## GENERAL SITTING MOTES

- ALL PROPOSED FINISH FLOOR LEVELS AND CUT/FILL REQUIREMENT SUBJECT TO CONFIRMATION UPON COMPLETION. OF ARCHITECTURAL PLANS.
- ALL PROPOSED FINISH FLOOR LEVELS ARE SUBJECT TO CONFIRMATION WITH STEPDOWNS NOMINATED PRIOR TO EXCAVATION BY BUILDER, EXCAVATOR AND/OR CONCRETOR
- ALL AREA CALCULATIONS ARE TO BE CONFIRMED UPON THE COMPLETION OF FINAL ARCHITECTURAL PLANS. ALL ALLOWANCES FOR STEPS/STAIRS THAT MAY BE REQUIRED ARE SUBJECT TO FINAL ARCHITECTURAL PLANS.
- NO ALLOWANCES HAS BEEN MADE FOR RETAINING WALLS, BY OWNER AFTER HANDOVER IF REQUIRED.

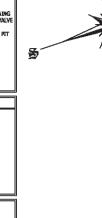
EXISTING TREES GREATER THAN 8m IN HEIGHT WITHIN 9m OF THE PROPOSED BUILDING OR ANY TREES WITHIN PROPOSED DRIVEWAY TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION.

## GENERAL SURVEY NOTES

- CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT TOPOGRAPHY ONLY.
- DIMENSIONS SHOWN (BEARINGS & DISTANCES) HAVE BEEN
  DETERMINED BY NSW I AND REGISTRY SERVICES PLANS ONLY. BOUNDARIES HAVE NOT BEEN ACCURATELY DETERMINED. BUILDINGS AND FENCES ARE SHOWN IN APPROXIMATE POSITIONS ONLY AND COULD VARY + OR - 100MM.
- SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY, PRIOR TO ANY STITE WORKS, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO DETERMINE EXACT POSITION OF ANY UNDERGROUND PIPES, CABLES ETC.
- DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE.

## SITE CALCULATIONS DA

GROUND FLOOR	133.04	m²
FIRST FLOOR	138.91	m²
GARAGE AREA	34.11	m²
TOTAL LIVING AREA	271.95	m²
SITE AREA	463.40	m²
BUILDING FOOTPRINT (DICLIDOGE UMBRICLISED ANSA)	183.79	m²
DRIVEWAY & PATH	41.93	m²
CROSSOVER	16.84	m²
TOTAL FRONT AREA	51.87	m²
FRONT LANDSCAPE AREA	19.16	%
TOTAL LANDSCAPE AREA	237.68	m²
LANDSCAPE AREA (%)	51.29	%
TOTAL BUILT UPON AREA	45.12	%
FLOOR SPACE RATIO	0.59	:1
SITE COVERAGE	39.66	%
SITE COVERAGE FF	29.98	%



COLOURED CONCRETE

GRATED DRAIN BY CLIENT AFTER HANDOVER

DRIVEWAY, PATH &

BENCH MARK

BM 82 DH & W

RL 64.10 (A.H.D)

FRONT

GARAG

LOT 533

(E1): EASEMENT TO DRAIN WATER 2 WIDE

ROCHESTER TERRACE

25.09

01

.OT 534

DP 1230584

463.4 m

PROPOSED

RESIDENCE

FFC:65:170

SL: 64.860

05"

29'

RETAINING WALL BY CLIENT AFTER HANDOVER. IF RET. WALL GREATER THAN 600H, TO BE | STRUCTURALLY ENGINEERED, DESIGNED & CONSTRUCTED BY CLIENT AFTER HANDOVER

TWO STOREY

**BRICK RESIDENCE** 

TILE ROOF

# SITE NOTES:

LI4

i(E1)

4149/

GF REAR

7599 FF REAR CONCRETE

LOT 535

FLOOR

LEVEL

- BEFORE STARTING WORK ON SITE CHECK FOLLOWING:
- 1. SERVICE LOCATIONS

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OF RAWSON HOMES PTY LTD-ACN 053 733 841

- 2. SEWER CONNECTION POSITION 3. DRIVEWAY ALIGNMENT & LEVELS
- \*N2 WIND CATEGORY\* DP o INDICATES DOWNPIPE LOCATION

1.2m FALL ACROSS BUILDING ENVELOPE

NOTE: BATTER GREATER TAHN 600mm TO COMPLY WITH BCA CI3.1.1

RETAINING WALLS BY OWNER IF REQUIRED

DRIVEWAY & FRONT PATH TO COMPLY WITH

BAS

**BRICK RESIDENCE** METAL ROOF No.4

24m2 (6m x 4m) PRINCIPAL PRIVATE OPEN SPACE.

> **DRIVEWAY GRADIENT** KERB AND 3.7% GARAGE RL: 65.095 5500 5270 CROSSOVER DRIVEWAY

DIAL BEFORE YOU DIG www.1100.com.au The Essential First Step

SUNB

**RAWSON HOMES** 

**5 RIDER BOULEVARD** LEVEL 7 RHODES NSW 2138 TELEPHONE 02 8765 5500 FAX 02 8765 8099

Builder's licence No. 33493C

GARAGE

FENCE

FLOOR

LEVEL 66.15

FEC: 65:00!

18 OPALING &

SITE ADDRESS: LOT 534 (DP 1230584) (NO.33) SUNBURST DRIVE CADDENS, NSW 2747

HOUSE TYPE MARBELLA 36 MODEL: REGAL FACADE:

DOUBLE GARAGE SPECIFICATION: CUSTOM COLLECTION

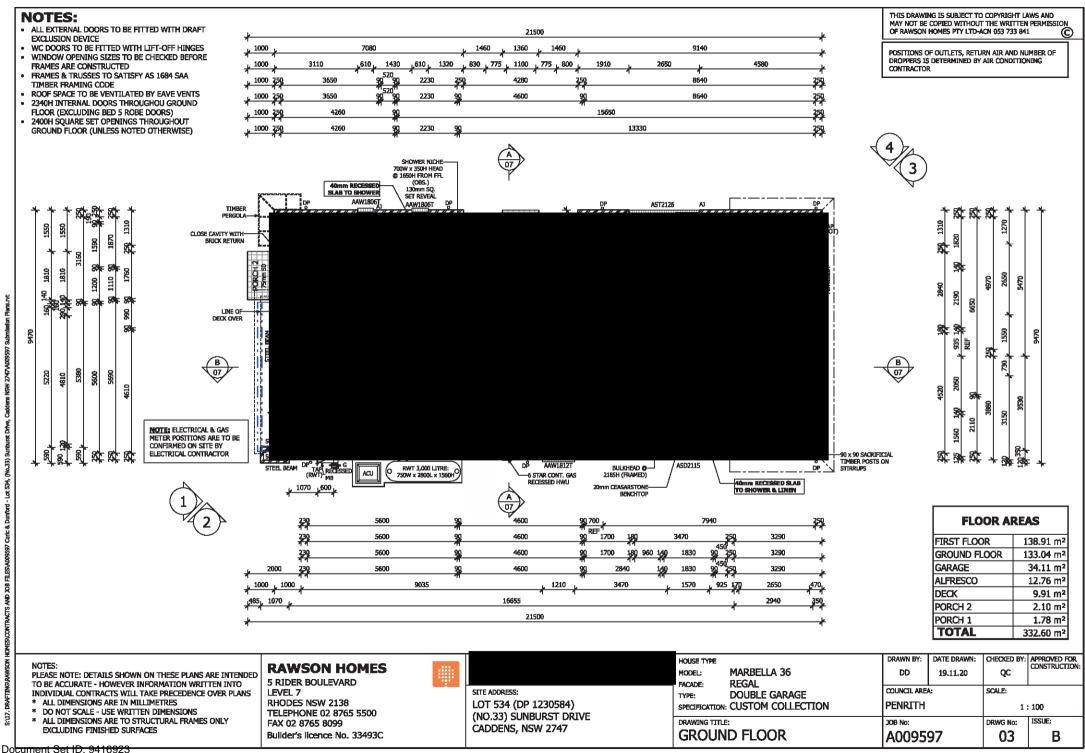
DRAWING TITLE: SITE PLAN

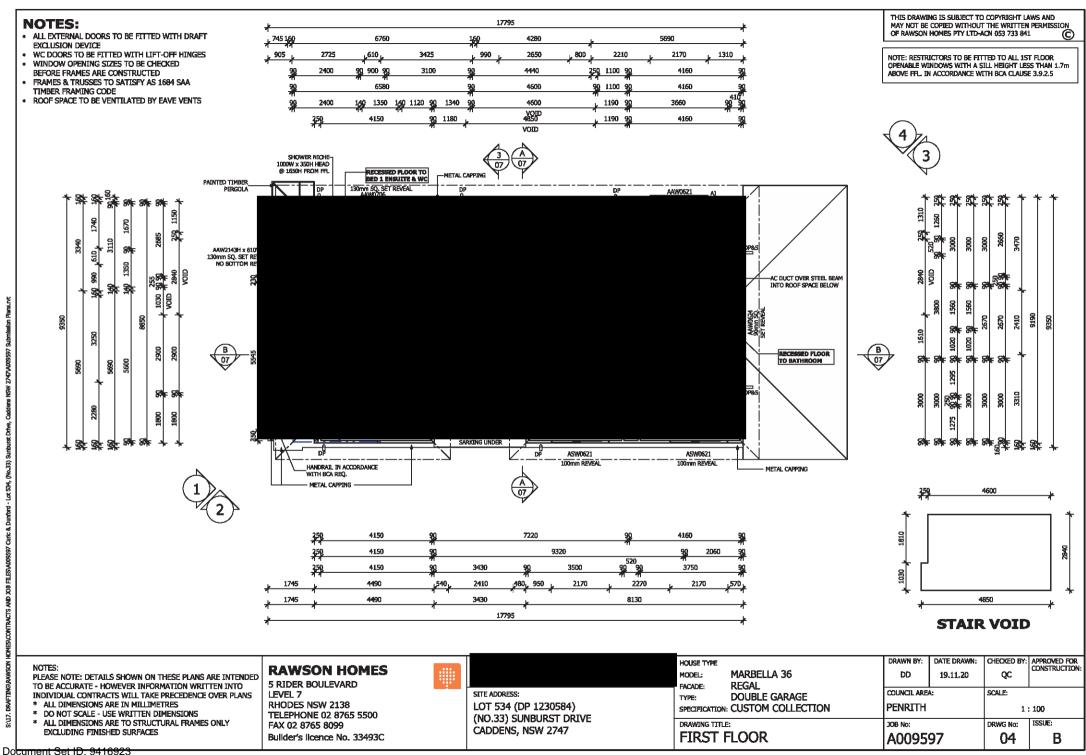
DRAWN BY: DATE DRAWN: CHECKED BY: APPROVED FOR CONSTRUCTION: DD 19.11.20 COUNCIL AREA: SCALE: PENRITH 1:200 DRWG No: ISSUE: A009597 В

PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS

- \* ALL DIMENSIONS ARE IN MILLIMETRES
- \* DO NOT SCALE USE WRITTEN DIMENSIONS
- ALL DIMENSIONS ARE TO STRUCTURAL FRAMES ONLY EXCLUDING FINISHED SURFACES

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# **RAWSON HOMES**

**5 RIDER BOULEVARD** RHODES NSW 2138 TELEPHONE 02 8765 5500 FAX 02 8765 8099

Bullder's licence No. 33493C



SITE ADDRESS:
LOT 534 (DP 1230584)
(NO.33) SUNBURST DRIVE
CADDENS, NSW 2747

### HOUSE TYPE MARBELLA 36 MODEL: REGAL FACADE:

DOUBLE GARAGE SPECIFICATION: CUSTOM COLLECTION DRAWING TITLE:

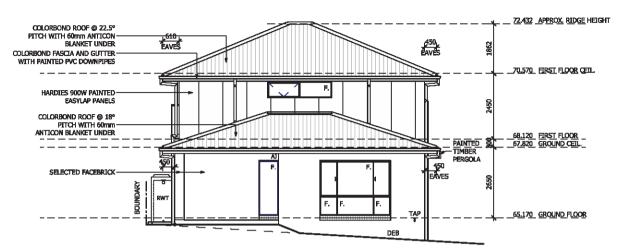
**ELEVATIONS 1-2** 

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DD	19.11.20	QС	CONSTRUCTION:	
COUNCIL AREA:		SCALE:		
PENRITH		1:100		
JOB No:		DRWG No:	ISSUE:	
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# **ELEVATION 3**



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# **RAWSON HOMES**

**5 RIDER BOULEVARD** LEVEL 7 RHODES NSW 2138 TELEPHONE 02 8765 5500 FAX 02 8765 8099

Bullder's licence No. 33493C



SITE ADDRESS: LOT 534 (DP 1230584) (NO.33) SUNBURST DRIVE CADDENS, NSW 2747

HOUSE TYPE MARBELLA 36 MODEL: REGAL

FACADE: DOUBLE GARAGE SPECIFICATION: CUSTOM COLLECTION

DRAWING TITLE: **ELEVATIONS 3-4** 

CHECKED BY: APPROVED FOR CONSTRUCTION: DRAWN BY: DATE DRAWN: QC DD 19.11.20 COUNCIL AREA: SCALE: PENRITH 1:100 ISSUE: JOB No: DRWG No:

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Document Set ID: 9416923

CADDENS, NSW 2747

DRAWING TITLE:

**SECTIONS** 

JOB No:

A009597

DRWG No:

ISSUE:

Document Set ID: 9416923 Version: 1, Version Date: 16/12/2020

EXCLUDING FINISHED SURFACES

\* ALL DIMENSIONS ARE TO STRUCTURAL FRAMES ONLY

FAX 02 8765 8099

Builder's licence No. 33493C

(NO.33) SUNBURST DRIVE

CADDENS, NSW 2747

ISSUE:

В

DRWG No:

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JOB No:

A009597

SITE ANALYSIS & SEDIMENT

Document Set ID: 9416923

Version: 1, Version Date: 16/12/2020

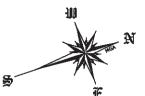
EXCLUDING FINISHED SURFACES

\* ALL DIMENSIONS ARE TO STRUCTURAL FRAMES ONLY

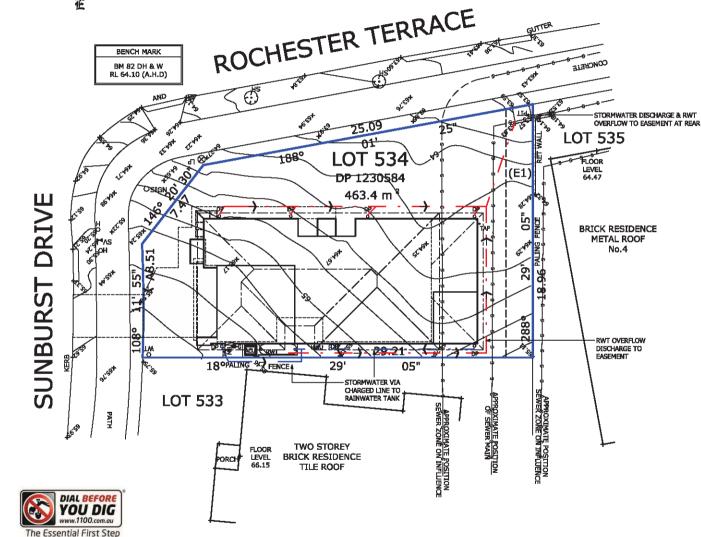
FAX 02 8765 8099

Builder's licence No. 33493C

STORMWATER & RWT LINES SHOWN ARE INDICATIVE OF CONNECTIONS ONLY . ALL STORMWATER LINES WILL BE WITHIN SITE BOUNDARY



(E1): EASEMENT TO DRAIN WATER 2 WIDE



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# **RAWSON HOMES**

**5 RIDER BOULEVARD** LEVEL 7 **RHODES NSW 2138** TELEPHONE 02 8765 5500 FAX 02 8765 8099

Bullder's licence No. 33493C



SITE ADDRESS:
LOT 534 (DP 1230584)
(NO.33) SUNBURST DRIVE
CADDENS, NSW 2747
CADDENS, NOW 27 17

HOUSE TYPE MARBELLA 36 MODEL: REGAL FACADE: DOUBLE GARAGE SPECIFICATION: CUSTOM COLLECTION

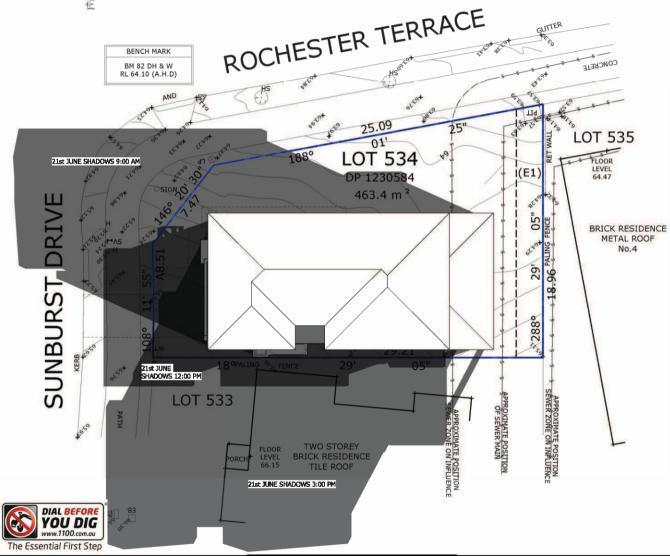
DRAWING TITLE:

STORMWATER PLAN

DATE DRAWN: CHECKED BY: APPROVED FOR CONSTRUCTION: DRAWN BY: DD 19.11.20 QC COUNCIL AREA: SCALE: PENRITH 1:200 ISSUE: JOB No: DRWG No: A009597 В

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(E1): EASEMENT TO DRAIN WATER 2 WIDE



## NOTES:

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# **RAWSON HOMES**

5 RIDER BOULEVARD LEVEL 7 RHODES NSW 2138

RHODES NSW 2138 TELEPHONE 02 8765 5500 FAX 02 8765 8099 Builder's licence No. 33493C

SITE ADDRESS: LOT 534 (DP 1230584) (NO.33) SUNBURST DRIVE CADDENS, NSW 2747 HOUSE TYPE
MODEL: MARBELLA 36
FACADE: REGAL

TYPE: DOUBLE GARAGE
SPECIFICATION: CUSTOM COLLECTION

DRAWING TITLE:
SHADOW DIAGRAMS

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