

COMPLIANCE NOTES	CONSTRUCTION NOTES
<div>1. THE SMOKE ALARMS WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.7.5 (SMOKE ALARMS – SMOKE ALARMS AND EVACUATION LIGHTING) OF THE BUILDING CODE OF AUSTRALIA VOLUME 2 AMENDMENT 1</div> <div>2. THE STAIR LANDINGS, TREADS – STAIRWAY AND RAMP CONSTRUCTION WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.9.1 (STAIR LANDINGS + TREADS – STAIRWAY AND RAMP CONSTRUCTION) OF THE BUILDING CODE OF AUSTRALIA VOLUME 2 AMENDMENT 1</div> <div>A. STAIR TREAD SURFACE TO HAVE A SLIP RESISTANCE RATING IN ACCORDANCE WITH AS 4586-2013.</div> <div>3. THE WINDOW OPENINGS WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.9.2 (WINDOW OPENING – PROTECTION OF OPENABLE WINDOWS – BEDROOMS) OF THE BUILDING CODE OF AUSTRALIA VOLUME 2 AMENDMENT 1</div> <div>A. ALL OPENABLE PORTIONS OF A BEDROOM WINDOW TO BE FITTED WITH A DEVICE CAPABLE OF RESTRICTING OPENING SASH TO BE NO GREATER THAN 125MM WHERE THE WINDOW IS 2.0M OR MORE ABOVE THE SURFACE BELOW AND WINDOW SILL IS LESS THAN 1.7M ABOVE THE FLOOR</div> <div>B. PROVIDE BARRIER PROTECTION TO ROOMS OTHER THAN BEDROOMS WHERE SURFACE BELOW IS 4M OR MORE. OPENABLE PART OF WINDOW MUST BE PROTECTED WITH A BARRIER HEIGHT NOT LESS THAN 865MM ABOVE FINISHED FLOOR. ANY BARRIERS MUST NOT PERMIT A 125MM SPHERE TO PASS THROUGH IT AND ANY HORIZONTAL ELEMENTS BETWEEN 150MM AND 760MM ABOVE THE FLOOR TO FACILITATE CLIMBING.</div> <div>4. THE BALUSTRADES- BARRIERS AND HANDRAILS WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.9.2 (BALUSTRADES- BARRIERS AND HANDRAILS) OF THE BUILDING CODE OF AUSTRALIA VOLUME 2 AMENDMENT 1</div> <div>A. ALL BALUSTRADES TO BE MINIMUM 1000MM ABOVE FINISHED FLOOR LEVELS.</div> <div>B. ALL BALUSTRADES TO BALCONIES WITH A HEIGHT OF 4.0M OR GREATER TO SURFACE BELOW, MUST BE CONSTRUCTED WITH NO HORIZONTAL FOOT HOLDS.</div> <div>C. INTERNAL STAIRS TO HAVE CONTINUOUS HANDRAIL</div> <div>D. ALL GLASS BALUSTRADES TO BE FITTED WITH A TOP RAIL TO AUSTRALIAN STANDARD AS 1286-2008.</div> <div>E. STAIR LANDINGS WHERE IT IS POSSIBLE TO FALL 1.0M OR MORE MEASURED FROM SURFACE BELOW TO HAVE BALUSTRADE INSTALLED.</div> <div>5. THE BUILDING WILL BE CONSTRUCTED TO COMPLY WITH THE REQUIREMENTS OF PART 3.10.3 (FLOOD PRONE LAND – FLOOD HAZARD AREAS) OF THE BUILDING CODE OF AUSTRALIA VOLUME 2 AMENDMENT 1 AND THE ABCB STANDARD FOR CONSTRUCTION OF BUILDINGS IN FLOOD HAZARD AREAS</div> <div>6. THE DWELLING AND ASSOCIATED STRUCTURES WILL BE CONSTRUCTED TO THE NOMINATED BUSHFIRE ATTACK LEVEL AS NOTED AT THE BOTTOM CORNER OF PLANS AND AS REQUIRED BY PART 3.10.5 (BUSHFIRE PRONE LAND – CONSTRUCTION IN BUSHFIRE PRONE AREAS) OF THE BUILDING CODE OF AUSTRALIA 2019, VOLUME 2, AMENDMENT 1 & SECTION 3 & 7 OF AS 3959-2018 INCLUDING NSW VARIATIONS & PLANNING FOR BUSHFIRE PROTECTION 2019.</div> <div>7. THE HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.10.7 (HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES) OF THE BUILDING CODE OF AUSTRALIA VOLUME 2 AMENDMENT 1 AND AS/NZS 2918-2018)</div> <div>8. THE ATTACHMENT OF DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.10.6 (ATTACHMENT OF DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS) OF THE BUILDING CODE OF AUSTRALIA VOLUME 2 AMENDMENT 1.</div> <div>9. MECHANICAL VENTILATION PROVIDED TO BATHROOMS, SANITARY COMPARTMENTS OR LAUNDRY IS DISCHARGED TO THE EXTERNAL WALL OR TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH PART 3.8.7.4</div>	<div>1. REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND STRUCTURAL DESIGN CERTIFICATE FOR ALL SLAB, BEAM AND COLUMN DETAILS.</div> <div>2. WAFFLE POD SLAB TO ENGINEERS DETAIL, IN ACCORDANCE WITH AS2870-2011.</div> <div>3. REFER TO FRAME AND FLOOR JOIST LAYOUT DRAWINGS FOR ADDITIONAL TIMBER BEAMS AND FLOOR JOISTS DETAILS.</div> <div>4. FRAMING SUPPLIERS/DETAILERS TO COMPLY WITH MASTERTON HOMES GENERAL FRAME SPECIFICATION. ANY DISCREPANCIES IN PLANS TO BE REPORTED TO HEAD OFFICE.</div> <div>5. ALL PERMANENT BRACING IN ACCORDANCE WITH AS1684-TIMBER FRAMING CODE.</div> <div>6. STRENGTHENING OF ROOF TRUSSES AS REQUIRED FOR AC UNITS/SOLAR COLLECTORS.</div> <div>7. IF APPLICABLE, REFER TO HYDRAULICS ENGINEER'S DRAWINGS AND HYDRAULICS DESIGN CERTIFICATE FOR STORMWATER REQUIREMENTS.</div> <div>8. REFER TO SIGNED COLOURS DOCUMENTATION FOR ADDITIONAL CLIENT SELECTIONS.</div> <div>9. CENTRE OF DOWNPIPES TO BE 350mm FROM CORNER OF FACE BRICKWORK (UNLESS NOTED OTHERWISE).</div> <div>10. ALL SERVICES POSITIONS TO BE DETERMINED AND COORDINATED ON SITE BY SUPERVISOR.</div> <div>11. BULKHEADS TO BE DETERMINED AND COORDINATED ON SITE.</div> <div>12. FLASHING TO DAMP COURSE LEVEL TO BE FINISHED FLUSH WITH OUTSIDE FACE OF BRICKWORK.</div> <div>13. ALL RETAINING WALLS BY OWNER AFTER HANDOVER.</div> <div>14. ANY WORKS OR ITEMS BY OWNER, TO BE COMPLETED AFTER HANDOVER.</div> <div>15. ALL EXTERNAL PATIOS / ALFRESCOS, SURFACE FINISH TO BE SUITABLE FOR TILING BY OWNER AFTER HANDOVER.</div> <div>16. INFILL PANELS OVER WINDOWS OR DOORS NOT SHOWN ON ELEVATIONS. ANY INFILL PANELS REQUIRED ARE SUBJECT TO BRICK GAUGE AND WILL BE COORDINATED ON SITE BY THE SUPERVISOR.</div> <div>17. FLOOD AFFECTED SITES - ALL MATERIALS BELOW NOMINATED FLOOD LEVEL TO BE CONSTRUCTED OF FLOOD COMPATIBLE MATERIAL.</div> <div>18. SURFACE DRAINAGE POINTS - 2 x CAPPED OFF POINTS CONNECTED TO RAINWATER TANK OVERFLOW FOR OWNER'S FUTURE SURFACE DRAINAGE POINTS TO BE DETERMINED ON SITE BY SUPERVISOR.</div> <div>19. TERMITE BARRIER TO PERIMETER OF HOUSE TO COMPLY WITH RELEVANT BCA CODE AND AS3660.1 & 2 - 2014.</div> <div>20. AIR CONDITIONING DROPPER LOCATION SUBJECT TO STRUCTURAL COORDINATION ON SITE. FINAL AC DROPPER LOCATION TO BE DETERMINED ON SITE BY SUPERVISOR.</div>
FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1

POSSIBLE BAS/BOS
SEWER LOCATION TO BE CONFIRMED PRIOR
TO CONSTRUCTION RELEASE

<div> MASTERTON REALISE YOUR DREAM</div>		
DRAWING SCHEDULE		
No.	DRAWING TITLE	REV
00.00	COVER SHEET	4
01.00	SITE PLAN	4
02.00	FLOOR PLAN	4
02.01	SCHEDULES	4
02.04	ELECTRICAL PLAN	4
03.00	ELEVATIONS	4
03.01	ELEVATIONS	4
04.00	SECTIONS	4
05.00	PERSPECTIVE VIEWS	4
06.00	SEDIMENT CONTROL	4
06.01	SITE ANALYSIS	4
06.03	CONCEPT LANDSCAPE	4
06.04	NOTIFICATION PLAN	4

4	1. LIVING, THEATRE, LOUNGE & BED 4 WINDOWS NOW 900mm HIGH AND UNDER EAVE.
3	1. CHANGE LIVING, THEATRE, LOUNGE AND BED4 WINDOWS TO 600 HIGH 2. LDYR DOOR NOW SOLID 3. 75H TREE TO FRONT YARD AND HEDGE TO SOUTHERN BDY
2	1. COUNCIL SUBMISSION PCV 1 BASIX INFO.
1	1. MAIN TV. 2. TV. 1
REV.	DESCRIPTION

4	COUNCIL SUBMISSION	23.01.2023	JP
3	COUNCIL SUBMISSION	07.12.2022	JP
2	COUNCIL SUBMISSION	6.9.22	EP
1	CONTRACT PLAN	05.08.22	WA
Rev.	ISSUE STATUS	Date	Issued by

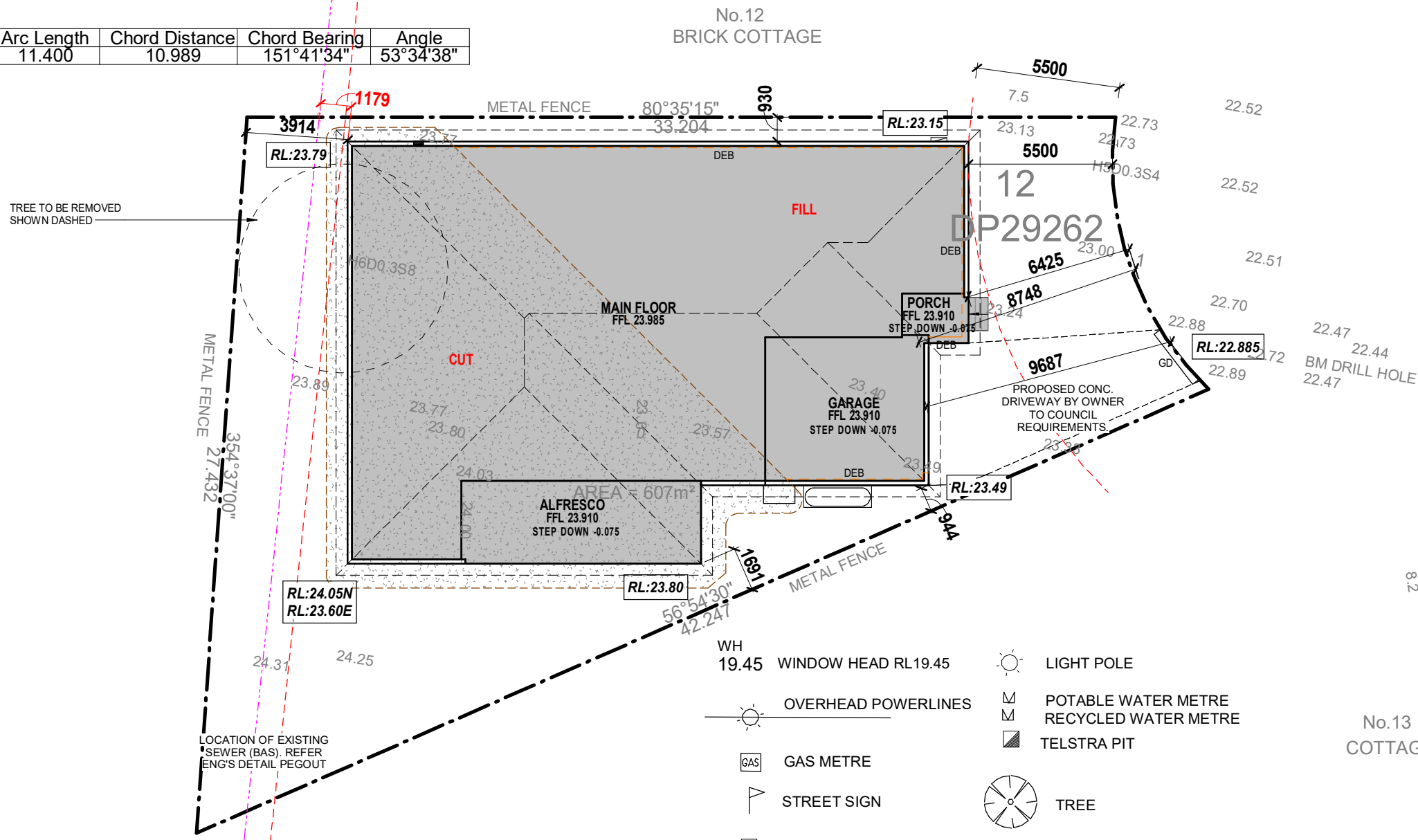
REVISION DESCRIPTION				REVISION SCHEDULE			
COVER SHEET				COUNCIL SUBMISSION			
Design: HARMONY ELITE 5 BED - OPTION A				2017631			
Facade: TRADITIONAL	Garage Location: LHS	Drawn Date: 21.06.22	Drawn By: WA	Rev. Date: 23.01.2023	Scale @ A3: 1 : 1	Sheet No. 00.00	Revision: 4
Edtion: ULTIMATE INCLUSIONS							

ANY TREE/S APPROVED TO BE REMOVED THAT IS WITHIN 3M OF THE BUILDING FOOTPRINT, DRIVEWAY & UNDERGROUND SERVICES TO BE REMOVED BY OWNER

DRIVEWAY GRADIENT	SITE ACCESS	ITEMS BY OWNER	EXCAVATION & SITE NOTES
<div><div></div><div>9787</div><div>GARAGE RL: 23.910</div><div>0.3%</div><div>BOUNDARY RL: 22.885</div></div>	<div><div>1. ALL ACCESS TO SITE IS TO BE APPROVED BY SITE SUPERVISOR.</div><div>2. DO NOT WORK OUTSIDE OF APPROVED HOURS UNLESS APPROVED BY COUNCIL.</div><div>3. COUNCIL HOURS SET AS : MONDAY TO FRIDAY: 7.00AM - 5.00PM SATURDAY- 7.00AM - 2.00PM SUNDAY- NO WORK PUBLIC HOLIDAYS- NO WORK</div></div> <div><div>SITE LEGEND</div><div><div></div><div>HATCHING INDICATES EXTENT OF CUT EXCAVATION</div></div></div>	<div><div>1. ALL RETAINING WALLS TO BE COMPLETED TO ENG'S DETAILS (IF REQUIRED).</div><div>2. DISH DRAINS (IF REQUIRED) TO AUTHORITIES' REQUIREMENTS.</div><div>3. DEMOLITION BY OWNER - ALL EXISTING TREES, STUMPS, CONCRETE PATHS, BUILDINGS, ETC., TO BE DEMOLISHED FROM BUILDING AREA PRIOR TO SECOND SITE INSPECTION.</div><div>4. CONNECTION TO SEWER AND DRAINAGE EASEMENT TO BE TERMINATED AND CAPPED OFF BY OWNER'S TRADES PRIOR TO COMMENCEMENT OF WORKS BY MASTERTON.</div></div>	<div><div>1. EXCAVATE/FILL: TO FORM DATUM APPROXIMATE - 450mm / 450mm EXTENT OF EXCAVATION & BATTER TO BE DETERMINED ON SITE. BACKFILL AGAINST FOOT OF SLAB.</div><div>2. SITE NOT FLOOD AFFECTED-DESIGN LEVELS MAY VARY BY +/- 100mm.</div><div>3. SITE FLOOD AFFECTED-REFER TO FLOOD LEVEL BELOW.</div><div>4. DROP EDGE BEAM (DEB) - LOCATION OF DEB STEPPING SHOWN APPROXIMATELY ONLY, FINAL DEB STEPPING TO BE DETERMINED ON SITE BY SURPESVISOR AND MAY VARY DUE TO SITE CONDITIONS.</div><div>5. SEWER CONNECTION TO AUTHORITIES REQUIREMENTS AS PER TENDER.</div><div>6. WATER CONNECTION TO SUPPLY AUTHORITIES MAIN AS PER TENDER.</div><div>7. TEMPORARY PROTECTIVE FENCING TO BLOCK TO MEET SAFETY REQUIREMENTS</div><div>8. SITE LEVELS SUBJECT TO SECOND SITE INSPECTION (KNOCKDOWN AND REBUILDS ONLY)</div><div>9. SUBJECT TO RESULTS OF A SURVEY TO CONFIRM HOUSE / BOUNDARY POSITIONS AND DRIVEWAY GRADIENT.</div><div>10. SUBJECT TO POSITION OF SERVICES.</div><div>11. PROVIDE A CHECK SURVEY TO CERTIFY COUNCIL APPROVED FFL PRIOR TO FRAME ERECTION.</div></div>

BASIX & SITE INFORMATION	
BASIX CERTIFICATE No. 1317891S_02	ZONE R2
DA No. 00000	
PROJECT SITE DETAILS	
LOT No. / HOUSE No.	12 (15)
DP NUMBER:	29262
SITE AREA:	607.00 m²
NO. OF BEDROOMS:	5
STORMWATER	
MIN. RAINWATER TANK CAPACITY	3000 L
MIN. ROOF AREA CONNECTED TO RAINWATER - (REFER TO BASIX CERTIFICATE)	300.00 m²
RAINWATER USES:	GARDEN TAPS, TOILET, LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	AS PER HYD
HYDRAULIC DESIGN REQUIRED:	Yes
(IF YES, REFER TO HYDRAULICS ENGINEERS DRAWINGS)	

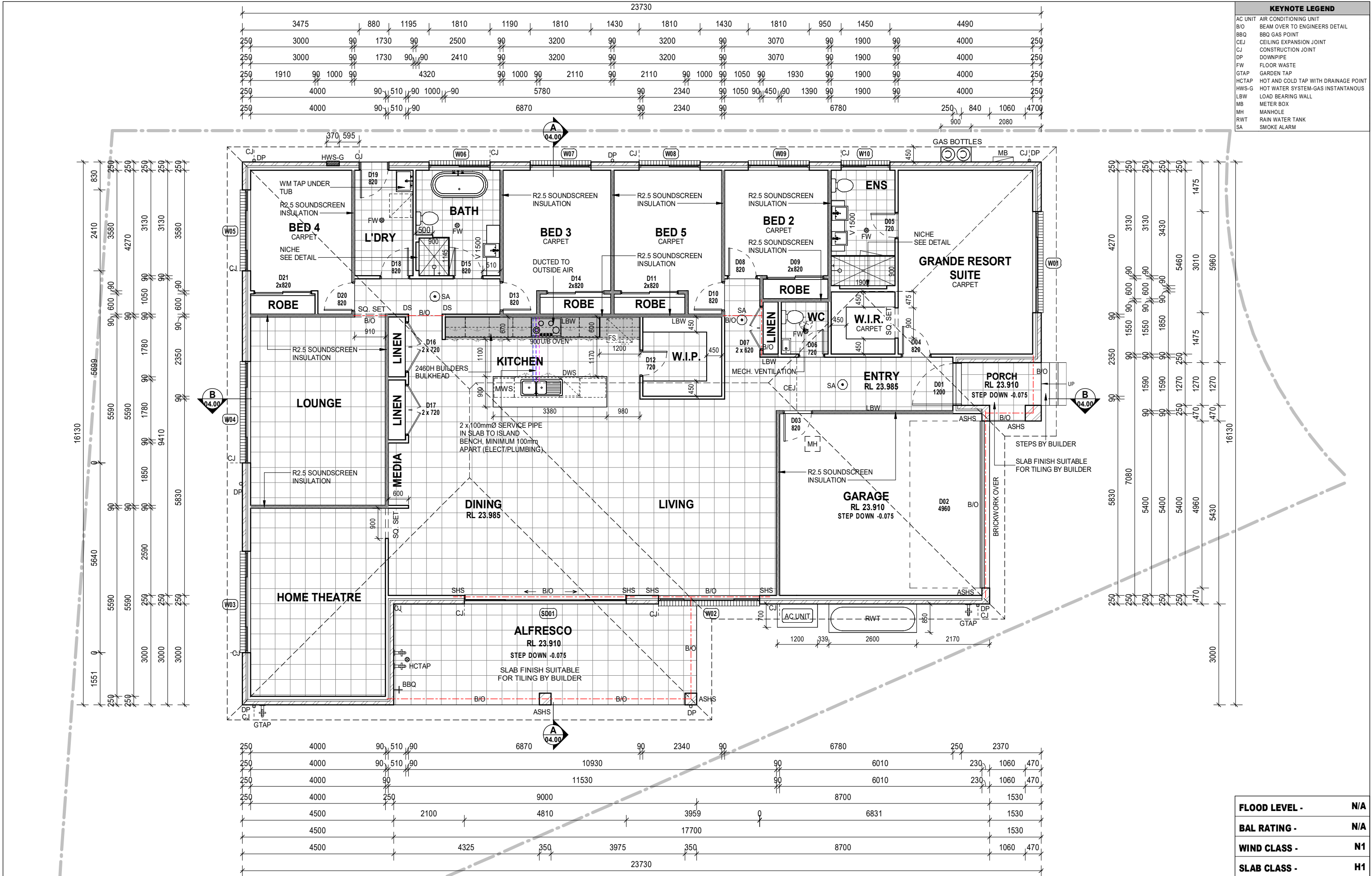
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1	12.191	11.400	10.989	151°41'34"	53°34'38"



2 x CAPPED OFF - 100MM PVC POINTS CONNECTED TO RAIN WATER TANK OVERFLOW LINE FOR OWNER'S FUTURE SURFACE DRAINAGE REQUIREMENTS ASSOCIATED WITH LANDSCAPING. LOCATION/S TO BE DETERMINED ON-SITE BY BUILDING SUPERVISOR

FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1

COUNCIL SUBMISSION		2017631
1. HOUSE TOTAL AREA MEASURED FROM EXTERNAL FACE OF EXTERNAL WALL		
2. TOTAL ROOF AREA MEASURED TO OUTSIDE OF GUTTERS, EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm).		
Stage:	JOB No.	
Drawn Date:	Drawn By:	Rev. Date:
21.06.22	WA	23.01.2023
Scale @ A3:	Sheet No.	Revision:
1 : 200	01.00	4



CNR, SAPHO ROAD AND HUME HIGHWAY,
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LICENCE No. 35558C / ABN: 52 002 873 047

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GENERAL NOTE:
Do not scale drawings use figured dimensions only. Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drafting office.

CLIENT'S SIGNATURE 1

CLIENT'S SIGNATURE 2

I ACCEPT AND UNDERSTAND THE PLANS AND DOCUMENTS THAT HAVE BEEN PROVIDED TO ME BY MASTERTON HOMES.

DATE

For: **MR R. R. CHAND**

Address: **15 WOLAROI CRESCENT, REVESBY NSW 2212**

Lot No: **12** DP: **29262**

Council: **CANTERBURY-BANKSTOWN**

North Point

DWG: **FLOOR PLAN**

Design: **HARMONY ELITE 5 BED - OPTION A**

Facade: **TRADITIONAL**

Edition: **ULTIMATE INCLUSIONS**

Stage:

COUNCIL SUBMISSION

Drawn Date: **21.06.22**

Drawn By: **WA**

Rev. Date: **23.01.2023**

Scale @ A3: **1 : 100**

JOB No. **2017631**

Sheet No. **02.00**

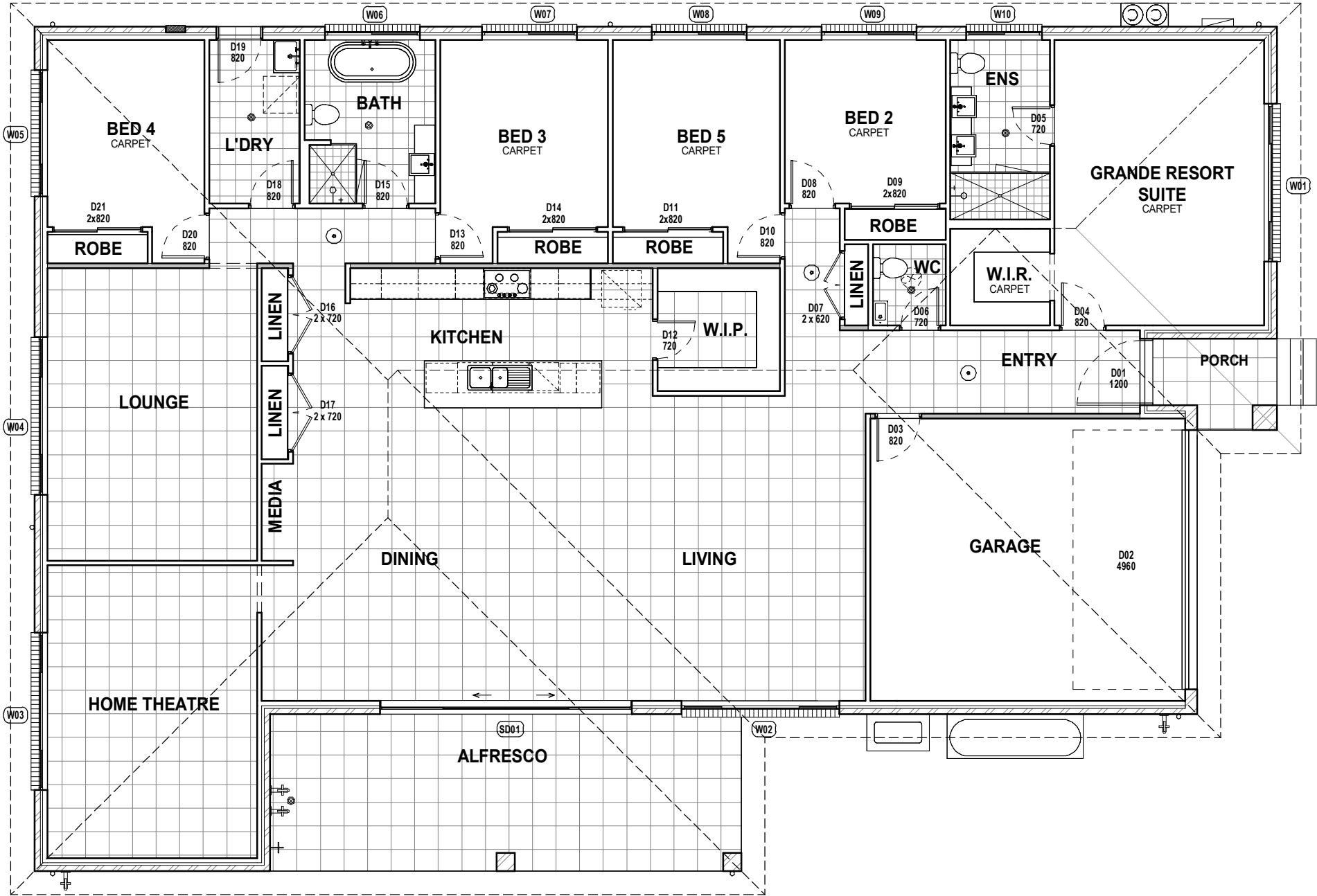
Revision: **4**

Location: L\12017631 - CHAND\2017631 - CHAND.rvt


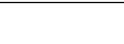
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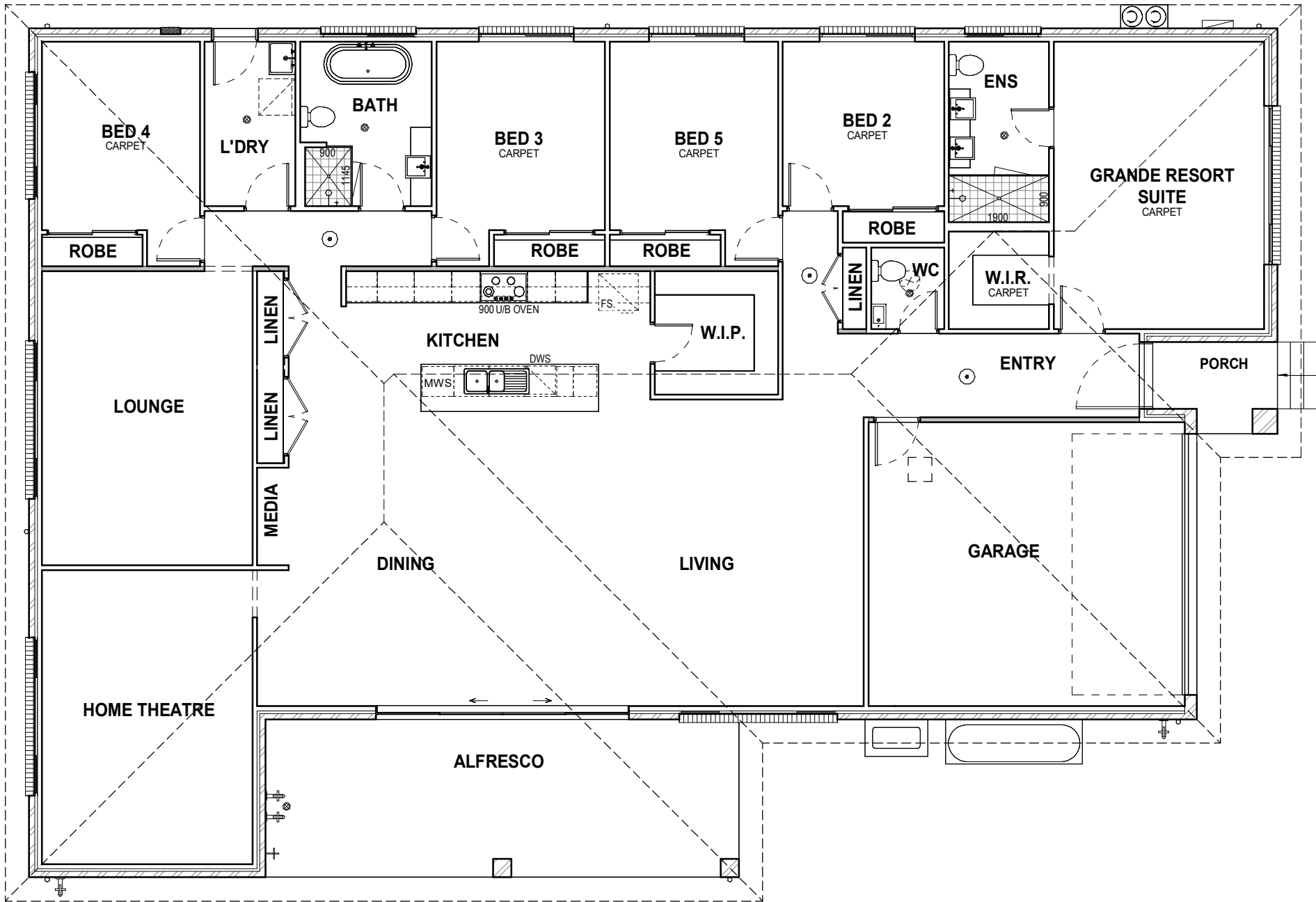
DOOR SCHEDULE				
DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2340	1200	GRD FLOOR
02	PANELIFT DOOR	2400	4960	GARAGE
03		2340	820	GRD FLOOR
04		2340	820	GRD FLOOR
05		2340	720	GRD FLOOR
06		2340	720	GRD FLOOR
07		2340	2 x 620	GRD FLOOR
08		2340	820	GRD FLOOR
09	1665 S/O SMARTROBE	2415	2x820	GRD FLOOR
10		2340	820	GRD FLOOR
11	1665 S/O SMARTROBE	2415	2x820	GRD FLOOR
12		2340	720	GRD FLOOR
13		2340	820	GRD FLOOR
14	1665 S/O SMARTROBE	2415	2x820	GRD FLOOR
15		2340	820	GRD FLOOR
16		2340	2 x 720	GRD FLOOR
17		2340	2 x 720	GRD FLOOR
18		2340	820	GRD FLOOR
19		2340	820	GRD FLOOR
20		2340	820	GRD FLOOR
21	1665 S/O SMARTROBE	2415	2x820	GRD FLOOR

WINDOW & SLIDING DOOR SCHEDULE						
TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	2400	3010	SLIDING	CLEAR, DOUBLE GLAZING	GRD FLOOR
W	02	857	3010	SLIDING	CLEAR, DOUBLE GLAZING	GRD FLOOR
W	03	857	3010	SLIDING	CLEAR, DOUBLE GLAZING	GRD FLOOR
W	04	857	3010	SLIDING	CLEAR, DOUBLE GLAZING	GRD FLOOR
W	05	857	2410	SLIDING	CLEAR, DOUBLE GLAZING	GRD FLOOR
W	06	600	1810	SLIDING	TOUGH. OBS. DOUBLE GLAZING.	GRD FLOOR
W	07	1200	1810	SLIDING	CLEAR, DOUBLE GLAZING	GRD FLOOR
W	08	1200	1810	SLIDING	CLEAR, DOUBLE GLAZING	GRD FLOOR
W	09	1200	1810	SLIDING	CLEAR, DOUBLE GLAZING	GRD FLOOR
W	10	600	1450	SLIDING	TOUGH. OBS. DOUBLE GLAZING.	GRD FLOOR
SD	01	2400	4810	SLIDING DOOR	CLEAR, DOUBLE GLAZING	GRD FLOOR



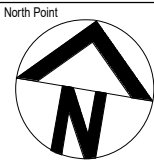
FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1







<div><div>CNR, SAPPHO ROAD AND HUME HIGHWAY, WARWICK FARM, NSW 2170 PH-1300 4HOMES(1300 446 637) WWW.MASTERTON.COM.AU LICENCE No. 35558C / ABN. 52 002 873 047</div></div>	<div><div>COPYRIGHT</div><div>Masterton Homes is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced. Unauthorized use, copy, amendment or adaption will be prosecuted</div></div>	<div><div>GENERAL NOTE</div><div>Do not scale drawings use figured dimensions only. Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drafting office</div></div>	CLIENT'S SIGNATURE 1		For: MR R. R. CHAND		<div></div>	DWG: SCHEDULES		Stage: COUNCIL SUBMISSION					JOB No. 2017631	
	CLIENT'S SIGNATURE 2		Address : 15 WOLAROI CRESCENT, REVESBY NSW 2212		Design: HARMONY ELITE 5 BED - OPTION A											
	I ACCEPT AND UNDERSTAND THE PLANS AND DOCUMENTS THAT HAVE BEEN PROVIDED TO ME BY MASTERTON HOMES		Lot No : 12	DP: 29262	Facade: TRADITIONAL	Garage Location: LHS		Drawn Date: 21.06.22	Drawn By: WA	Rev. Date: 23.01.2023	Scale @ A3: 1 : 100	Sheet No. 02.01	Revision: 4			
			Council: CANTERBURY-BANKSTOWN		Edition: ULTIMATE INCLUSIONS											



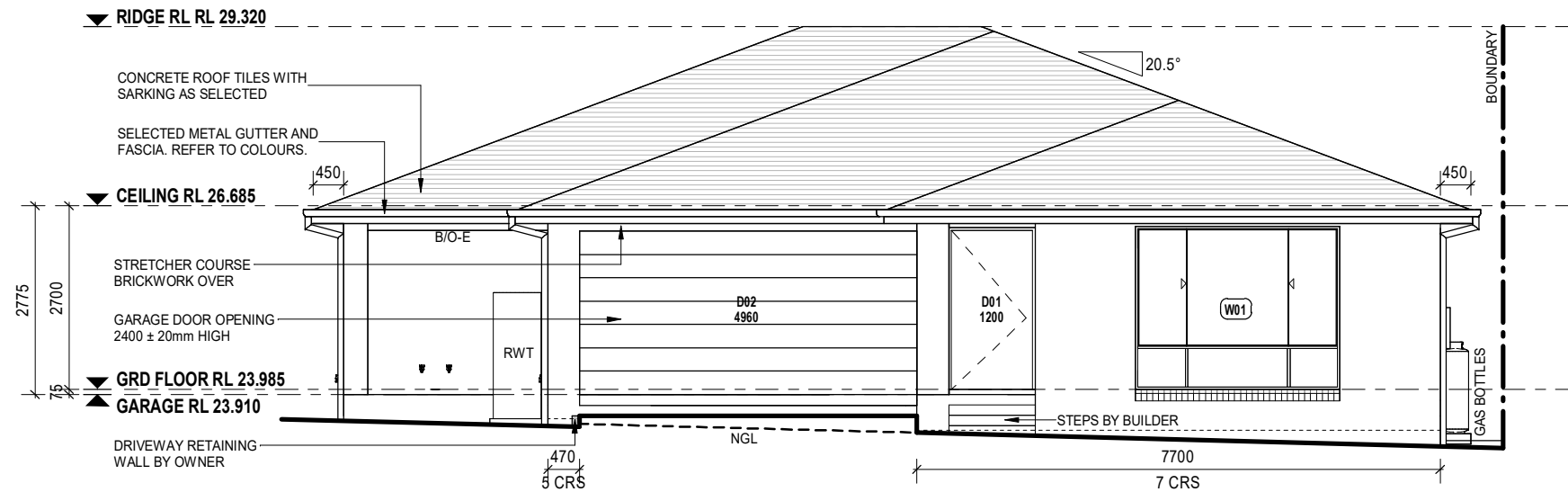
MASTERTON HOMES ELECTRICAL STANDARDS			
SCHEDULE	DPP	SPP	LIGHT POINT
BATHROOM	1		1
BEDROOM - MASTER / BED 1	2		1
BEDROOMS - ALL OTHER (INCLUDES GUEST)	1		1
DINING	1		1
ENSUITE	1		1
FAMILY ROOM	2		2
GARAGE	1		2
GREAT ROOM	2		2
HOME THEATRE	1		1
KITCHEN	2		1
LAUNDRY	1		1
LIVING / LOUNGE ROOM	1		1
POWDER / WC	1		1
STUDY / STUDY NOOK / MEDIA	1		1
WIP / BUTLERS PANTRY			1
ENTRY			1
HALLWAYS (1 PER 3m APPROX.)			1
OUTDOOR - ALFRESCO / BALCONY/ LAUNDRY / PATIO			1
OUTDOOR - GRANNY FLAT			1
STAIRCASE			1
UNDER STAIRCASE STORAGE (DOOR ACCESS)			1
WALK IN ROBES			1
HOME HUB (IF APPLICABLE)	1		
ALARM (IF APPLICABLE)		1	
DISHWASHER		1	
FRIDGE		1	
GARAGE DOOR OPENER		1	
GAS COOKTOP (STAND ALONE)		1	
MICROWAVE (IF APPLICABLE)		1	
RANGEHOOD		1	
MISCELLANEOUS ITEMS - 1 X DATA POINT / 2 X PHONE POINT / 2 X TV POINT			
GENERAL NOTES			
1. ROOM NAMES MAY VARY DEPENDING ON HOUSE DESIGN AND CUSTOMISATION OF STANDARD DESIGN			
2. ALL OTHER ROOMS NOT LISTED IN ABOVE SCHEDULE WILL INCLUDE 1 X DPP / 1 LIGHT POINT			
3. ALFRESCO GREATER THAN 4M - 2 LIGHT POINTS TO BE ALLOWED			
4. TWO WAY SWITCH TO STAIRCASE ONLY (DOUBLE STOREY)			
5. DUCTED EXHUAUST FANS PROVIDED TO WET AREAS WITH SHOWER OR AS PER BCA REQUIREMENTS			
6. FINAL ALLOCATION OF POWER POINTS / SWITCHES TO BE CONFIRMED AT ELECTRICAL CONSULTATION			
7. DATA POINT APPLICABLE ONLY WHEN ULTIMATE INCLUSIONS OR EVOLVE LUXURY PACKAGE SELECTED			

FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1

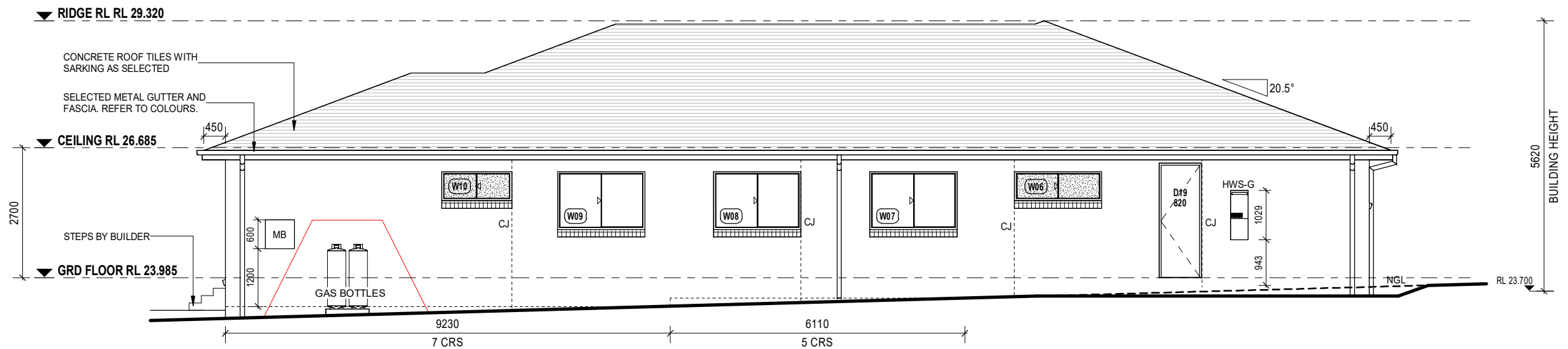


FINISHES LEGEND	
MOROKA FINISH RAKED JOINT 1 CRS BELOW FFL @ FLASHING LEVEL	
ACRYLIC RENDER RAKED JOINT 1 CRS BELOW FFL @ FLASHING LEVEL	
FEATURE BRICK WORK	
FEATURE TILING	
FEATURE STACK STONE	
FINISH BY OWNER	
TIMBER CLADDING CAMBIA - ALL STANDARD SITES MERBAU - BUSHFIRE AFFECTED SITES REFER TO TENDER AND SIGNED COLOURS PLANS FOR EXTERNAL APPLICATION DETAILS	

KEYNOTE LEGEND	
B/O-E	EXPOSED BEAM OVER TO ENGINEERS DETAIL
CJ	CONSTRUCTION JOINT
HWS-G	HOT WATER SYSTEM-GAS INSTANTANEOUS
MB	METER BOX
RWT	RAIN WATER TANK




1 EAST (FRONT) ELEVATION
03.00 1 : 100



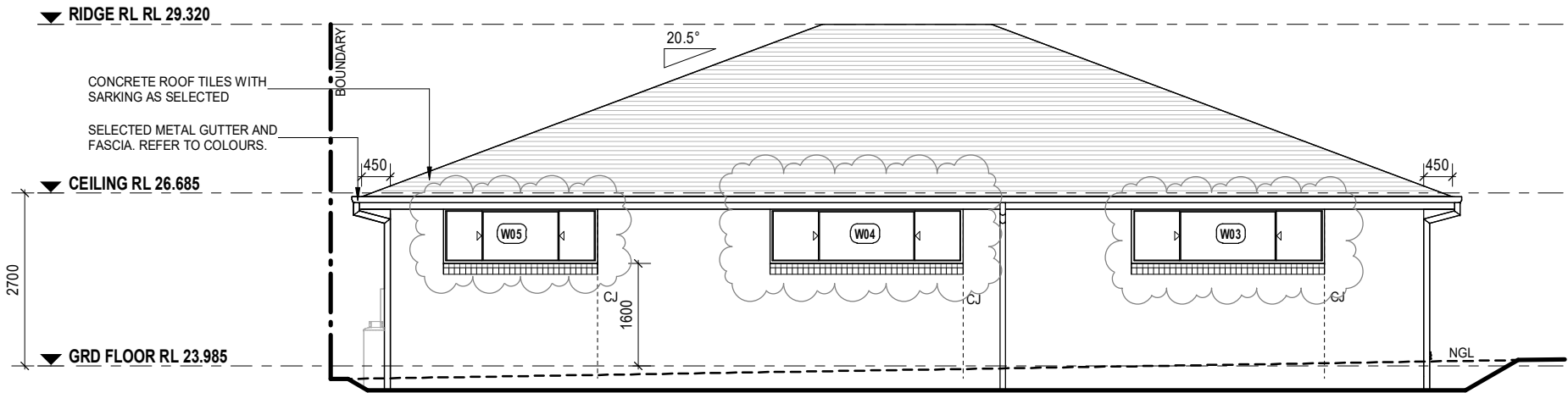
2 NORTH (RIGHT) ELEVATION
03.00 1 : 100

FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1

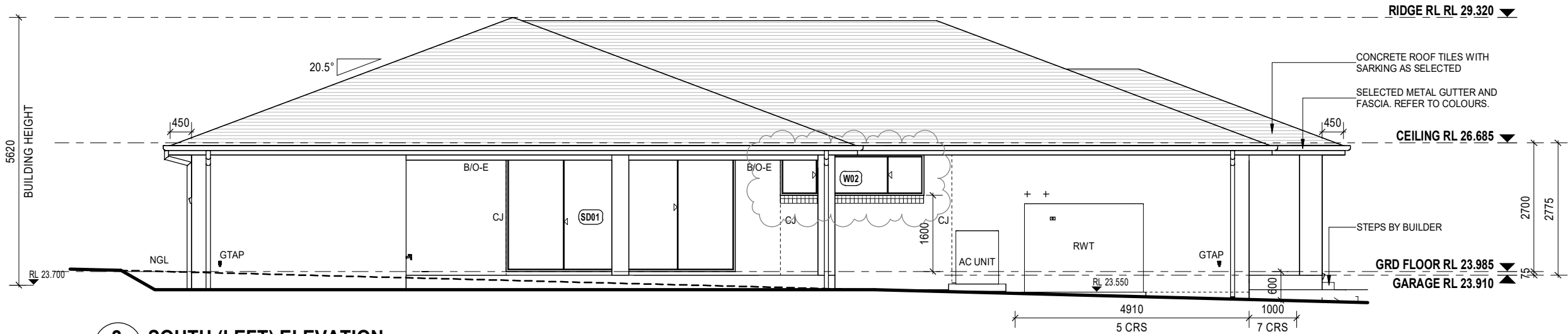
 <p>CNR, SAPPHO ROAD AND HUME HIGHWAY, WARWICK FARM, NSW 2170 PH-1300 4HOMES (1300 446 637) WWW.MASTERTON.COM.AU LICENCE No. 35558C / ABN 52 002 873 047</p>	<p>COPYRIGHT</p> <p>Masterton Homes is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced.</p> <p>Unauthorized use, copy, amendment or adaptation will be prosecuted</p>	<p>GENERAL NOTE</p> <p>Do not scale drawings use figured dimensions only.</p> <p>Check & verify dimension & levels prior to the commencement of any work.</p> <p>All discrepancies to be reported to the drafting office</p>	<p>CLIENT'S SIGNATURE 1</p> <p>CLIENT'S SIGNATURE 2</p> <p>I ACCEPT AND UNDERSTAND THE PLANS AND DOCUMENTS THAT HAVE BEEN PROVIDED TO ME BY MASTERTON HOMES</p>	<p>For:</p> <p>MR R. R. CHAND</p> <p>Address : 15 WOLAROI CRESCENT, REVESBY NSW 2212</p> <p>Lot No : 12 DP : 29262</p> <p>Council: CANTERBURY-BANKSTOWN</p>	<p>North Point</p>	<p>DWG:</p> <p>ELEVATIONS</p> <p>Design: HARMONY ELITE 5 BED - OPTION A</p> <p>Facade: TRADITIONAL</p> <p>Edition: ULTIMATE INCLUSIONS</p>	<p>Garage Location:</p> <p>LHS</p>	<p>Stage:</p> <p>COUNCIL SUBMISSION</p> <p>2017631</p>				<p>JOB No.</p>
			<p>DATE</p>				<p>Drawn Date:</p> <p>21.06.22</p>	<p>Drawn By:</p> <p>WA</p>	<p>Rev. Date:</p> <p>23.01.2023</p>	<p>Scale @ A3:</p> <p>1 : 100</p>	<p>Sheet No.</p> <p>03.00</p>	<p>Revision:</p> <p>4</p>

FINISHES LEGEND	
MOROKA FINISH RAKED JOINT 1 CRS BELOW FFL @ FLASHING LEVEL	
ACRYLIC RENDER RAKED JOINT 1 CRS BELOW FFL @ FLASHING LEVEL	
FEATURE BRICK WORK	
FEATURE TILING	
FEATURE STACK STONE	
FINISH BY OWNER	
TIMBER CLADDING CAMBIA - ALL STANDARD SITES MERBAU - BUSHFIRE AFFECTED SITES	
REFER TO TENDER AND SIGNED COLOURS PLANS FOR EXTERNAL APPLICATION DETAILS	

KEYNOTE LEGEND	
AC UNIT	AIR CONDITIONING UNIT
B/O-E	EXPOSED BEAM OVER TO ENGINEERS DETAIL
CJ	CONSTRUCTION JOINT
GTAP	GARDEN TAP
RWT	RAIN WATER TANK



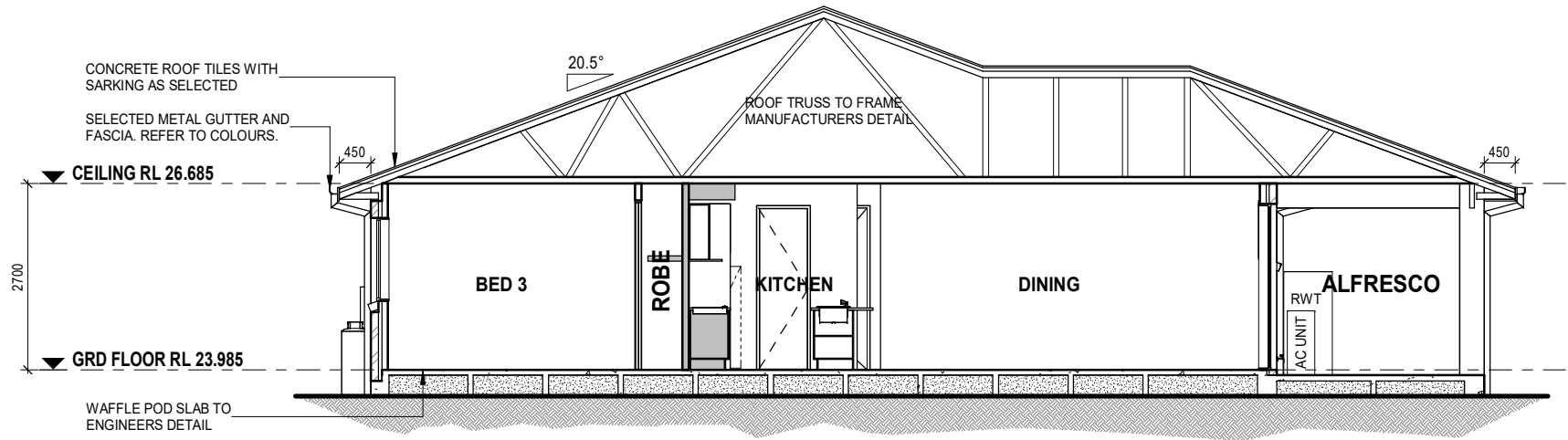
1 WEST (BACK) ELEVATION
1 : 100



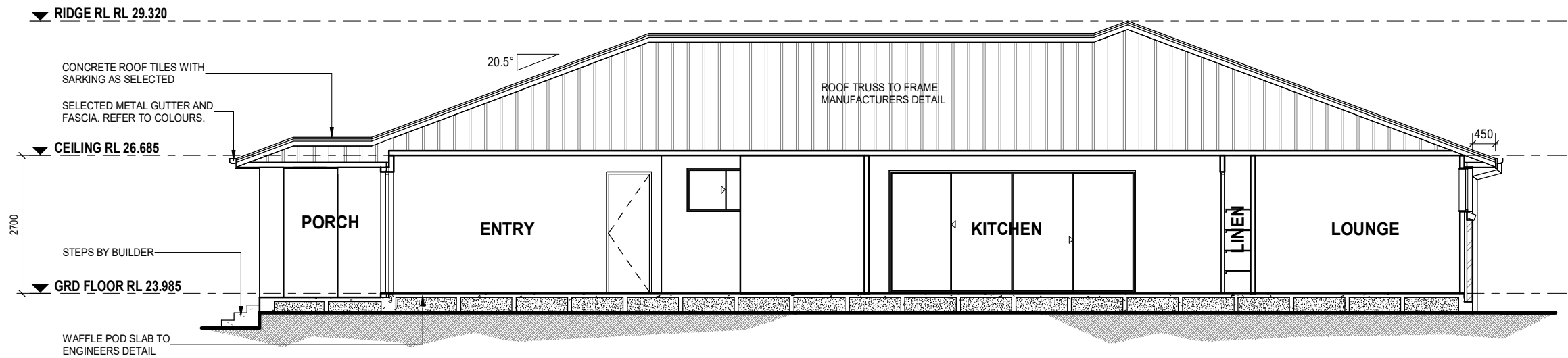
2 SOUTH (LEFT) ELEVATION
1 : 100

FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1

ADDITIONAL FRAMING NOTES
1. SQUARE SET OPENINGS TO GROUND FLOOR 2340mm HIGH (UNLESS SPECIFIED ON FLOOR PLANS).
INSULATION UPGRADES
ADDITIONAL INSULATION UPGRADES TO FOLLOWING : 1. R2.5 BRADFORD INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS 2. R4.1 BRADFORD INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE). 3. REFER TO BASIX BOX FOR STANDARD INSULATION REQUIREMENTS 4. R2.5 SOUNDSREEN INSULATION BATTS TO INTERNAL WALLS OF GARAGE, MASTER SUITE/BED 2, BED 3, 4, 5 AND LOUNGE.

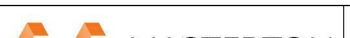


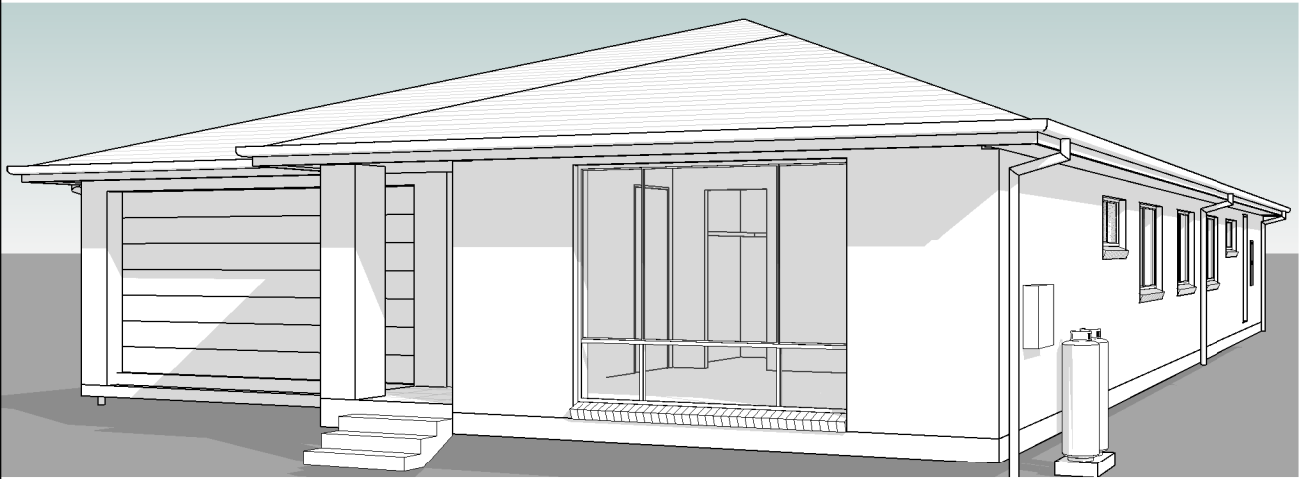
A SECTION A-A
04.00 1 : 100



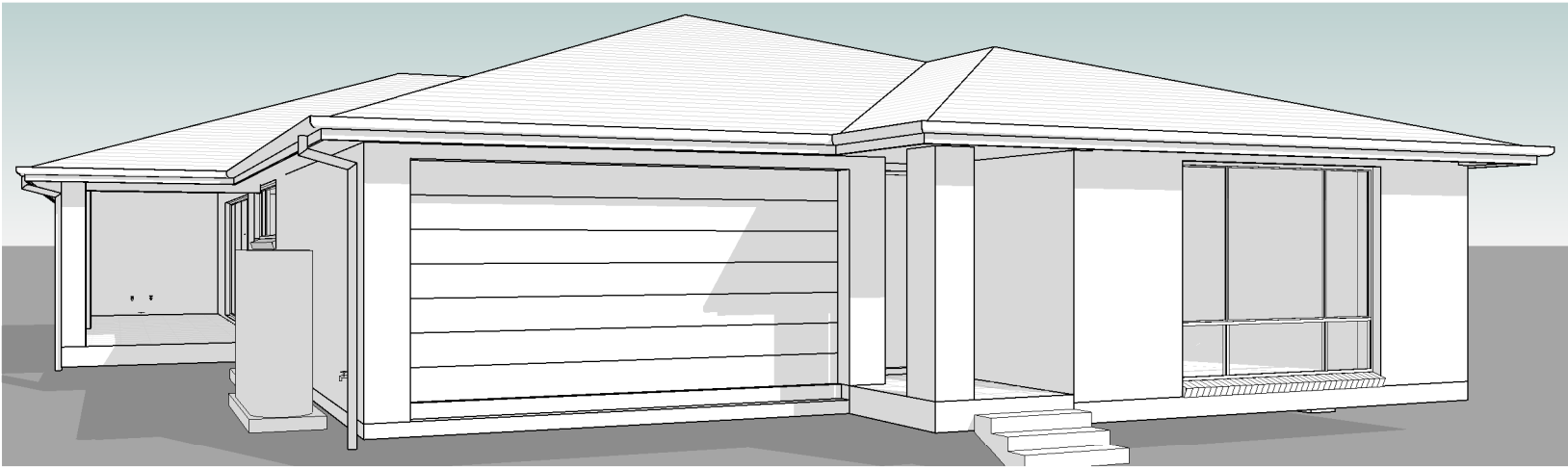
B SECTION B-B
04.00 1 : 100

FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1

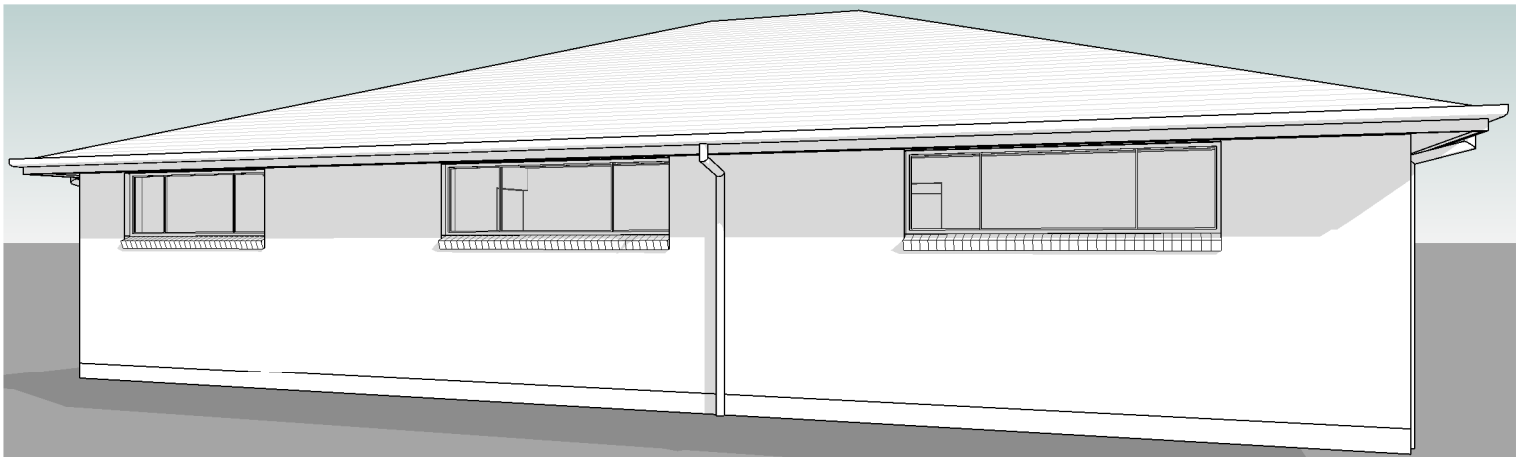
<div></div> <div>CNR. SAPHO ROAD AND HUME HIGHWAY, WARWICK FARM, NSW 2170 PH-1300 4HOMES(1300 446 637) WWW.MASTERTON.COM.AU LICENCE No. 35568C / ABN. 52 002 873 047</div>	<div>COPYRIGHT: Masterton Homes is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced. Unauthorized use, copy, amendment or addition will be prosecuted.</div>	<div>GENERAL NOTE Do not scale drawings use figured dimensions only. Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drafting office</div>	CLIENT'S SIGNATURE 1		For: MR R. R. CHAND		North Point	DWG: SECTIONS		Stage: COUNCIL SUBMISSION		JOB No. 2017631			
	CLIENT'S SIGNATURE 2		Address : 15 WOLAROI CRESCENT, REVESBY NSW 2212		Design: HARMONY ELITE 5 BED - OPTION A										
	Lot No : 12		DP : 29262		Facade: TRADITIONAL			Garage Location:		Drawn Date:	Drawn By:	Rev. Date:	Scale @ A3:	Sheet No.	Revision:
	Council: CANTERBURY-BANKSTOWN				Edition: ULTIMATE INCLUSIONS			LHS		21.06.22	WA	23.01.2023	1 : 100	04.00	4
	I ACCEPT AND UNDERSTAND THE PLANS AND DOCUMENTS THAT HAVE BEEN PROVIDED TO ME BY MASTERTON HOMES.		DATE												



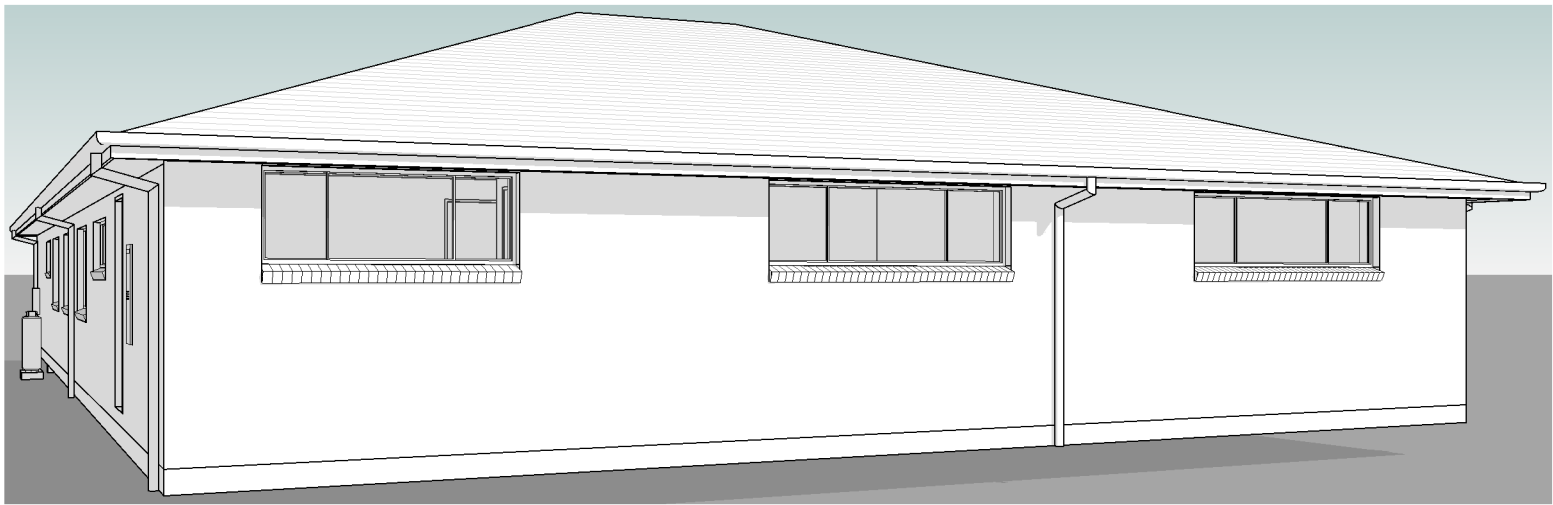
1 FRONT RIGHT
05.00



2 FRONT LEFT
05.00

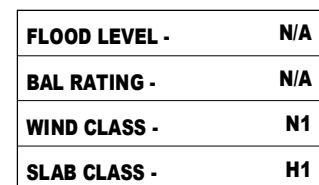
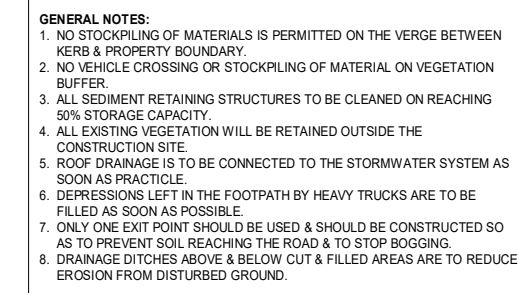


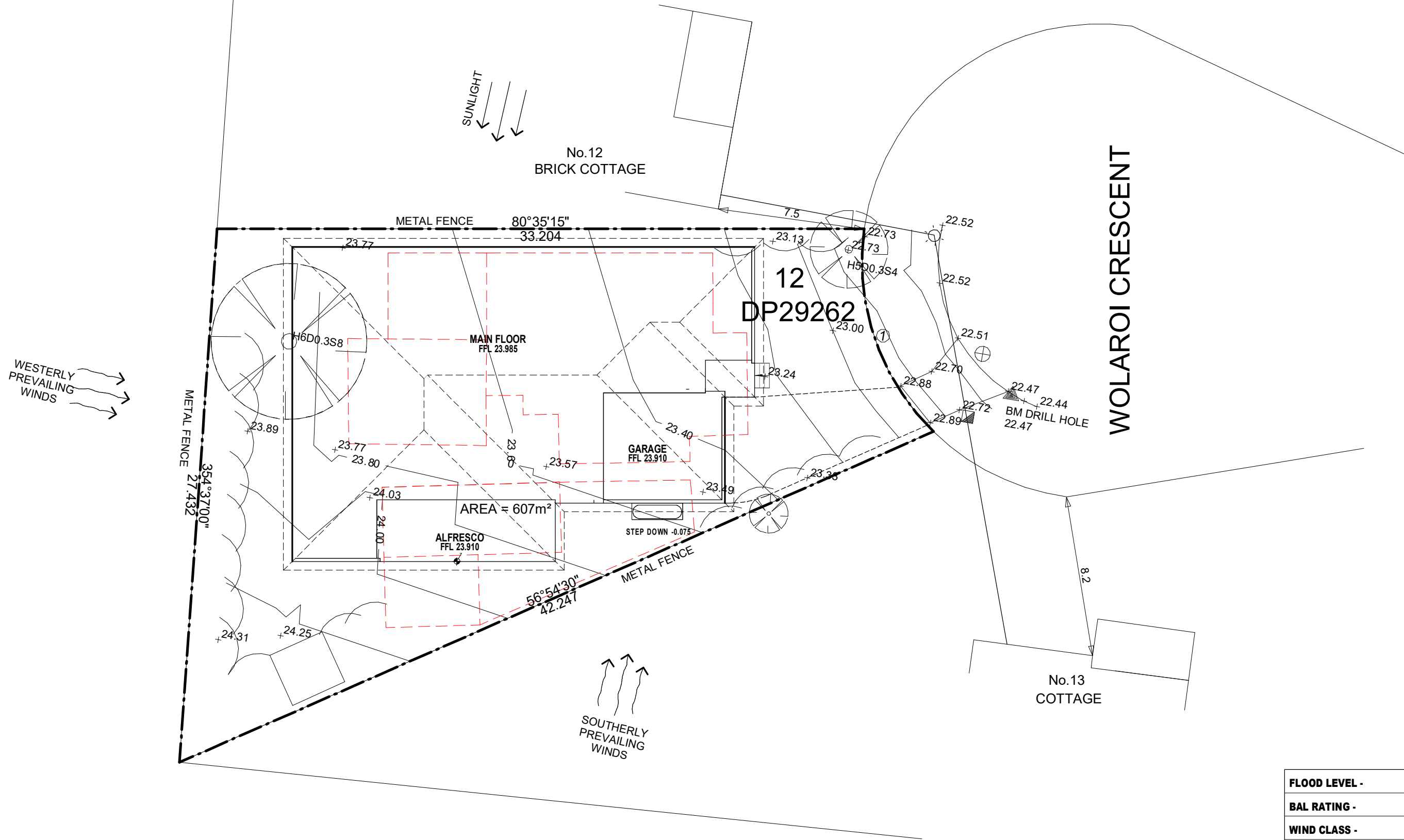
3 REAR RIGHT
05.00



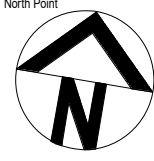
4 REAR LEFT
05.00

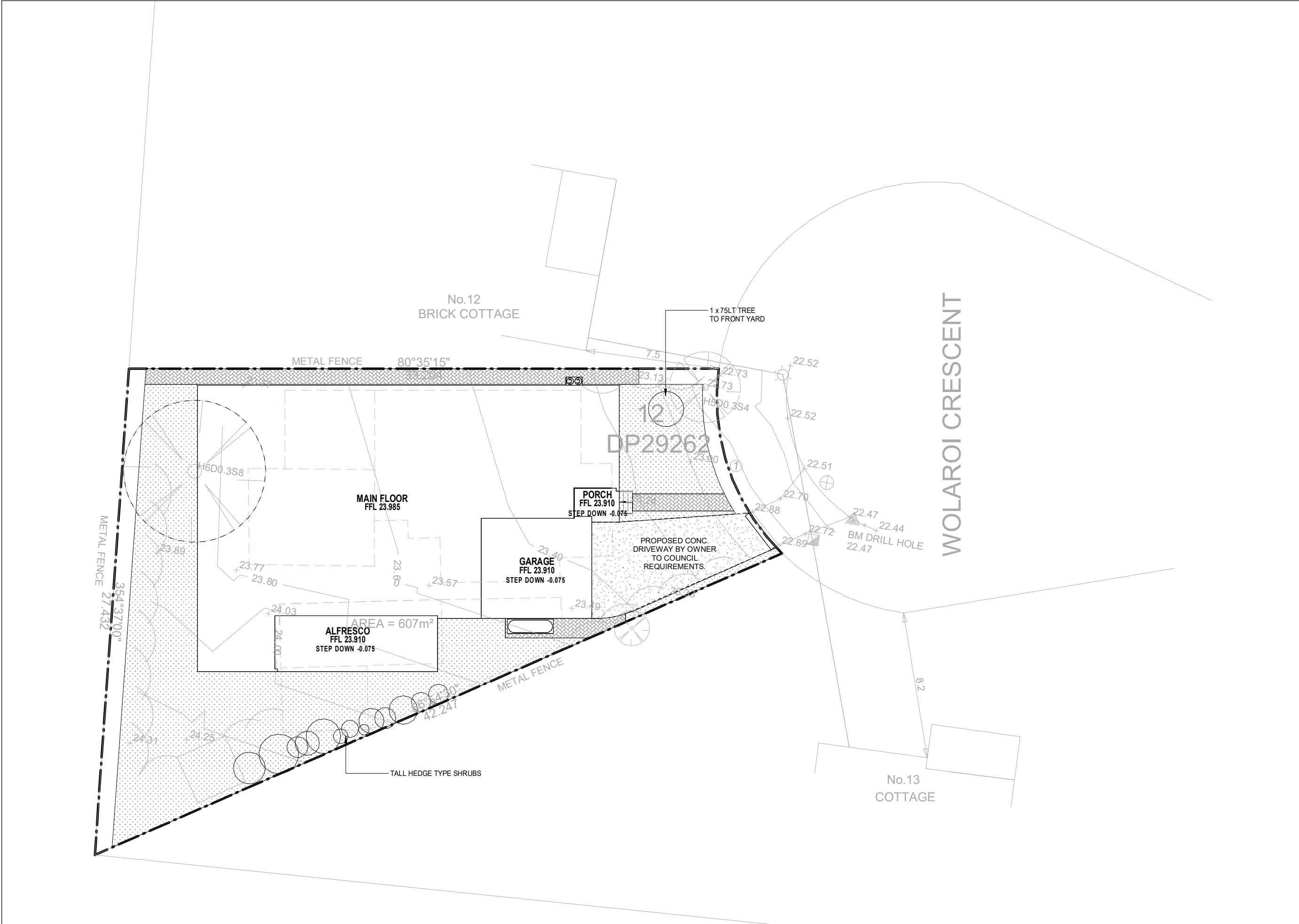
FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1





FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1





LANDSCAPE LEGEND

LARGE TREES

MEDIUM TREES

SMALL TREES

LARGE SHRUBS

SMALL SHRUBS

HEDGE

PAVERS

RUBBISH BINS

TURF

PAVING

PEBBLES

NOTES:

1. MASTERTON HOMES WILL PROVIDE THE LEVEL OF INCLUSIONS AS DETAILED WITHIN THE BUILDING TENDER.

2. ALL OTHER ITEMS THAT MAY APPEAR ON THIS CONCEPT LANDSCAPE PLAN ARE NOT INCLUDED AND WILL NOT BE PROVIDED.

3. THE CONCEPT LANDSCAPE PLAN IS PRODUCED TO ALLOW FOR RELEVANT APPROVALS TO CONSTRUCT THE HOME.

4. ALL OTHER REQUIREMENTS OF THE DEVELOPER OR OTHER AUTHORITIES ARE TO BE COMPLETED BY THE OWNER.

FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1

MASTERTON

CNR. SAPHO ROAD AND HUME HIGHWAY,
WARWICK FARM, NSW 2170
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CLIENT'S SIGNATURE 1

CLIENT'S SIGNATURE 2

I ACCEPT AND UNDERSTAND THE PLANS AND DOCUMENTS THAT HAVE BEEN PROVIDED TO ME BY MASTERTON HOMES.

DATE

For:

MR R. R. CHAND

Address:

15 WOLAROI CRESCENT, REVESBY NSW 2212

Lot No:

12

DP:

29262

Council:

CANTERBURY-BANKSTOWN

North Point

DWG:

CONCEPT LANDSCAPE

Design:

HARMONY ELITE 5 BED - OPTION A

Facade:

TRADITIONAL

Edition:

ULTIMATE INCLUSIONS

Garage Location:

LHS

Stage:

COUNCIL SUBMISSION

Drawn Date:

21.06.22

Drawn By:

WA

Rev. Date:

23.01.2023

Scale @ A3:

1 : 200

JOB No.

2017631

Sheet No.

06.03

Revision:

4

Location: L\2017631 - CHAND\2017631 - CHAND.rvt

Plot Date: 23/01/2023 2:56:07 PM

