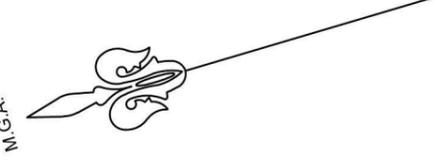
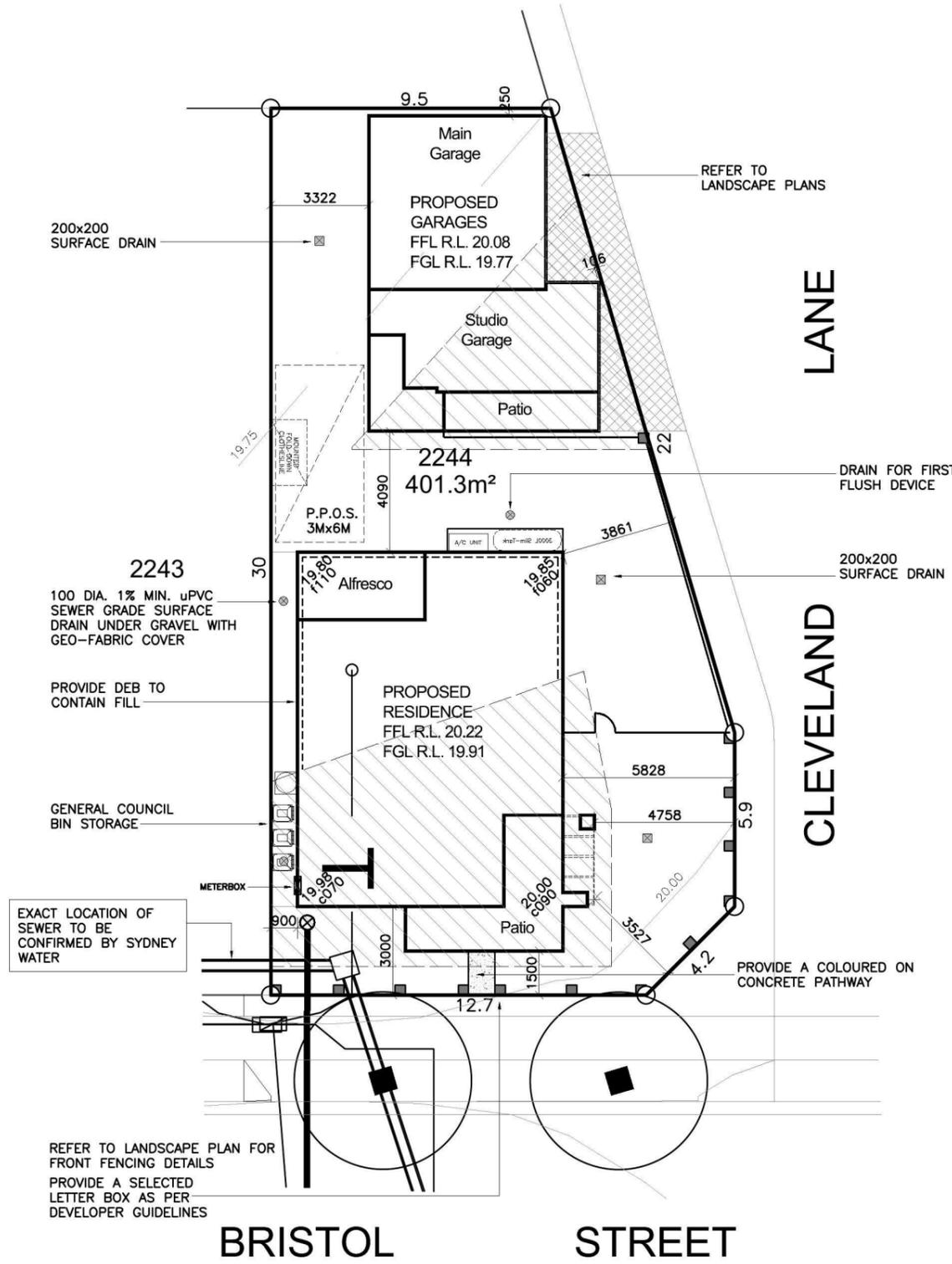


M CLASS SITE

- SEDIMENT CONTROL NOTES**
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
 4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 80% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
 5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
 6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
 7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

GENERAL NOTES:

- This drawing is to be read in conjunction with all other architectural & consultants drawings & specifications for the works.
- Dimensions in preference to scale.
- Verify all dimensions on site prior to construction.
- All ground lines are approximate.
- All work to be carried out in accordance with Local Council Codes, the B.C.A., Australian Standards and any relevant authorities.
- Wind Rating refer to framing manufacturer's specification.



AREAS - MAIN DWELLING	
SITE: Lot 2244	401.3m ²
GROUND FLOOR:	91.76m ²
FIRST FLOOR:	107.79m ²
PORCH:	14.57m ²
ALFRESCO:	9.85m ²
BALCONY:	10.66m ²
TOTAL:	236.83m ²

AREAS - STUDIO	
SITE: Lot 2244	401.30m ²
GROUND FLOOR:	3.71m ²
FIRST FLOOR:	63.91m ²
GARAGE [SINGLE]:	27.19m ²
GARAGE [MAIN]:	35.16m ²
PORCH:	6.93m ²
BALCONY:	9.07m ²
TOTAL:	145.97m ²

LANDSCAPE AREA	
SITE AREA:	401.30m ²
TOTAL HARD SURFACE AREAS:	200.70m ²
REMAINING SOFT AREA:	200.6m ²
LANDSCAPE AREA:	49.98%
MINIMUM REQUIRED BY COUNCIL:	N/A

P.O.S. AREA (Main) 148.98m² (37.12%)

P.O.S. AREA (Studio) 9.07m²

SITE COVERAGE 50.01%

- STORMWATER PIT & DRAINAGE LINE
- SEWER STRUCTURE, LINE & CONCRETE ENCASING
- WATER MAIN, HYDRANT & STOP VALVE
- WATER METER
- STREET LIGHT
- ELECTRICAL LV PILLAR & CONDUIT
- NBN PIT & CONDUIT
- GAS MAIN



Version: 1, Version Date: 28/11/2014

Product:
Dwelling + Studio
Custom Facade
Rear Loaded Garage

Client:
ZAC HOMES

Site Address:
LOT 2244 CRN OF BRISTOL
STREET AND CLEVELAND LANE,
THORNTON

Dwg Title:
SITE PLAN

Date:
05.05.14

Council:
PENRITH COUNCIL

Sheet:
A3

Scale:
1:200

Sheet No.
1

Issue:
B

Job No:
214013

ISSUE	DATE	DESCRIPTION	DRAWN
A	05.05.14	DA ISSUE	S.G.
B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLANS	E.G.

MASTER ISSUED ON: 01.08.13

LOCATION PLAN

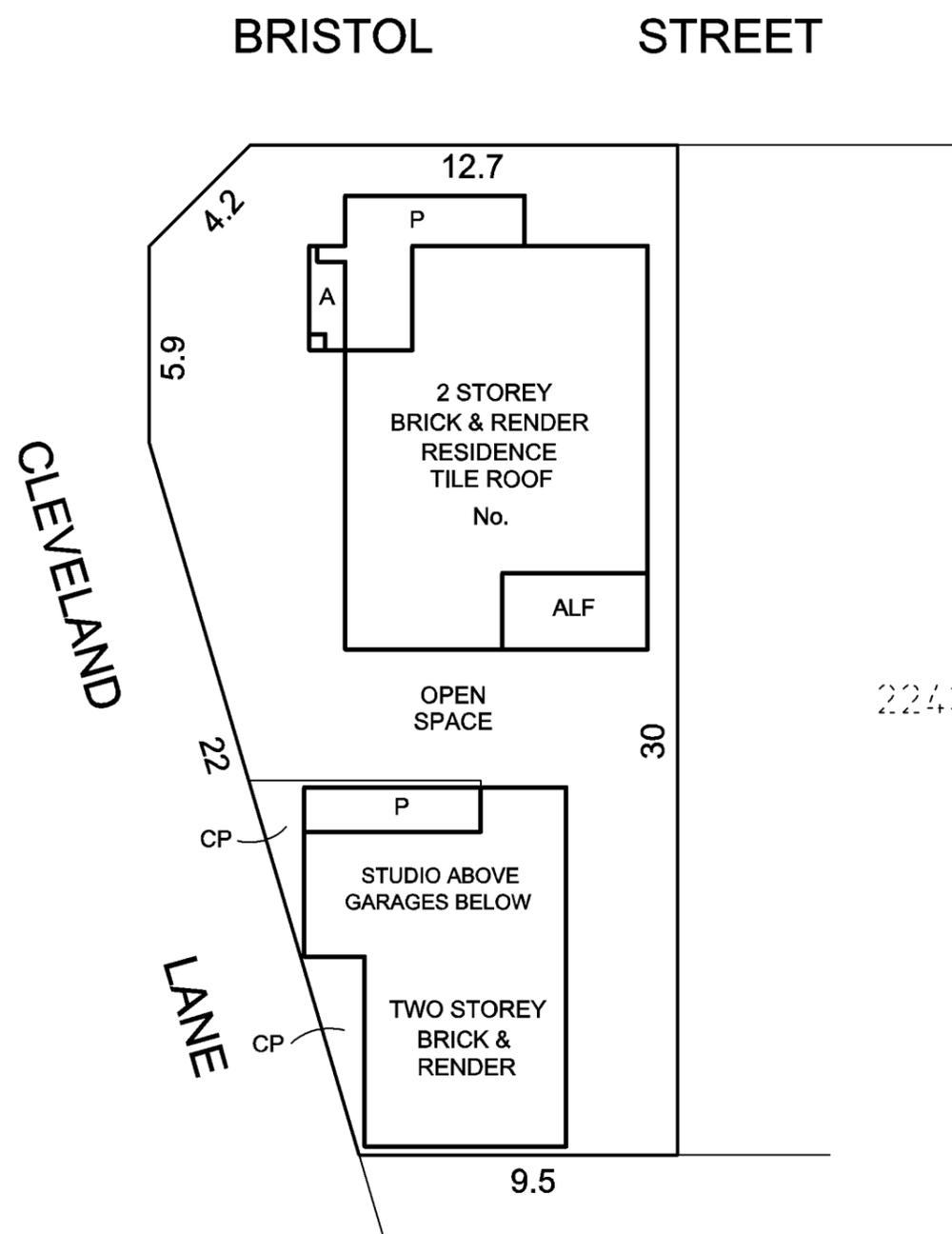
DRAFT

FINAL DIMENSIONS & AREAS SUBJECT TO

- CONSTRUCTION OF PROPOSED STRUCTURES
- CONSTRUCTION OF INTERNAL FENCING
- FINAL SURVEY

SUBJECT TO COUNCIL APPROVAL

DETAIL AS SHOWN TAKEN FROM
ARCHITECTURAL PLANS PREPARED BY
"ZAC HOMES" Job No. 214013
ISSUE "B" DATED 15-05-14



DENOTES 90 DEGREES

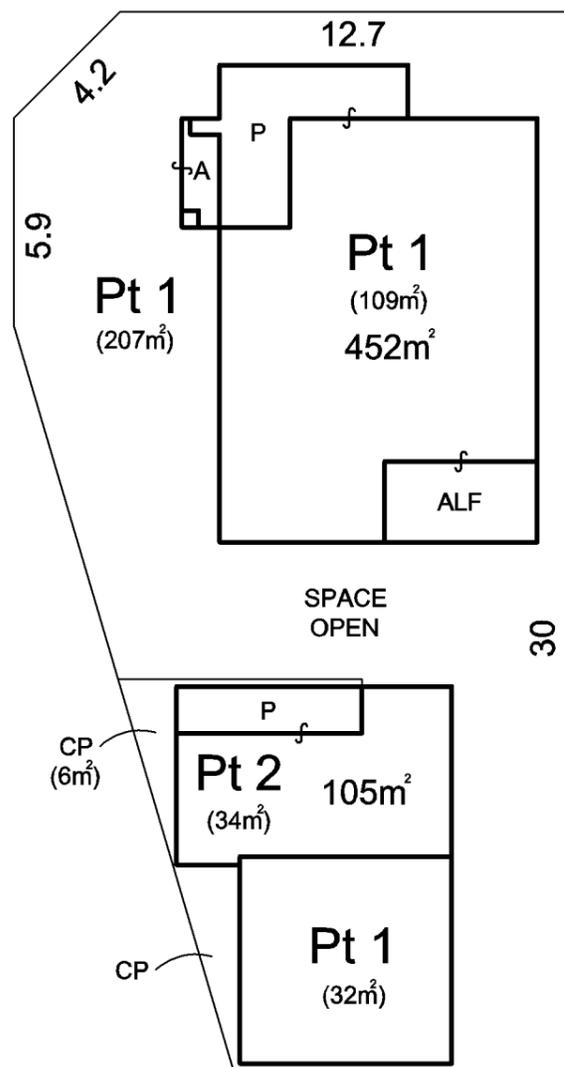
- A - AWNING
- ALF - ALFRESCO
- CP - COMMON PROPERTY
- OS - OPEN SPACE
- P - PORCH

Surveyor: RICHARD A. HOGAN Ph: 4732 6599
admin@hoganco.com.au
Surveyor's Ref: 14553 SP DRAFT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:200

Registered

SP DRAFT

GROUND FLOOR PLAN



DRAFT

FINAL DIMENSIONS & AREAS SUBJECT TO
 - CONSTRUCTION OF PROPOSED STRUCTURES
 - CONSTRUCTION OF INTERNAL FENCING
 - FINAL SURVEY
 SUBJECT TO COUNCIL APPROVAL

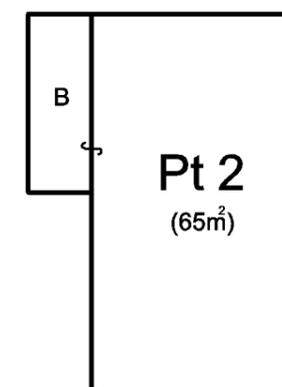
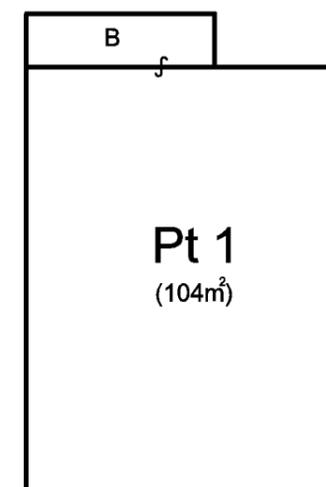
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THE AREAS SHOWN ARE FOR THE PURPOSE OF THE
 STRATA TITLES ACT ONLY AND ARE APPROXIMATE.

DENOTES 90 DEGREES

- A - AWNING
- ALF - ALFRESCO
- CP - COMMON PROPERTY
- OS - OPEN SPACE
- P - PORCH

FIRST FLOOR PLAN



B - BALCONY

THE STRATUM OF THE BALCONY EXTENDS FROM
 3 METRES ABOVE THE UPPER SURFACE OF THE RESPECTIVE BALCONY
 OR WHERE COVERED TO THE UNDERSIDE OF THE EAVE OR SURFACE ABOVE.

THE STRUCTURE OF THE OPEN SPACE BOUNDARY FENCES, WALLS, RETAINING WALLS,
 PATIOS AND ALL STRUCTURES WITHIN THE COURTYARDS ARE COMMON PROPERTY.

ALL COMMON SERVICES / SERVICE LINES ARE COMMON PROPERTY.

THE STRATUM OF THE OPEN SPACE EXTENDS FROM 3 METRES BELOW TO 10 METRES
 ABOVE THE UPPER CONCRETE SURFACE OF THE RESPECTIVE GARAGE FLOOR,
 OR WHERE COVERED TO THE UNDERSIDE OF THE EAVE OR SURFACE ABOVE.

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SP **DRAFT**