



NCC 2022 WET AREAS

GROUND FLOOR

1. NO SLAB RECESS - 50mm ANGLE (STANDARD)
A. ROOM - PDR
2. SLAB RECESS - 50mm (MIN. 20mm ANGLE)
A. ROOM -

FIRST FLOOR

1. NO FLOOR JOIST STEP DOWN - 50mm ANGLE (STANDARD)
A. ROOM - ENS, PDR AND BATHROOM
2. FLOOR JOIST STEP DOWN - 45mm (MIN 20mm ANGLE)
A. ROOM -

NOTE:

1. FLOOR WASTE NOT INCLUDED TO LAUNDRY UNLESS UPGRADED BY OWNER.
2. FIRST FLOOR - COMPRESSED FIBRO CEMENT SUBSTRATE TO ALL WET AREAS
3. ANY ADDITIONAL WET AREA SLAB RECESS OR STEP DOWN IN THE FLOOR SUBSTRATE OVER AND ABOVE WHAT IS REQUIRED TO COMPLY WITH NCC 2022 REQUIRMENTS WILL BE AN UPGRADE REQUEST BY OWNER.



MASTERTON

CNR. SAPHO 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

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 adaption will be prosecuted

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 KEVIN NGUYEN & MRS ANH HOANG VO

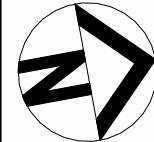
Address : 73 ESME AVENUE, CHESTER HILLS NSW 2162

Lot No : 19

DP : 13100

Council: CANTERBURY BANKSTOWN

North Point



DWG:

COVER SHEET

Design: TEMPUS PREMIER

Facade: METRO

Edition: ULTIMATE INCLUSIONS

DESIGN PLANS
SUBJECT TO ENGINEERS AND MANUFACTURERS DESIGN CRITERIA-MAY CHANGE TO SUIT COMPLIANCE.

HYDRAULIC DESIGN
REFER TO HYDRAULICS ENGINEERS DRAWINGS FOR DRAINAGE DESIGN

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

SQUARE SET CEILING WITH FURRING CHANNELS

1. EXCLUDES GARAGE, WET AREAS, BIR, LINEN, STORAGE (OR SIMILAR) AREAS AND EXTERNAL CEILINGS.
2. FOR ALL OTHER CORNICE SELECTIONS, REFER TO COLOURS PACK AND TENDER.

SQ. SET CEILINGS FIXED TO FURRING CHANNELS APPLICABLE TO FOLLOWING ROOMS ONLY: GROUND FLOOR AND FIRST FLOOR

NBN COMPLIANT
HOME TO BE SMART WIRED TO SUIT NBN BUILDING REQUIREMENTS.

FLOOD LEVEL - N/A

BAL RATING - N/A

WIND CLASS - N1

SLAB CLASS - H1

CONSTRUCTION NOTES
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE NCC 2022 (NATIONAL CONSTRUCTION CODE OF AUSTRALIA) & NCC 2022 REFERENCED AUSTRALIAN STANDARDS.

THE DESIGN AND THE PRICE OF THE HOUSE IS SUBJECT TO FINAL STRUCTURAL ENGINEERS DESIGN DOCUMENTATION.

1. REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND STRUCTURAL DESIGN CERTIFICATE FOR ALL SLAB, BEAM AND COLUMN DETAILS.
2. WAFFLE POD SLAB TO ENGINEERS DETAIL, IN ACCORDANCE WITH AS2870-2011.
3. REFER TO FRAME AND FLOOR JOIST LAYOUT DRAWINGS FOR ADDITIONAL TIMBER BEAMS AND FLOOR JOISTS DETAILS.
4. FRAMING SUPPLIERS/DETAILERS TO COMPLY WITH BUILDER HOMES GENERAL FRAME SPECIFICATION. ANY DISCREPANCIES IN PLANS TO BE REPORTED TO HEAD OFFICE.
5. ALL PERMANENT BRACING IN ACCORDANCE WITH AS1684-TIMBER FRAMING CODE.
6. STRENGTHENING OF ROOF TRUSSES AS REQUIRED FOR AC UNIT/SOLAR COLLECTORS.
7. IF APPLICABLE, REFER TO HYDRAULICS ENGINEER'S DRAWINGS AND HYDRAULICS DESIGN CERTIFICATE FOR STORMWATER REQUIREMENTS.
8. REFER TO SIGNED COLOURS DOCUMENTATION FOR ADDITIONAL CLIENT SELECTIONS.
9. CENTRE OF DOWNPIPES TO BE 350mm FROM CORNER OF FACE BRICKWORK (UNLESS NOTED OTHERWISE).
10. ALL SERVICES POSITIONS TO BE DETERMINED AND COORDINATED ON SITE BY SUPERVISOR.
11. BULKHEADS TO BE DETERMINED AND COORDINATED ON SITE.
12. FLASHING TO DAMP COURSE LEVEL TO BE FINISHED FLUSH WITH OUTSIDE FACE OF BRICKWORK.
13. ALL RETAINING WALLS BY OWNER AFTER HANDOVER UNLESS PRIOR APPROVAL FROM CONSTRUCTION MANAGER.
14. ANY WORKS OR ITEMS BY OWNER, TO BE COMPLETED AFTER HANDOVER UNLESS PRIOR APPROVAL FROM CONSTRUCTION MANAGER.
15. ALL EXTERNAL PATIOS / ALFRESCOS-SURFACE FINISH TO BE SUITABLE FOR TILING BY OWNER AFTER HANDOVER (APPLICABLE ONLY IF OWNER NOMINATES TO COMPLETE TILE FINISH).
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.
17. FLOOD AFFECTED SITES - ALL MATERIALS BELOW NOMINATED FLOOD LEVEL TO BE CONSTRUCTED OF FLOOD COMPATIBLE MATERIAL.
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.
19. TERMITE BARRIER TO PERIMETER OF HOUSE TO COMPLY WITH RELEVANT NCC CODE AND AS3660.1 & 2 - 2014.
20. AIR CONDITIONING DROPPER LOCATION SUBJECT TO STRUCTURAL COORDINATION ON SITE. FINAL AC DROPPER LOCATION TO BE DETERMINED ON SITE BY SUPERVISOR.
21. PLINTHS TO BE PROVIDED UNDER ALL VANTIES TO CONCEAL PLUMBING. FINAL SIZE / DIMENSION OF PLINTHS ARE TO BE COORDINATED ON SITE BY SUPERVISOR.
22. VARIOUS CUTS TO TILES MAYBE REQUIRED TO ACHIEVE COMPLIANT FALLS TO FLOOR WASTES AS PER AUTHORITIES REQUIREMENTS. TILE CUTS TO BE COORDINATED AND ADJUSTED ON SITE BY TILE INSTALLER.

V. NSW H6D1 & H6D2 ENERGY EFFICIENCY : COMPLY WITH BASIS - AS4559.1 & 2 - 2018

W. NSW HTD4 BUILDINGS IN BUSHFIRE PRONE AREAS - CONSTRUCTION AND PLANNING MUST BE TO PLANNING FOR BUSHFIRE PROTECTION 2019 & AS 3959-2018, NASH STANDARD - STEEL FRAMED CONSTRUCTION IN BUSHFIRE AREAS.

X. HTD5 HEATING APPLIANCES, FIREPLACES, CHIMNEYS, AND FLUES - FOR A DOMESTIC SOLID FUEL BURNING APPLIANCE, ASINZS 2918-2018 OR FOR A HEATING APPLIANCE, PART 12.4 OF THE ABCB HOUSING PROVISIONS.

Y. PARTY WALLS FIRE RATED IN ACCORDANCE WITH PART 9.3.1 OF THE ABCB HOUSING PROVISIONS (EXTENDING FROM SLAB TO UNDERSIDE OF THE ROOF, WITH NO BUILDING ELEMENTS PENETRATING OR CROSSING OVER).

Z. PART 10.8 - CONDENSATION MANAGEMENT.

AA. PART 13.4 - BUILDING SEALING.



MASTERTON

REALISE YOUR DREAM

DRAWING SCHEDULE

No.	DRAWING TITLE	REV
00.00	COVER SHEET	4
01.00	SITE PLAN	4
01.01	DEMOLITION PLAN	4
02.00	GROUND FLOOR PLAN	4
02.01	FIRST FLOOR PLAN	4
02.05	SCHEDULES GROUND FLOOR	4
02.06	SCHEDULE FIRST FLOOR	4
02.07	GRD FLR ELECTRICAL PLAN	4
02.08	FIRST FLR ELEC. PLAN	4
03.00	ELEVATIONS	4
03.01	ELEVATIONS	4
04.00	SECTIONS	4
05.00	PERSPECTIVE VIEWS	4
07.00	DETAILS	4
07.01	NOTIFICATION PLAN	4
AP00	AREAS-SITE PLAN COVERAGE	4

4	1. COUNCIL SUBMISSION - REMOVED CONCEPT LANDSCAPE FROM SET AS IT IS BY PROFESSIONAL
3	1. COUNCIL SUBMISSION 2. PCV 02
2	1. CONTRACT PLAN - TV - 02 - PCV - 01 - FORM 10 DATED 14.02.2024 DOOR TO RETREAT
1	1. CONTRACT PLAN - TENDER 2 - TV - 01
REV.	DESCRIPTION

REVISION DESCRIPTION

REVISION SCHEDULE

4	COUNCIL SUBMISSION	21.03.2024	PG
3	COUNCIL SUBMISSION	13.03.2024	PG
2	CONTRACT PLAN	19.02.2023	SY
1	CONTRACT PLAN	19.12.2023	SY
Rev.	ISSUE STATUS	Date	Issued by

Stage:

COUNCIL SUBMISSION

JOB No.

2019007

Drawn Date:

19.12.2023

Drawn By:

SY

Rev. Date:

21.03.2024

Scale @ A3:

1 : 1

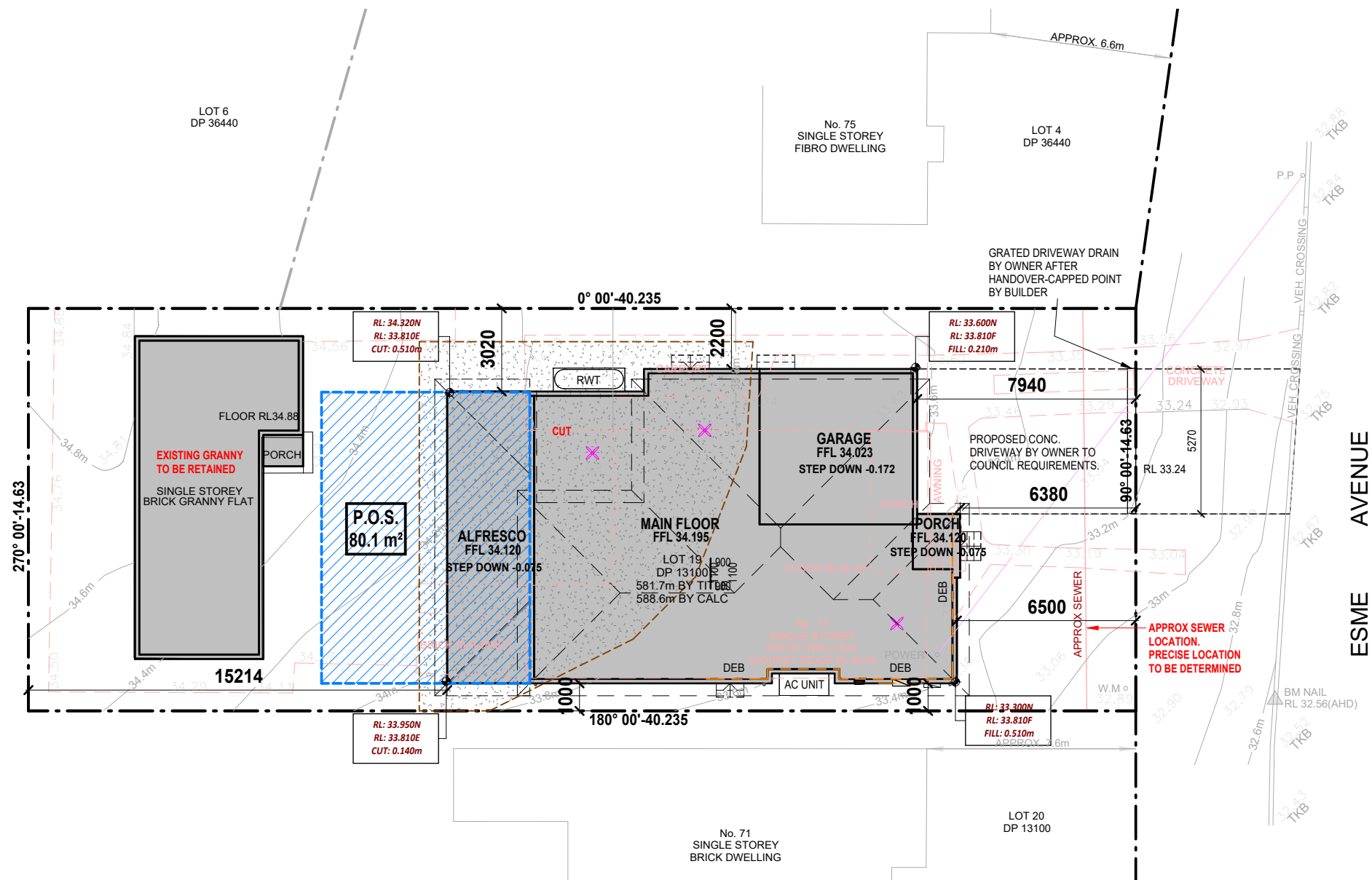
Sheet No.

00.00

Revision:

4

DRIVEWAY GRADIENT	SITE ACCESS	ITEMS BY OWNER	EXCAVATION & SITE NOTES	BASIX & SITE INFORMATION		
<div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></</div></div></div>						



SITE CALCULATIONS

SITE COVERAGE		FSR	
SITE AREA:	588.60 m ²	MAXIMUM:	0.5:1 294.30 m ²
MAXIMUM :	N/A	PROPOSED:	0.49:1 289.53 m ²
PROPOSED:			

PRIVATE OPEN SPACE	LANDSCAPING
MIN. REQ: 80.00 m²	MIN. REQ: 45% 264.87 m²
PROVIDED: 80.00 m²	PROVIDED: 47.01% 276.73 m²

CARPARKING		BUILDING HEIGHT	
MIN. REQ:	2	MAX. ALLOWED:	9 m
PROVIDED:	2	PROVIDED:	8.358 m


AREA-HOUSE TOTAL		AREA-INTERNAL FLOOR	
Name	Area	Name	Area
PATIO	2.89 m ²	GARAGE	29.70 m ²
ALFRESCO	31.83 m ²	EXISTING GRANNY	51.28 m ²
GARAGE	32.37 m ²	GROUND FLOOR	119.89 m ²
EXISTING GRANNY	59.95 m ²	FIRST FLOOR	118.36 m ²
GROUND FLOOR	130.60 m ²	Grand total: 4	319.23 m ²
STAIR VOID	7.38 m ²		
FIRST FLOOR	127.67 m ²		
Grand total: 7	392.69 m ²		

AREA-SITE COVERAGE		AREA-LANDSCAPE	
Name	Area	Name	Area
PATIO	2.89 m ²	LANDSCAPE	16.34 m ²
ALFRESCO	31.83 m ²	LANDSCAPE-FRONT	52.92 m ²
GARAGE	32.37 m ²	LANDSCAPE-REAR	203.20 m ²
EXISTING GRANNY	59.95 m ²	Grand total: 5	272.45 m ²
GROUND FLOOR	130.60 m ²		
Grand total: 5	257.64 m ²		

AREA-DRIVEWAY + PATH		AREA-ROOF	
Name	Area	Type	Area
DRIVEWAY	41.84 m²	Tile Roof-Concrete	9.63 m²
PATH	Not Placed	Metal Roof-Trimdek	15.77 m²
		Tile Roof-Concrete	41.11 m²
Grand total: 2	41.84 m²	Tile Roof-Concrete	179.37 m²
		Grand total: 4	245.88 m²

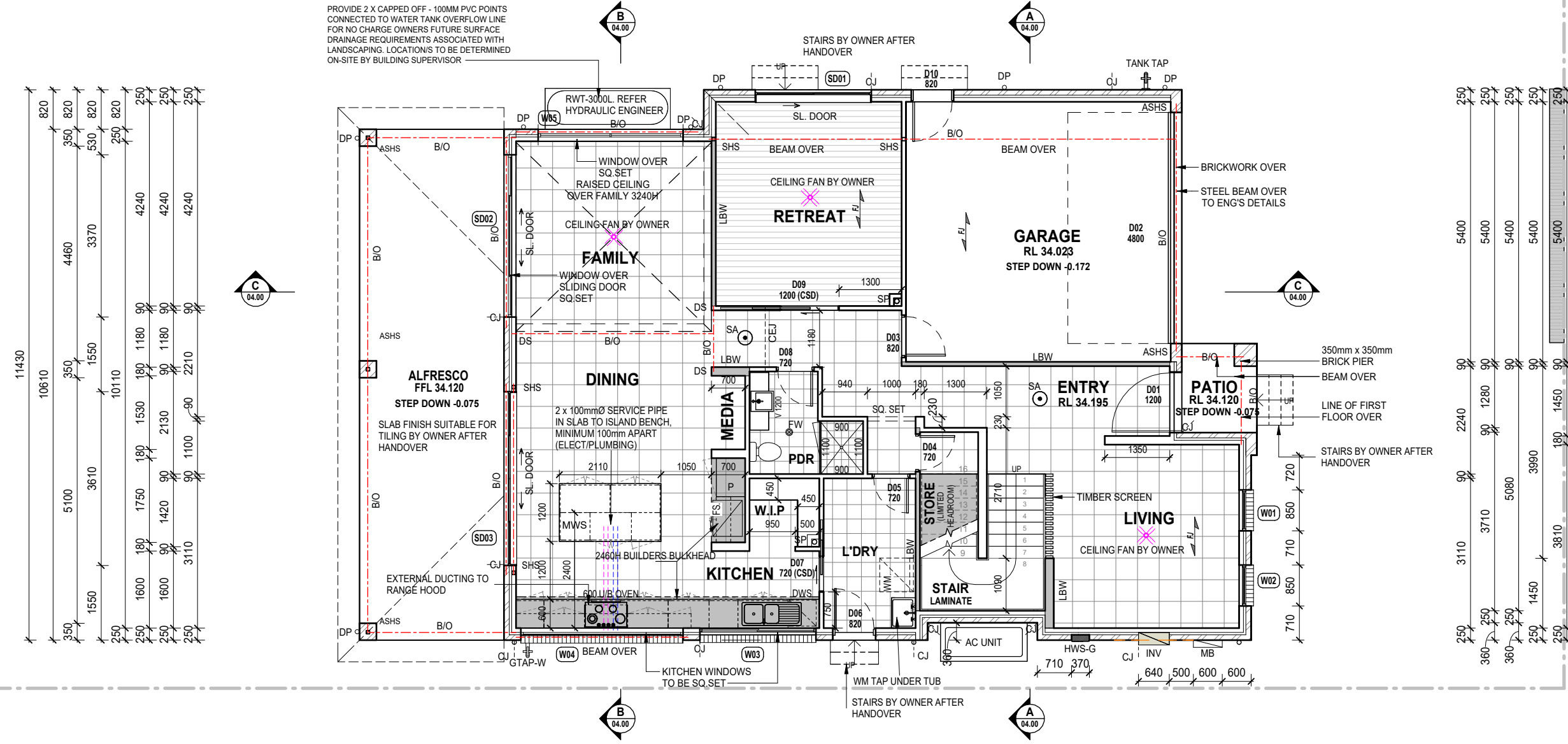
FLOOD LEVEL -	N/A	DRIVEWAY	41.84 m²	Tile Roof-Concrete	9.63 m²
		PATH	Not Placed	Metal Roof-Trimdek	15.77 m²
BAL RATING -	N/A	Grand total: 2	41.84 m²	Tile Roof-Concrete	41.11 m²
WIND CLASS -	N1			Tile Roof-Concrete	179.37 m²
				Grand total: 4	245.88 m²
SLAB CLASS -	H1	1. HOUSE TOTAL AREA MEASURED FROM EXTERNAL FACE OF EXTERNAL WALL. 2. TOTAL ROOF AREA MEASURED TO OUTSIDE OF GUTTERS, EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm).			

Stage: <div style="text-align: center; font-size: 2em; font-weight: bold; color: red;">COUNCIL SUBMISSION</div>				JOB No. <div style="text-align: center; font-size: 2em; font-weight: bold;">2019007</div>	
Drawn Date: <div style="text-align: center; font-size: 1.2em;">19.12.2023</div>	Drawn By: <div style="text-align: center; font-size: 1.2em;">SY</div>	Rev. Date: <div style="text-align: center; font-size: 1.2em;">21.03.2024</div>	Scale @ A3: <div style="text-align: center; font-size: 1.2em;">1 : 200</div>	Sheet No. <div style="text-align: center; font-size: 1.5em; font-weight: bold;">01.00</div>	Revision: <div style="text-align: center; font-size: 1.5em; font-weight: bold;">4</div>

 <p>CNR, SAPPHO ROAD AND HUMIE HIGHWAY, WARWICK FARM, NSW 2170 PH-1300 4HOMES (1300 446 637) WWW.MASTERTON.COM.AU LICENCE No. 35558C / A.B.N. 52 002 873 047</p>	COPYRIGHT Masterton Homes is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced. Unauthorised use, copy, amendment or adaptation will be prosecuted	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	For:	DWG:	Stage:				JOB No.					
			CLIENT'S SIGNATURE 2	Address :	SITE PLAN		COUNCIL SUBMISSION				2019007				
		Lot No : 19 DP : 13100		Design:	TEMPUS PREMIER		Facade:	METRO	Garage Location:	Drawn Date:	Drawn By:	Rev. Date:	Scale @ A3:	Sheet No.	Revision:
	I ACCEPT AND UNDERSTAND THE PLANS AND DOCUMENTS THAT HAVE BEEN PROVIDED TO ME BY MASTERTON HOMES. DATE _____	Council:	CANTERBURY BANKSTOWN	Edition:	ULTIMATE INCLUSIONS		RHS	19.12.2023	SY	21.03.2024	1 : 200	01.00	4		

18640											
7150			9930						1560		
350	2650	4150		9930						1090	470
3000	710	3010	430	1070	2410	830	880	4740		1560	
7150			250	3860		90	5500			230	1560
3000	250	4060	90	3860		90	5500			230	1560
3000	250	4060	3950			90	5500			230	1560
3000	250	4060	700	90	1420	90	7220			250	1560
3000	250	4060	700	90	1420	90	940	1000	180	5100	250
5100											
250											
1560											

KEYNOTE LEGEND	
AC UNIT	AIR CONDITIONING UNIT
B/O	BEAM OVER TO ENGINEERS DETAIL
CEJ	CEILING EXPANSION JOINT
CJ	CONSTRUCTION JOINT
DP	DOWNPIPE
FW	FLOOR WASTE
GTAP-W	GARDEN TAP-TOWN WATER ONLY
HWS-G	HOT WATER SYSTEM-GAS INSTANTANOUS
INV	
LBW	LOAD BEARING WALL
MB	METER BOX
SA	SMOKE ALARM
SHS	SQUARE HOLLOW SECTION
SP	STACK POINT- COORDINATE FINAL LOCATION ON SITE



3000	250	4060	700	90	2360	90	1000	90	1210	180	2450	2790	250	120
3000	250	4060	700	90	950	500	90	1910	90	1210	180	1210	4030	250
3000	250		6300		90	1910	90	2600	180	3850	250	120		
3000	250		6300		90	1910	250	2280	340	3850	250	120		
3000	350	3370	350	2410	350	890	1080	2280		4440	120			
350	2650		8800					2280		4440	120			
3000			8800					2280		4440	120			
18640														

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
PH: 1300 4HOMES (1300 446 637) WWW.MASTERTON.COM.AU
LICENCE No. 35558C / ABN. 52 002 873 047

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 adaption will be prosecuted.

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 KEVIN NGUYEN & MRS ANH HOANG VO**

Address: **73 ESME AVENUE, CHESTER HILLS NSW 2162**

Lot No: **19** DP: **13100**

Council: **CANTERBURY BANKSTOWN**

North Point

DWG: **GROUND FLOOR PLAN**
Design: **TEMPUS PREMIER**
Facade: **METRO**
Edition: **ULTIMATE INCLUSIONS**

Garage Location: **RHS**

Stage: **COUNCIL SUBMISSION**

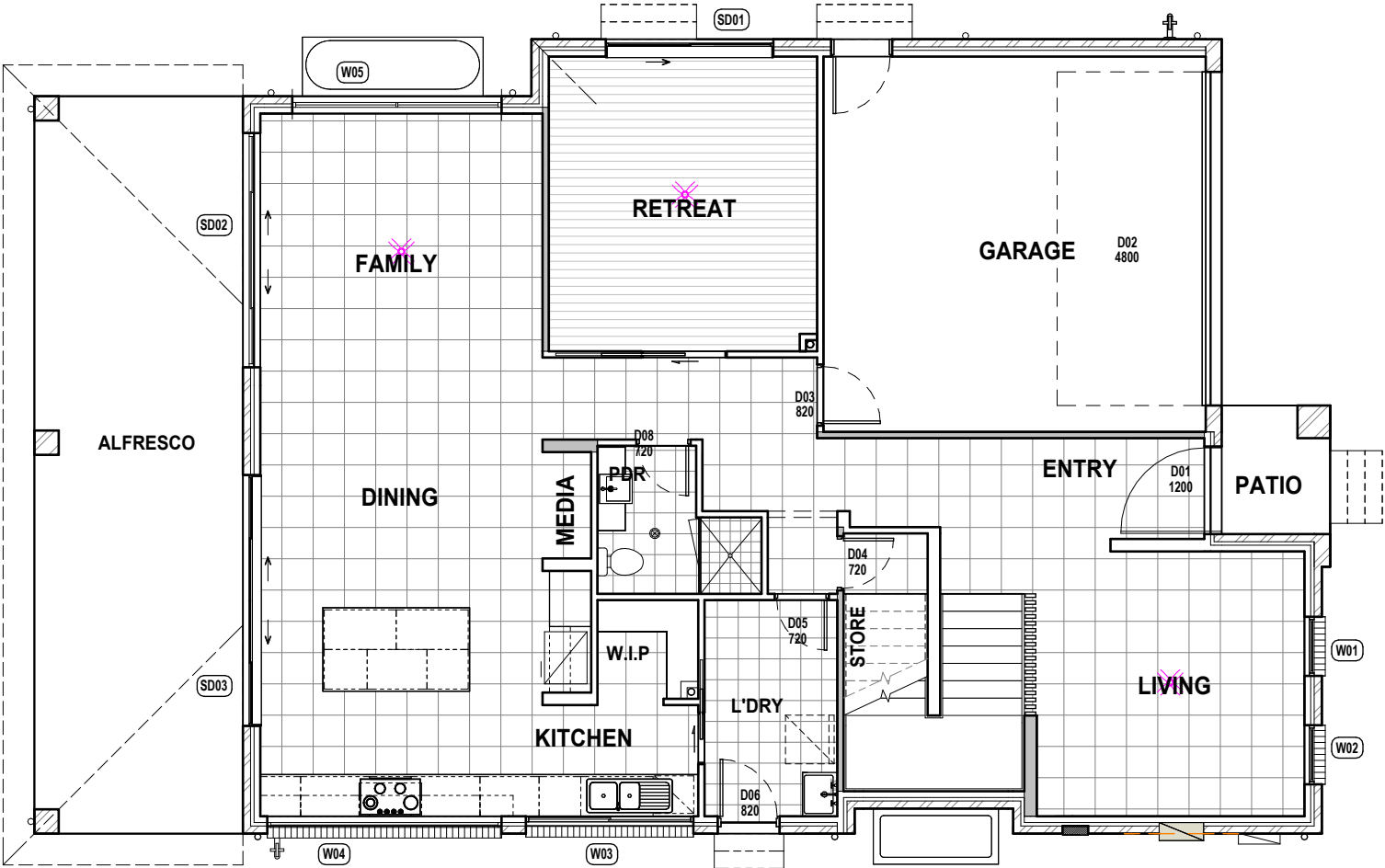
Job No: **2019007**

Drawn Date: **19.12.2023** Drawn By: **SY** Rev. Date: **21.03.2024** Scale @ A3: **1 : 100**

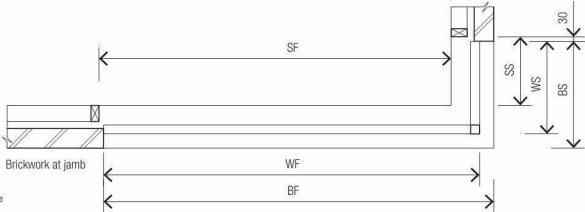
Sheet No: **02.00** Revision: **4**

DOOR SCHEDULE				
DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2340	1200	GROUND FLOOR
02		2400	4800	GARAGE FLOOR
03	INTERNAL	2340	820	GROUND FLOOR
04		2340	720	GROUND FLOOR
05	INTERNAL	2340	720	GROUND FLOOR
06	EXTERNAL	2340	820	GROUND FLOOR
07		2340	720 (CSD)	GROUND FLOOR
08		2340	720	GROUND FLOOR
09		2340	1200 (CSD)	GROUND FLOOR
10		2340	820	GROUND FLOOR
11		2340	1200 (CSD)	FIRST FLOOR
12		2340	820 CSD	FIRST FLOOR
13	BIR	2340	2 x 620	FIRST FLOOR
14		2340	820	FIRST FLOOR
15	FIRST FLOOR	2340	2 x 620	FIRST FLOOR
16	BIR	2340	2 x 620	FIRST FLOOR
17		2340	820	FIRST FLOOR
18		2340	820	FIRST FLOOR
19	BIR	2340	2 x 620	FIRST FLOOR
20		2340	720 (CSD)	FIRST FLOOR
21		2340	820	FIRST FLOOR

WINDOW & SLIDING DOOR SCHEDULE							
TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	Glazing	Level	Comments
W	01	2057	850	AWNING	6MM NEUTRAL SMARTGLASS	GROUND FLOOR	
W	02	2057	850	AWNING	6MM NEUTRAL SMARTGLASS	GROUND FLOOR	
W	03	1200	2410	SLIDING	4MM SMART GLASS CLEAR	GROUND FLOOR	
W	04	500	3370	FIXED	6.38MM COMFORTPLUS LAMINATED	GROUND FLOOR	
W	05	600	3010	FIXED	6.38MM COMFORTPLUS LAMINATED	GROUND FLOOR	
W	06	1200	850	AWNING	4mm SMART GLASS NEUTRAL	FIRST FLOOR	
W	07	1200	850	AWNING	4mm SMART GLASS NEUTRAL	FIRST FLOOR	
W	08	1200	850	AWNING	4mm SMART GLASS NEUTRAL	FIRST FLOOR	
W	09	1029	850	AWNING	4mm SMART GLASS NEUTRAL	FIRST FLOOR	
W	10	1029	3110	AWNING	6MM TGH SMART GLADD NEUTRAL	FIRST FLOOR	
W	11	1029	1810	AWNING	4MM SMART GLASS CLEAR	FIRST FLOOR	
W	12	2743	1210	FIXED	DOUBLE GLAZING 6.38MM CONFORTPLUS CLEAR / 10MM AIR GAP / 4MM CLEAR TGH	FIRST FLOOR	
W	13	1200	1810	SLIDING	6.38MM CONFORTPLUS LAMINATED TRANSLUCENT	FIRST FLOOR	
W	14	1200	850	SLIDING	6.38MM CONFORTPLUS LAMINATED TRANSLUCENT	FIRST FLOOR	
W	15	1029	2410	SLIDING	6.38MM COMFORTPLUS LMAINATED CLEAR	FIRST FLOOR	
W	16	1029	2410	SLIDING	6.38MM COMFORTPLUS LAMINATED CLEAR	FIRST FLOOR	
W	17	857	2410	SLIDING	6.38MM COMFORTPLUS LAMINATED CLEAR	FIRST FLOOR	
W	18	1029	730	AWNING	6.38MM CONFORTPLUS LAMINATED TRANSLUCENT	FIRST FLOOR	
SD	01	2400	2410	SLIDING DOOR	DOUBLE GLAZING 6.38MM COMFORTPLUS CLEAR/ 6 MM AIRGAP / 4MM CLEAR TGH	GROUND FLOOR	
SD	02	2400	3370	SLIDING DOOR	DOUBLE GLAZING 6.38MM COMFORTPLUS CLEAR/ 6 MM AIRGAP / 4MM CLEAR TGH	GROUND FLOOR	CUSTOM
SD	03	2400	3610	SLIDING DOOR	DOUBLE GLAZING 6.38MM COMFORTPLUS CLEAR/ 6 MM AIRGAP / 4MM CLEAR TGH	GROUND FLOOR	



Legend:
Window:
WF = window width (front) = BF - 95"
WS = window width (side) = BS - 95"
Brickwork:
SF = brick wall at front
SS = brick wall at side
Studwork:
SF = stud dimension (front)
SS = stud dimension (side)
* Note: deduct for couplers for actual window size



Plan - Corner Window Set Out

NOTE-CORNER WINDOW
WIDTH DIMENSION PROVIDED IN SCHEDULE IS INDICATIVE ONLY AND MAY NOT REFLECT MANUFACTURERS SPECIFICATION.
REFER TO FLOOR PLAN FOR OVERALL BRICK PANEL SIZES TO DETERMINE CORRECT WINDOW PANEL SIZES TO SUIT TYPICAL DOWELL CORNER WINDOW FORMULA.
ANY DISCREPANCY, PLEASE CONTACT DRAFTING OFFICE PRIOR TO WINDOW MANUFACTURE TO CONFIRM APPROPRIATE DIMENSION.



MASTERTON
CNR. SAPHO 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

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 adaption will be prosecuted

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 KEVIN NGUYEN & MRS ANH HOANG VO

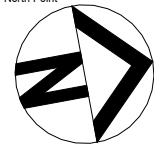
Address : 73 ESME AVENUE, CHESTER HILLS NSW 2162

Lot No : 19

DP : 13100

Council: CANTERBURY BANKSTOWN

North Point



DWG:

SCHEDULES GROUND FLOOR

Design: TEMPUS PREMIER

Facade: METRO

Edition: ULTIMATE INCLUSIONS

Garage Location:

RHS

Stage:

COUNCIL SUBMISSION

Drawn Date:

19.12.2023

Drawn By:

SY

Rev. Date:

21.03.2024

Scale @ A3:

1 : 100

JOB No.

2019007

Sheet No.

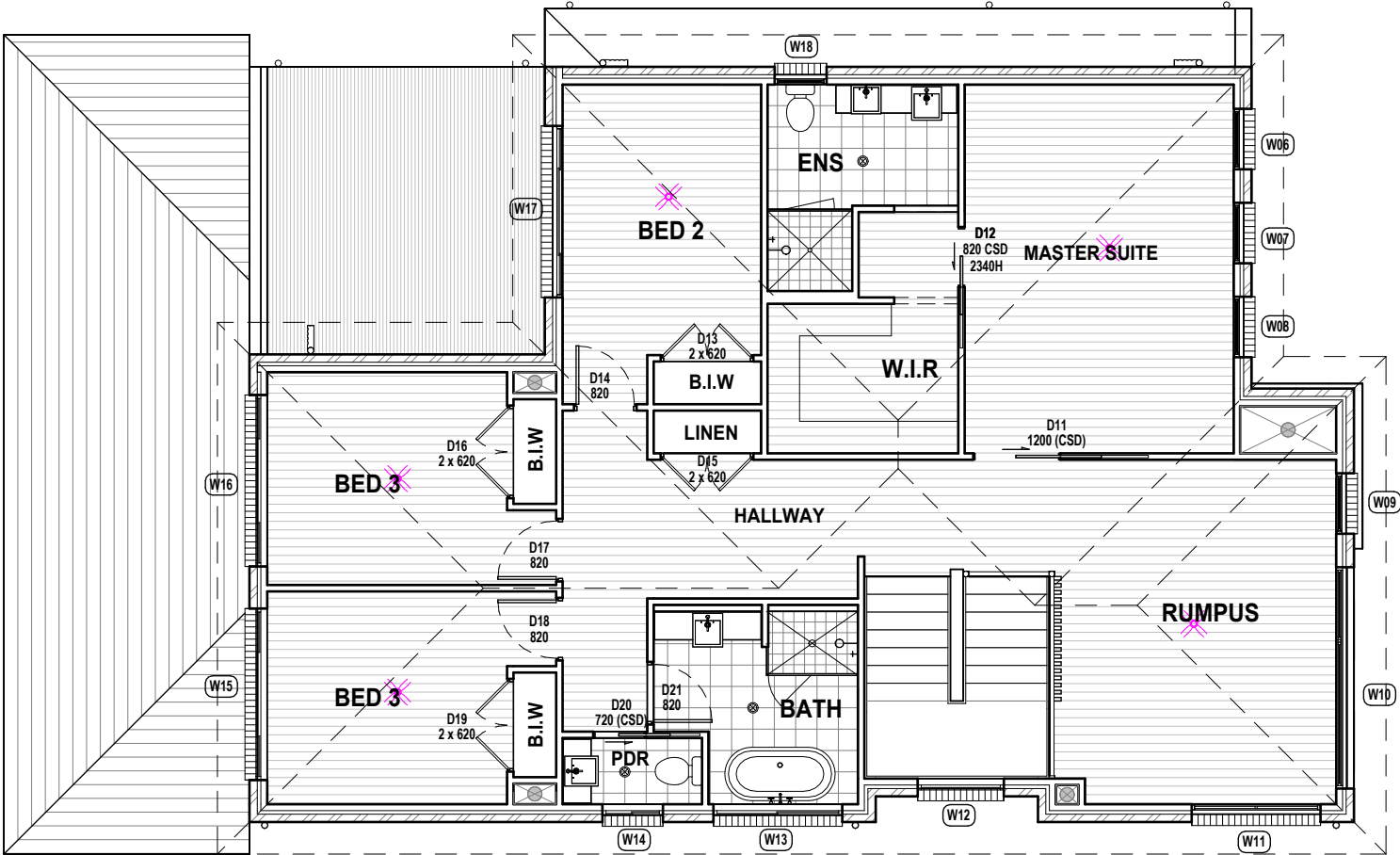
02.05

Revision:

4

DOOR SCHEDULE				
DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2340	1200	GROUND FLOOR
02		2400	4800	GARAGE FLOOR
03	INTERNAL	2340	820	GROUND FLOOR
04		2340	720	GROUND FLOOR
05	INTERNAL	2340	720	GROUND FLOOR
06	EXTERNAL	2340	820	GROUND FLOOR
07		2340	720 (CSD)	GROUND FLOOR
08		2340	720	GROUND FLOOR
09		2340	1200 (CSD)	GROUND FLOOR
10		2340	820	GROUND FLOOR
11		2340	1200 (CSD)	FIRST FLOOR
12		2340	820 CSD	FIRST FLOOR
13	BIR	2340	2 x 620	FIRST FLOOR
14		2340	820	FIRST FLOOR
15	FIRST FLOOR	2340	2 x 620	FIRST FLOOR
16	BIR	2340	2 x 620	FIRST FLOOR
17		2340	820	FIRST FLOOR
18		2340	820	FIRST FLOOR
19	BIR	2340	2 x 620	FIRST FLOOR
20		2340	720 (CSD)	FIRST FLOOR
21		2340	820	FIRST FLOOR

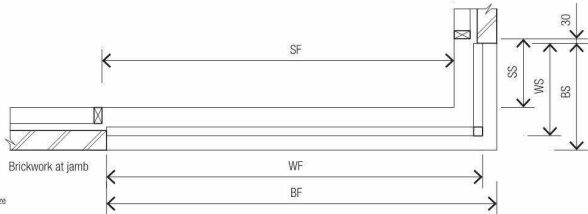
WINDOW & SLIDING DOOR SCHEDULE							
TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	Glazing	Level	Comments
W	01	2057	850	AWNING	6MM NEUTRAL SMARTGLASS	GROUND FLOOR	
W	02	2057	850	AWNING	6MM NEUTRAL SMARTGLASS	GROUND FLOOR	
W	03	1200	2410	SLIDING	4MM SMART GLASS CLEAR	GROUND FLOOR	
W	04	500	3370	FIXED	6.38MM COMFORTPLUS LAMINATED	GROUND FLOOR	
W	05	600	3010	FIXED	6.38MM COMFORTPLUS LAMINATED	GROUND FLOOR	
W	06	1200	850	AWNING	4mm SMART GLASS NEUTRAL	FIRST FLOOR	
W	07	1200	850	AWNING	4mm SMART GLASS NEUTRAL	FIRST FLOOR	
W	08	1200	850	AWNING	4mm SMART GLASS NEUTRAL	FIRST FLOOR	
W	09	1029	850	AWNING	4mm SMART GLASS NEUTRAL	FIRST FLOOR	
W	10	1029	3110	AWNING	6MM TGH SMART GLADD NEUTRAL	FIRST FLOOR	
W	11	1029	1810	AWNING	4MM SMART GLASS CLEAR	FIRST FLOOR	
W	12	2743	1210	FIXED	DOUBLE GLAZING 6.38MM CONFORTPLUS CLEAR / 10MM AIR GAP / 4MM CLEAR TGH	FIRST FLOOR	
W	13	1200	1810	SLIDING	6.38MM CONFORTPLUS LAMINATED TRANSLUCENT	FIRST FLOOR	
W	14	1200	850	SLIDING	6.38MM CONFORTPLUS LAMINATED TRANSLUCENT	FIRST FLOOR	
W	15	1029	2410	SLIDING	6.38MM COMFORTPLUS LMAINATED CLEAR	FIRST FLOOR	
W	16	1029	2410	SLIDING	6.38MM COMFORTPLUS LAMINATED CLEAR	FIRST FLOOR	
W	17	857	2410	SLIDING	6.38MM COMFORTPLUS LAMINATED CLEAR	FIRST FLOOR	
W	18	1029	730	AWNING	6.38MM CONFORTPLUS LAMINATED TRANSLUCENT	FIRST FLOOR	
SD	01	2400	2410	SLIDING DOOR	DOUBLE GLAZING 6.38MM COMFORTPLUS CLEAR/ 6 MM AIRGAP / 4MM CLEAR TGH	GROUND FLOOR	
SD	02	2400	3370	SLIDING DOOR	DOUBLE GLAZING 6.38MM COMFORTPLUS CLEAR/ 6 MM AIRGAP / 4MM CLEAR TGH	GROUND FLOOR	CUSTOM
SD	03	2400	3610	SLIDING DOOR	DOUBLE GLAZING 6.38MM COMFORTPLUS CLEAR/ 6 MM AIRGAP / 4MM CLEAR TGH	GROUND FLOOR	



Legend:

Window:
WF = window width (front) = BF - 95°
WS = window width (side) = BS - 95°
Brickwork:
SF = brick wall at front
SS = brick wall at side
Studwork:
SF = stud dimension (front)
SS = stud dimension (side)

* Note: deduct for couplers for actual window size



Plan - Corner Window Set Out

NOTE-CORNER WINDOW

WIDTH DIMENSION PROVIDED IN SCHEDULE IS INDICATIVE ONLY AND MAY NOT REFLECT MANUFACTURERS SPECIFICATION.
REFER TO FLOOR PLAN FOR OVERALL BRICK PANEL SIZES TO DETERMINE CORRECT WINDOW PANEL SIZES TO SUIT TYPICAL DOWELL CORNER WINDOW FORMULA.
ANY DISCREPANCY, PLEASE CONTACT DRAFTING OFFICE PRIOR TO WINDOW MANUFACTURE TO CONFIRM APPROPRIATE DIMENSION.



CNR. SAPHO 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

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 adaption will be prosecuted

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 KEVIN NGUYEN & MRS ANH HOANG VO

Address : 73 ESME AVENUE, CHESTER HILLS NSW 2162

Lot No : 19

DP : 13100

Council: CANTERBURY BANKSTOWN

North Point



DWG:

SCHEDULE FIRST FLOOR

Design: TEMPUS PREMIER

Facade: METRO

Edition: ULTIMATE INCLUSIONS

Stage:

COUNCIL SUBMISSION

JOB No.

2019007

Drawn Date:

19.12.2023

Drawn By:

SY

Rev. Date:

21.03.2024

Scale @ A3:

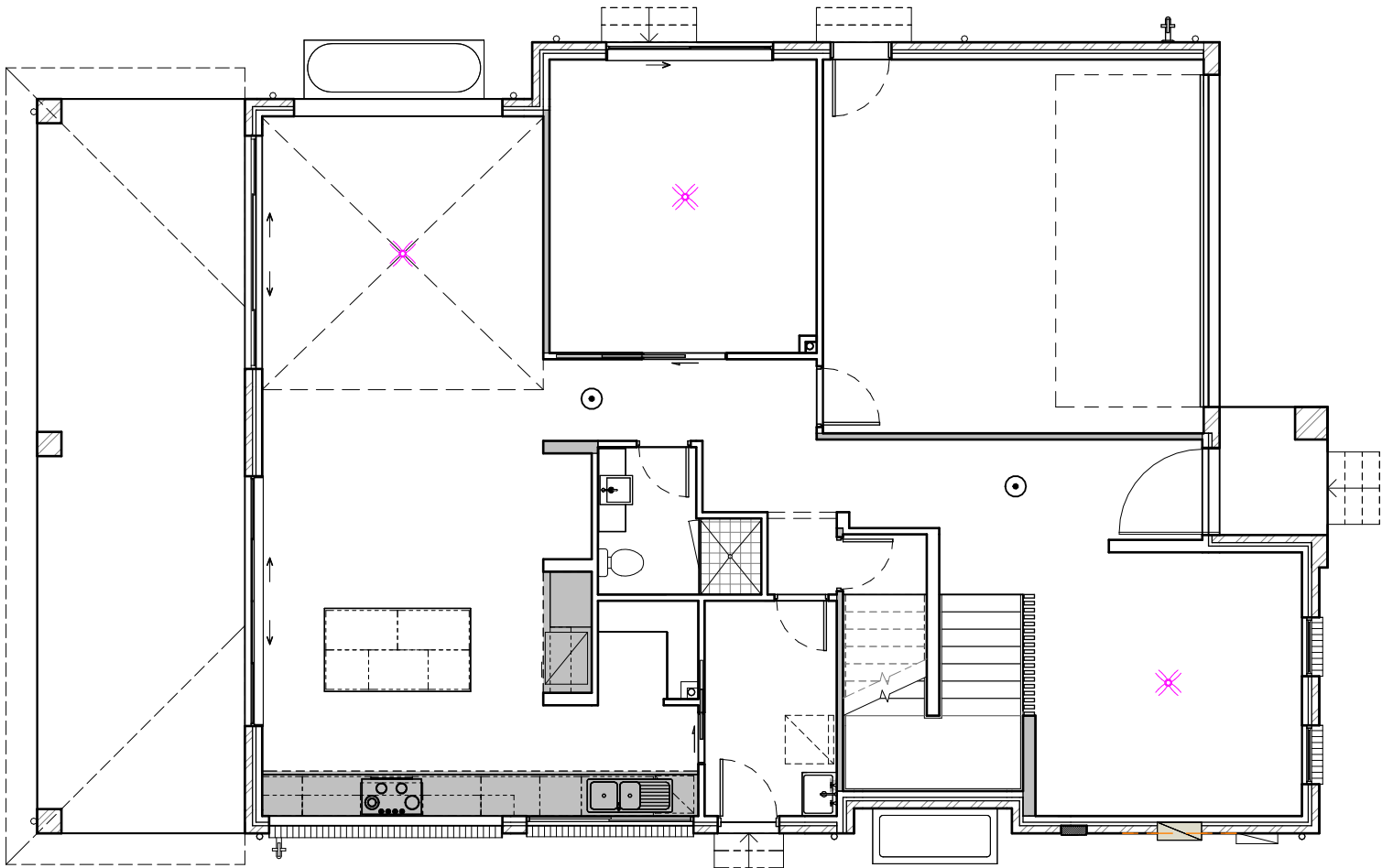
1 : 100

Sheet No.

02.06

Revision:

4



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



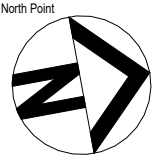
CNR, SAPPHO ROAD AND HUME HIGHWAY,
WARWICK FARM, NSW 2170
PH:1300 4HOMES (1300 446 637) WWW.MASTERTON.COM.AU
LICENCE No. 35558C / ABN. 52 002 873 047

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 adaption will be prosecuted

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 KEVIN NGUYEN & MRS ANH HOANG VO		
Address :	73 ESME AVENUE, CHESTER HILLS NSW 2162		
Lot No :	19	DP :	13100
Council:	CANTERBURY BANKSTOWN		

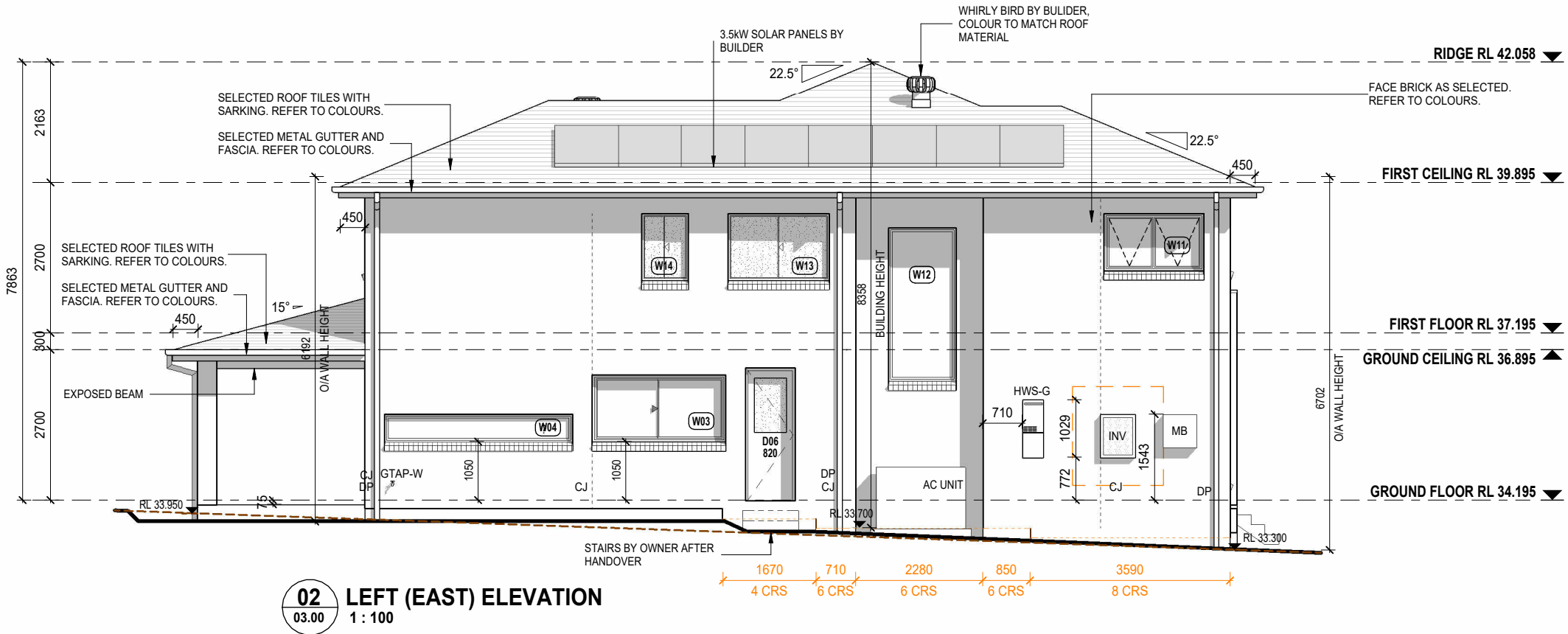
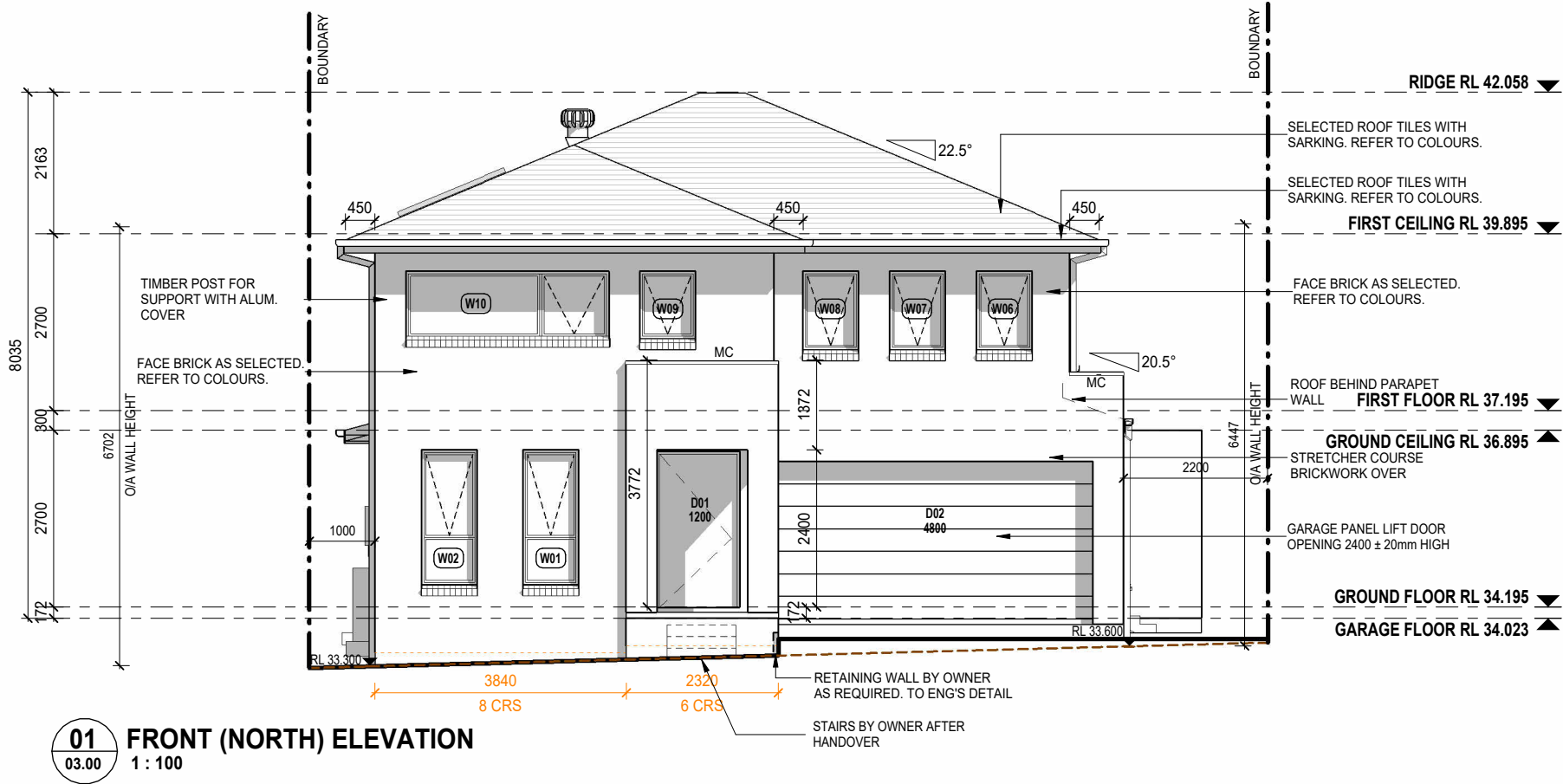


DWG:	GRD FLR ELECTRICAL PLAN	
Design:	TEMPUS PREMIER	
Facade:	METRO	Garage Location:
Edition:	ULTIMATE INCLUSIONS	RHS

Stage:	COUNCIL SUBMISSION				JOB No.	2019007	
Drawn Date:	19.12.2023	Drawn By:	SY	Rev. Date:	21.03.2024	Scale @ A3:	1 : 100
Sheet No.	02.07		Revision:	4			

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	
CJ	CONSTRUCTION JOINT
DP	DOWNPIPE
GTAP-W	GARDEN TAP-TOWN WATER ONLY
HWS-G	HOT WATER SYSTEM-GAS INSTANTANOUS
INV	
MB	METER BOX
MC	METAL CAPPING



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

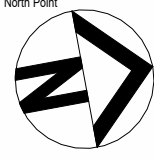
CNR, SAPHO ROAD AND HUME HIGHWAY,
WARWICK FARM, NSW 2170
PH-1300 4HOMES (1300 446 637) WWW.MASTERTON.COM.AU
LICENCE No. 35558C / ABN. 52 002 873 047

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 adaptation will be prosecuted.

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 KEVIN NGUYEN & MRS ANH HOANG VO	
Address :	73 ESME AVENUE, CHESTER HILLS NSW 2162	
Lot No :	19	DP : 13100
Council:	CANTERBURY BANKSTOWN	

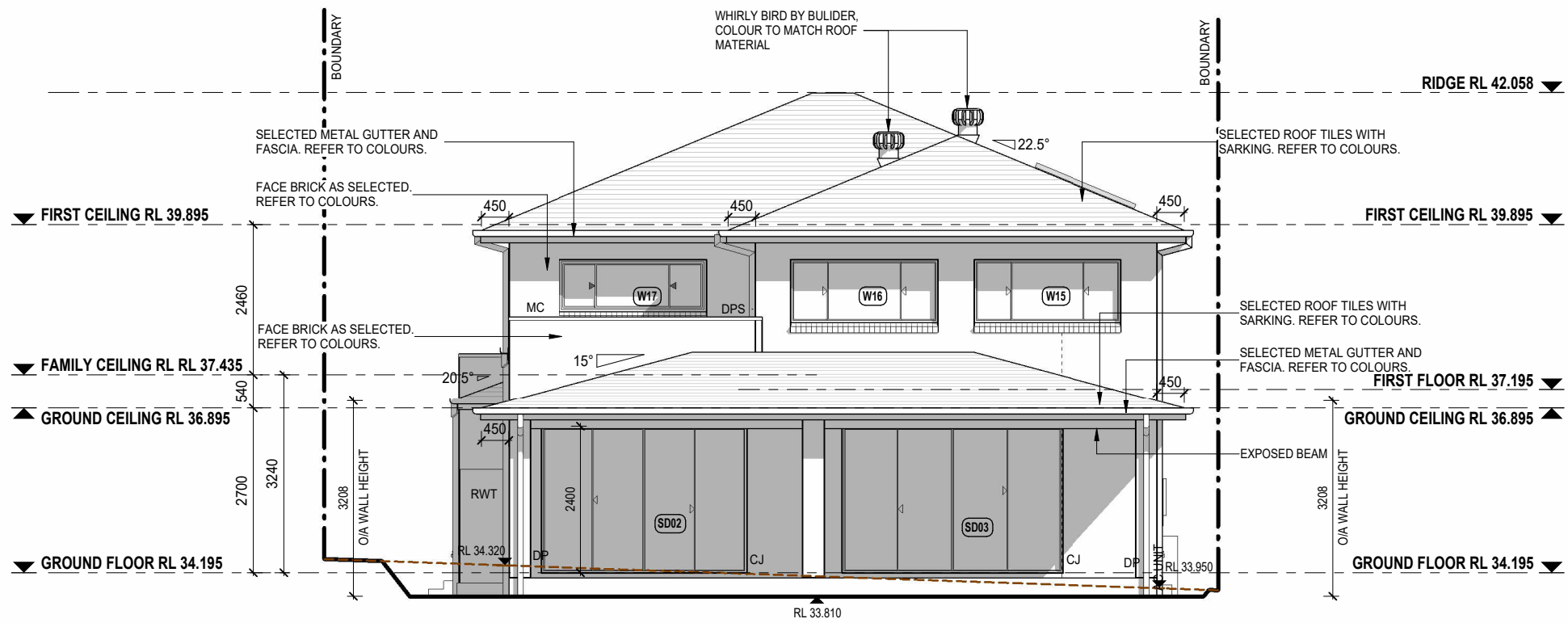


DWG:	ELEVATIONS	
Design:	TEMPUS PREMIER	
Facade:	METRO	Garage Location: RHS
Edition:	ULTIMATE INCLUSIONS	

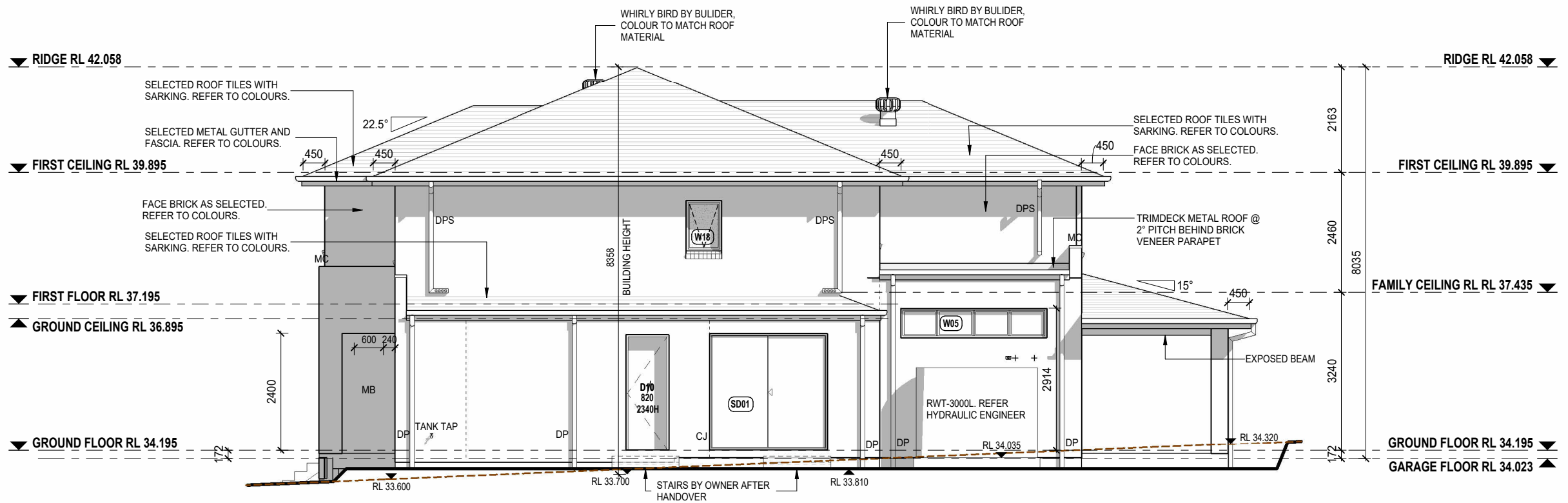
Stage:	COUNCIL SUBMISSION				JOB No.	2019007	
Drawn Date:	19.12.2023	Drawn By:	SY	Rev. Date:	21.03.2024	Scale @ A3:	1 : 100
Sheet No.	03.00	Revision:	4				

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
CJ	CONSTRUCTION JOINT
DP	DOWNPIPE
DPS	DOWNPIPE + SPREADER
MB	METER BOX
MC	METAL CAPPING
RWT	RAIN WATER TANK





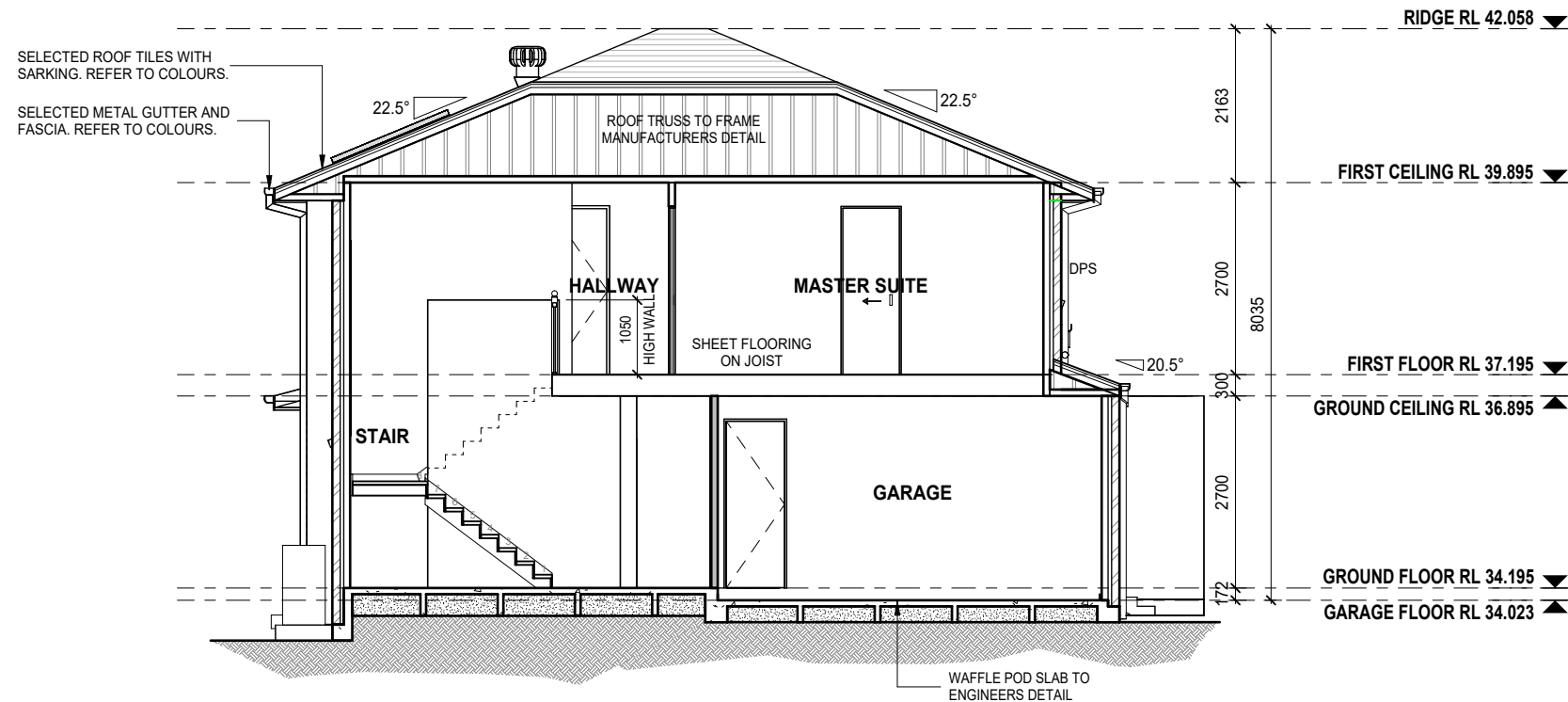
03 BACK (SOUTH) ELEVATION
03.01 1 : 100



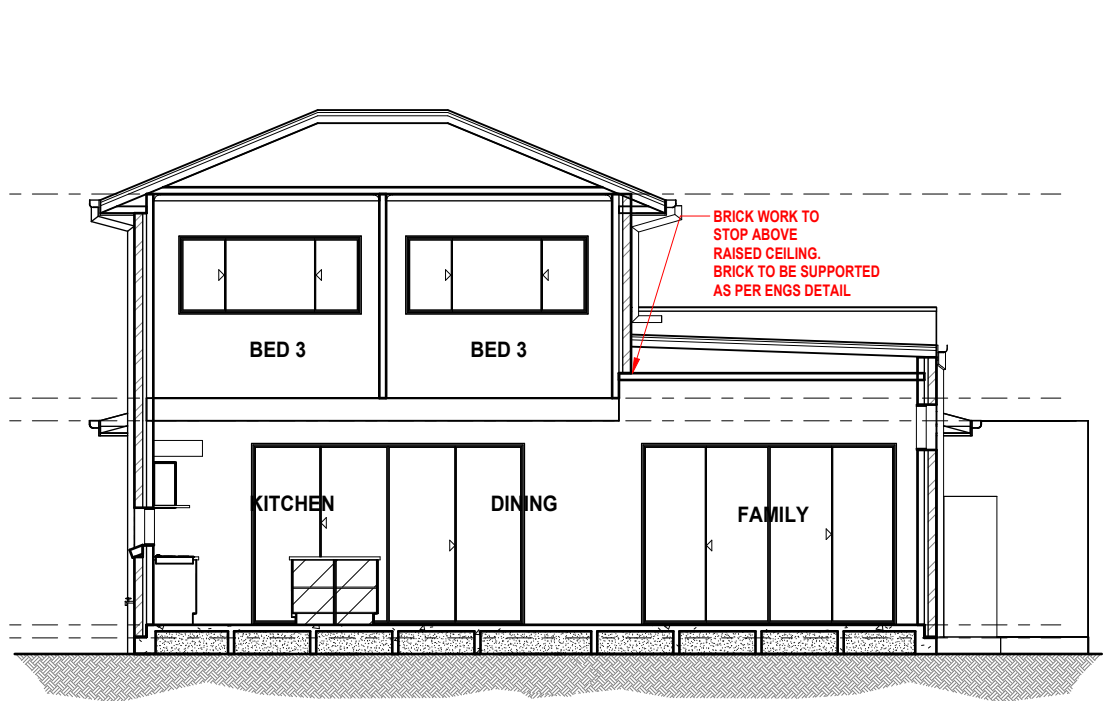
04 RIGHT (WEST) ELEVATION
03.01 1 : 100

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

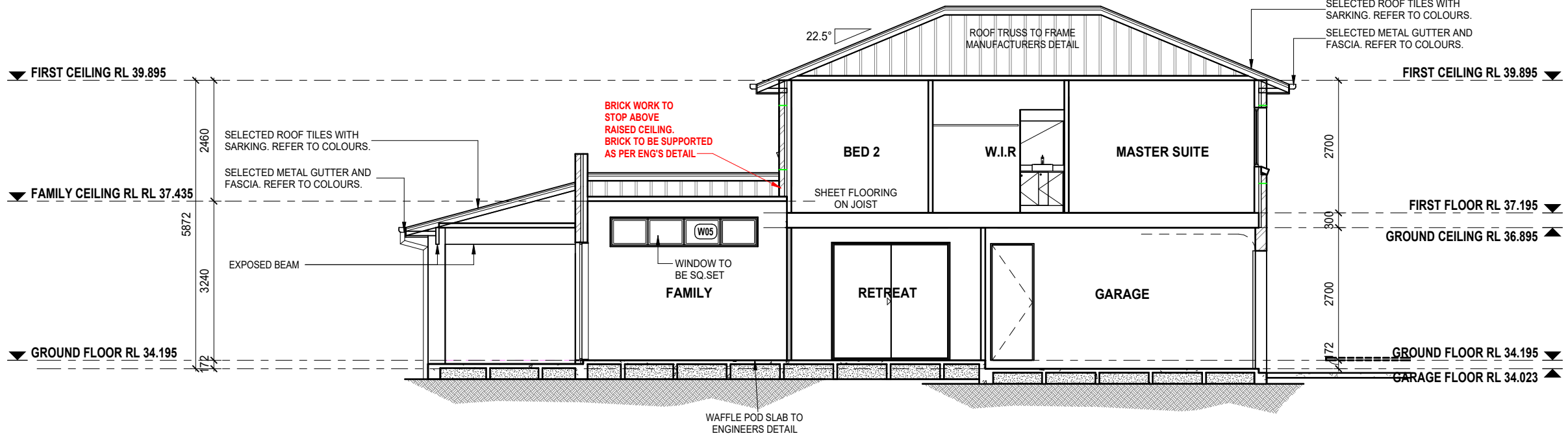
 <p>CNR, SAPHO ROAD AND HUME HIGHWAY, WARWICK FARM, NSW 2170 PH-1300 4HOMES (1300 446 637) WWW.MASTERTON.COM.AU LICENCE NO. 35558C / ABN: 52 002 873 047</p>	<p>COPYRIGHT</p> <p>Masterton Homes is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced.</p> <p>Unauthorised 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>DATE</p>	<p>For:</p> <p>MR KEVIN NGUYEN & MRS ANH HOANG VO</p> <p>Address : 73 ESME AVENUE, CHESTER HILLS NSW 2162</p> <p>Lot No : 19 DP : 13100</p> <p>Council: CANTERBURY BANKSTOWN</p>	 <p>North Point</p>	<p>DWG:</p> <p>ELEVATIONS</p>	<p>Stage:</p> <p>COUNCIL SUBMISSION</p> <p>JOB No. 2019007</p>									
						<p>Design: TEMPUS PREMIER</p>			<p>Facade: METRO</p>	<p>Garage Location:</p>	<p>Drawn Date: 19.12.2023</p>	<p>Drawn By: SY</p>	<p>Rev. Date: 21.03.2024</p>	<p>Scale @ A3: 1 : 100</p>	<p>Sheet No. 03.01</p>	<p>Revision: 4</p>
						<p>Edition: ULTIMATE INCLUSIONS</p>	<p>RHS</p>									



A SECTION A-A
04.00 1 : 100



B SECTION A-A
04.00 1 : 100



C SECTION B-B
04.00 1 : 100

- ADDITIONAL FRAMING NOTES**
- SQUARE SET OPENINGS TO GROUND FLOOR 2340mm HIGH (UNLESS SPECIFIED ON FLOOR PLANS).
 - SQUARE SET OPENINGS TO FIRST FLOOR 2040mm HIGH (UNLESS SPECIFIED ON FLOOR PLANS).
 - mm TIMBER FLOORING BY MASTERTON/OWNER TO THE FOLLOWING AREAS:
 - A. GROUND FLOOR LIVING & RETREAT, STAIRS AND ENTIRE FIRST FLOOR EXCEPT WET AREAS
 - SKIRTING TO BE TACKED IN PLACE DUE TO TIMBER FLOORING TO SELECTED AREAS:
 - A. GROUND FLOOR LIVING & RETREAT, STAIRS AND ENTIRE FIRST FLOOR EXCEPT WET AREAS
 - SKIRTING FRAMING BLOCKS REQUIRED DUE TO TIMBER FLOORING TO SELECTED AREAS:
 - A. GROUND FLOOR LIVING & RETREAT, STAIRS AND ENTIRE FIRST FLOOR EXCEPT WET AREAS
- INSULATION UPGRADES**
- ADDITIONAL INSULATION UPGRADES TO FOLLOWING :
- BRADFORD ENVIROSEAL WALL WRAP RW TO EXTERNAL WALLS OF DOUBLE STOREY DWELLING
 - BRADFORD R2.0 SOUNDSREEN INSULATION BETWEEN BETWEEN FLOORS.
 - REFER TO BASIX BOX FOR STANDARD INSULATION REQUIREMENTS
 - R2.5 BRADFORD INSULATION BATTS TO CANTILEVERED FLOOR
 - R2.5 BRADFORD INSULATION BATTS BETWEEN FLOOR LEVELS THROUGHOUT INCLUDING GARAGE
 - R2.5 BRADFORD INSULATION BATTS TO INTERNAL WALLS OF LAUNDRY, POWDER AND BATH

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

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

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 adaption will be prosecuted.

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 KEVIN NGUYEN & MRS ANH HOANG VO**

Address: **73 ESME AVENUE, CHESTER HILLS NSW 2162**

Lot No: **19** DP: **13100**

Council: **CANTERBURY BANKSTOWN**

North Point

DWG: **SECTIONS**

Design: **TEMPUS PREMIER**

Facade: **METRO**

Edition: **ULTIMATE INCLUSIONS**

Stage: **COUNCIL SUBMISSION**

Garage Location: **RHS**

Drawn Date: **19.12.2023**

Drawn By: **SY**

Rev. Date: **21.03.2024**

Scale @ A3: **1 : 100**

JOB No. **2019007**

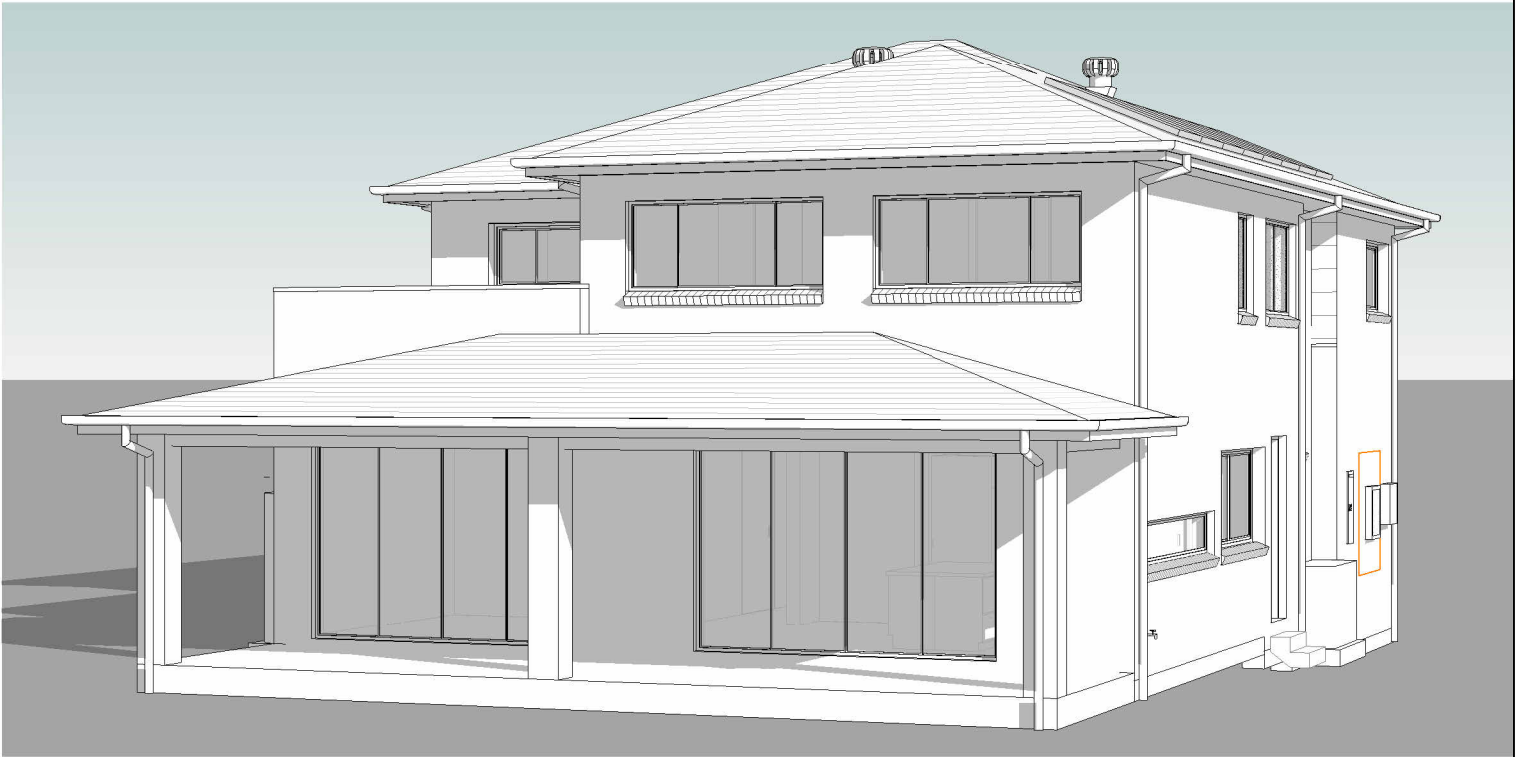
Sheet No. **04.00**

Revision: **4**



1 FRONT RIGHT
05.00


2 FRONT LEFT
05.00

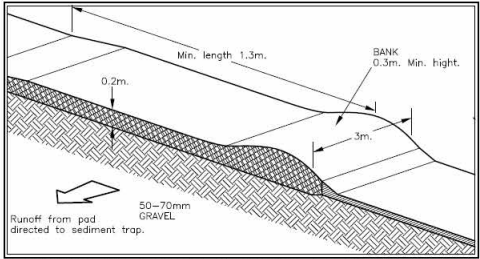


3 REAR RIGHT
05.00

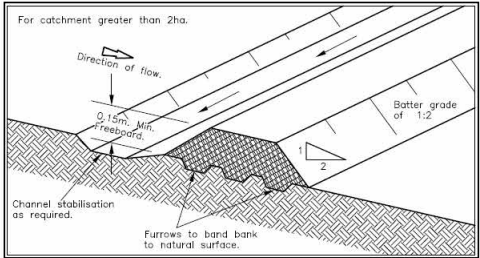
4 REAR LEFT
05.00

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

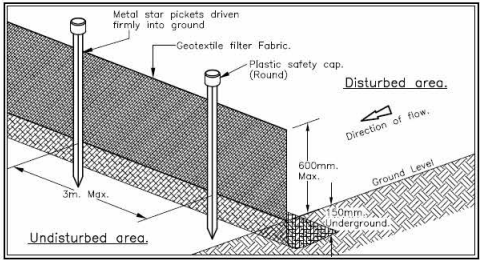
<div></div> <div>CNR. SAPHO ROAD AND HUME HIGHWAY, WARWICK FARM, NSW 2170 PH-1300 4HOMES (1300 446 637) WWW.MASTERTON.COM.AU LICENCE No. 35558C / ABN. 52 002 873 047</div>	<div>COPYRIGHT</div> <div>Masterton Homes is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced.</div>	<div>GENERAL NOTE</div> <div>Do not scale drawings use figured dimensions only.</div>	CLIENT'S SIGNATURE 1	For:	North Point	DWG:	Stage:	JOB No.					
		<div>Check & verify dimension & levels prior to the commencement of any work.</div>	CLIENT'S SIGNATURE 2	Address :		PERSPECTIVE VIEWS	COUNCIL SUBMISSION	2019007					
		<div>Unauthorised use, copy, amendment or adaptation will be prosecuted</div>	I ACCEPT AND UNDERSTAND THE PLANS AND DOCUMENTS THAT HAVE BEEN PROVIDED TO ME BY MASTERTON HOMES.	DATE	Lot No :	DP :			Design:	Drawn Date:	Drawn By:	Rev. Date:	Scale @ A3:
				Council:		TEMPUS PREMIER							
				CANTERBURY BANKSTOWN		METRO	RHS	19.12.2023	SY	21.03.2024		05.00	4
						ULTIMATE INCLUSIONS							



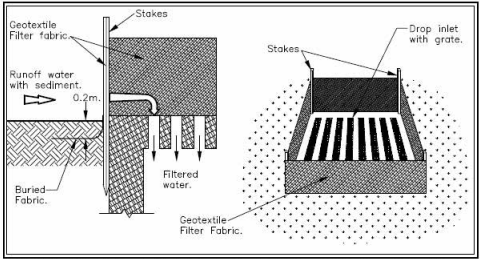
TEMPORARY CONSTRUCTION EXIT



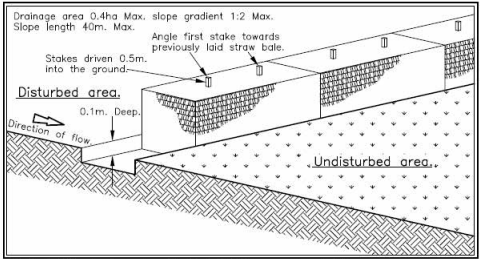
DIVERSION BANK AND CHANNEL



SEDIMENT FENCE



GEOTEXTILE FILTER FABRIC DROP INLET SEDIMENT TRAP



STRAW BALE SEDIMENT FILTER

TEMPORARY STORMWATER DISPOSAL

ALL SITE STORMWATER DURING CONSTRUCTION SHALL BE DISPOSED OF ACCORDING TO THE EPA'S MANAGEMENT OF URBAN STORMWATER FOR CONSTRUCTION ACTIVITIES (REFER TO SITE PLAN).

SEDIMENT CONTROL

GEOTEXTILE FABRIC SHALL BE PLACED ON THE BOUNDARY OF THE SITE TO PREVENT SEDIMENT WASHING FROM THE SITE INTO COUNCIL'S STORMWATER SYSTEM.

EROSION / DUST CONTROL

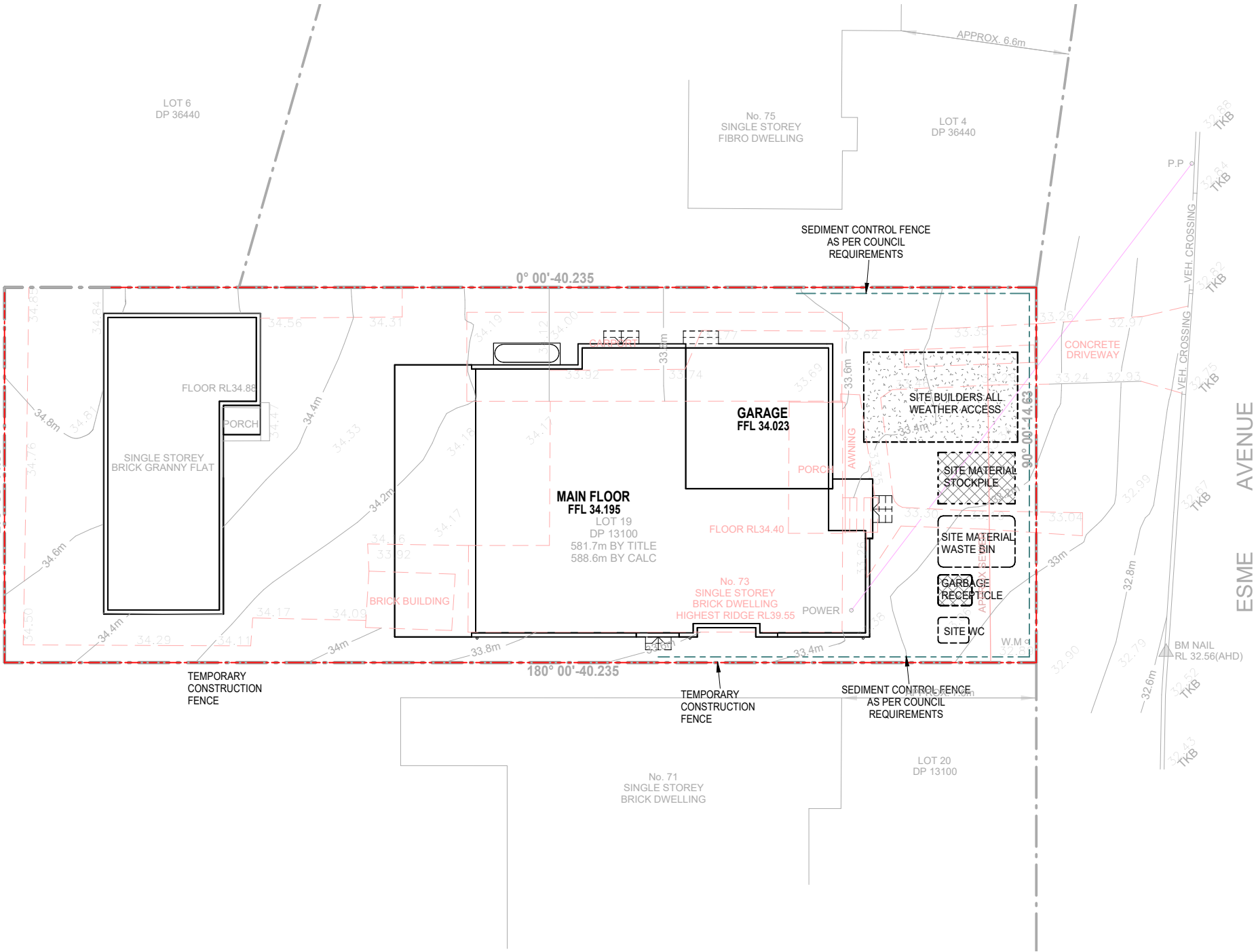
STOCKPILE AREAS SHALL BE ALLOCATED WITHIN THE SITE IN ADVANCE TO STOCKPILING OF MATERIALS ON PAVEMENT, VERGE AND ROAD SURFACES.

RUBBISH DISPOSAL

ALL RUBBISH SHALL BE CONTAINED IN THE TRADE WASTE AREA NOMINATED ON SITE PLAN. PUBLIC PROPERTY WILL BE KEPT FREE OF RUBBISH AT ALL TIMES.

ADOPTED SITE ENVIRONMENTAL MANAGEMENT PLAN

THE APPLICANT, OWNER, BUILDER, SUBCONTRACTORS, CONSULTANTS AND ALL OTHER INVOLVED IN THE CONSTRUCTION OF THE PROPOSED RESIDENCE ARE TO BE MADE FULLY AWARE OF ADOPTED SITE ENVIRONMENTAL MANAGEMENT PLAN APPLYING TO THE LAND, REFERRED TO IN THE SECTION 88B INSTRUMENT, AND ARE TO COMPLY IN ALL REGARDS, WITH THE PLAN. A COPY OF THE PLAN IS TO BE RETAINED ON SITE FOR REFERENCE AS REQUIRED. THIS PROVISION APPLIES TO ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE DWELLING, INCLUDING LANDSCAPING WORKS.



ACCOMPANY NOTES TO PLAN

- CONSTRUCTION VEHICLES ARE TO LEAVE & ENTER THE SITE OVER AN ALL WEATHER SURFACE CONSISTING OF COURSE CRUSHED STONE OR BLUE METAL CONSTRUCTED WITHIN THE FRONT SETBACK AREA OPPOSITE THE EXISTING FOOTPATH CROSSING.
- EXCAVATION MACHINERY ARE TO BE UNLOADED & LOADED UPON THIS ALL WEATHER SURFACE. CONCRETE PUMPS & TRUCKS WILL ALSO UTILISE THE ALL WEATHER SURFACE FOR THEIR OPERATIONS.
- MATERIALS WILL BE UNLOADED UPON THE ALL WEATHER SURFACE WITHIN THE FRONT SETBACK AREA BY MEANS OF CRANES MOUNTED ON THE BACK OF DELIVERY TRUCKS OR UNLOADED BY HAND. IT IS NOT ENVISAGED THAT A MOBILE CRANE WILL BE REQUIRED DURING THE CONSTRUCTION PROCESS.
- SOME STOCKPILING OF TOPSOIL REMOVED FROM THE BUILDING AREA MAY BE STORED ON THE SITE DURING THE CONSTRUCTION WITHIN THE PROPERTY IN AN AREA ENCLOSED WITHIN THE SEDIMENT CONTROL FENCING.
- ALL EXCAVATED & CONSTRUCTION MATERIALS, SHED, SKIP BINS, TEMPORARY WATER CLOSETS, SPOIL & EQUIPMENT, ETC SHALL BE KEPT WITHIN THE PROPERTY. NO VEHICLES OR MACHINES SHALL STAND ON COUNCIL FOOTPATH FOR LARGE LENGTHS OF TIME.
- ALL RUBBISH & RECYCLABLE MATERIALS SHALL BE STOCKPILED IN WASTE BINS IN THE AREA NOMINATED ON THE SITE PLAN WITHIN THE SITE BOUNDARY. PUBLIC PROPERTY WILL BE KEPT FREE OF RUBBISH & RECYCLABLES AT ALL TIMES. ANY WASTE MATERIALS SHALL BE REGULARLY COLLECTED FROM THE SITE & DISPOSED OF IN AN APPROPRIATE FASHION.
- ANY BUILDING / DEMOLITION WORKS INVOLVING ASBESTOS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT STANDARDS.
- VEHICLES LEAVING THE SITE WILL DO SO VIA THE ALL WEATHER BALLAST DRIVEWAY MADE OF COURSE AGGREGATE OR SIMILAR LOCATED WITHIN THE FRONT SETBACK AREA OF THE DEVELOPMENT. ANY DIRT OR MATERIAL DEPOSITED ON THE ROADWAY IS TO BE PROMPTLY CLEANED.
- ANY EXCAVATED AREA REQUIRING SUPPORT WILL BE UNDERTAKEN BY THE OWNER USING STRUCTURALLY APPROVED RETAINING STRUCTURES.
- ADEQUATE SAFETY SIGNAGE MUST BE ERECTED IN A PROMINENT POSITION ON THE WORK SITE, WARNING OF UNAUTHORISED ENTRY TO WORK SITE & INTENDING DAMAGES.
- SAFETY FENCES SHALL BE PROVIDED AROUND ALL BOUNDARIES UNLESS A CONTINUOUS STRUCTURALLY ADEQUATE FENCE PRESENTLY EXIST. THE FENCING SHALL BE ADEQUATE TO RESTRICT PUBLIC ACCESS TO THE SITE WHEN BUILDING WORKS IS NOT IN PROGRESS OR THE SITE IS UNOCCUPIED.
- NOISE LEVEL SHALL BE KEPT BELOW COUNCIL REGULATION LEVELS. BUILDING DEMOLITION WORKS SHALL ONLY BE CARRIED OUT BETWEEN HOURS & DAYS SPECIFIED BY COUNCIL.
- GEOTEXTILE FABRIC SHALL BE PLACED ON THE INSIDE OF THE SITE FENCING PRIOR TO SITE DISTURBANCE TO PREVENT SEDIMENT WASHING FROM CLEARED AND DISTURBED AREAS OF THE SITE INTO THE STORMWATER SYSTEM DURING CONSTRUCTION UNCONTAMINATED RUNOFF FROM CLEARED OR DISTURBED AREAS IS TO BE DIRECTED TO A TEMPORARY SILT ARRESTOR PIT THAT SHALL BE PROVIDED WITHIN THE SITE AT THE STREET BOUNDARY PROCESSING SITE STORMWATER BEFORE IT IS DISCHARGED TO THE STEET DRAINAGE SYSTEM OR WATERCOURSE.
- ALL TOP SOIL STRIPPED & STOCKPILED ON SITE IS TO BE PLACED IN NOMINATED AREAS ON PLAN. ALL DISTURBED AREAS ARE TO BE STABILISED UPON THE COMPLETION OF BUILDING WORKS.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO BE CONTINUALLY MAINTAINED DURING CONSTRUCTION AND INSPECTED FOR STRUCTURAL DAMAGE AFTER EACH RAINFALL EVENT, WITH TRAPPED SEDIMENT BEING REMOVED TO THE TOPSOIL STOCKPILE.
- WHERE THERE IS A POTENTIAL OF SITE EROSION TO PRODUCE EXCESSIVE SEDIMENT RUNOFF, SUITABLE GEOTEXTILE BARRIERS SHALL BE PLACED TO ALLEVIATE THE RISK ACCORDINGLY. BARE SURFACED SHALL BE KEPT MOIST TO REDUCE DUST LEVELS. GEOTEXTILE FABRIC LOCATED ON THE INSIDE OF THE FENCES SHALL ALSO BE UTILISED FOR DUST CONTROL WHERE NECESSARY.

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



CNR, SAPHO ROAD AND HUME HIGHWAY,
WARWICK FARM, NSW 2170
PH:1300 4HOMES (1300 446 637) WWW.MASTERTON.COM.AU
LICENCE No. 35558C / A.B.N. 52 002 873 047

COPYRIGHT

Masterton Homes is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced, without the written consent of Masterton Homes.

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 KEVIN NGUYEN & MRS ANH HOANG VO

Address : 73 ESME AVENUE, CHESTER HILLS NSW 2162

Lot No : 19

DP : 13100

Council: CANTERBURY BANKSTOWN

North Point



DWG:

CONST. MGMT CTRL PLAN / SEDIMENT PLAN

Design: TEMPUS PREMIER

Facade: METRO

Edition: ULTIMATE INCLUSIONS

Garage Location:

RHS

Stage:

COUNCIL SUBMISSION

Drawn Date:

Drawn By:

Rev. Date:

Scale @ A3:

JOB No.

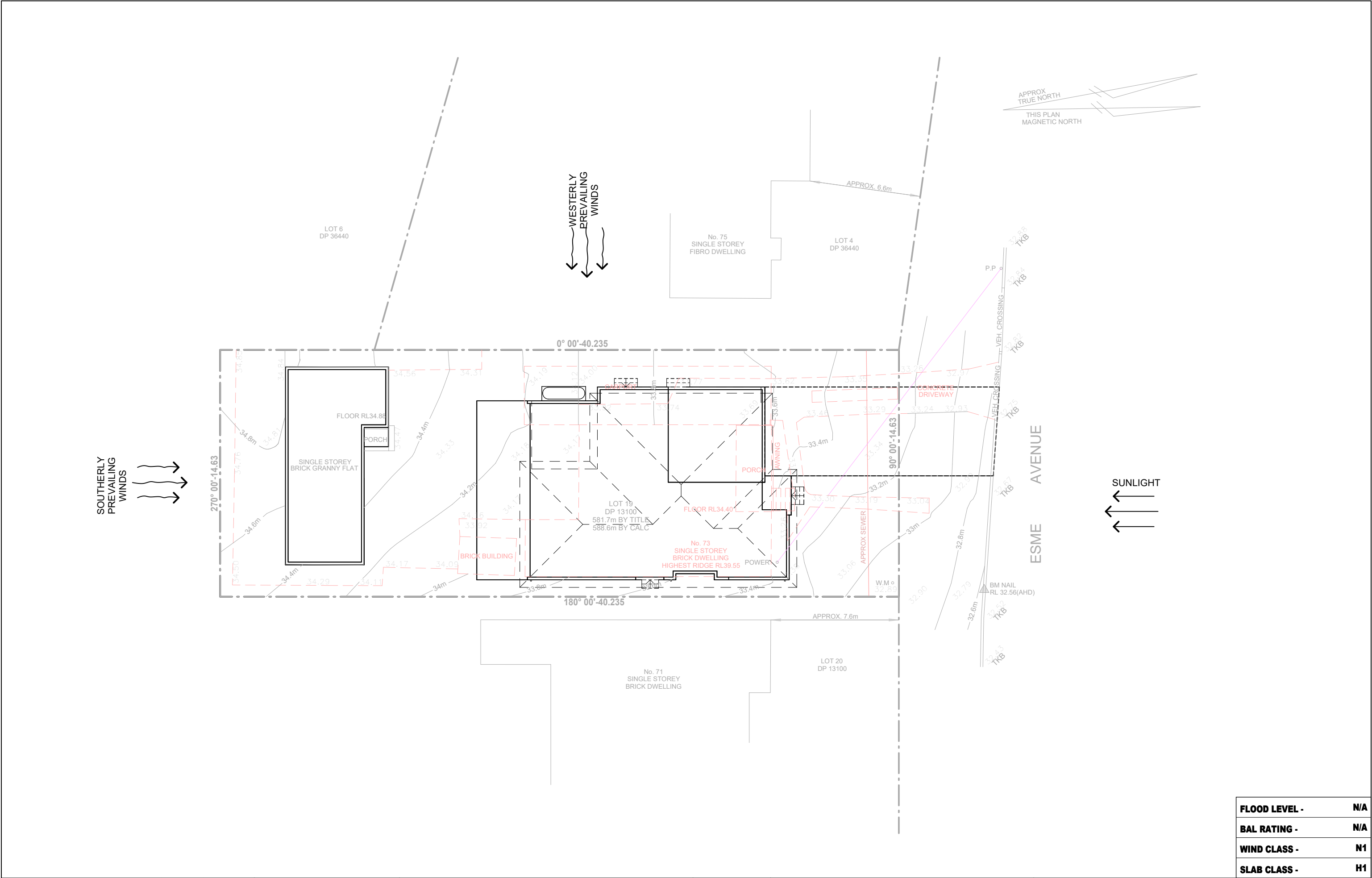
2019007

Sheet No.


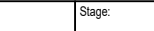
06.00

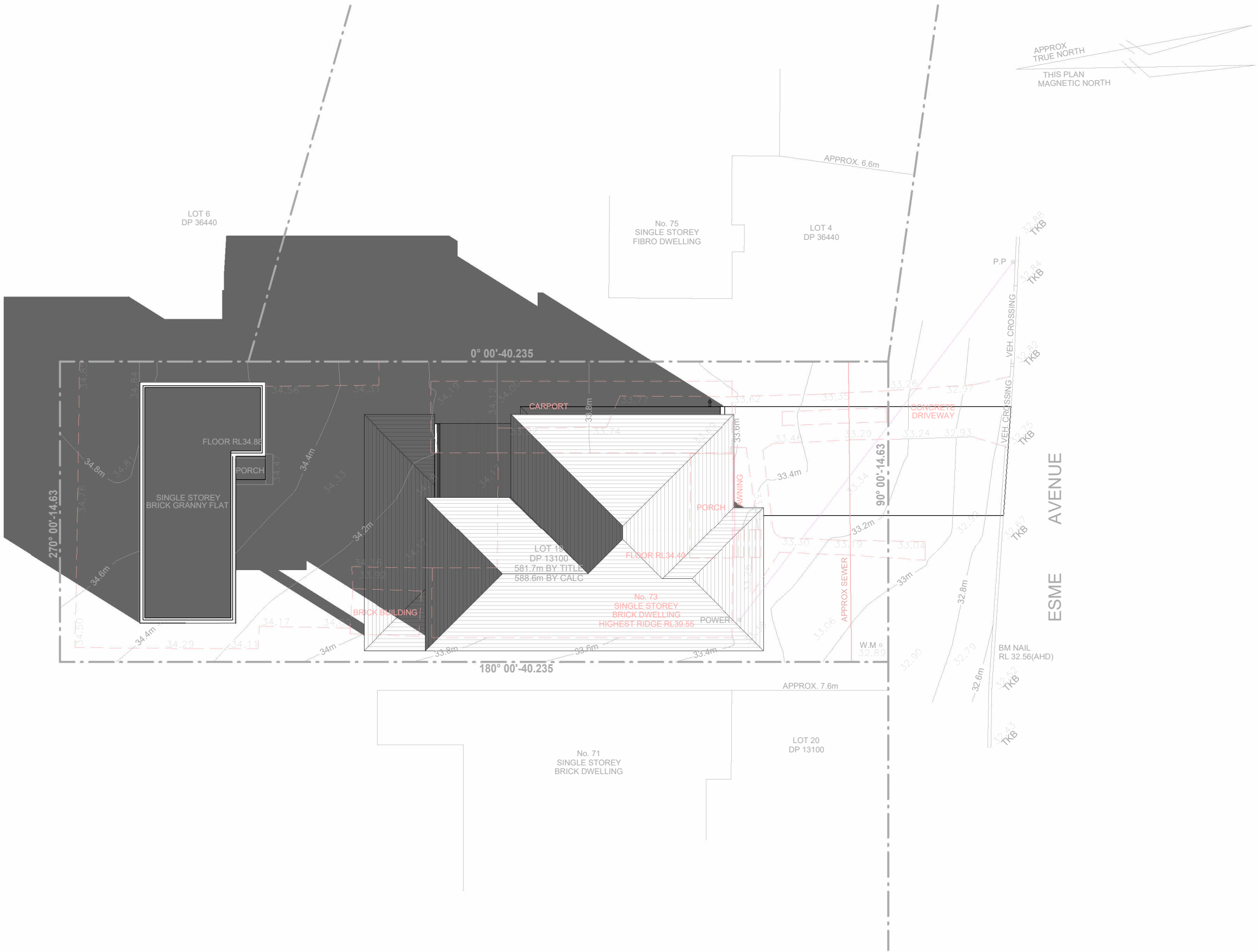
Revision:

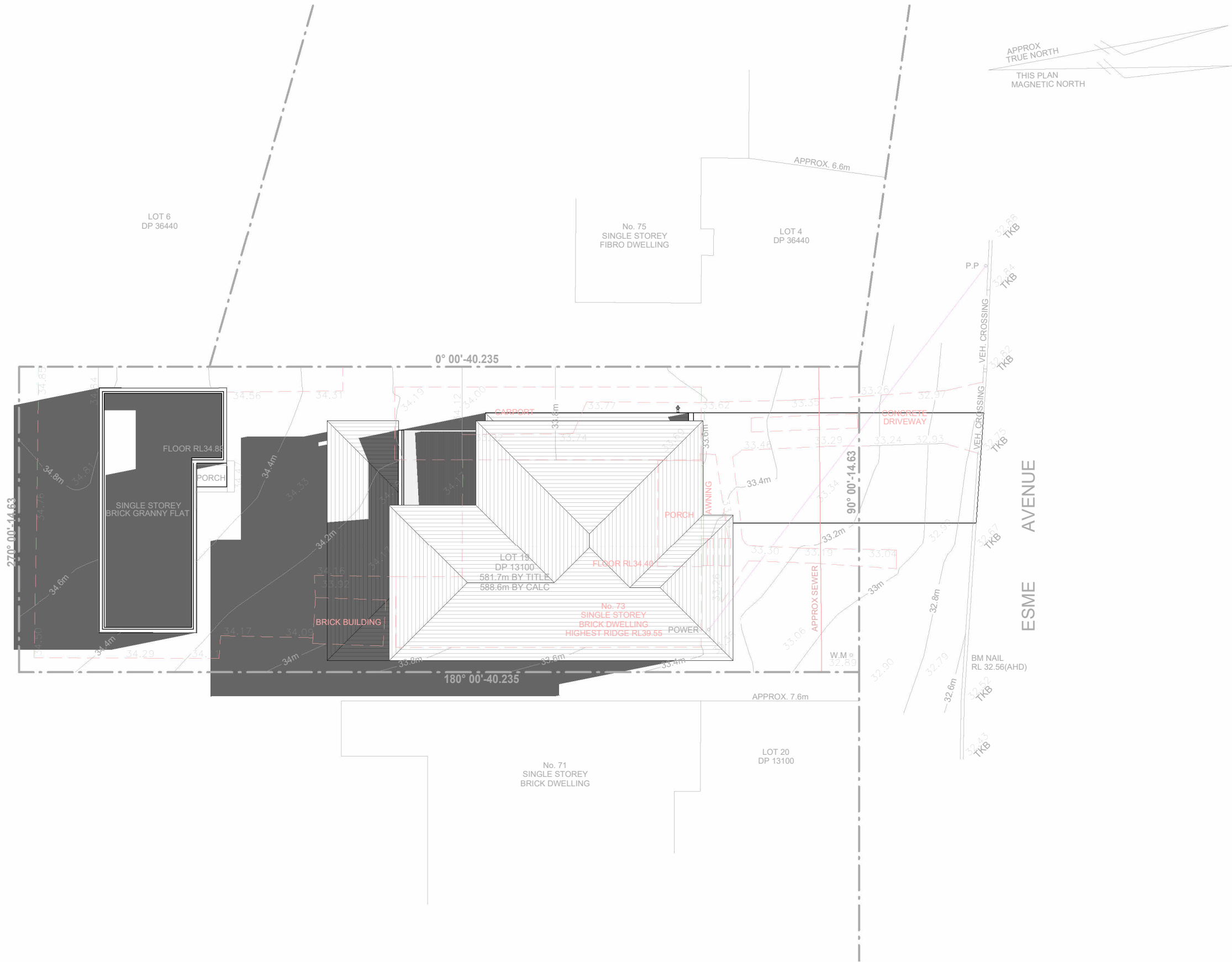
4

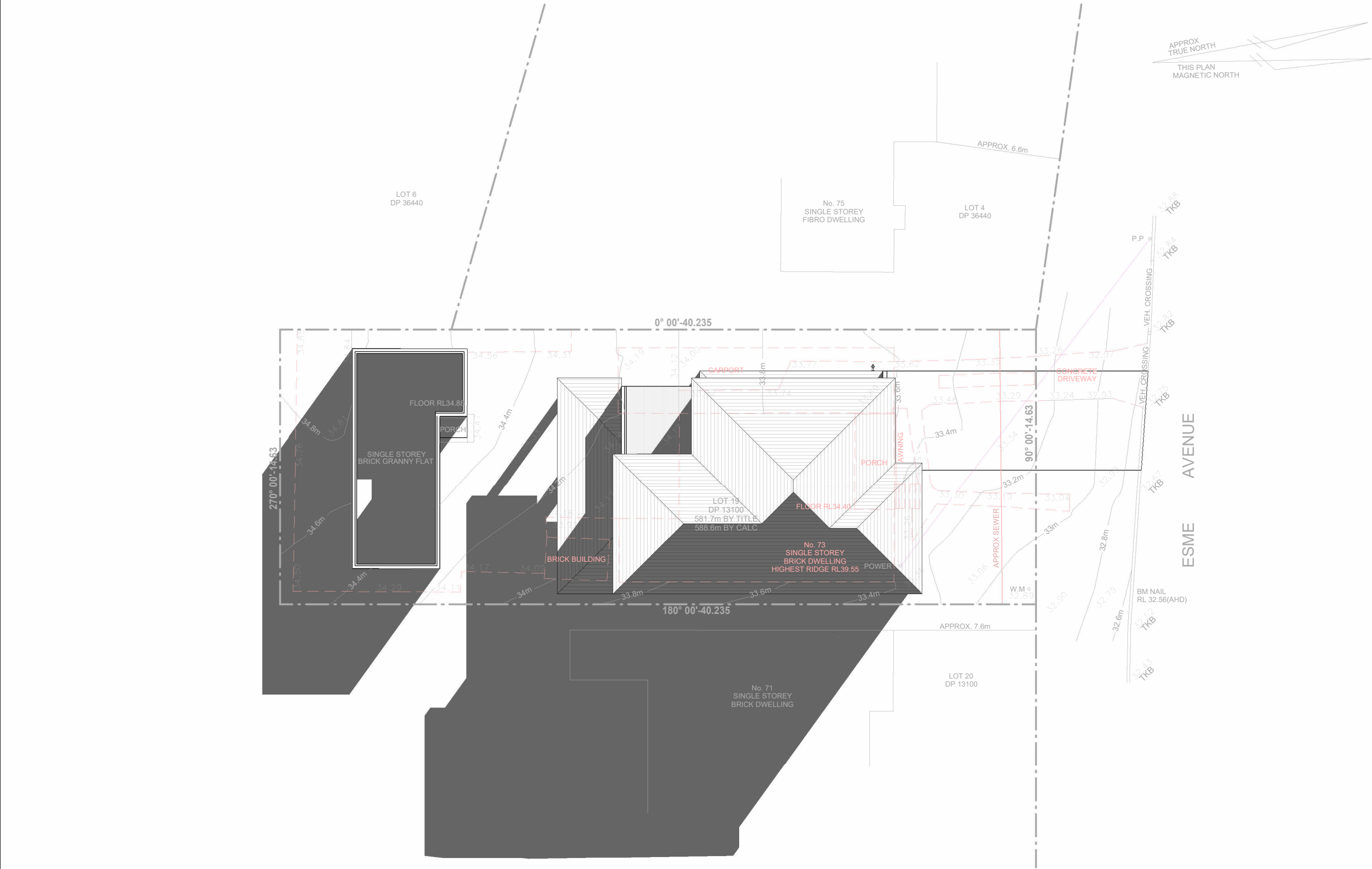




FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1

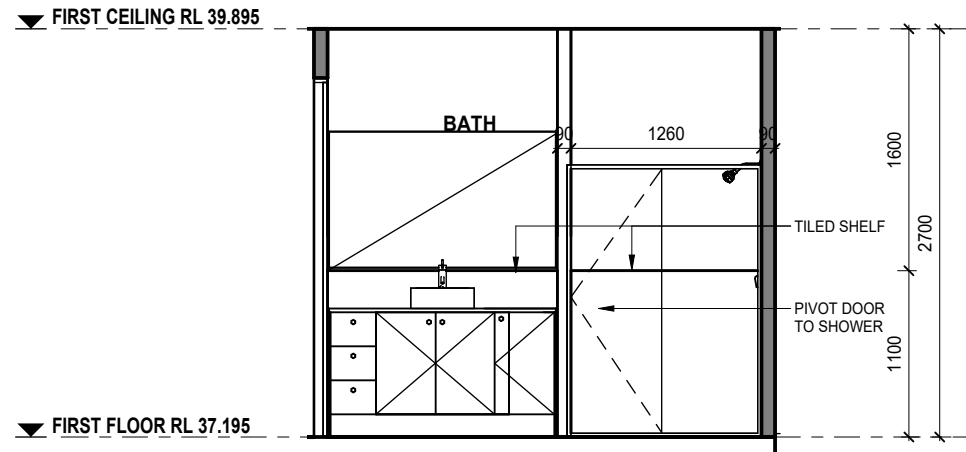
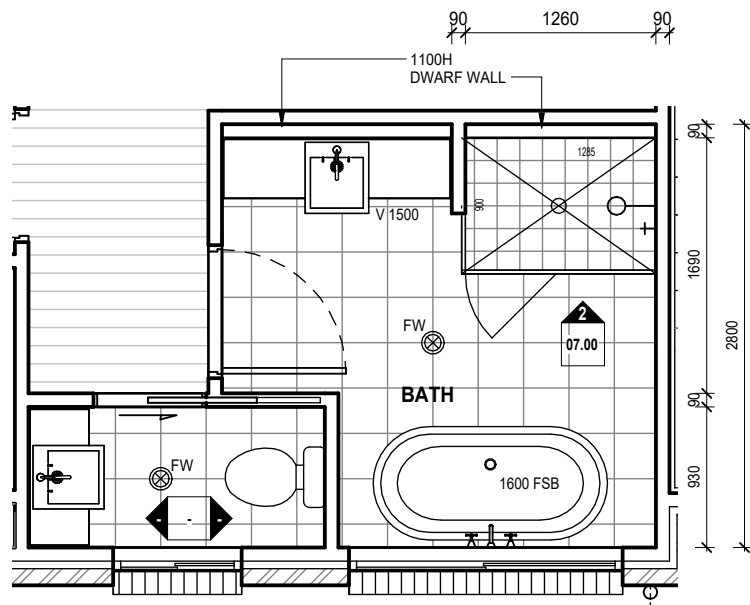
 CNR, SAPHO ROAD AND HUME HIGHWAY, WARWICK FARM, NSW 2170 PH: 1300 4HOMES (1300 446 637) WWW.MASTERTON.COM.AU LICENCE No. 35558C / ABN. 52 002 873 047	COPYRIGHT Masterton Homes is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced. Unauthorized use, copy, amendment or adaption will be prosecuted.	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		For: MR KEVIN NGUYEN & MRS ANH HOANG VO		DWG: SITE ANALYSIS PLAN		Stage: COUNCIL SUBMISSION				JOB No. 2019007		
			CLIENT'S SIGNATURE 2		Address : 73 ESME AVENUE, CHESTER HILLS NSW 2162		Design: TEMPUS PREMIER								
			I ACCEPT AND UNDERSTAND THE PLANS AND DOCUMENTS THAT HAVE BEEN PROVIDED TO ME BY MASTERTON HOMES.		DATE	Lot No : 19	DP : 13100	Facade: METRO	Garage Location:	Drawn Date: 19.12.2023	Drawn By: SY	Rev. Date: 21.03.2024	Scale @ A3: 1 : 200	Sheet No. 06.01	Revision: 4
			Council: CANTERBURY BANKSTOWN						Edition: ULTIMATE INCLUSIONS		RHS				





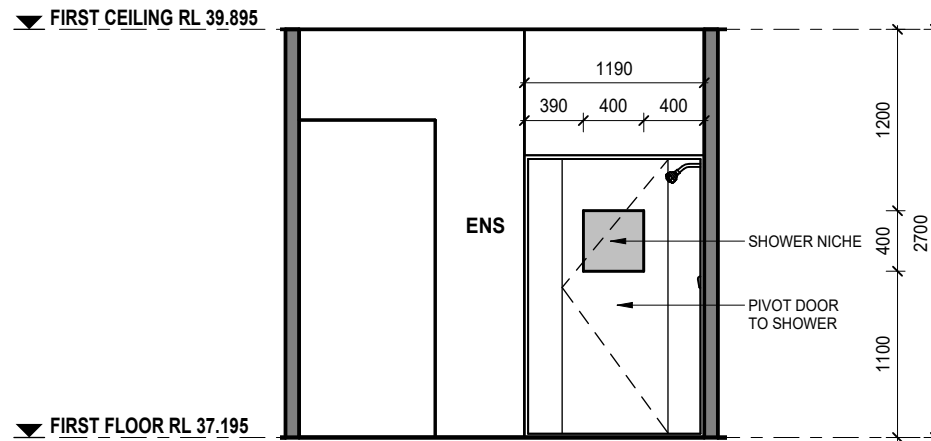
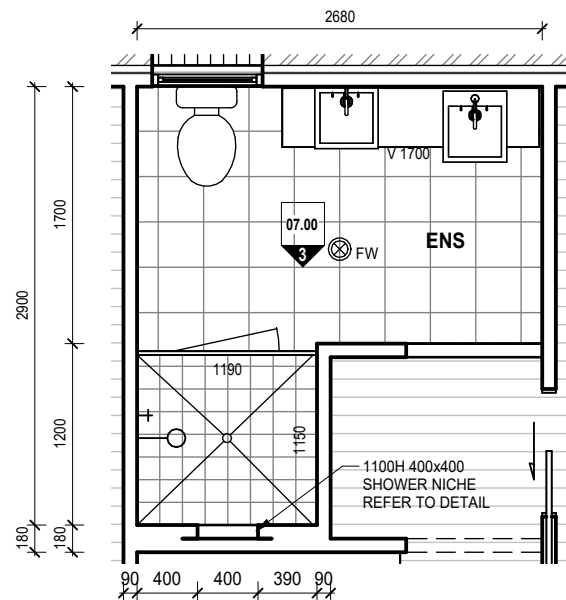


<div></div> <div>CNR, SAPHO ROAD AND HUME HIGHWAY, WARWICK FARM, NSW 2170 PH: 1300 4HOMES (1300 446 637) WWW.MASTERTON.COM.AU LICENCE No. 35558C / ABN. 52 002 873 047</div>	<div>COPYRIGHT Masterton Homes is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced. Unauthorized use, copy, amendment or adaption 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 KEVIN NGUYEN & MRS ANH HOANG VO		<div>North Point</div>	DWG: 3pm JUNE 21-SHADOW		Stage: COUNCIL SUBMISSION				JOB No. 2019007			
			CLIENT'S SIGNATURE 2		Address : 73 ESME AVENUE, CHESTER HILLS NSW 2162			Design: TEMPUS PREMIER		Facade: METRO	Garage Location: RHS	Drawn Date: 19.12.2023	Drawn By: SY	Rev. Date: 21.03.2024	Scale @ A3: 1 : 200	Sheet No. 06.06	Revision: 4
			I ACCEPT AND UNDERSTAND THE PLANS AND DOCUMENTS THAT HAVE BEEN PROVIDED TO ME BY MASTERTON HOMES. DATE		Lot No : 19	DP : 13100		Edition: ULTIMATE INCLUSIONS									
					Council: CANTERBURY BANKSTOWN												



NOTES:

FIXTURES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY. ALL SIZES DEPICTED MAY VARY DEPENDING ON AVAILABILITY AND PRODUCT SELECTION.
HEIGHT OF TILES MAY VARY ACCORDING TO SELECTION OF TILES.
F.W. LOCATION IS DIAGRAMATIC ONLY AND POSITION MAY VARY.



CNR. SAPHO 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

COPYRIGHT

Masterton Homes is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced, copy, amendment or adaptation will be prosecuted

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 KEVIN NGUYEN & MRS ANH HOANG VO

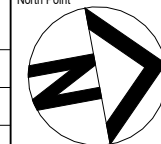
Address : 73 ESME AVENUE, CHESTER HILLS NSW 2162

Lot No : 19

DP : 13100

Council: CANTERBURY BANKSTOWN

North Point



DWG:

DETAILS

Design: TEMPUS PREMIER

Facade: METRO

Edition: ULTIMATE INCLUSIONS

Garage Location: RHS

Stage:

COUNCIL SUBMISSION

JOB No.

2019007

Drawn Date:

19.12.2023

Drawn By:

SY

Rev. Date:

21.03.2024

Scale @ A3:

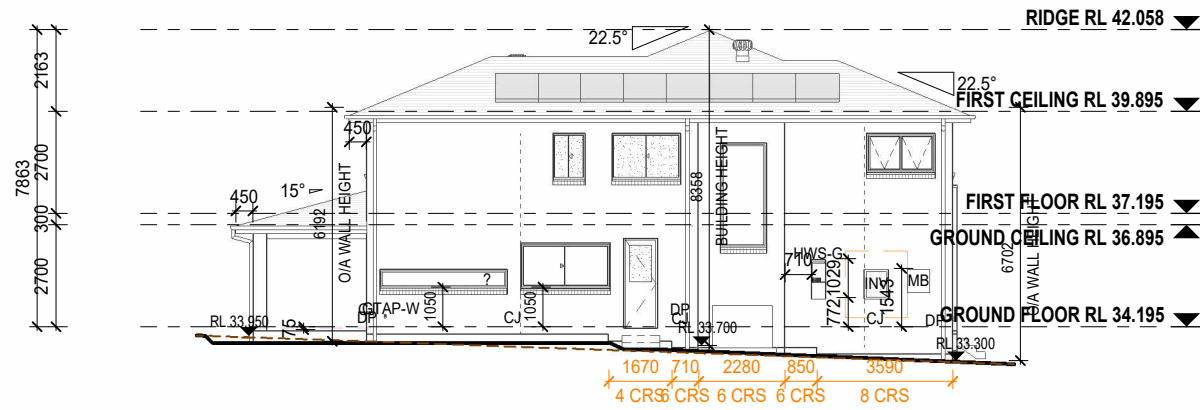
1 : 50

Sheet No.

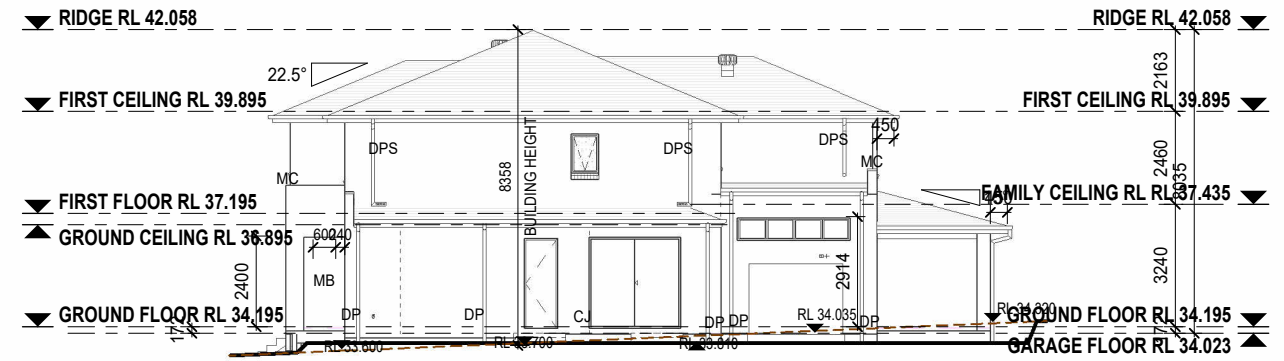
07.00

Revision:

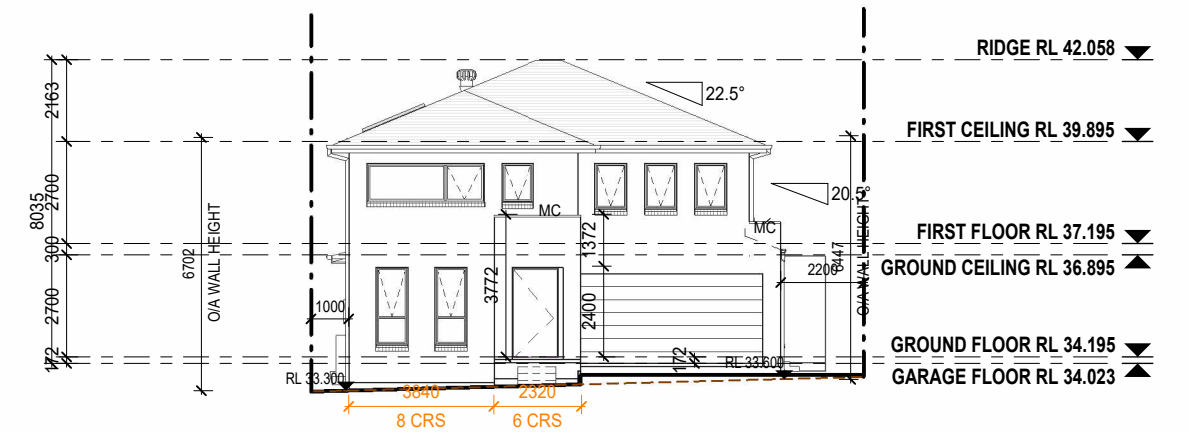
4



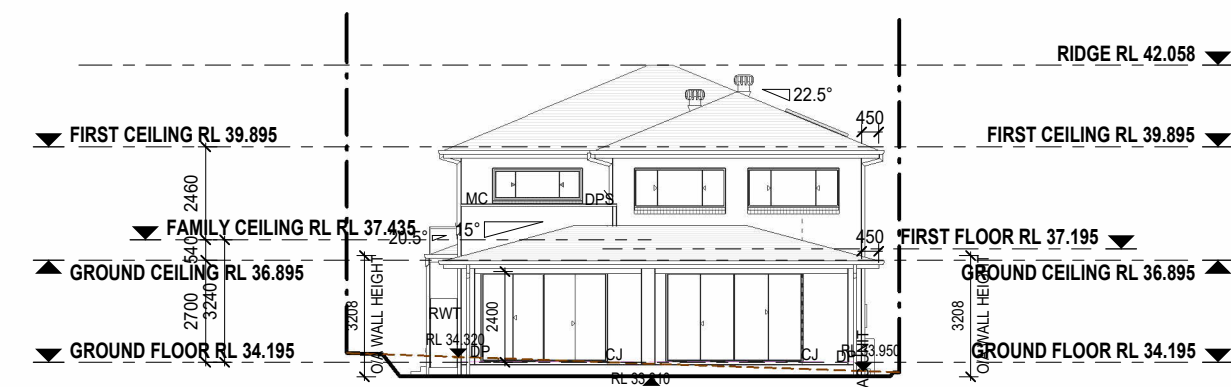
4 LEFT (EAST) ELEVATION
07.01 1 : 200



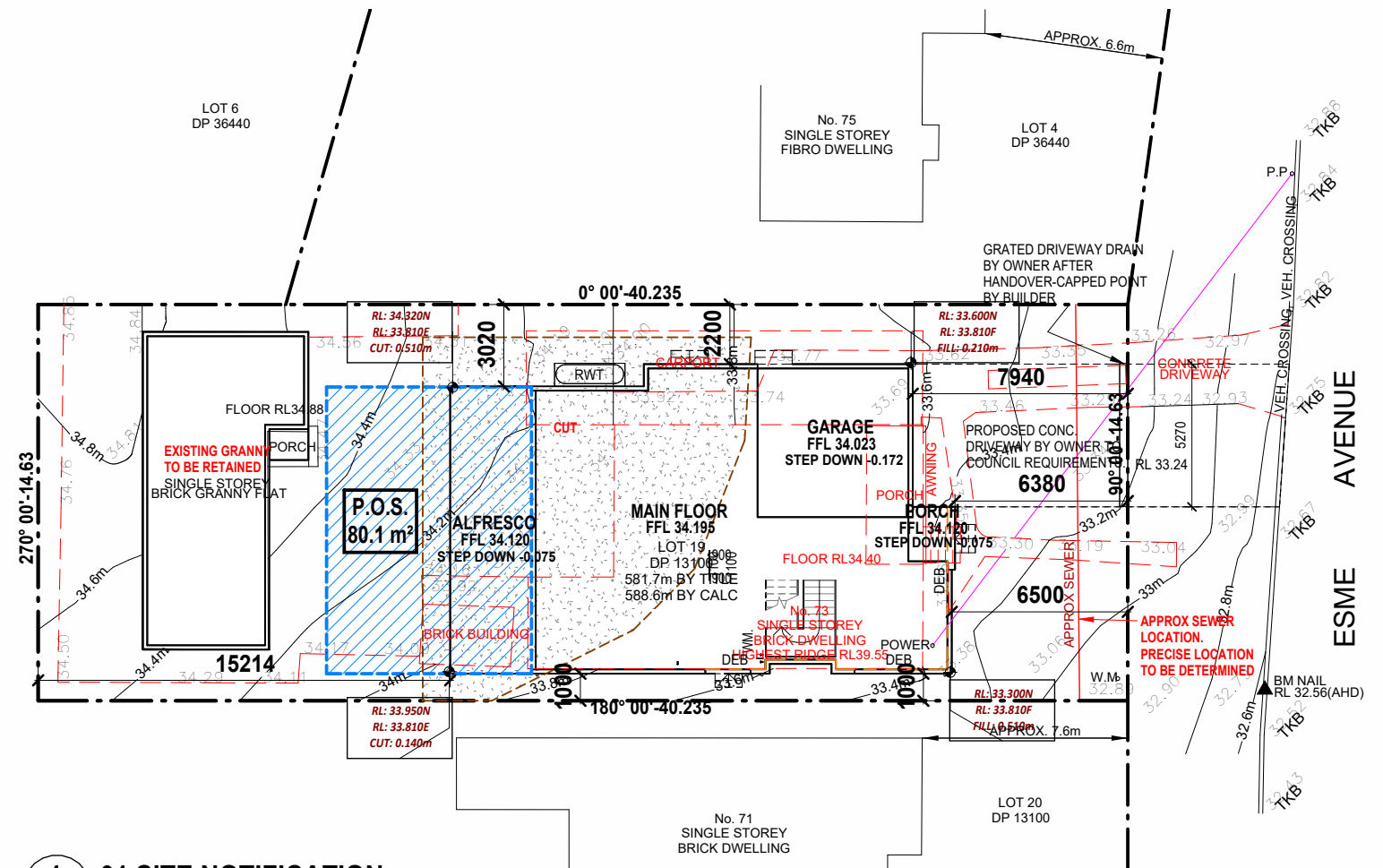
5 RIGHT (WEST) ELEVATION
07.01 1 : 200



2 FRONT (NORTH) ELEVATION
07.01 1 : 200



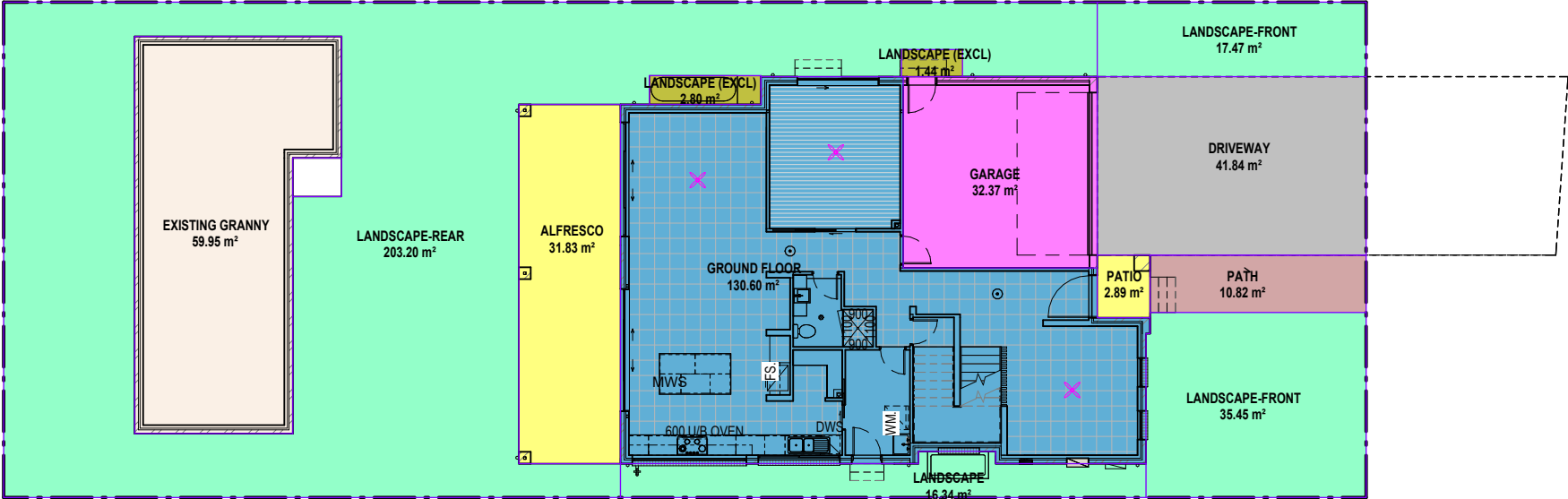
3 BACK (SOUTH) ELEVATION
07.01 1 : 200




1 01 SITE NOTIFICATION
07.01 1 : 250

 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	COPYRIGHT Masterton Homes is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of Masterton Homes.	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	For: MR KEVIN NGUYEN & MRS ANH HOANG VO		DWG: NOTIFICATION PLAN	Stage: COUNCIL SUBMISSION	JOB No. 2019007						
			CLIENT'S SIGNATURE 2	Address: 73 ESME AVENUE, CHESTER HILLS NSW 2162		Design: TEMPUS PREMIER	Facade: METRO	Garage Location: RHS	Drawn Date: 19.12.2023	Drawn By: SY	Rev. Date: 21.03.2024	Scale @ A3: As indicated	Sheet No. 07.01	Revision: 4
				Lot No: 19		DP: 13100	Edition: ULTIMATE INCLUSIONS							
				Council: CANTERBURY BANKSTOWN										

AREA-SITE		AREA-SITE COVERAGE		AREA-LANDSCAPE		AREA-DRIVEWAY + PATH	
Name	Area	Name	Area	Name	Area	Name	Area
ALFRESCO	31.83 m²	PATIO	2.89 m²	LANDSCAPE	16.34 m²	DRIVEWAY	41.84 m²
DRIVEWAY	41.84 m²	ALFRESCO	31.83 m²	LANDSCAPE-FRONT	52.92 m²	PATH	Not Placed
EXISTING GRANNY	59.95 m²	GARAGE	32.37 m²	LANDSCAPE-REAR	203.20 m²		
GARAGE	32.37 m²	EXISTING GRANNY	59.95 m²	Grand total: 5	272.45 m²	Grand total: 2	41.84 m²
GROUND FLOOR	130.60 m²	GROUND FLOOR	130.60 m²				
LANDSCAPE	16.34 m²	Grand total: 5	257.64 m²				
LANDSCAPE (EXCL)	4.24 m²						
LANDSCAPE-FRONT	52.92 m²						
LANDSCAPE-REAR	203.20 m²						
PATH	10.82 m²						
PATIO	2.89 m²						
Grand total: 15	586.99 m²						





MASTERTON

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

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 adaption will be prosecuted

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 KEVIN NGUYEN & MRS ANH HOANG VO

Address :

73 ESME AVENUE, CHESTER HILLS NSW 2162

Lot No :

19


DP :

13100

Council:

CANTERBURY BANKSTOWN

North Point



DWG:

AREAS-SITE PLAN COVERAGE

Design:

TEMPUS PREMIER

Facade:

METRO

Edition:

ULTIMATE INCLUSIONS

Garage Location:

RHS

Stage:

COUNCIL SUBMISSION

Drawn Date:

19.12.2023

Drawn By:

SY

Rev. Date:

21.03.2024

Scale @ A3:

1 : 200

JOB No.

2019007

Sheet No.

AP00

Revision:

4

Location: L:\2019007 - NGUYEN\2019007 - NGUYEN - TEMPUS PREMIER - METRO - RHS.rvt

Plot Date: 21/03/2024 9:43:10 AM