SITE NOTES

TREE PRESERVATION

COUNCIL APPROVAL MUST BE SOUGHT PRIOR TO THE REMOVAL OF ANY TREES PROTECTED UNDER THE TREE PRESERVATION ORDER

PROTECT ANY TREES TO BE RETAINED (NOTE: ON COUNCIL PROPERTY AND WITHIN 5m OF THE SITE BY FITTING 1.8m STAY POST / CHAINWIRE FENCING PRIOR TO COMMENCEMENT OF DEMOLITION

INSTALL FENCING (SEDIMENT CURTAIN) OF TO A 3m RADIUS FROM TRUNK (EXCLUSIVE OF ROADWAYS AND FOOTPATHS)

RETAIN PROTECTIVE FENCING UNTIL ALL WORKS ARE COMPLETE

DRAINAGE

DRAIN ALL SURFACES AWAY FROM STRUCTURES TO DESIGNATED DRAINAGE POINTS

CONSTRUCTION

THE INSTALLATION OF ALL LANDSCAPING IS TO BE IN ACCORDANCE WITH RELEVANT COUNCIL DCP'S AND AUSTRALIAN STANDARDS

RETAINING WALLS

CONSTRUCT RETAINING WALLS TO STRUCTURAL ENGINEER'S SPECIFICATION IF REQUIRED

PLANTING

INDIGENOUS SPECIES ARE SUGGESTED TO ENHANCE SURROUNDING SPECIES MAY BE SELECTED PROVIDED THEY ARE SUITABLE TO THE TASK SHOWN IN THE DESIGN

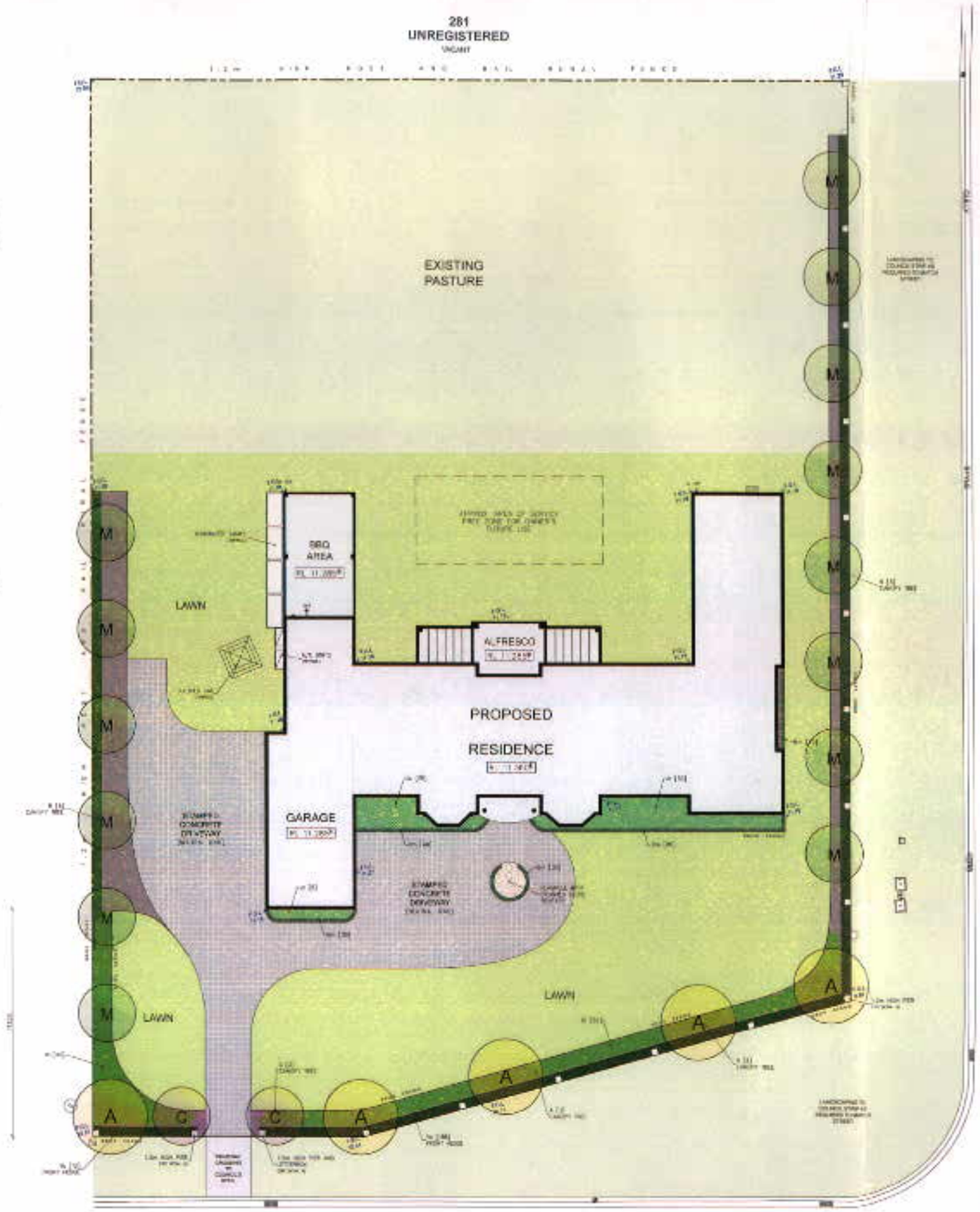
SOIL PREPARATION

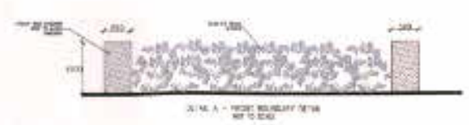
INSTALL 150mm NEW GROW SOIL WHERE EXISTING SOIL IS LOW IN LAWN AREAS

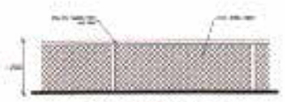
MAINTENANCE

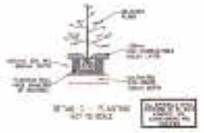
A 13 WEEK ESTABLISHMENT PERIOD OF TO NOTIFY IS REQUIRED AFTER FINAL COMPLETION OF WORK. MAINTENANCE SHALL INCLUDE:

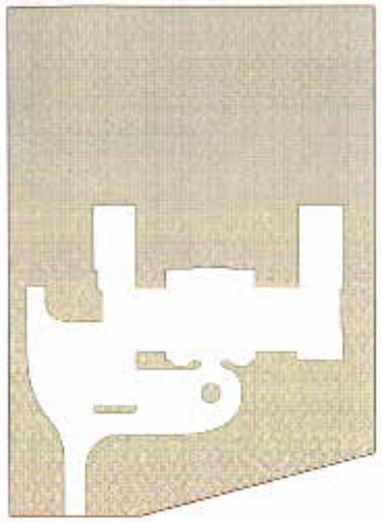
WATERING WHICH INCLUDES SUFFICIENT WATERING AS REQUIRED TRIMMING AS REQUIRED REMOVAL OF WEEDS











LANDSCAPE AREA
1,500
= 3140.01m2
= 74.69%

Twin Creeks

Mary Doyle 8/12/13

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	SPACING	QTY	POT SIZE
TREES						
A	Acer 'October Glory'	Upright Maple	8m	as shown	5	45L
C	Cercis 'Forest Pansy'	Judas Tree	5m	as shown	2	45L
M	Magnolia 'Little Gem'	Evergreen Magnolia	5m	as shown	14	45L
SHRUBS						
Bm	Buxus microphylla	Japanese Box	0.5m	0.75m	205	140mm
Ri	Rhododendron 'Indica Alba'	Indian Hawthorn	1m	0.1m	120	140mm
Vo	Viburnum odoratissimum	Sweet Viburnum	1.5m	0.8m	320	300mm
GROUNDCOVERS / CLIMBERS						
Jc	Juniperus conferta	Shore Juniper	0.3m	1m	83	140mm

TWIN CREEKS DRIVE STREETSCAPE
NOT TO SCALE

HALMSTAD BOULEVARDE STREETSCAPE
NOT TO SCALE

TWIN CREEKS DRIVE

scapewise DESIGN

Project :	LOT 282 TWIN CREEKS DRIVE LUDDENHAM	Date :	NOVEMBER 20th. 2013.
		Designer :	G. Kovacevic
Client :	Mr PETER NELSON	Design No	L 2008041-03
Drawing	LANDSCAPE PLAN	Scale	1 : 200 (A1 SHEET)

GENERAL NOTES

Figured dimensions to take precedence over scale. All levels, sizes and dimensions to be verified by contractor before work commences.

Survey and engineering drawings to take precedence before drawing.

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The issue expressed on this drawing.

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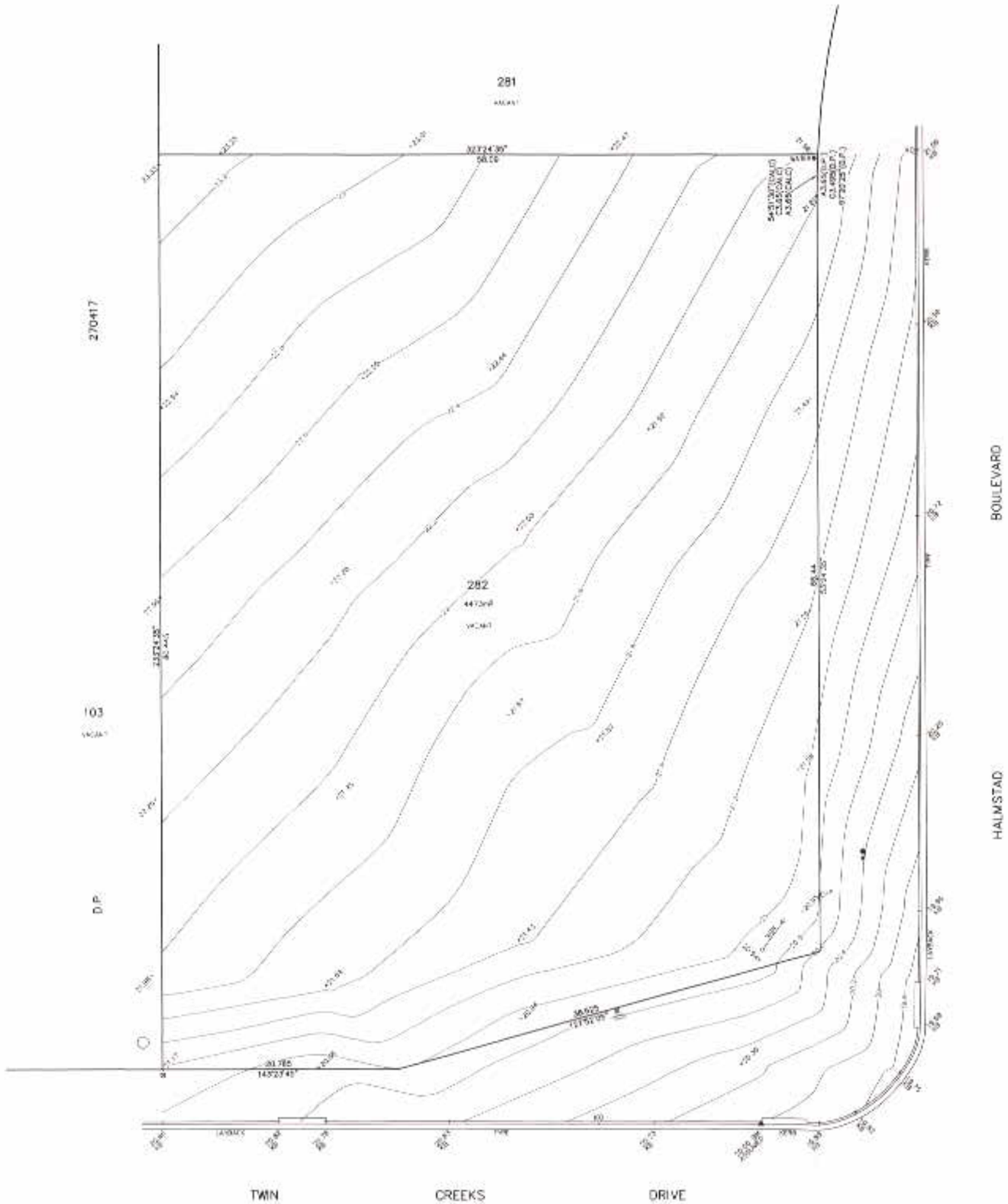


PLAN ORIENTATION: M.G.A.

NOTE:

1. THIS PLAN HAS BEEN PREPARED BY A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS WHERE INDICATED. THE TEST BOUNDARIES SHOWN HEREON HAVE NOT BEEN MARKED BY CAD CONSULTING AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD MEASUREMENTS.
2. IF THE DIMENSIONS OR DESCRIPTION OF THE TITLE ARE CRITICAL FOR DESIGN AND/OR CONSTRUCTION OF NEW STRUCTURES OR FINANCIAL DECISIONS RECOMMEND THAT AN IDENTIFICATION SURVEY OR RE-SURVEY OF BOUNDARIES BE CARRIED OUT.
3. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE EXCEPT WHERE OTHERWISE INDICATED.
4. ONLY MOBILE SERVICES SHOWN HEREON HAVE BEEN PLOTTED WHERE PROVIDED. NON MOBILE AND/OR UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM THE RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN.
5. PRIOR TO ANY SUBSEQUENT COMMENCEMENT OF CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATION OF ALL SERVICES.
6. THIS PLAN HAS BEEN PREPARED EXCLUSIVELY FOR USE BY THE CONTRACTING AND MASTERTON HOMES.
7. THIS PLAN CANNOT BE COPIED OR ALTERED IN ANY WAY WITHOUT THE PRIOR WRITTEN PERMISSION FROM CAD CONSULTING.
8. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN AND CANNOT BE REMOVED.

NOTE: D.P. IS UNREGISTERED.
BOUNDARY INFORMATION OBTAINED FROM
MASTERTON HOMES VIA EMAIL DATED 29/7/13

KEY TO SYMBOLS

- VEHICLE CROSSING
- STORMWATER PIT
- KERB INLET PIT
- TELSTRA PIT
- OPTUS PIT
- SEWER MAN HOLE
- ELECTRICITY PILLAR
- FIRE VALVE
- HYDRANT
- POWER POLE
- LIGHT POLE
- TREE (STEMS/DIAM./HEIGHT)

Reference:	42000 (00191) / 233874 (110000)	
Date:	7/11/13	
Scale:	1:200	
L.G.A.:	PENRITH	
Locality:	LODDEHAM	
Parish:	-	
County:	CUMBERLAND	
Datum:	ASSUMED	Contour Interval: 0.5
Designed By:	Drawn By:	Checked By:

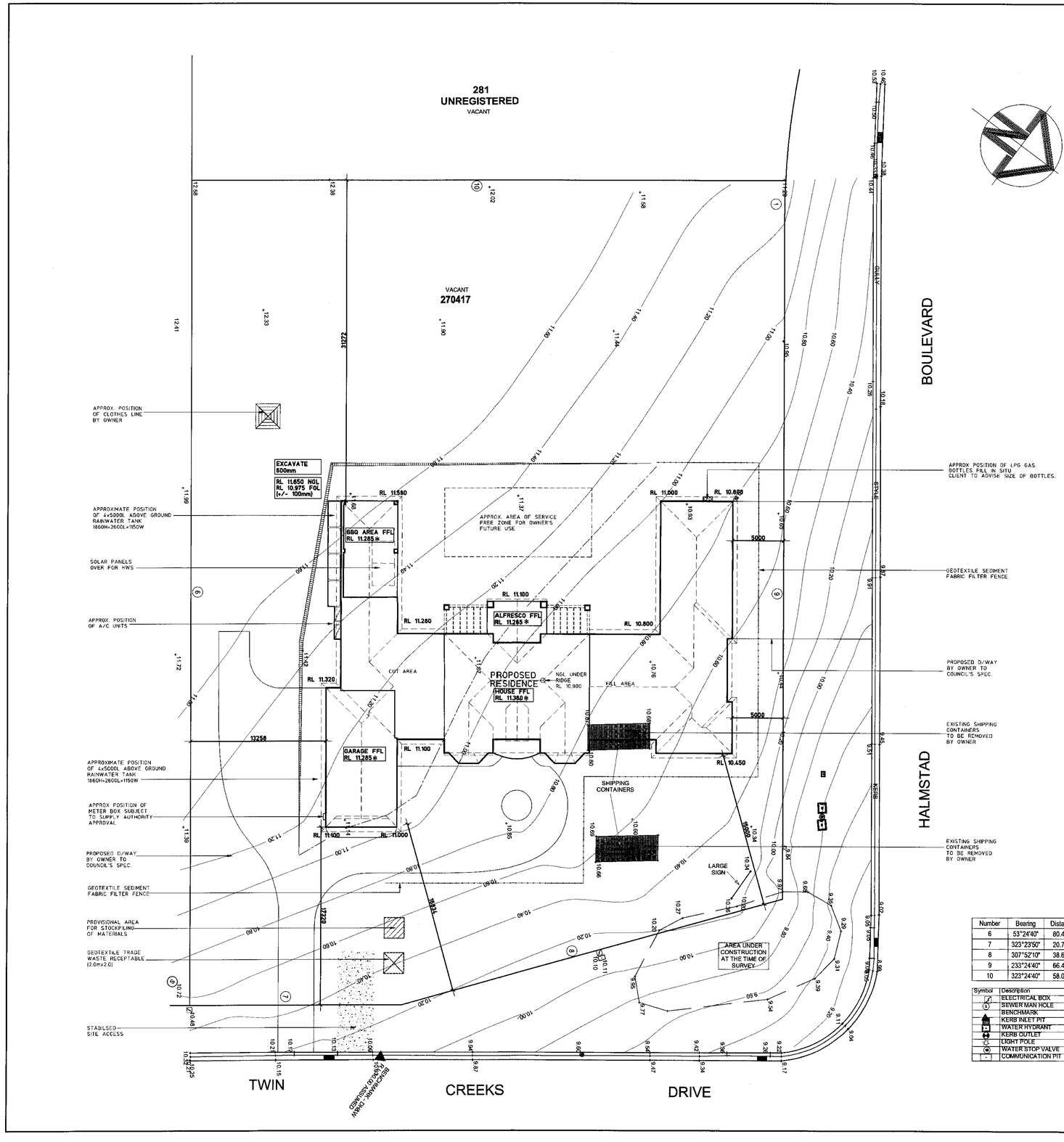
CONTOUR SURVEY OF LOT 282
IN AN UNREGISTERED D.P.

FOR: MASTERTON HOMES

CAD Consulting

Land & Engineering Surveyors

Sheet 1 of 1 Sheet



Number	Bearing	Distance
6	53°24'40"	80.445
7	323°23'50"	20.785
8	307°52'10"	38.625
9	233°24'40"	66.440
10	323°24'40"	58.090

Symbol	Description
	ELECTRICAL BOX
	SEWER MAN HOLE
	BENCHMARK
	KERB INLET PIT
	WATER HYDRANT
	KERB OUTLET
	LIGHT POLE
	WATER STOP VALVE
	COMMUNICATION PIT

EXCAVATION & SITE NOTES

EXCAVATE TO FORM DATUM APPROX 675mm (EXTENT OF EXCAVATION & BATTER TO BE DETERMINED ON SITE. BACKFILL 150mm AGAINST FOOT OF SLAB).

SEWER CONNECTION TO AUTHORITIES REQUIREMENTS.

WATER SERVICE CONNECTED TO AUTHORITIES MAIN LOCATED IN THE NEAR SIDE NATURE STRIP.

TEMPORARY PROTECTIVE FENCING TO BLOCK TO MEET SAFETY REQUIREMENTS.

SITE LEVELS SUBJECT TO SECOND SITE INSPECTION.

SUBJECT TO RESULTS OF A SURVEY TO CONFIRM HOUSE & BOUNDARY POSITIONS.

SUBJECT TO POSITION OF SERVICES

* DESIGN LEVELS MAY VARY BY +/- 100mm

ITEMS BY OWNER

RETAINING WALLS TO BE COMPLETED TO ENG'S DETAILS (IF REQUIRED).

DISH DRAINS (IF NEEDED) TO AUTHORITIES' REQUIREMENTS.

EXISTING TREES, STUMPS, CONC. PATHS, BUILDINGS, ETC., TO BE DEMOLISHED FROM BUILDING AREA PRIOR TO 2ND SITE INSPECTION.

CONSTRUCTION NOTES

RIB RAFT CONCRETE SLAB ON GROUND CLASS "H" IN ACCORDANCE WITH AS 2870.1

EDGE BEAM TO HABITABLE AREAS STEPPED DOWN APPROX. 160mm.

EDGE BEAM TO GARAGE FLOOR STEPPED DOWN APPROX. 85mm.

GARAGE FLOOR STEP DOWN APPROX. 75mm (INCLUDING INTERNAL PRE-CAST CONCRETE STEPS).

STEEL BEAMS REQUIRED AS PER PLANS.

100mmØ SERVICE CONDUIT TO ISLAND BENCH.

ADDITIONAL NOTES

ALL SERVICE POSITIONS TO BE DETERMINED ON SITE BY SUPERVISOR

BULKHEADS TO BE DETERMINED ON SITE BY SUPERVISOR

PROVIDE PEST TREATMENT SYSTEM

F OF DP TO BE 350mm FROM CORNER OF FACE BRICKWORK (UNLESS SPECIFIED ON ELEVATION)

FRAMING NOTES

SO. SET OPENINGS TO GROUND FLOOR 2100mm HIGH (UNLESS SPECIFIED ON FLOOR PLANS)

SO. SET OPENINGS TO FIRST FLOOR 2100mm HIGH (UNLESS SPECIFIED ON FLOOR PLANS)

STRENGTHENING OF ROOF TRUSSES AS REQUIRED DUE TO AIR CONDITIONING/SOLAR COLLECTORS.

ALL CJ (CONSTRUCTION JOINTS) REQUIRES A STUD WITHIN 300mm ON EITHER SIDE FOR NAILING OF WALL TIES.

PROVIDE TERMITE RESISTANT TREATED TIMBER FRAME AND ROOF TRUSSES (INCLUDING FLOORING IN TWO STOREY DESIGNS).

INSULATION REQUIREMENTS

R1.5 BRADFORD INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS.

R3.5 BRADFORD INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

SARKING & ANTI FLAP PADS TO UNDERSIDE OF THE ROOF TILES (INCLUDING ANTI FORMING BOARDS)

OTHER

PROVIDE 3 STEP CAIRO CORNICES TO ENTIRE HOME.

IMPORTANT NOTE:
LANDSCAPE DESIGN TO BE COMPLETED AS PER PROFESSIONAL LANDSCAPE PLAN - TO BE COMPLETED AT A LATER DATE

BASIX & SITE INFORMATION

BASIX CERTIFICATE NUMBER:	---
CONSTRUCTION CERTIFICATE NUMBER:	---
SITE DETAILS	
LOT NUMBER:	282
DP NUMBER:	270417
USD REFERENCE:	NOT KNOWN
SITE AREA:	4472.00m²
HOUSE AREAS: MEASURED TO EXTERNAL WALLS:	
GROUND FLOOR:	502.00m²
4 CAR GARAGE:	91.50m²
FRONT PATIO:	7.88m²
ALFRESCO:	22.22m²
BBQ AREA:	52.42m²
FIRST FLOOR:	154.79m²
BALCONY:	22.22m²
TOTAL HOUSE AREA:	853.44m²
DRIVEWAY/PATHS TO BOUNDARY:	508.66m²
PROJECT DETAILS	
NO. OF BEDROOMS:	6
ROOF AREA: TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS	794.00m²
GARDEN & LAWNS: AREA OF PERVIOUS GARDEN & LAWNS	3340.01m²
STORMWATER	
MIN. RAINWATER TANK SIZE REQ:	5000L
MIN. ROOF AREA TO RAINWATER TANK/S:	635SQM
RAINWATER USES:	WC, GARDEN TAP & WM
REMAINDER OF ROOFWATER & OVERFLOW TO	KERB
HYDRAULIC DESIGN REQUIRED:	NO
WATER	
KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR
THERMAL COMFORT/ENERGY	
EXTERNAL WALL SURFACE:	ACRYLIC RENDER
EXTERNAL WALL INSULATION:	R1.5
WALL COLOUR	LIGHT
ROOFING MATERIAL:	TILES
ROOF INSULATION:	SARKING
ROOF COLOUR	DARK
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES X 2
EER:	2.5 OR HIGHER
HOT WATER SYSTEM 1:	400L SOLAR ELECTRIC BOOST
REQ VALUE:	26 – 30
HOT WATER SYSTEM 2:	315L ELECTRIC HWU
STAR RATING:	1 STAR
COMPACT FLUORESCENT LIGHTING :	ENTIRE HOUSE
COOKING APPLIANCES:	AS PER BASIX
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX

WIP (WORKS IN PROGRESS) DRAINAGE REQUIRED: YES/NO

LANDSCAPING		PRIVATE OPEN SPACE	
PROVIDED:	3340.01m²	MIN. REQ:	80.00m²
		PROVIDED:	2740.00m²
CARPARKING		**RIDGE HEIGHT**	
MIN. REQ:	2 SPACES	MAX. ALLOWED:	10.000m
PROVIDED:	6+SPACES	PROPOSED:	8.296m

LEGEND - ELECTRICAL

10A SINGLE GPO
10A TWIN GPO
15A SINGLE GPO
15A TWIN GPO
20A SINGLE GPO
20A TWIN GPO
ALARM POINT
COOKTOP POINT
DISHWASHER POINT
DISHWASHER POINT
MICROWAVE POINT
REMOTE CONTROL
RANGE HOOD POINT
SINGLE WATERPROOF
TWIN WATERPROOF
CEILING LIGHT
WALL LIGHT
SINGLE 40W FLUORO
TWIN 40W FLUORO
2 WAY SWITCH
DIMMER SWITCH
EXHAUST FAN
SMOKE DETECTOR
PHONE OUTLET
TV ANTENNA OUTLET
DOOR BELL/CHIME
SPA PUMP
CEILING FAN
HOT WATER SYSTEM

LEGEND - PLUMBING

VANITY TAP
WALL TAP
SHOWER TAP
LAUNDRY TAP
WM. TAPS
G.TAP GARDEN TAP
FLOOR WASTE
GAS GAS POINT
ø100 mm DRAINAGE OUTLET
LOCATION OF DOWNPIPE

NOTE

FOR DETAILS REFER TO STRUCTURAL ENGINEER'S DRAWING.

DIRECT ALL ENQUIRIES TO THE STRUCTURAL ENGINEER.

CHECK ALL CONCRETE DIMENSIONS AGAINST FLOOR PLANS ALL DISCREPANCIES TO BE REPORTED TO THE DRAWING OFFICE

Note: Not all of the above are standard inclusions with this design.

All permanent bracing in accordance with AS 1684 - Timber Framing Code Wind velocity N2

2013 MANSION LUXURY UPGRADE PACKAGE

THE YES INCLUDED PACKAGE

Proposed Residence

For: **MR PETER NELSON**

Lot No: **LOT 282, TWIN CREEKS DRIVE**
Suburb: **LUDDENHAM**
Council: **PENRITH**

Design: **MACARTHUR MANOR 2**

Facade: **MAJESTIC**

Edition: **PLATINUM**

DRAWN BY:	DATE:	JOB No.
G.J.C.	01.10.13	2008041
SHEET TITLE: SITE PLAN		SHEET No. 1 OF 5
SCALE: -	FINAL PLAN ISSUE: -	FINAL PLAN: -

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	DRAWING:	DRAWN:		TENDER:
1	CONTRACT PLAN 1	G.J.C	01.10.13	3
2	CONTRACT PLAN 2	A.Z.	08.10.13	-
3	CONTRACT PLAN 3	A.Z.	18.10.13	-
4	CONTRACT PLAN 4	A.Z.	16.11.13	-
5	COUNCIL PLAN	S.C.	19.02.14	-
6	COUNCIL SUB 2	S.C.	14.03.14	-
7				
8				
9				
10				

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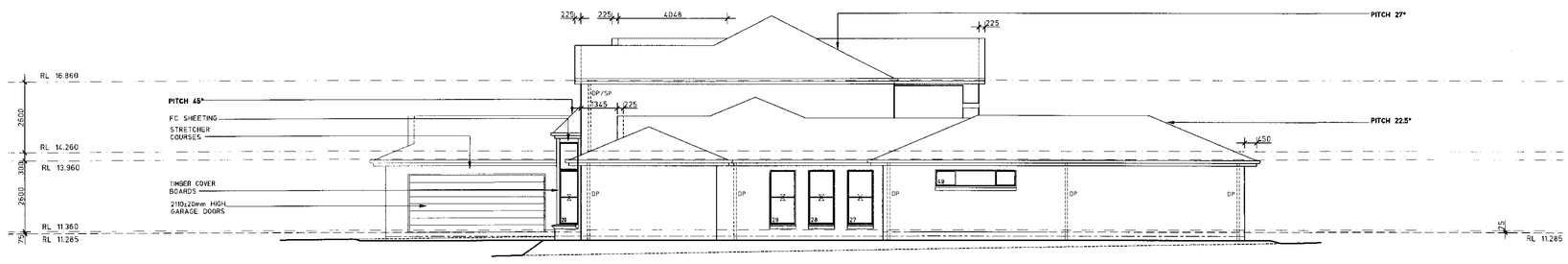
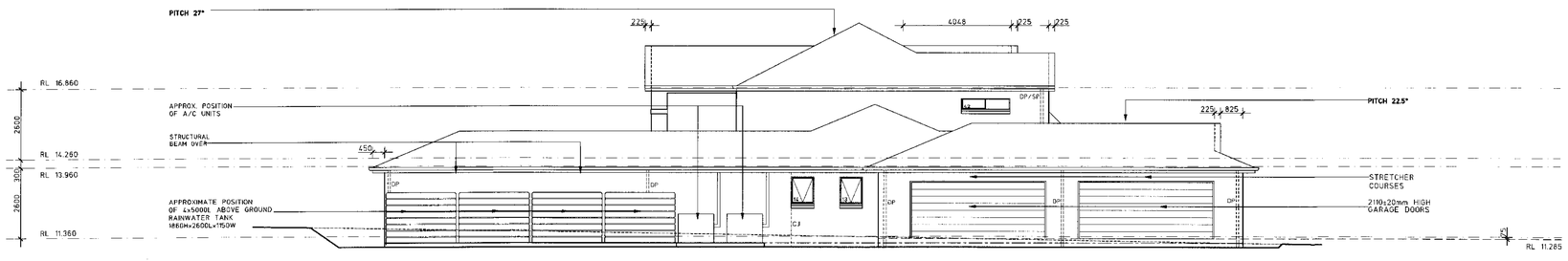
FRONT ELEVATION

REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

LEGEND - ELECTRICAL

10A SINGLE GPO	CEILING LIGHT
10A TWIN GPO	WALL LIGHT
15A SINGLE GPO	SINGLE 40W FLUORO
15A TWIN GPO	TWIN 40W FLUORO
20A SINGLE GPO	2 WAY 2 WAY SWITCH
20A TWIN GPO	DIMMER DIMMER SWITCH
ALARM POINT	EXHAUST FAN
COOKTOP POINT	SMOKE DETECTOR
DISHWASHER POINT	PHONE PHONE OUTLET
INSINKERATOR POINT	TV ANTENNA OUTLET
MICROWAVE POINT	DOOR BELL/CHIME
REMOTE CONTROL	SPA PUMP
RANGE HOOD POINT	CEILING FAN
SINGLE WATERPROOF	HOT WATER SYSTEM
TWIN WATERPROOF	

LEGEND - PLUMBING

VANITY TAP	WM. TAPS
WALL TAP	G.TAP GARDEN TAP
SHOWER TAP	FLOOR WASTE
LAUNDRY TAP	GAS GAS POINT

ø100 mm DRAINAGE OUTLET

LOCATION OF DOWNPIPE

NOTE

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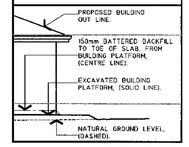
PLATFORM DETAIL...



"FLASHING TO DAMPCOURSE LEVEL TO BE FINISHED FLUSH WITH OUTSIDE FACE OF BRICKWORK"

ACRYLIC RENDER TO EXTERNAL WALLS AS SELECTED WITH ROLL ON MEMBRANE
RAKED JOINT 1 CRS BELOW F.F.L (@ FLASHING LEVEL)

Proposed Residence

For: **MR PETER NELSON**

Lot No: **LOT 282, TWIN CREEKS DRIVE**
Suburb: **LUDDENHAM**
Council: **PENRITH**

Design: **MACARTHUR MANOR 2**

Facade: **MAJESTIC**

Edition: **PLATINUM**

DRAWN BY:	DATE:	JOB No.
G.J.C.	01.10.13	2008041
SHEET TITLE: ELEVATIONS		SHEET No. 5 OF 5
SCALE: -	FINAL PLAN ISSUE: -	FINAL PLAN -

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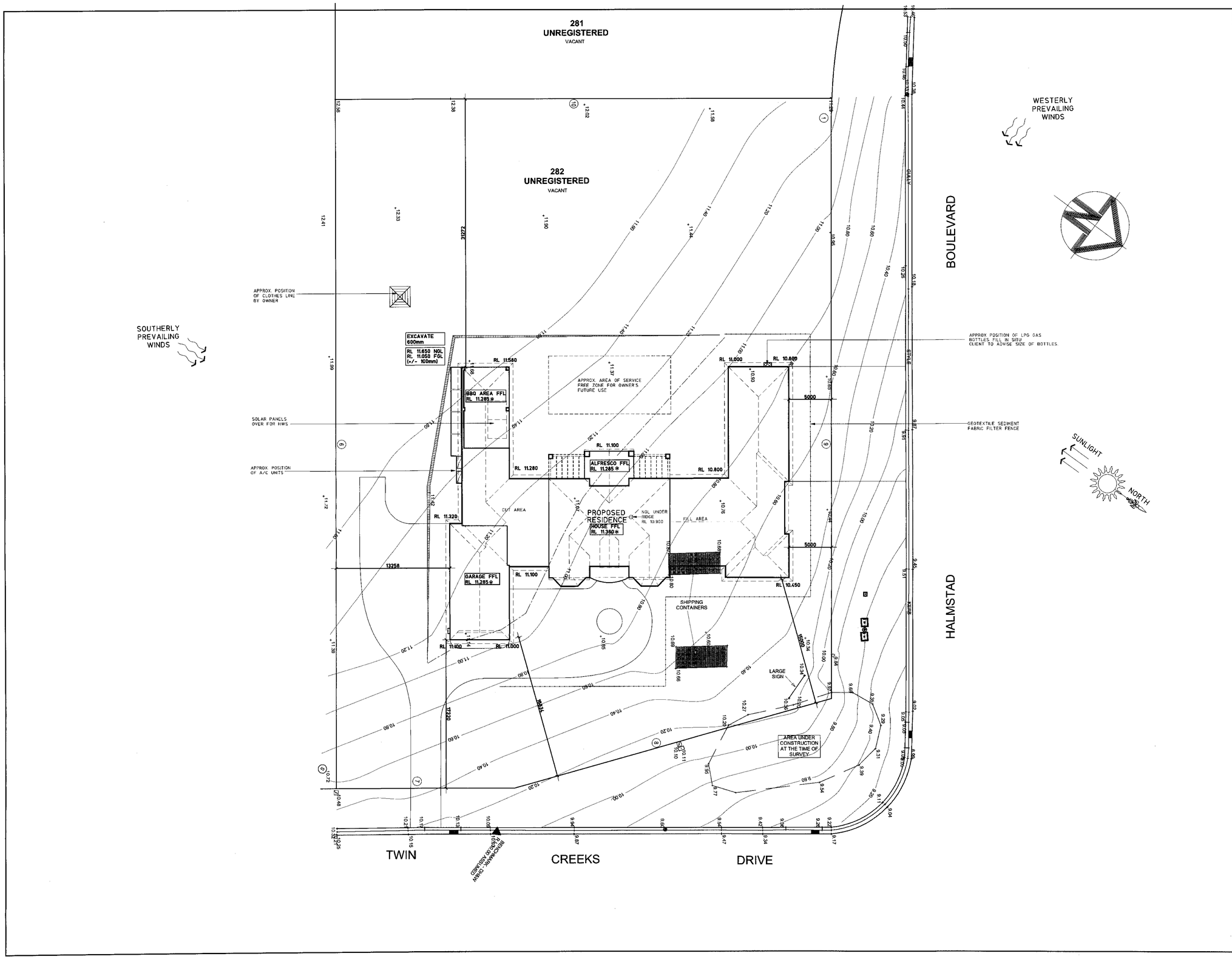

LEGEND - ELECTRICAL

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15A TWIN GPO	WALL LIGHT
15A SINGLE GPO	SINGLE 40W FLUORO
15A TWIN GPO	TWIN 40W FLUORO
20A SINGLE GPO	2 WAY — 2 WAY SWITCH
20A TWIN GPO	DIMMER — DIMMER SWITCH
ALARM POINT	EXHAUST FAN
COOKTOP POINT	SMOKE DETECTOR
DISHWASHER POINT	PHONE — PHONE OUTLET
INSINKERATOR POINT	TV ANTENNA OUTLET
MICROWAVE POINT	DOOR BELL/CHIME
REMOTE CONTROL	SPA PUMP
RANGE HOOD POINT	CEILING FAN
SINGLE WATERPROOF	HOT WATER SYSTEM
TWIN WATERPROOF	

LEGEND - PLUMBING

VANITY TAP	W.M. TAPS
WALL TAP	G.TAP — GARDEN TAP
SHOWER TAP	FLOOR WASTE
LAUNDRY TAP	GAS — GAS POINT

ø100 mm DRAINAGE OUTLET

LOCATION OF DOWNPIPE

NOTE

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Note: Not all of the above are standard inclusions with this design.

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DRAWN BY:	DATE:	JOB No.
G.J.C.	01.10.13	2008041
SHEET TITLE: SITE ANALYSIS		SHEET No. 1 OF 1
SCALE: -	FINAL PLAN ISSUE: -	FINAL PLAN: -

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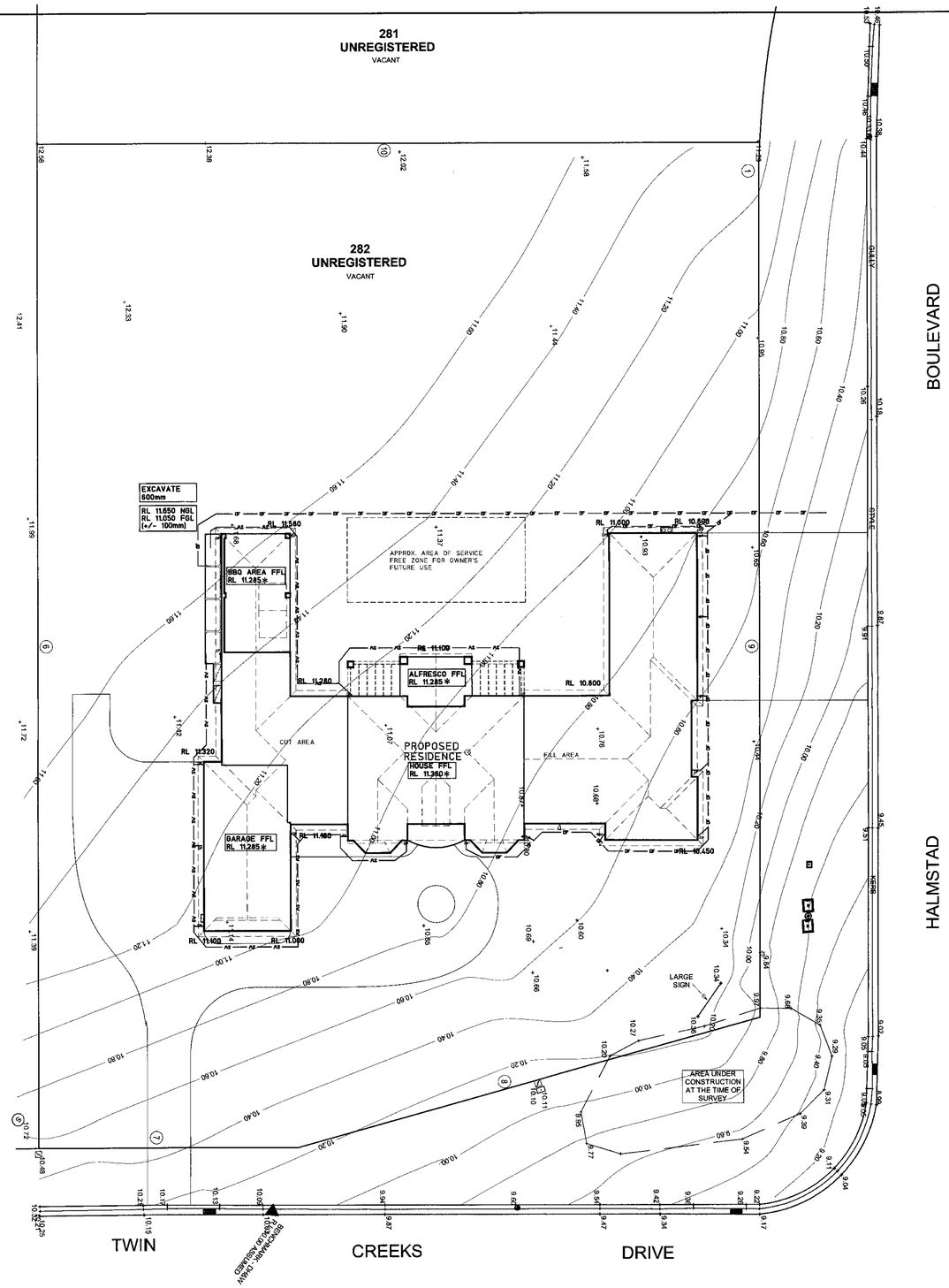

LEGEND - ELECTRICAL

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SHOWER TAP	FLOOR WASTE
LAUNDRY TAP	GAS GAS POINT

ø100 mm DRAINAGE OUTLET

LOCATION OF DOWNPIPE

NOTE

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Note: Not all of the above are standard inclusions with this design.

STORMWATER LINE TO ---------- —SW—SW—SW—

OVERFLOW LINE TO ---------- —OF—OF—OF—

Proposed Residence

For: **MR PETER NELSON**

Lot No: **LOT 282, TWIN CREEKS DRIVE**
Suburb: **LUDDENHAM**
Council: **PENRITH**

Design: **MACARTHUR MANOR 2**

Facade: **MAJESTIC**

Edition: **PLATINUM**

DRAWN BY: G.J.C.	DATE: 01.10.13	JOB No. 2008041
SHEET TITLE: STORMWATER PLAN		SHEET No. 1 OF 1
SCALE: -	FINAL PLAN ISSUE: -	FINAL PLAN -

GENERAL NOTES

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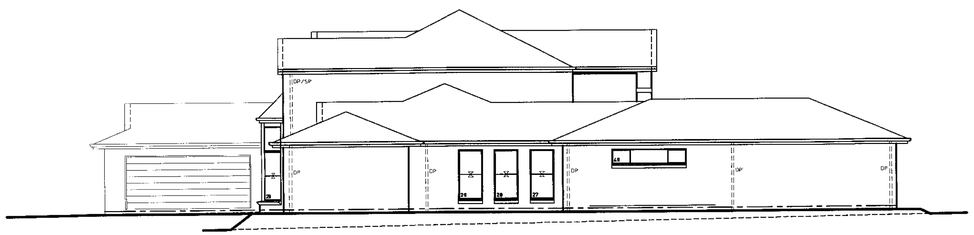
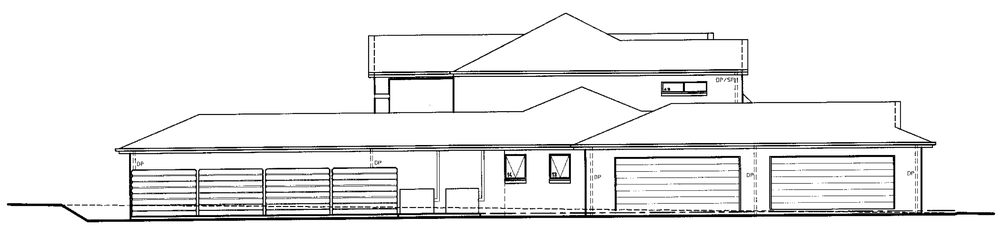
FRONT ELEVATION

REAR ELEVATION



RIGHT ELEVATION



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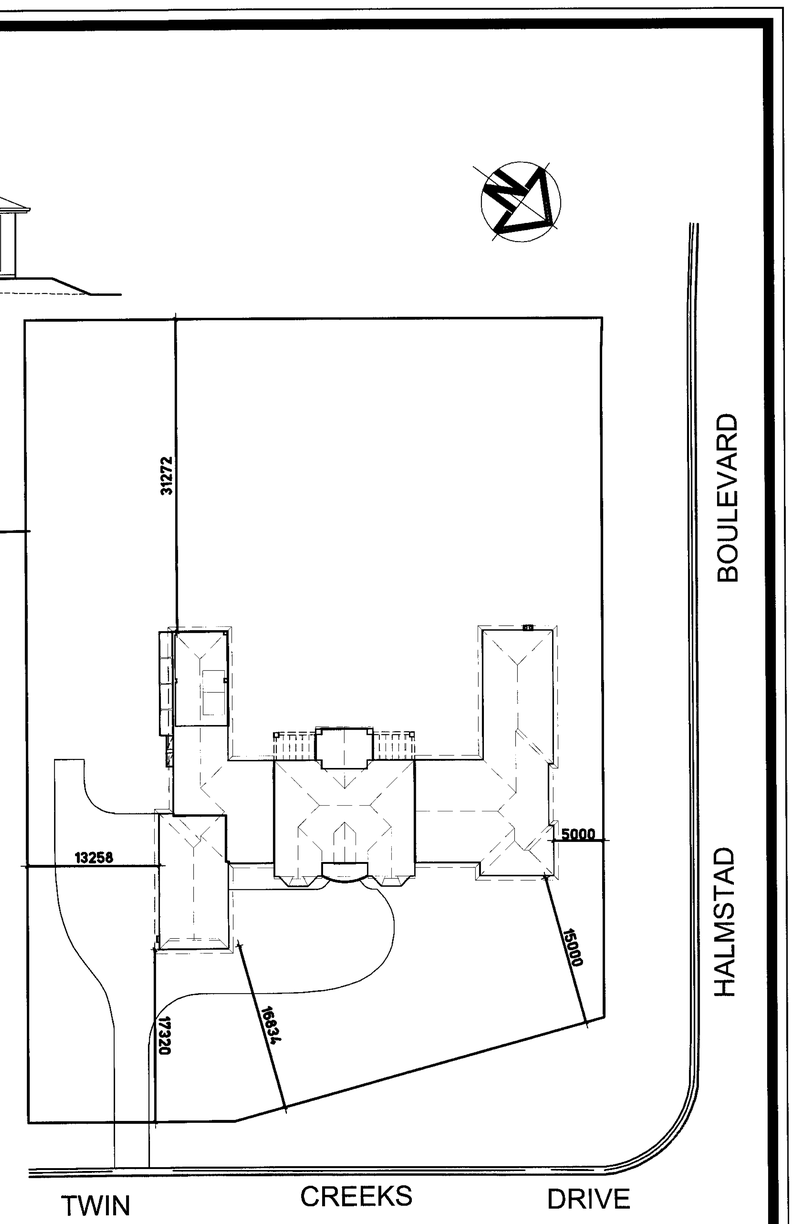

SITE PLAN

NOTIFICATION FOR PROPOSED NEW HOME

NAME: MR P NELSON **ADDRESS:** LOT 282 TWIN CREEKS DRIVE, LUDDENHAM

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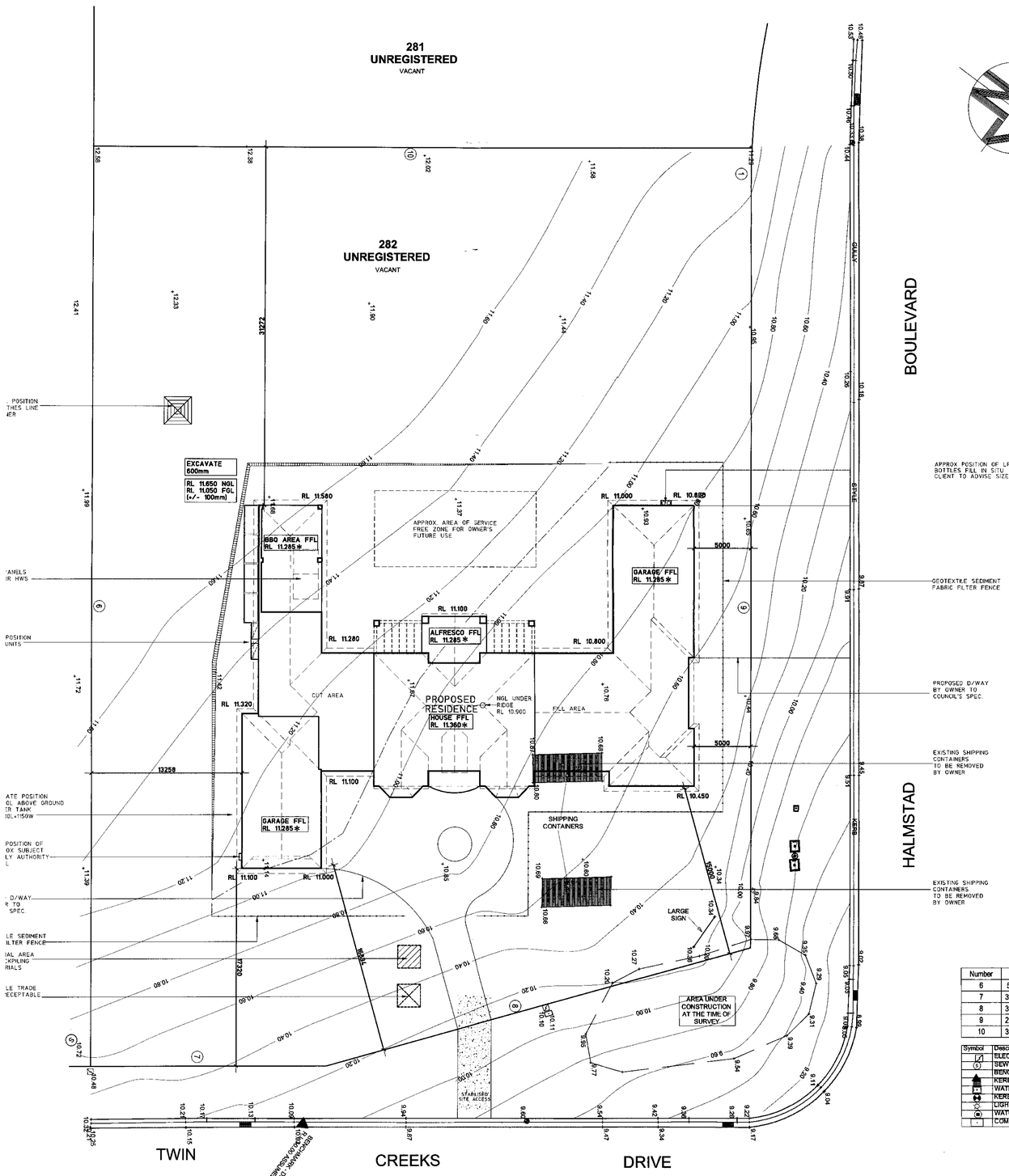
NOT TO SCALE
DATE:
19.02.14



Number	Bearing	Distance
6	53°24'40"	80.445
7	323°23'50"	20.785
8	307°52'10"	38.625
9	233°24'40"	66.440
10	323°24'40"	58.090

Symbol	Description
	ELECTRICAL BOX
(S)	SEWER MAN HOLE
	BENCHMARK
	KERB INLET PIT
	WATER HYDRANT
	KERB OUTLET
	LIGHT POLE
	WATER STOP VALVE
	COMMUNICATION PIT

EXCAVATION & SITE NOTES

EXCAVATE TO FORM DATUM APPROX 600mm (EXTENT OF EXCAVATION & BATTER TO BE DETERMINED ON SITE. BACKFILL 150mm AGAINST FOOT OF SLAB).

SEWER CONNECTION TO AUTHORITIES REQUIREMENTS.

WATER SERVICE CONNECTED TO AUTHORITIES MAIN LOCATED IN THE NEAR SIDE NATURE STRIP.

TEMPORARY PROTECTIVE FENCING TO BLOCK TO MEET SAFETY REQUIREMENTS.

SITE LEVELS SUBJECT TO SECOND SITE INSPECTION.

SUBJECT TO RESULTS OF A SURVEY TO CONFIRM HOUSE & BOUNDARY POSITIONS.

SUBJECT TO POSITION OF SERVICES

✱ DESIGN LEVELS MAY VARY BY +/- 100mm

ITEMS BY OWNER

RETAINING WALLS TO BE COMPLETED TO ENG'S DETAILS (IF REQUIRED).

DISH DRAINS (IF NEEDED) TO AUTHORITIES' REQUIREMENTS.

EXISTING TREES, STUMPS, CONC. PATHS, BUILDINGS, ETC., TO BE DEMOLISHED FROM BUILDING AREA PRIOR TO 2ND SITE INSPECTION.

CONSTRUCTION NOTES

RIB RAFT CONCRETE SLAB ON GROUND CLASS "M" IN ACCORDANCE WITH AS 2870.1

EDGE BEAM TO HABITABLE AREAS STEPPED DOWN APPROX. 165mm.

EDGE BEAM TO GARAGE FLOOR STEPPED DOWN APPROX. 85mm.

GARAGE FLOOR STEP DOWN APPROX. 75mm (INCLUDING INTERNAL PRE-CAST CONCRETE STEPS).

STEEL BEAMS REQUIRED AS PER PLANS.

100mmØ SERVICE CONDUIT TO ISLAND BENCH.

ADDITIONAL NOTES

ALL SERVICE POSITIONS TO BE DETERMINED ON SITE BY SUPERVISOR

BULKHEADS TO BE DETERMINED ON SITE BY SUPERVISOR

PROVIDE PEST TREATMENT SYSTEM

℄ OF DP TO BE 350mm FROM CORNER OF FACE BRICKWORK (UNLESS SPECIFIED ON ELEVATION)

FRAMING NOTES

SQ. SET OPENINGS TO GROUND FLOOR 2100mm HIGH (UNLESS SPECIFIED ON FLOOR PLANS)

SQ. SET OPENINGS TO FIRST FLOOR 2100mm HIGH (UNLESS SPECIFIED ON FLOOR PLANS)

STRENGTHENING OF ROOF TRUSSES AS REQUIRED DUE TO AIR CONDITIONING/SOLAR COLLECTORS.

ALL CJ (CONSTRUCTION JOINTS) REQUIRES A STUD WITHIN 300mm ON EITHER SIDE FOR NAILING OF WALL TIES.

PROVIDE TERMITE RESISTANT TREATED TIMBER FRAME AND ROOF TRUSSES (INCLUDING FLOORING IN TWO STOREY DESIGNS).

INSULATION REQUIREMENTS

R1.5 BRADFORD INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R3.5 BRADFORD INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

SARKING & ANTI FLAP PADS TO UNDERSIDE OF THE ROOF TILES (INCLUDING ANTI PONDING BOARDS)

OTHER

PROVIDE 3 STEP CARO CORNICES TO ENTIRE HOME.

BASIX & SITE INFORMATION

BASIX CERTIFICATE NUMBER: ---
CONSTRUCTION CERTIFICATE NUMBER: ---

SITE DETAILS

LOT NUMBER:	282
DP NUMBER:	UNREGISTERED
LGBD REFERENCE:	NOT KNOWN
SITE AREA:	4472.00m²
HOUSE AREAS: MEASURED TO EXTERNAL WALLS	
GROUND FLOOR:	453.34m²
GARAGE 1:	47.74m²
GARAGE 2:	93.30m²
FRONT PATIO:	7.88m²
ALFRESCO:	22.22m²
BBQ AREA:	52.42m²
FIRST FLOOR:	154.79m²
BALCONY:	22.22m²
TOTAL HOUSE AREA:	853.93m²
DRIVEWAY/PATHS TO BOUNDARY:	246.42m²

PROJECT DETAILS

NO. OF BEDROOMS:	5
ROOF AREA: (TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. GUTTER WIDTH 150mm)	794.00m²
GARDEN & LAWNS: (AREA OF PROPOSED GARDENS & LAWNS)	3160.72m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	AS PER BASIX
MIN. ROOF AREA TO RAINWATER TANK/S:	AS PER BASIX
RAINWATER USES:	AS PER BASIX
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	NO

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	3 STAR
BATHROOM TAP FITTING RATING:	3 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	ACRYLIC RENDER
EXTERNAL WALL INSULATION:	R1.5
WALL COLOUR	LIGHT
ROOFING MATERIAL:	TILES
ROOF INSULATION:	SARKING
ROOF COLOUR	DARK
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES ✱ ±
EER:	2.5 OR HIGHER
HOT WATER SYSTEM 1:	400L SOLAR ELECTRIC BOOST
REQ VALUE:	26 – 30
HOT WATER SYSTEM 2:	315L ELECTRIC HWU
STAR RATING:	1 STAR
COMPACT FLUORESCENT LIGHTING :	ENTIRE HOUSE
COOKING APPLIANCES:	AS PER BASIX
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX

WIP (WORKS IN PROGRESS) DRAINAGE REQUIRED: YES/NO

LANDSCAPING		PRIVATE OPEN SPACE	
PROVIDED:	3160.72m²	MIN. REQ:	80.00m²
		PROVIDED:	2740.00m²
CARPARKING		**RIDGE HEIGHT**	
MIN. REQ:	2 SPACES	MAX. ALLOWED:	10.000m
PROVIDED:	6+SPACES	PROPOSED:	8.296m

LEGEND - ELECTRICAL

10A SINGLE GPO
10A TWIN GPO
15A SINGLE GPO
15A TWIN GPO
20A SINGLE GPO
20A TWIN GPO
ALARM POINT
COOKTOP POINT
DISHWASHER POINT
INSINKERATOR POINT
MICROWAVE POINT
REMOTE CONTROL
RANGE HOOD POINT
SINGLE WATERPROOF
TWIN WATERPROOF
CEILING LIGHT
WALL LIGHT
SINGLE 40W FLUORO
TWIN 40W FLUORO
2 WAY SWITCH
DIMMER SWITCH
EXHAUST FAN
SMOKE DETECTOR
PHONE OUTLET
TV ANTENNA OUTLET
DOOR BELL/CHIME
SPA PUMP
CEILING FAN
HOT WATER SYSTEM

LEGEND - PLUMBING

VANITY TAP
WALL TAP
SHOWER TAP
LAUNDRY TAP
WM TAPS
G.TAP GARDEN TAP
FLOOR WASTE
GAS GAS POINT
ø100 mm DRAINAGE OUTLET
LOCATION OF DOWNPIPE

NOTE

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Note: Not all of the above are standard inclusions with this design.

All permanent bracing in accordance with AS 1684 - Timber Framing Code Wind velocity N2

Murray Dyer 4/12/13

2013 MANSION LUXURY UPGRADE PACKAGE

THE YES INCLUDED PACKAGE

Proposed Residence

For: MR PETER NELSON

Lot No: LOT 282, TWIN CREEKS DRIVE
Suburb: LUDDENHAM
Council: PENRITH

Design: MACARTHUR MANOR 2
Facade: MAJESTIC
Edition: PLATINUM

DRAWN BY:	DATE:	JOB No
G.J.C.	01.10.13	2008041
SHEET TITLE: SITE PLAN		SHEET No. 1 OF 5
SCALE: -	FINAL PLAN ISSUE -	FINAL PLAN -

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	DRAWING:	DRAWN:		TENDER:
1	CONTRACT PLAN 1	G.J.C.	01.10.13	3
2	CONTRACT PLAN 2	A.Z.	08.10.13	-
3	CONTRACT PLAN 3	A.Z.	18.10.13	-
4				
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10				

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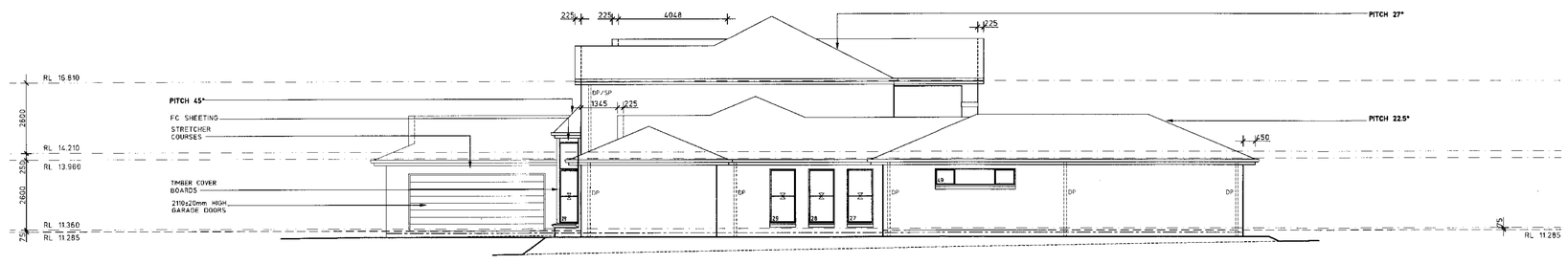
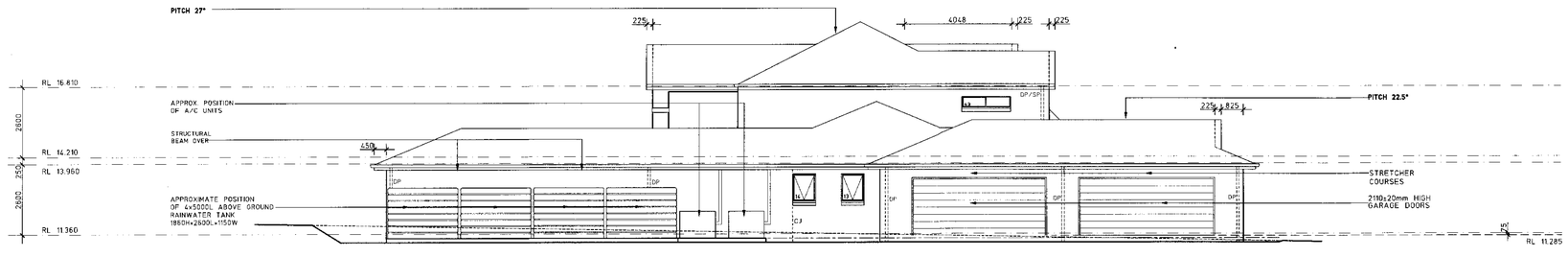
FRONT ELEVATION

REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

LEGEND - ELECTRICAL

15A SINGLE GPO	CEILING LIGHT
15A TWIN GPO	WALL LIGHT
15A SINGLE GPO	SINGLE 40W FLUORO
15A TWIN GPO	TWIN 40W FLUORO
20A SINGLE GPO	2 WAY 2 WAY SWITCH
20A TWIN GPO	DIMMER DIMMER SWITCH
ALARM POINT	EXHAUST FAN
COOKTOP POINT	SMOKE DETECTOR
DISHWASHER POINT	PHONE PHONE OUTLET
INSINKERATOR POINT	TV ANTENNA OUTLET
MICROWAVE POINT	DOOR BELL/CHIME
REMOTE CONTROL	SPA PUMP
RANGE HOOD POINT	CEILING FAN
SINGLE WATERPROOF	HOT WATER SYSTEM
TWIN WATERPROOF	

LEGEND - PLUMBING

VANITY TAP	W.M TAPS
WALL TAP	G.TAP GARDEN TAP
SHOWER TAP	FLOOR WASTE
LAUNDRY TAP	GAS GAS POINT

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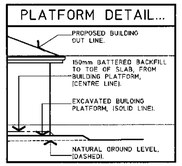
PLATFORM DETAIL...



"FLASHING TO DAMPCOURSE LEVEL TO BE FINISHED FLUSH WITH OUTSIDE FACE OF BRICKWORK"

ACRYLIC RENDER TO EXTERNAL WALLS AS SELECTED WITH ROLL ON MEMBRANE
RAKED JOINT 1 CRS BELOW F.F.L (@ FLASHING LEVEL)

Mary Doyle 8/12/13

Proposed Residence

For: **MR PETER NELSON**

Lot No: **LOT 282, TWIN CREEKS DRIVE**
Suburb: **LUDDENHAM**
Council: **PENRITH**

Design: **MACARTHUR MANOR 2**

Facade: **MAJESTIC**

Edition: **PLATINUM**

DRAWN BY: G.J.C.	DATE: 01.10.13	JOB No. 2008041
SHEET TITLE: ELEVATIONS		SHEET No. 4 OF 5
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