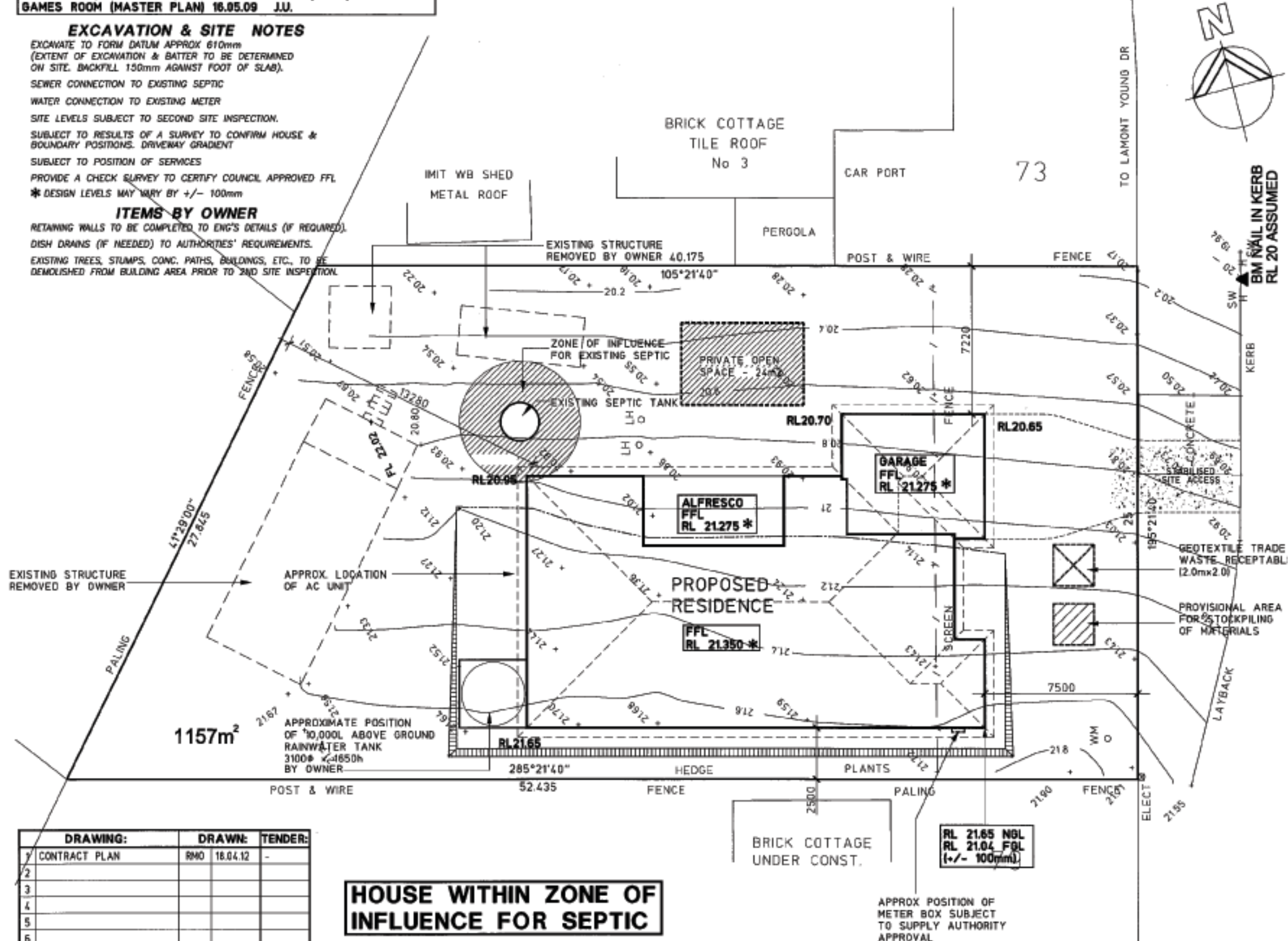


EXCAVATION & SITE NOTES

EXCAVATE TO FORM DATUM APPROX 610mm
(EXTENT OF EXCAVATION & BATTER TO BE DETERMINED
ON SITE. BACKFILL 150mm AGAINST FOOT OF SLAB).
SEWER CONNECTION TO EXISTING SEPTIC
WATER CONNECTION TO EXISTING METER
SITE LEVELS SUBJECT TO SECOND SITE INSPECTION.
SUBJECT TO RESULTS OF A SURVEY TO CONFIRM HOUSE &
BOUNDARY POSITIONS. DRIVEWAY GRADIENT
SUBJECT TO POSITION OF SERVICES
PROVIDE A CHECK SURVEY TO CERTIFY COUNCIL APPROVED FFL
* 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.



DRAWING:	DRAWN:	TENDER:
1 CONTRACT PLAN	RMO 18.04.12	-
2		
3		
4		
5		
6		
7		
8		
9		
10		

**HOUSE WITHIN ZONE OF
INFLUENCE FOR SEPTIC**

**MASTERTON'S 2011
MANSION PACKAGE**

BUSHFIRE BAL 29

EXTREME MARINE CONDITIONS
(NOTE: BRICK JOINTS TO ONLY BE IRONED OR FLUSH.
RAKED JOINTS ARE NOT ALLOWED)

Project Details

Design: SIRROCO 7
Facade: TRADITIONAL
Edition: PLATINUM

DRAWN BY:	RMO	DATE:	17.04.12	JOB No.	
SHEET TITLE:	SITE PLAN			SHEET No.	1/4
SCALE:	1:100	FINAL PLAN	ISSUE:	FINAL PLAN	
		DATE:			

GENERAL NOTES

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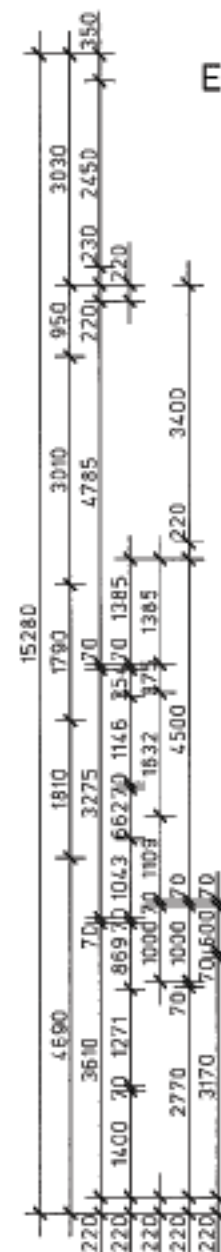
BASIX & SITE INFORMATION

BASIX CERTIFICATE NUMBER:	---
CONSTRUCTION CERTIFICATE NUMBER:	---
SITE DETAILS	
LOT NUMBER:	72
DP NUMBER:	702541
UBD REFERENCE:	---
SITE AREA:	1157m²
HOUSE AREAS: (INCASSED TO EXTERNAL WALLS)	
GROUND FLOOR:	224.72m²
GARAGE:	40.49m²
ALFRESCO:	23.32m²
AREA:	288.53m²
DRIVEWAY/PATHS TO BOUNDARY:	42.90m²
PROJECT DETAILS	
NO. OF BEDROOMS:	4
ROOF AREA:	336.97m²
TOTAL AREA OF ROOF INCLUDED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. NOTED WITH 150mm	
GARDEN & LAWNS	825.57m²
STORMWATER	
MIN. RAINWATER TANK SIZE REQ:	10,000L BY OWNER
MIN. ROOF AREA CONNECTED TO RAINWATER:	336.97m²
RAINWATER USES:	AS PER BASIX
REMAINDER OF ROOFWATER & OVERFLOW TO:	STREET
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:	BRICK VENEER
EXTERNAL WALL INSULATION:	R1.5
WALL COLOUR:	---
ROOFING MATERIAL:	TILES
ROOF INSULATION:	---
ROOF COLOUR:	---
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES
EER:	2.5 - 3.0
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	5
COMPACT FLUORESCENT LIGHTING:	AS PER BASIX
COOKING APPLIANCES:	GAS C/TOP / ELEC. OVEN
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QT:	YES / 2
WIP (WORKS IN PROGRESS)	
DRAINAGE REQUIRED:	YES/NO
FLOOR SPACE RATIO	
MAX. ALLOWED:	0.50:1
PROPOSED:	0.19:1
LANDSCAPING	
MIN. REQ:	404.95m²
PROVIDED:	000m²
CARPARKING	
MIN. REQ:	2 SPACES
PROVIDED:	2 SPACES

RIB RAFT CONCRETE SLAB ON GROUND CLASS "M"
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
GALVANISED BEAMS REQUIRED AS PER PLANS.



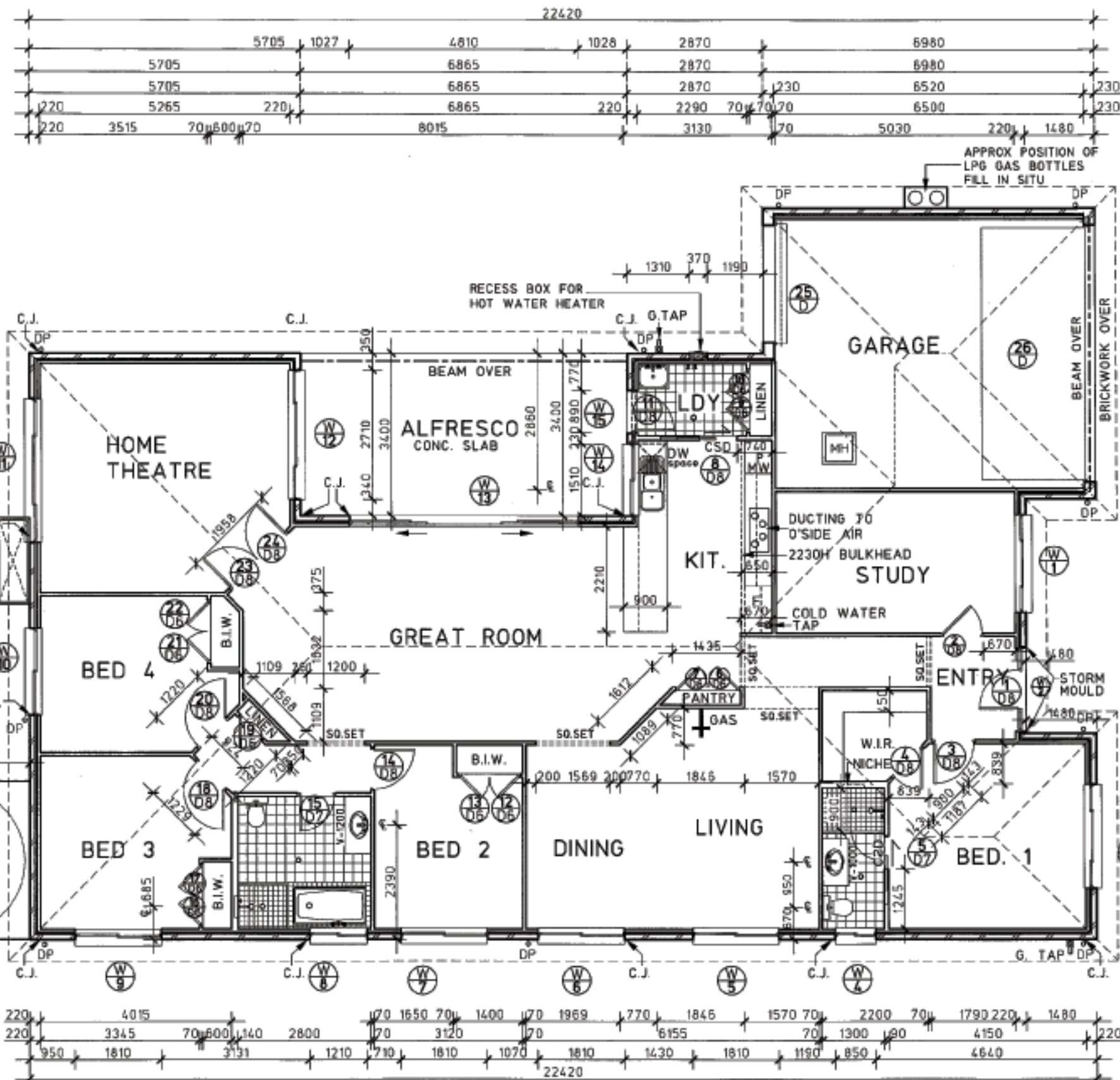
ENSUITE NICHE



APPROXIMATE POSITION
OF 10,000L ABOVE GROUND
RAINWATER TANK
3100# x 1650h
BY OWNER




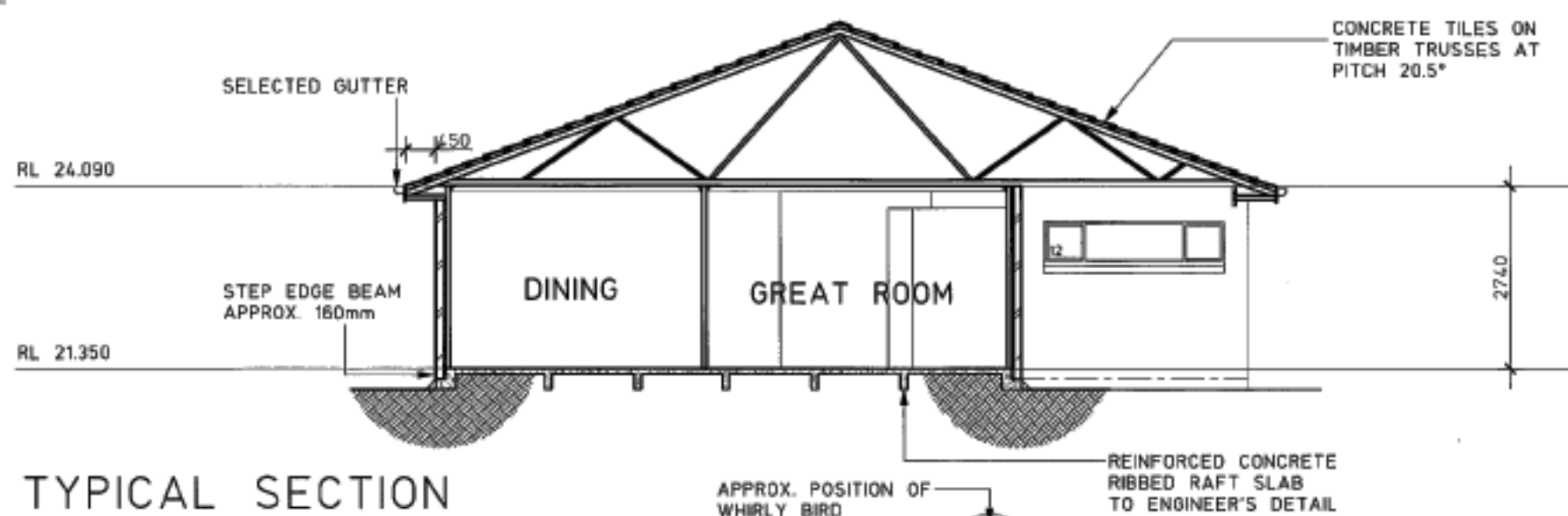
BATHROOM NICHE



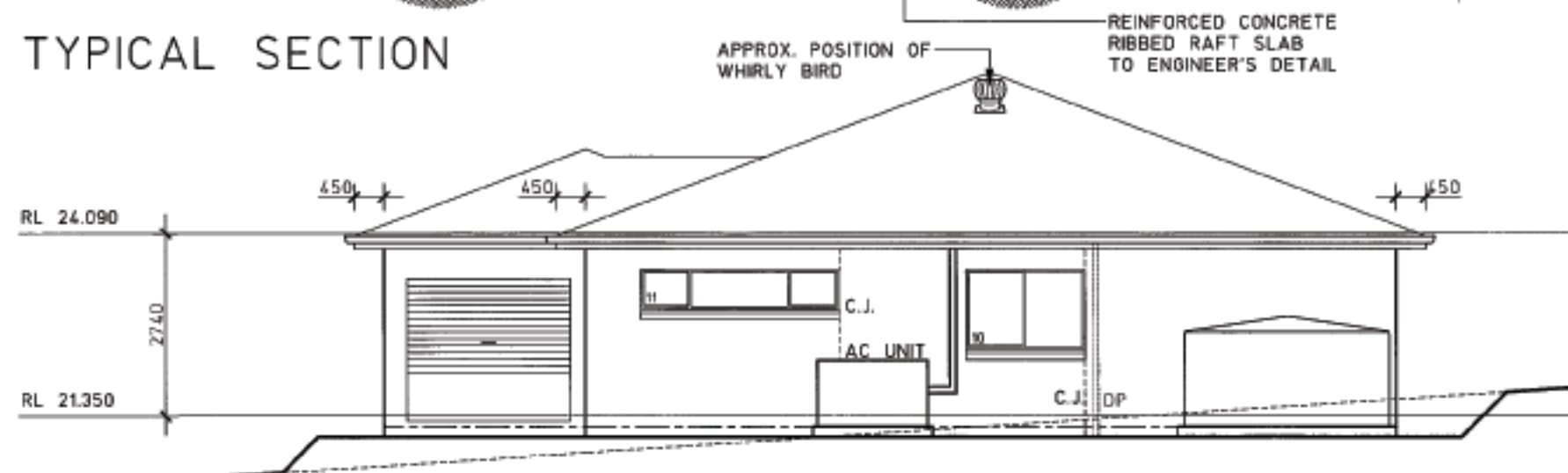
ALL SERVICE POSITIONS TO BE DETERMINED ON SITE BY SUPERVISOR
BULKHEADS TO BE DETERMINED ON SITE BY SUPERVISOR
PROVIDE PEST TREATMENT SYSTEM
E OF DP TO BE 350mm FROM CORNER OF FACE BRICKWORK
(UNLESS SPECIFIED ON ELEVATION)

All permanent bracing in accordance with AS 1684 - Timber Framing Code. Wind velocity W28N

Project Details			GENERAL NOTES		 Masterton HOMES
Design: SIRROCO 7 Facade: TRADITIONAL Edition: PLATINUM	DRAWN BY:	DATE:	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. 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, copying, amendment or adaption will be prosecuted.		
	RMO	17.04.12			
	SHEET TITLE:	SHEET No.			
	FLOOR PLAN	2/4			
SCALE:	FINAL PLAN ISSUE:	FINAL PLAN DATE:	PH: 1300 4HOMES Licence No.: 35558C PH: 1300 448637 ABN. 52 002 873 047 www.masterton.com.au		
	1:100	-			



TYPICAL SECTION



REAR ELEVATION

- ALUMINIUM SCREENS WITH A MAXIMUM APERTURE SIZE OF 2.0mm TO COVER OPENING SASH OF OPENABLE WINDOWS.
- ALUMINIUM MESH SCREENS WITH A MAXIMUM APERTURE SIZE OF 2.0mm TO COVER OPENING SASH OF SLIDING DOORS (EXCLUDES SECURITY GRILLE).
- ALUMINIUM MESH SCREENS WITH A MAXIMUM APERTURE SIZE OF 2.0mm TO ALL EXTERNAL HINGED DOORS (EXCLUDES SECURITY GRILLE).
- PROVIDE 5mm TOUGH GLAZING TO ALL WINDOWS, SLIDING AND HINGED DOORS

Standard Electrical Schedule For Sirocco 7

ROOM	SP	DPP	LIGHT	W/LIGHT	SD	EX FAN	2WAY	3WAY	WPP	TEL	TV
Living		1	1								
Dining		1	1								
Great Room		2	2								
Games		1	1								
Bed 1		2	2								
Bed 2		1	1								
Bed 3		1	1								
Bed 4		1	1								
Kitchen	1	2	1								
Bathroom		1	1			1					
Ensuite		1	1			1					
Laundry		1	1								
Garage		1	2								
Entry			1		1						
Hallway 1			1								
Hallway 2			1		1						
Front Porch			1								
External				1							
Misc										2	2
TOTAL	1	16	20	1	2	2	0	0	0	2	2

LEGEND

SP	Single Power Point
DPP	Double Power Point
LIGHT	Light Point
W/LIGHT	Wall Light Point
SD	Smoke Detector
EX FAN	Exhaust Fan
2WAY	2 Way Switch
3WAY	3 Way Switch
WPP	Weather Proof Power Point
TEL	Telephone Point
TV	TV Point

Note: All Variations, Additions & Amendments to the standard Masterton plan do not include Electrical Upgrades. All Upgrades & Amendments to be made at Electrical Selection Stage

WINDOW SCHEDULE				
No	TYPE	HEIGHT	WIDTH	GLAZING/REMARK
1	SFS2021	2000	2110	
2	ME4	2340	1745	T. E. F. - TO SUIT 2340H DOOR
3	XDX/DDD2122	2060	2170	
4	XD1209/DT	1200	850	TOUGH. OBS. GLASS
5	XD/DD1818	1800	1810	
6	XD/DD1818	1800	1810	
7	XD1218	1200	1810	
8	XD1212/DT	1200	1210	TOUGH. OBS. GLASS
9	XD1218	1200	1810	
10	XD1218	1200	1810	
11	SFS0630	600	3010	
12	SFS0627	600	2710	
13	FXxF214BK 4)	2100	4790	ALUM. SLIDING DOOR
14	XD1015	1030	1510	SPECIAL
15	DF1	2090	890	T. E. F. - TO SUIT 2340H DOOR

Project Details

Design: SIRROCO 7
Facade: TRADITIONAL
Edition: PLATINUM

DRAWN BY:	RMO	DATE:	17.04.12
SHEET TITLE:	SECTION 3/4		
SCALE:	1:100	FINAL PLAN	ISSUE:

GENERAL NOTES

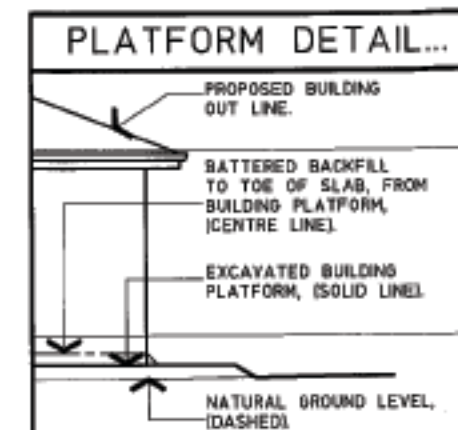
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**"FLASHING TO DAMPCOURSE
LEVEL TO BE FINISHED FLUSH
WITH OUTSIDE FACE OF
BRICKWORK"**

FRAMING NOTES

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

2340mm HIGH INTERNAL DOORS, TO GROUND FLOOR

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)

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

PROVIDE DUCTING A CEILING EXHAUST FAN TO EXTERNAL AIR

BUSHFIRE REQUIREMENTS

FIRE-RETARDANT MASTIC TO ALL EXPANSION JOINTS IN BRICKWORK

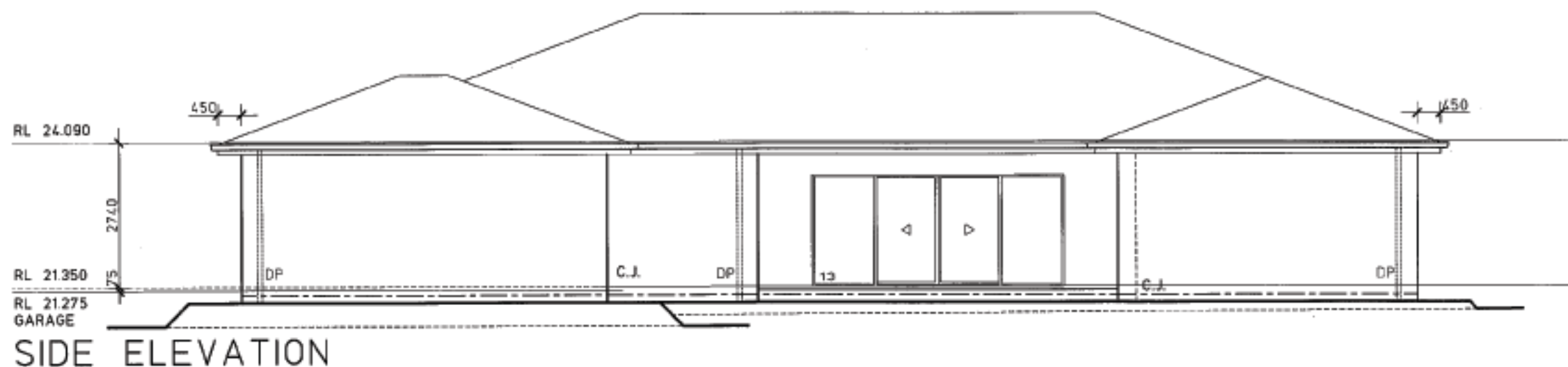
WEATHER STRIPS / DRAUGHT EXCLUDERS TO ALL EXTERNAL DOORS
AND GARAGE DOOR

SPARK ARRESTOR SCREENS TO VENTS & WEEPHOLES


PROVIDE ROOF VENT OR EXTERNAL DUCTING TO HAVE A FLAMMABILITY INDEX NOT GREATER THAN 5 WITH SPARK GUARDS MADE FROM BRONZE OR STAINLESS STEEL MESH WITH A MAX. APERTURE SIZE OF 1.0mm

Architectural drawing of the side elevation of a building. The drawing shows a long, low structure with a gabled roof. The roof has a height of 27'4.0" at the ridge and eaves of 4'5.0". The building is situated on a ground level of RL 21.350, with a finished floor level of RL 24.090. The elevation features several windows: a large double window on the left, followed by a series of smaller windows, and a large double window on the right. The windows are labeled with numbers 1 through 6. A small decorative finial is located on the roof ridge, labeled "APPROX. POSITION OF WHIRLY BIRD". The drawing also shows a foundation and a small section of the ground profile.

SIDE ELEVATION



	Project Details			GENERAL NOTES		
	Design: <i>SIRROCO 7</i> Facade: <i>TRADITIONAL</i> Edition: <i>PLATINUM</i>	DRAWN BY: RMO	DATE: 17.04.12	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. COPYRIGHT: Masterton Homes is the legal and beneficial owner of the copyright in this plan and so part of this plan may be reproduced. Unauthorised use, copying, amendment or adaption will be prosecuted.		
		SHEET TITLE: ELEVATIONS				SHEET No. 4/4
		SCALE: 1:100	FINAL PLAN ISSUE: - DATE: -			FINAL PLAN - -



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