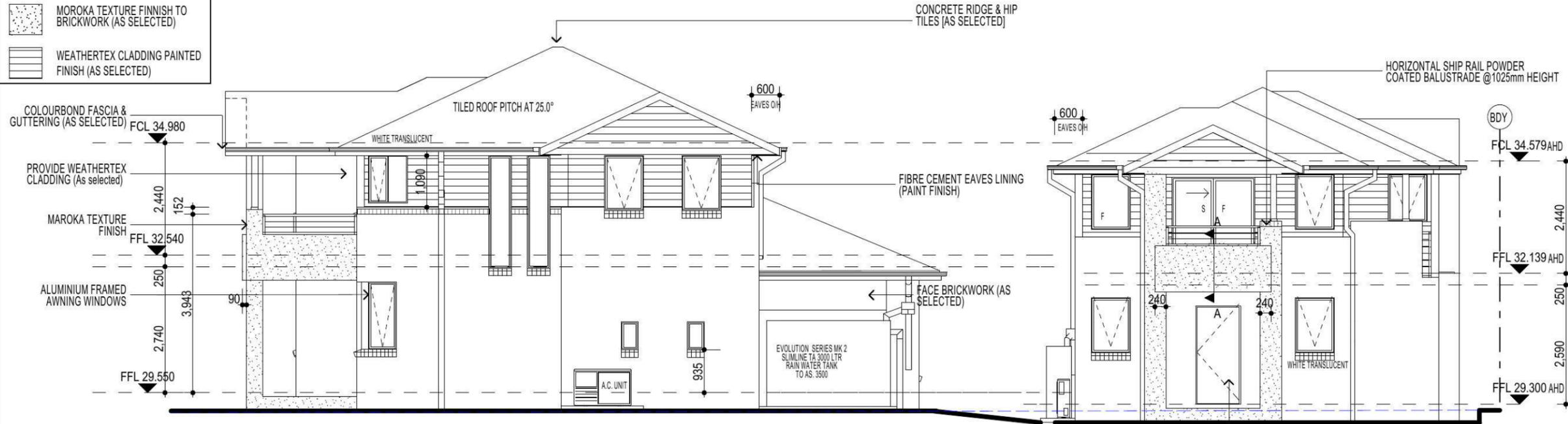
FIRSTSTYLE HOMES Pty.Ltd
Lic No. 113412C
ACN. 087 773 779
PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9601 0111
FAX: (02) 9601 0711
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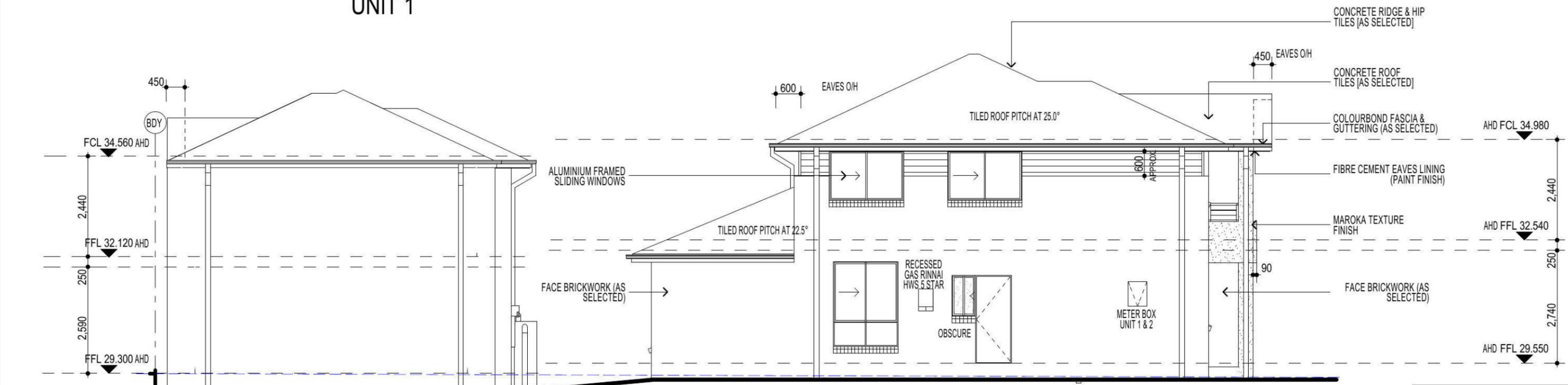


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ELEVATION B
(STREET SCAPE - WILLIAM HART CRESCENT)
UNIT 1

UNIT 2



UNIT 2

UNIT 1

ELEVATION D

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

NOTE:
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TO YOUR SPECIFICATIONS FOR YOUR RELEVANT
INCLUSIONS

NOTE:
PROVIDE GRANITGARD
TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE HOMES

LOCATION:
LOT 2348
CNR WALSHAW ST, & EMPIRE CIRCUIT,
PENRITH, 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: STUDIO	facade: CUSTOM
date: 26/03/2014	quotation assessment: SK1
Sheet: 7 of 12	drawn: G.P. checked: 0.0
scale: 1:100	748-14

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

ELEVATIONS

KEY

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
-  WEATHEREX CLADDING PAINTED FINISH (AS SELECTED)

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

FIRSTSTYLE HOMES

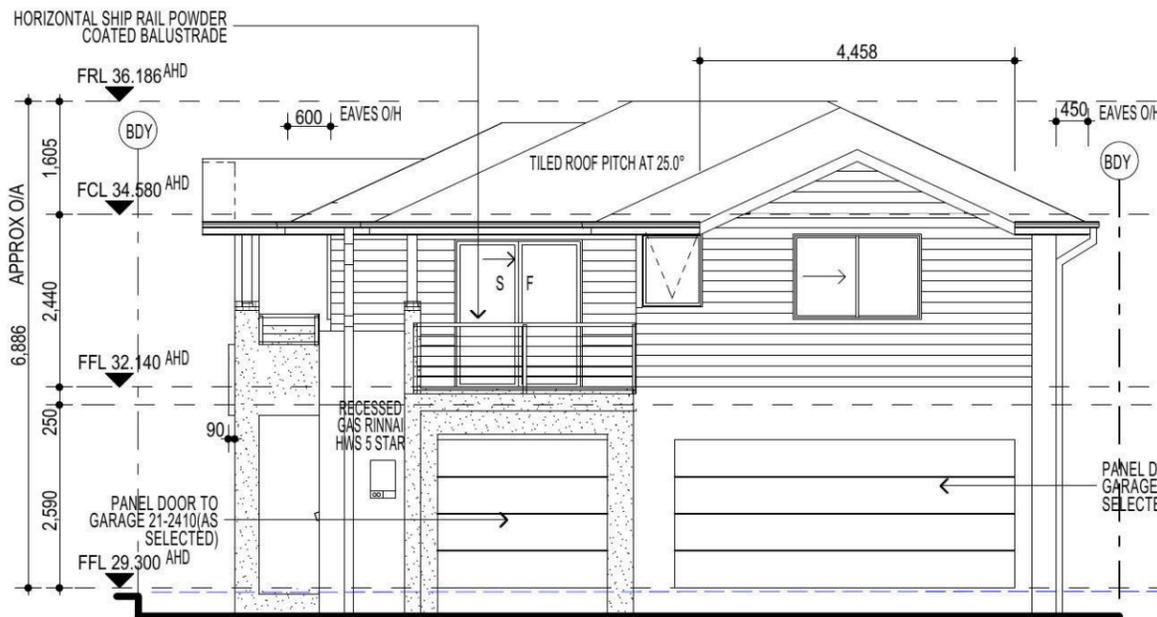
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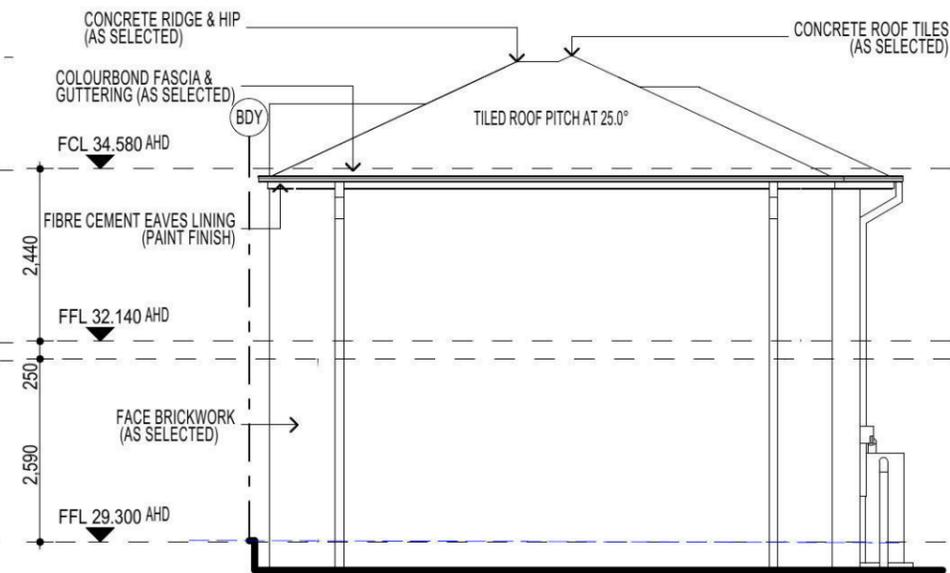
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MEMBER

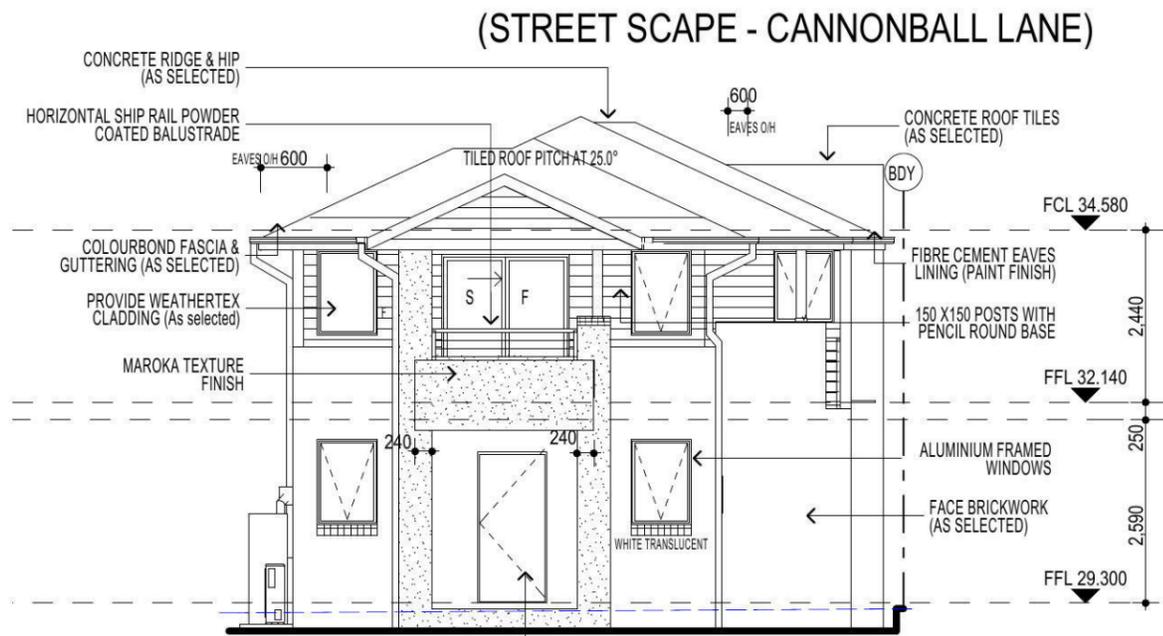
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ELEVATION A
(STREET SCAPE - CANNONBALL LANE)

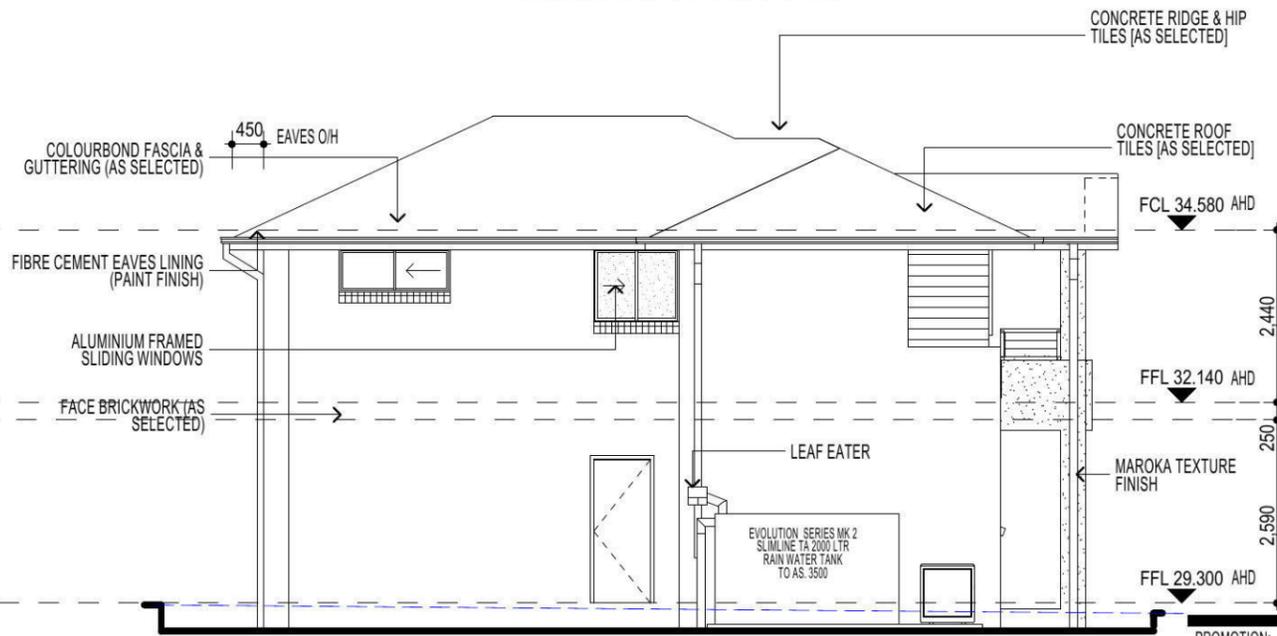


ELEVATION B



ELEVATION D

PROVIDE 40mm SOLID CORE FRONT ENTRY DOOR - 1020 X 2040 X 4 HINGES AS SELECTED. (AMPLIMESH SUPA SCREEN NO - GRILL - SECURITY SCREEN DOOR.)



ELEVATION C

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

NOTE:
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NOTE:
PROVIDE GRANITGARD
TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

PROMOTION:
LIVING COLLECTION

CLIENT:
FIRSTSTYLE HOMES

LOCATION:
LOT 2348
CNR WALSHAW ST, & EMPIRE CIRCUIT,
PENRITH, 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491 council: PENRITH

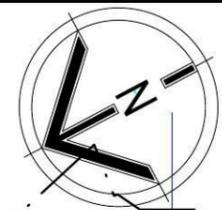
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Sheet: 8 of 12 drawn: G.P. checked: 0.0 scale: 748-14

STUDIO LOFT - ELEVATIONS

CLIENTS SIGNATURE: DATE: S.P. 0.0

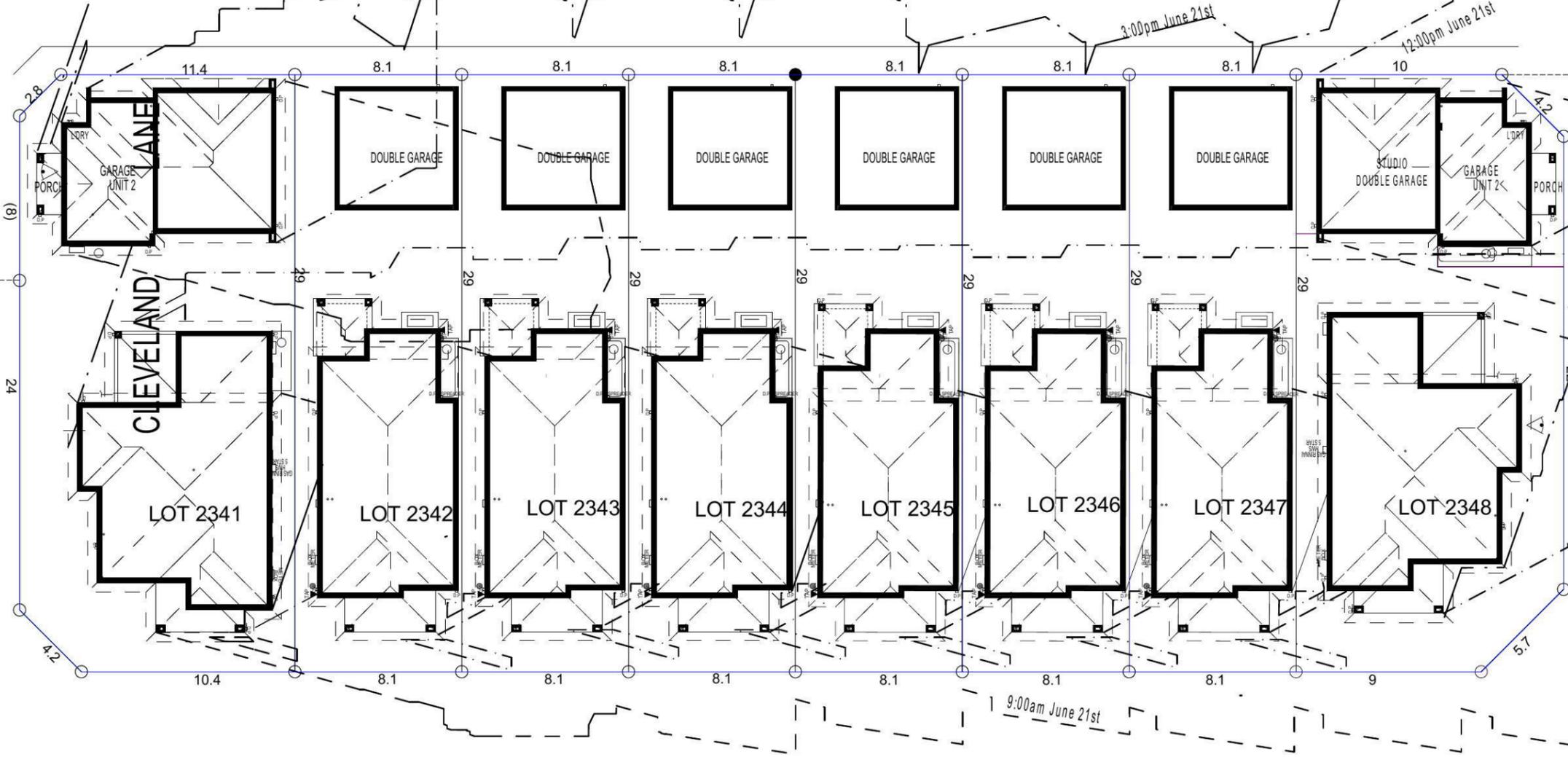
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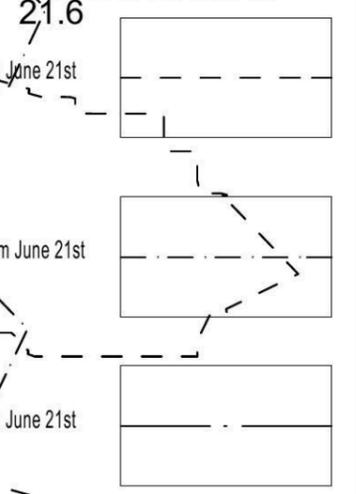
CLEVELAND LANE

CLEVELAND LANE

WALSHAW STREET



SHADOW DIAGRAM

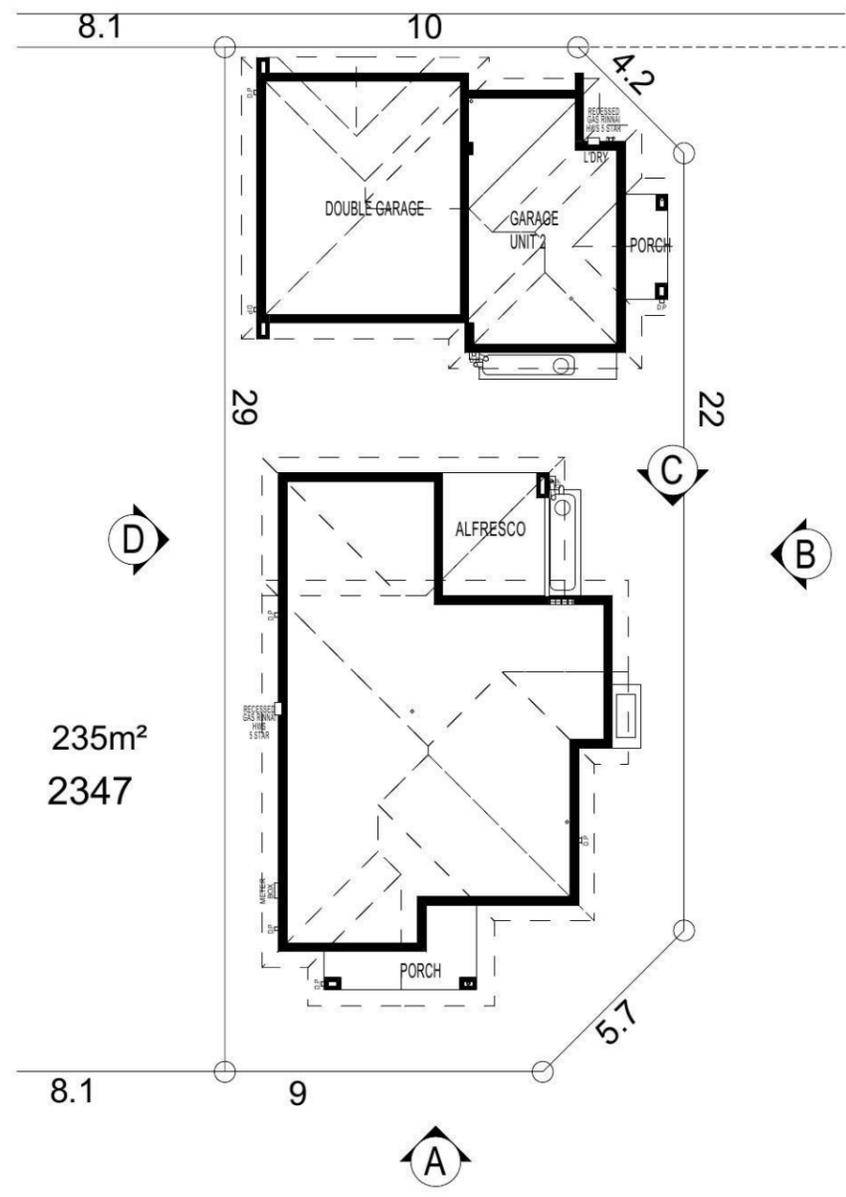


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PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 2348 CNR WALSHAW ST, & EMPIRE CIRCUIT, PENRITH, 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH		
model: STUDIO	facade: CUSTOM	date: 26/03/2014	quotation assessment: SK1
Sheet: 10 of 12	drawn: G.P.	checked: 0.0	scale: 1:250
			748-14
CLIENT'S SIGNATURE		DATE	S.P. 0.0

SHADOW DIAGRAM

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235m²
2347



ELEVATION A



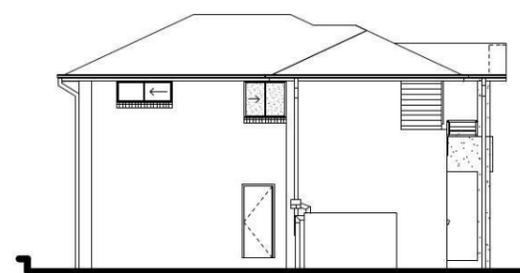
ELEVATION A (STUDIO)
CLEVELAND LANE



ELEVATION B



ELEVATION C



ELEVATION C (studio)

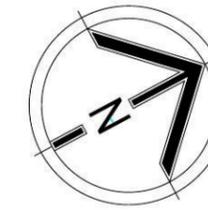


ELEVATION D

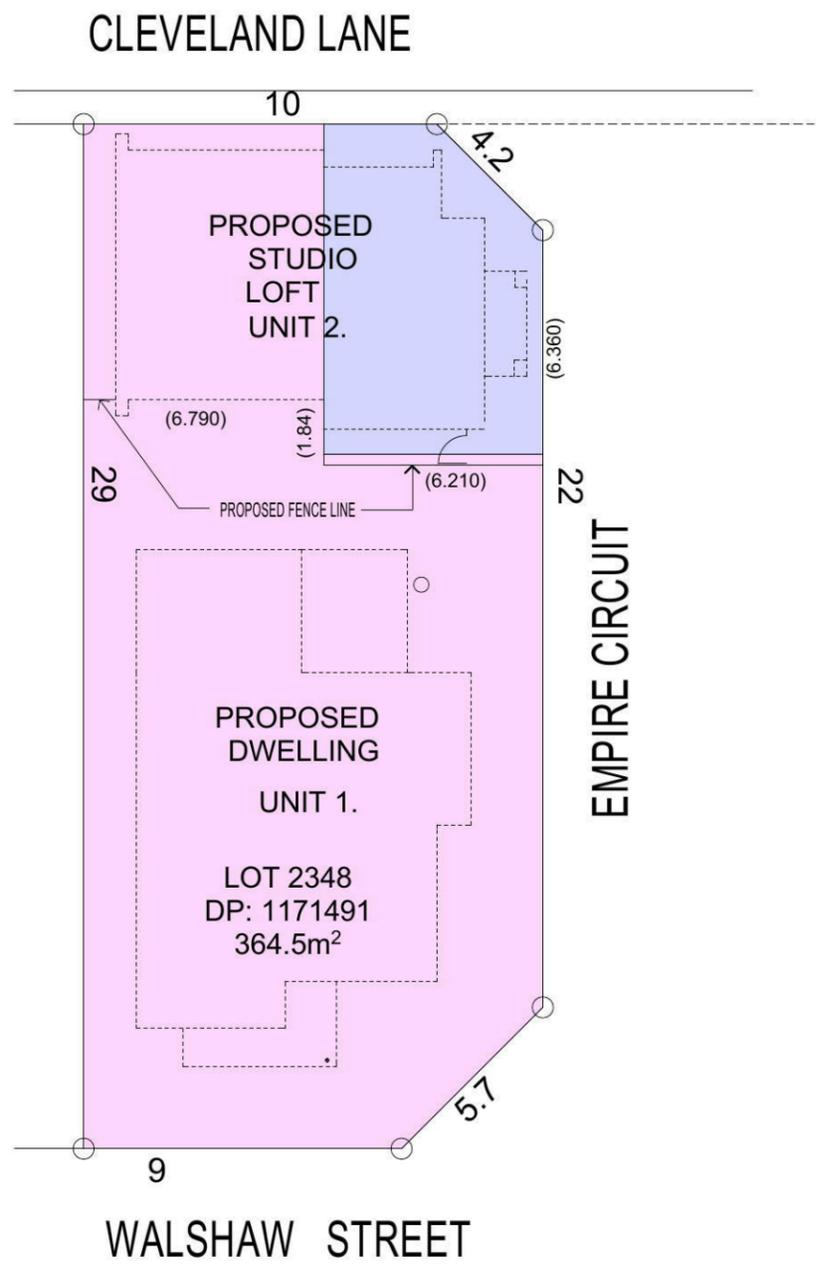
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NOTIFICATION PLAN

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 2348 CNR WALSHAW ST, & EMPIRE CIRCUIT, PENRITH, 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH	date: 26/03/2014	
model: STUDIO	facade: CUSTOM	date: 26/03/2014	quotation assessment: SK1
Sheet: A	drawn: G.P.	checked: 0.0	scale: 1:200, 1:100
			748-14
CLIENTS SIGNATURE:		DATE:	S.P. 0.0.



- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.
- ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.
- ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK, ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.
- FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.
- DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.
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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

PROPOSED STRATA SUBDIVISION PLAN

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 2348 CNR WALSHAW ST, & EMPIRE CIRCUIT, PENRITH, 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	facade: CUSTOM	council: PENRITH	date: 26/03/2014
model: STUDIO	checked: G.P.	scale: 0.0	quotation assessment: SK1
Sheet: 12 of 12	748-14		DATE: S.P. 0.0.