

281
UNREGISTERED
VACANT

VACANT
270417

BOULEVARD

HALMSTAD

TWIN

CREEKS

DRIVE

EXCAVATION & SITE NOTES

EXCAVATE TO FORM DATUM APPROX 875mm
(EXTENT OF EXCAVATION & BATTERY TO BE DETERMINED
ON SITE, BACKFILL 150mm AGAINST FOOT OF SLAB).
SEWER CONNECTION TO AUTHORITIES MAIN LOCATED
IN THE REAR 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. 150mm.
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.
100mm 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
E OF DP TO BE 350mm FROM CORNER OF FACE BRICKWORK
(UNLESS SPECIFIED ON ELEVATION)

FRAMING NOTES

50 SET OPENINGS TO GROUND FLOOR 2100mm HIGH
(UNLESS SPECIFIED ON FLOOR PLANS)
50 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 RAILING OF WALL TIES.
PROVIDE TERMITE RESISTANT TREATED TIMBER FRAME AND ROOF
TRUSSES (INCLUDING FLOORING IN TWO STOREY RESIDENCES).
R3.5 BRADFORD INSULATION BATTIS TO CEILING OF LIVING
AREAS (EXCLUDING GARAGE)

INSULATION REQUIREMENTS

R1.5 BRADFORD INSULATION BATTIS TO EXTERNAL FRAMED WALLS
OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE &
LIVING AREAS
R3.5 BRADFORD INSULATION BATTIS TO CEILING OF LIVING
AREAS (EXCLUDING GARAGE)
SARKING & ANTI FLAP PADS TO UNDERSIDE OF THE ROOF TILES
(INCLUDING ANTI PONDING BOARDS)

OTHER

PROVIDE 3 STEP CARRO 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
UBD REFERENCE: NOT KNOWN
SITE AREA: 4472.00m²
HOUSE AREAS (MEASURED TO EXTERNAL WALLS)
GROUND FLOOR: 502.00m²
4 CAR GARAGE: 91.90m²
FRONT PATIO: 7.89m²
ALFRESCO: 22.22m²
BBQ AREA: 52.42m²
FIRST FLOOR: 154.79m²
BALCONY: 22.22m²
TOTAL HOUSE AREA: 853.44m²
DRIVEWAY/PATHS TO BOUNDARY: 508.60m²

PROJECT DETAILS
NO. OF BEDROOMS: 6
NO. OF BATHROOMS: 3
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS
(EXCLUDING PARAPETS & TERRACES) (INCLUDES ROOFER WATER DRAIN)
GARDEN & LAWNS
AREA OF MOWED LAWNS & LAWN: 3340.01m²

STORMWATER
MIN. RAINWATER TANK SIZE REQ: 5000L
MIN. ROOF AREA TO RAINWATER TANK/S: 63500m²
RAINWATER USES: WC, GARDEN TAP & WW
REMAINER OF ROOFWATER & OVERFLOW TO: KENB
HYDRAULIC DESIGN REQUIRED: NO

WATER
KITCHEN TAP FITTING RATING: 4 STAR
SHOWERHEAD RATING: 3 STAR
TOILET RATING - DUAL FLUSH (3/5 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
REC. VALUE: 25 - 30
HOT WATER SYSTEM 2: 315L ELECTRIC IHU
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
MIN. REQ: 3340.01m ²	MIN. REQ: 80.00m ²
PROVIDED: 3340.01m ²	PROVIDED: 2740.00m ²
CARPARKING	RIDGE HEIGHT
MIN. REQ: 2 SPACES	MAX. ALLOWED: 10.00m
PROVIDED: 6+SPACES	PROPOSED: 8.296m

LEGEND - ELECTRICAL

10A SINGLE GPO
15A TWIN GPO
15A SINGLE GPO
20A TWIN GPO
20A SINGLE GPO
3 WAY
2 WAY SWITCH
DIMMER
DINNER SWITCH
ALARM POINT
COOKTOP POINT
SMOKE DETECTOR
PHONE OUTLET
TV ANTENNA OUTLET
DOOR BELL/CHIME
SPA PUMP
CEILING FAN
HOT WATER SYSTEM

LEGEND - PLUMBING

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

100 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 H2

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: G.J.C. DATE: 01.10.13 JOB No: 2008041

SHEET TITLE: SITE PLAN SHEET No: 1 OF 5

SCALE: FINAL PLAN ISSUE: FINAL PLAN

GENERAL NOTES

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.

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Number	Bearing	Distance
6	53°24'40"	80.445
7	323°23'50"	20.765
8	307°52'10"	38.625
9	233°24'40"	66.440
10	323°24'40"	58.090

Symbol	Description
1	ELECTRICAL BOX
2	SEWER MAN HOLE
3	BENCHMARK
4	KERB INLET PIT
5	WATER HYDRANT
6	KERB OUTLET
7	LIGHT POLE
8	WATER STOP VALVE
9	COMMUNICATION PIT