

SITE INFORMATION

CONSTRUCTION PERMIT NUMBER: ---

SITE DETAILS

LOT NUMBER: 14 No.209
 DP NUMBER: 270547
 UDO REFERENCE: 136,18
 SITE AREA: 479.70m²
HOUSE AREAS: (MEASURED TO EXTERNAL WALLS)
 GROUND FLOOR: 92.57m²
 FIRST FLOOR: 91.70m²
 GARAGE: 38.66m²
 PATIO: 34.16m²
 DRIVEWAY/PATHS TO BOUNDARY: 27.70m²

PROJECT DETAILS

NO. OF BEDROOMS: 4
 CONDITIONED FLOOR AREA: 153.49m²
 TOTAL FLOOR AREA EXCLUDING BATHROOMS, LAUNDRIES & STORAGE ROOMS THAT ARE VENTILATED - VOIDS, GARAGES, FLOOR AREAS NOT ENCLOSED MEASURED TO INTERNAL WALLS
 UNCONDITIONED FLOOR AREAS: 11.43m²
 TOTAL AREA OF BATHROOMS & LAUNDRIES (NOT INCLUDING ENSUITES) WITH A VENTILATION OPENING, MEASURED TO INTERNAL WALLS
 ROOF AREA: 154.87m²
 TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES (GUTTER WIDTH 150mm)
 GARDEN & LAWNS: 285.61m²
 (AREA OF PROPOSED GARDENS & LAWN)

STORMWATER

RAINWATER TANK SIZE: 3000 litre
 ROOF AREA CONNECTED TO RAINWATER: 154.87m²
 REMAINDER OF ROOFWATER & OVERFLOW TO: STREET
 HYDRAULIC DESIGN REQUIRED: YES (BY OWNER)

WATER

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

THERMAL COMFORT/ENERGY

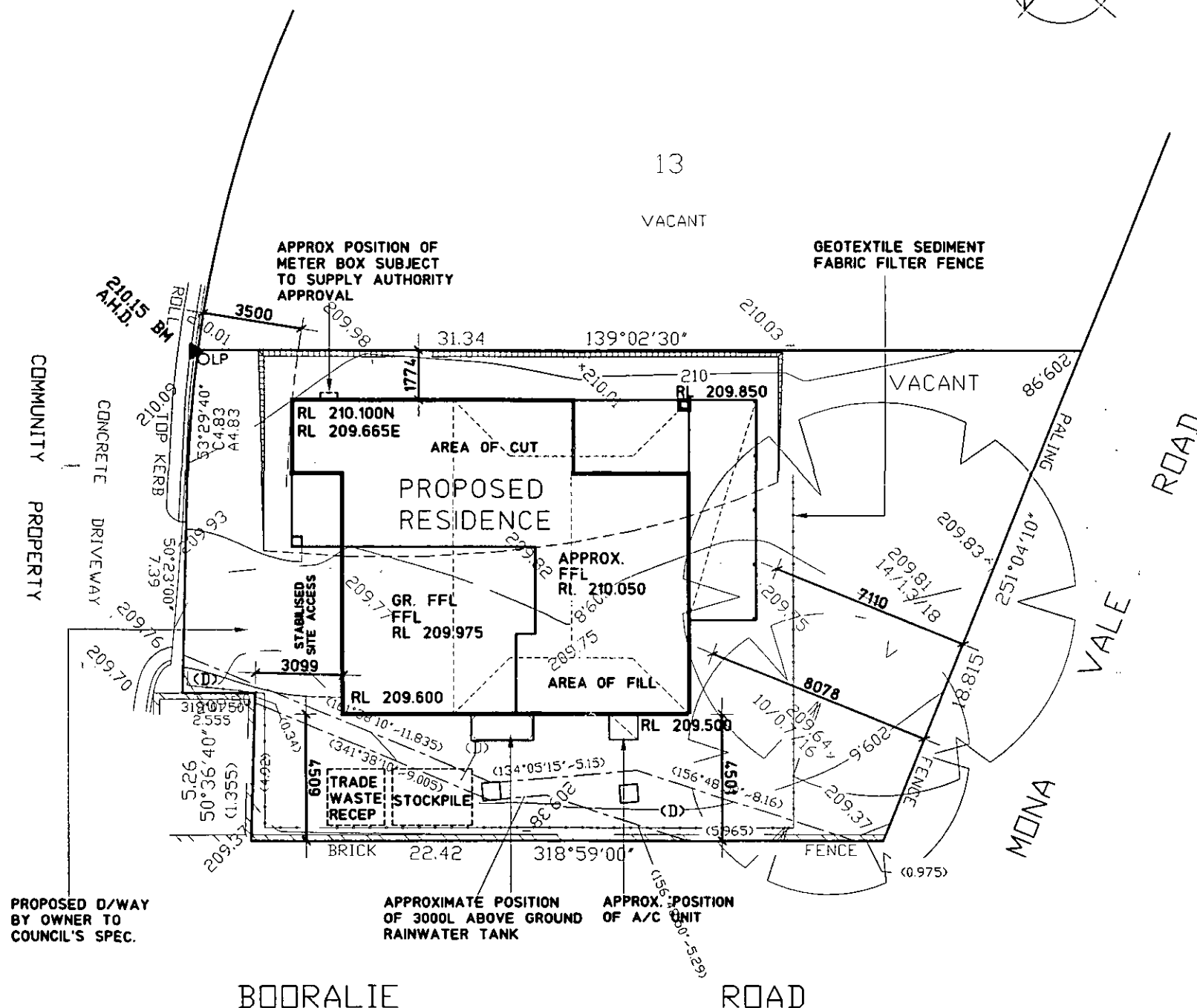
EXTERNAL WALL SURFACE: BRICK
 EXTERNAL WALL INSULATION: R15
 WALL COLOUR: ---
 ROOFING MATERIAL: COLOURBOND
 ROOF INSULATION: ANTICON BLANKET
 ROOF COLOUR: ---
 CEILING INSULATION: R3.5
 AIR CONDITIONING INCLUDED: YES
 EER: 2.5 OR HIGHER
 HOT WATER SYSTEM: GAS STORAGE
 STAR RATING: 3 OR HIGHER
 COOKING APPLIANCES: GAS COOKTOP/ELECTRIC W/O
 OUTSIDE/INSIDE CLOTHES DRYING LINE REQUIRED: YES
 WIND DRIVEN VENTILATORS REQUIRED/QT: YES/2

FLOOR SPACE RATIO	PRIVATE OPEN SPACE
ALLOWED: N/A	REQUIRED: N/A
PROPOSED: 0.38:1	PROVIDED: 185.44m ²

CARPARKING	RIDGE HEIGHT
REQUIRED: N/A	MAXIMUM: N/A
PROVIDED: 2 SPACES	PROPOSED: 7.823m

DRAWING:	ISSUE:	DRAWN:	DATE:
PRESENTATION	1	C.R.	16.12.07
AMENDMENT	2	R.M.O	20.03.08
AMENDMENT	-	A.Z.	02.04.08

(D) - EASEMENT TO DRAIN WATER 0.6 WIDE, 3.1 WIDE & VARIABLE WIDTH



Proposed Residence

For: MR & MRS CARMICHAEL

Lot No: 14 (No.209) MONA VALE RD
 Suburb: TERREY HILLS
 Council: WARRINGAH

EXCAVATION & SITE NOTES

EXCAVATE/FILL TO FORM DATUM APPROX. 435mm
 (EXTENT OF EXCAVATION & BATTER TO BE DETERMINED ON SITE. BACKFILL 150mm AGAINST FOOT OF SLAB).

SEWER CONNECTION TO AUTHORITIES REQUIREMENTS TO WITHIN 8.0m OF PROPOSED HOME.

WATER SERVICE FROM EXISTING METER TO NEW HOME
 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. DRIVEWAY GRADIENT
 SUBJECT TO RESULTS OF SURVEY PEGOUT

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.

WARRINGAH COUNCIL
 THIS PLAN TO BE READ
 IN CONJUNCTION WITH
 MODIFIED 4 JUNE 2008

CONSENT
 NUMBER MOD2008/0145

JIM'S NEW MANSION PACKAGE

CID: 36107-CARMICHAEL.dwg 08-05-2008/13.24 1:100 - JOEPA

Design: CUSTOM DESIGN

Facade: TRADITIONAL

Edition: SPACEMAKER

DRAWN BY: C.R.	DATE: 16-12-07	JOB No. 36107
----------------	----------------	---------------

SHEET TITLE: SITE PLAN	SHEET No. 1/6
------------------------	---------------

SCALE: 1:200 1:100	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.

Copyright in and to these plans remains at all times with Masterton Homes Pty Ltd and these plans shall not be used or be permitted to be used for any other purpose other than for the erection of the home the subject of these plans by or on behalf of Masterton Homes Pty Ltd.



MASTERTON HOMES PTY/LTD
 78 HEATHCOTE ROAD
 MOOREBANK NSW 2170

PHONE: HEAD OFFICE 02 9601 4066
 SALES CENTRE 1300 4HOMES

Lic. No.: 35558C
 ABN. 52 002 873 047
 www.masterton.com.au

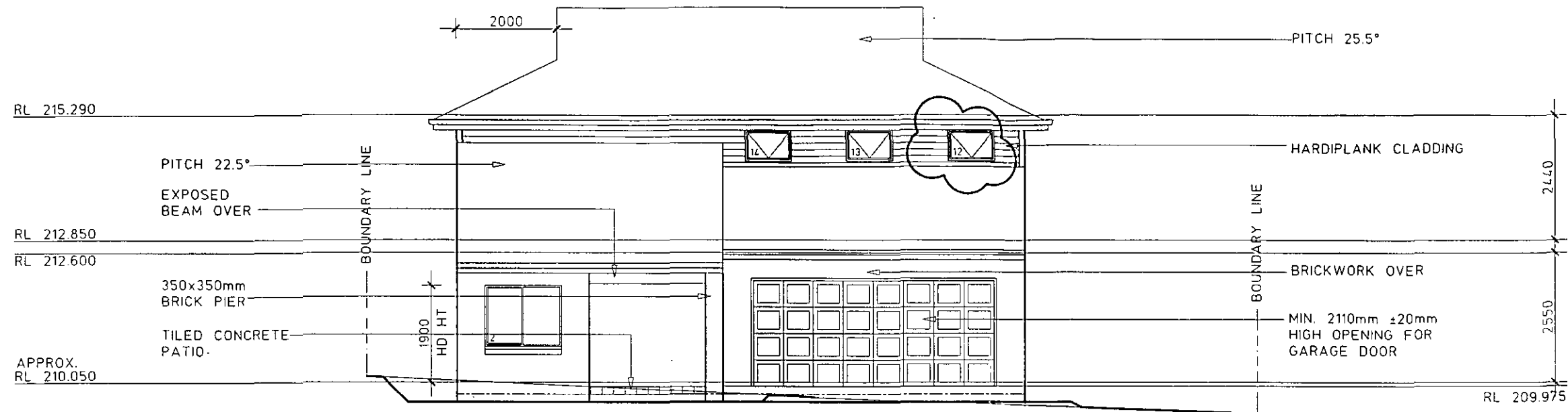
SCANNED

306211

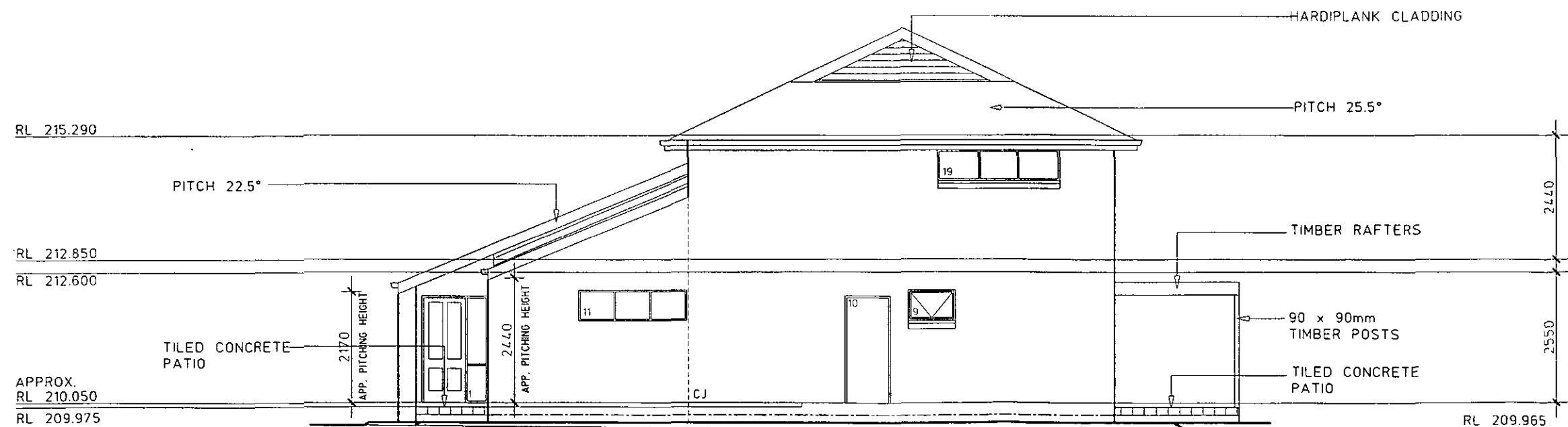
Proposed Residence

For: MR & MRS CARMICHAEL

Lot No: 14 (No.209) MONA VALE RD
Suburb: TERREY HILLS
Council: WARRINGAH

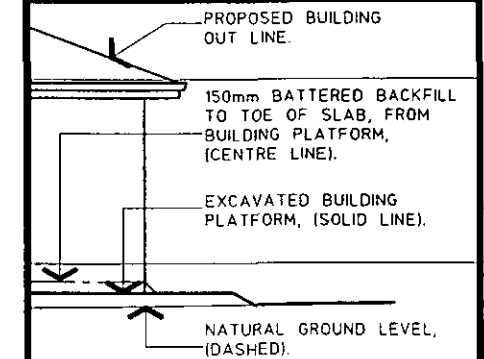


FRONT ELEVATION



RIGHT ELEVATION

PLATFORM DETAIL...



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

WARRINGAH COUNCIL
THIS PLAN TO BE READ
IN CONJUNCTION WITH
MODIFIED 4 JUNE 2008
CONSENT
NUMBER M002008/0145

CID: 36107-CARMICHAEL.dwg 08-05-2008/13.24 1:100 - JOEPA

Design: CUSTOM DESIGN

Facade: TRADITIONAL

Edition: SPACEMAKER

DRAWN BY:	C.R.	DATE:	16-12-07	JOB No	36107
SHEET TITLE:	ELEVATIONS			SHEET No.	5/6
SCALE:	1:100	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.

Copyright in and to these plans remains at all times with Masterton Homes Pty Ltd and these plans shall not be used or be permitted to be used for any other purpose other than for the erection of the home the subject of these plans by or on behalf of Masterton Homes Pty Ltd.



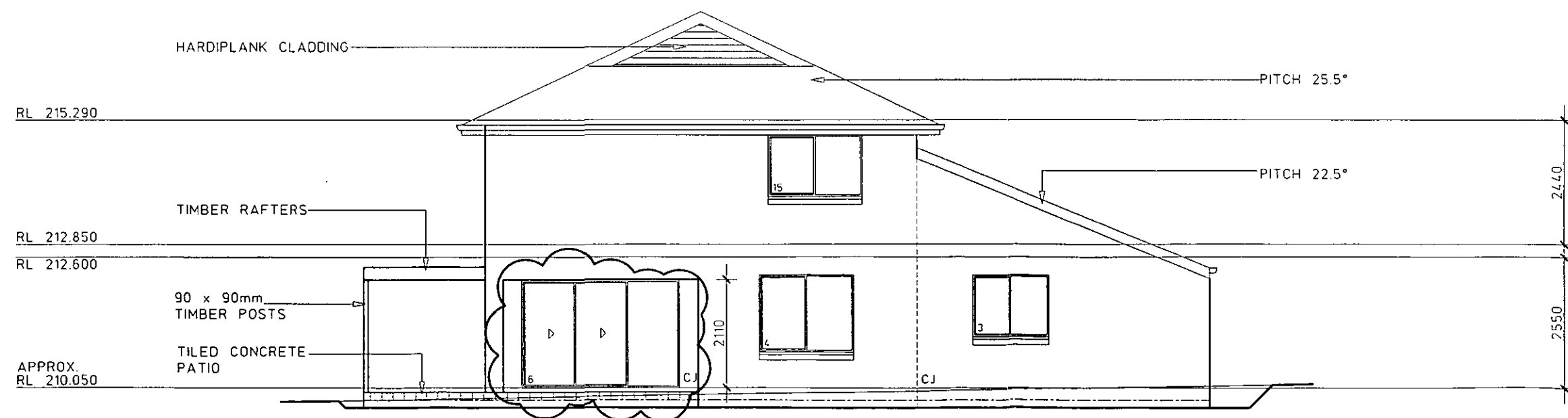
MASTERTON HOMES PTY/LTD
78 HEATHCOTE ROAD
MOOREBANK NSW 2170

PHONE: HEAD OFFICE 02 9601 4066
SALES CENTRE 1300 4HOMES

Lic. No.: 35558C
ABN. 52 002 873 047
www.masterton.com.au



REAR ELEVATION



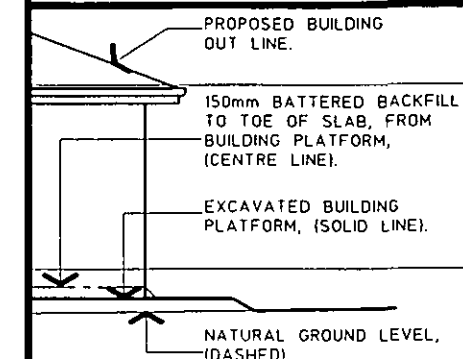
LEFT ELEVATION

Proposed Residence

For: MR & MRS CARMICHAEL

Lot No: 14 (No.209) MONA VALE RD
Suburb: TERREY HILLS
Council: WARRINGAH

PLATFORM DETAIL...



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

WARRINGAH COUNCIL
THIS PLAN TO BE READ
IN CONJUNCTION WITH
MODIFIED 11 JUNE 2008
CONSENT
NUMBER MOD2008/0145

CID: 36107-CARMICHAEL.dwg 08-05-2008/13.24 1:100 - JOEPA

Design: CUSTOM DESIGN

Facade: TRADITIONAL

Edition: SPACEMAKER

DRAWN BY:	DATE:	JOB No
C.R.	16-12-07	36107
SHEET TITLE:	SHEET No	
ELEVATIONS	6/6	
SCALE:	FINAL PLAN ISSUE:	FINAL PLAN
1:100		

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.

Copyright in and to these plans remains at all times with Masterton Homes Pty Ltd and these plans shall not be used or be permitted to be used for any other purpose other than for the erection of the home the subject of these plans by or on behalf of Masterton Homes Pty Ltd.



MASTERTON HOMES PTY/LTD
78 HEATHCOTE ROAD
MOOREBANK NSW 2170
PHONE: HEAD OFFICE 02 9601 4066
SALES CENTRE 1300 4HOMES

Lic. No.: 35558C
ABN. 52 002 873 047
www.masterton.com.au