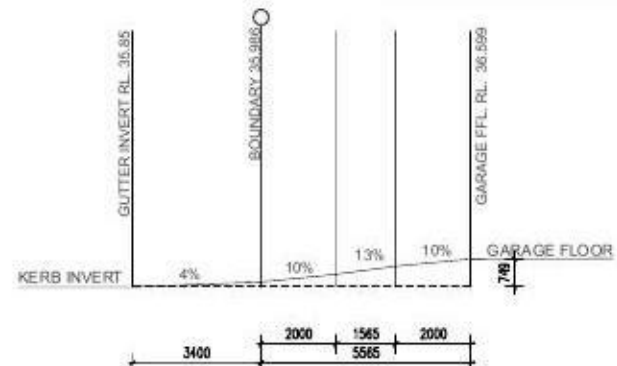
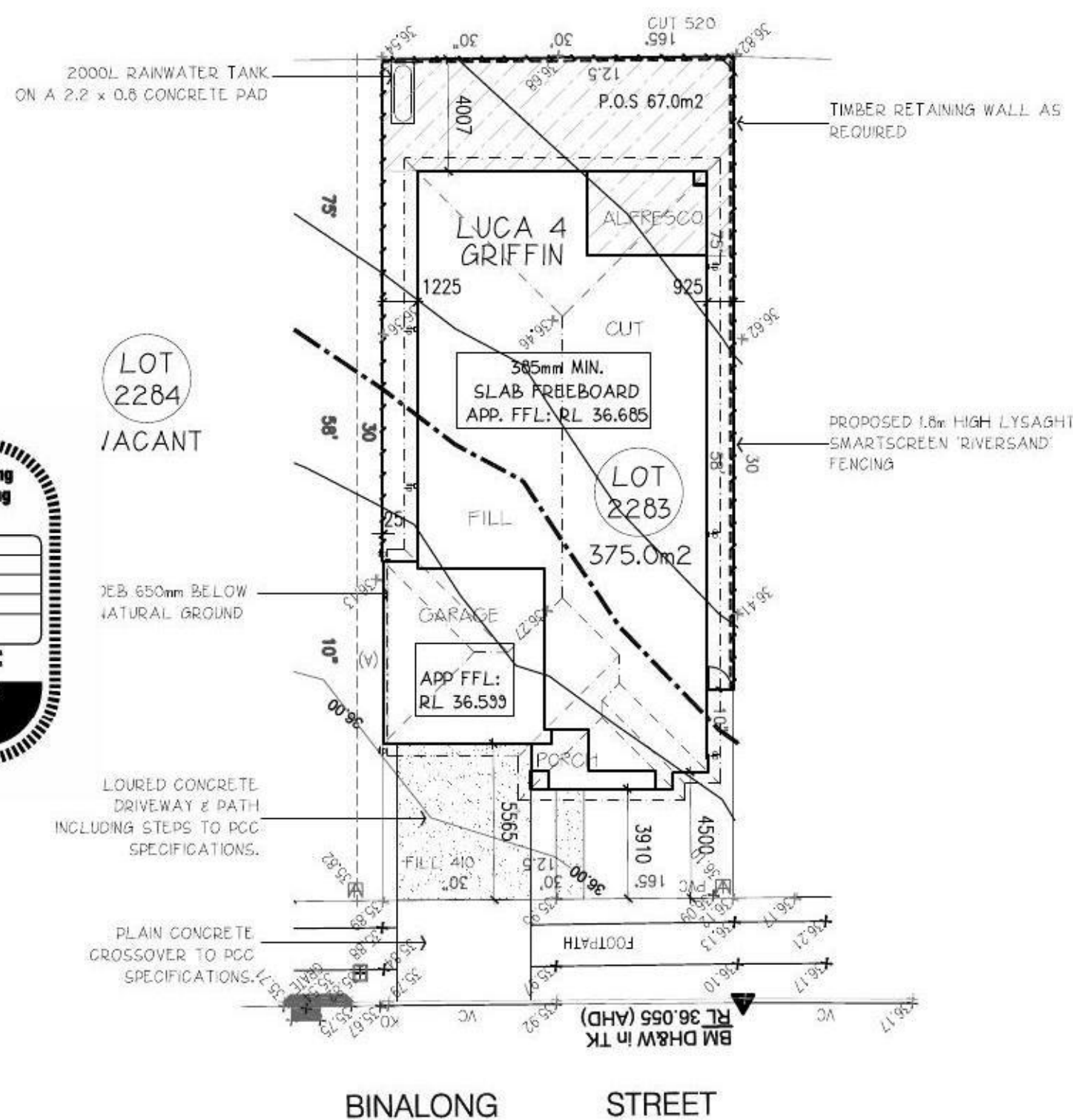




- CONTOUR INTERVALS 0.2 METRES
- ELECTRICITY LIGHT POLE
 - WATER METER
 - HYDRANT
 - COMMUNICATIONS PIT
 - ELECTRICAL TURRET
 - KERB
 - FOOTPATH
 - VEHICLE CROSSING
 - KERB OUTLET



NOTE: DRIVEWAY IS DESIGNED IN ACCORDANCE WITH AS 2890.1 - 2004



CUT & FILL BUILDING AREA TO RL 36.30 APPROX. TO CREATE LEVEL BUILDING PLATFORM FOR WAFFLE POD SLAB

CUT - LINE

- NOTE: THIS SITING IS SUBJECT TO THE DEVELOPERS APPROVAL. BUILDER TO OBTAIN PRIOR TO PERMIT APPLICATION.
- NOTE: THIS SITING HAS BEEN PREPARED BASED ON THE ADJOINING PROPERTIES/Y BEING VACANT. SHOULD A SIGNIFICANT AMOUNT OF TIME PASS BEFORE THE BUILDING PERMIT IS APPLIED FOR, AN UPDATED SURVEY MAY BE REQUIRED TO CONFIRM THE ADJOINING PROPERTIES/Y STATUS. THE RESCODE REQUIREMENTS MAY NEED TO BE RE-EVALUATED AND MAY CAUSE CHANGES TO THE SITING/HOUSE.
- NOTE: THIS SITING HAS BEEN PREPARED BASED ON THE AVAILABLE INFORMATION FROM THE RELEVANT LOCAL COUNCIL AND/OR OTHER AUTHORITIES THAT IS NOT COMPLETE OR HAVE NOT BEEN FINALISED DUE TO THE TITLES NOT YET BEEN RELEASED IN THIS SUBDIVISION. ONCE THIS INFORMATION IS RELEASED IT WILL BE EXAMINED. THIS MAY REVEAL THE REQUIREMENT FOR ADDITIONAL WORKS AND THE SITING MAY CHANGE.
- NOTE: ALL EXISTING STREET TREES AND VERGE PLANTING TO BE PROTECTED DURING CONSTRUCTION
- NOTE: ANY RETAINING WALL VISABLE FROM THE STREET OR 900mm HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION

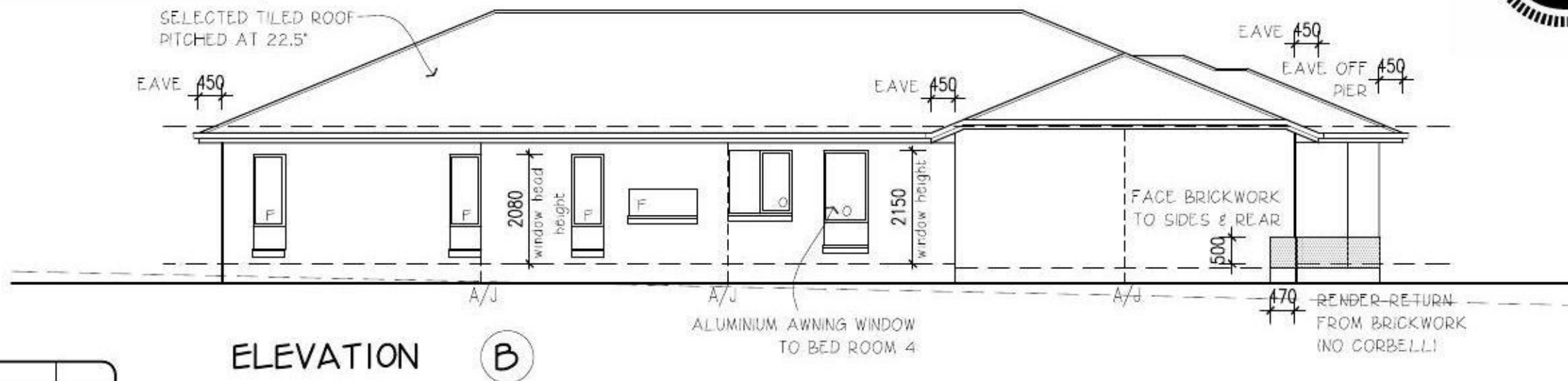
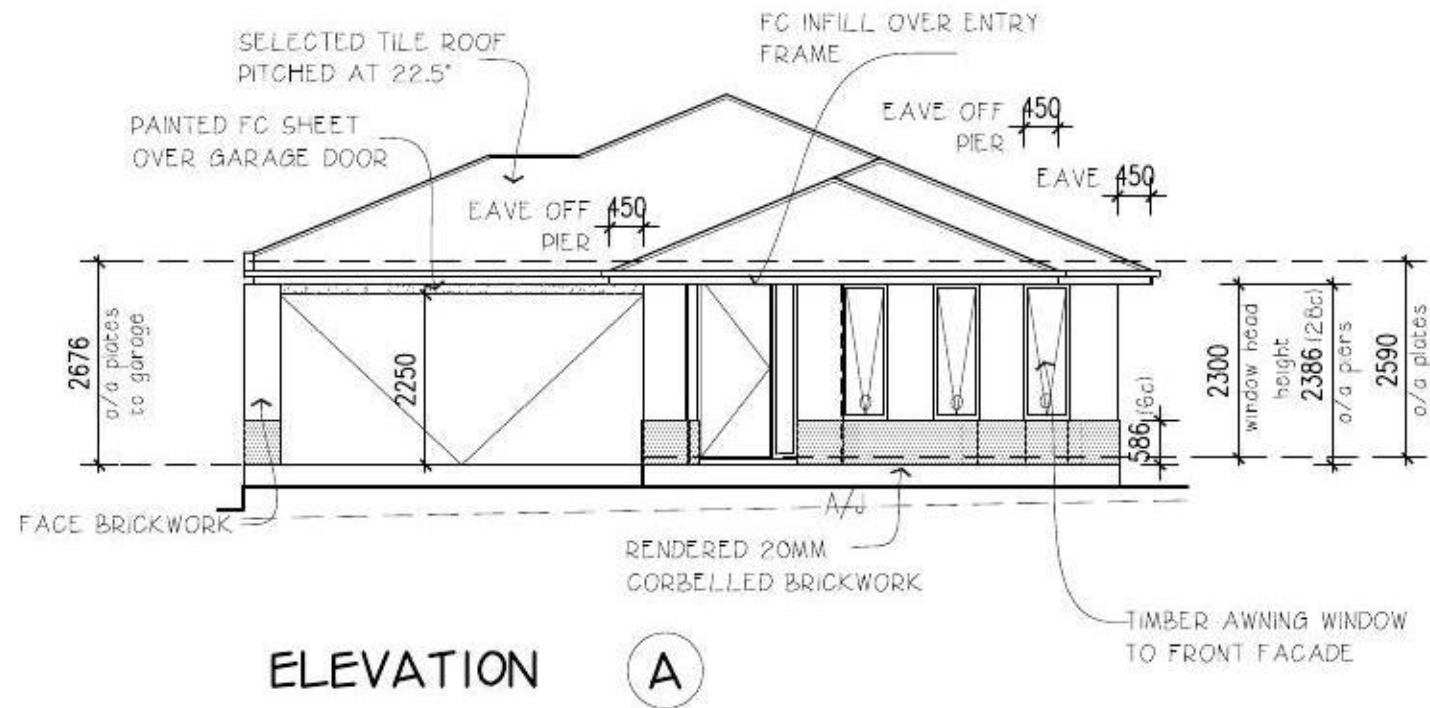
SITE COVERAGE ANALYSIS

Roof Area	256.0 sqm	65.7 %
Ground Floor	174.9 sqm	
Garage	36.2 sqm	
Porch	5.4 sqm	
Alfresco	12.9 sqm	
Building	229.4 sqm	58.9 %
Hard Surface	32.1 sqm	8.2 %
Permeable	159.9 sqm	32.9 %
Total Area	375.0 sqm	100.0 %

3.6.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

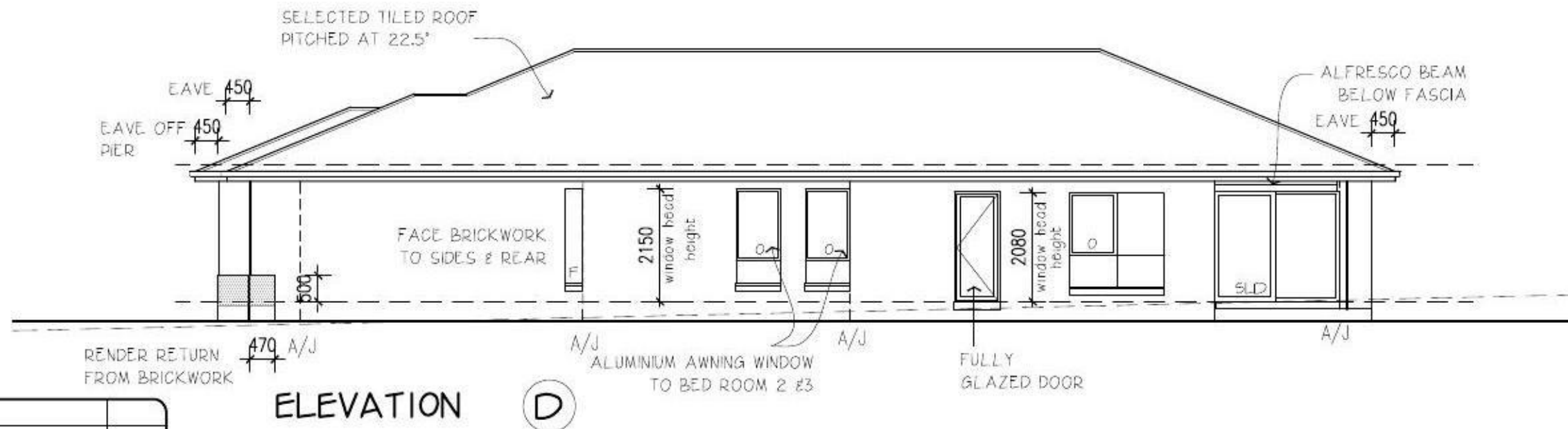
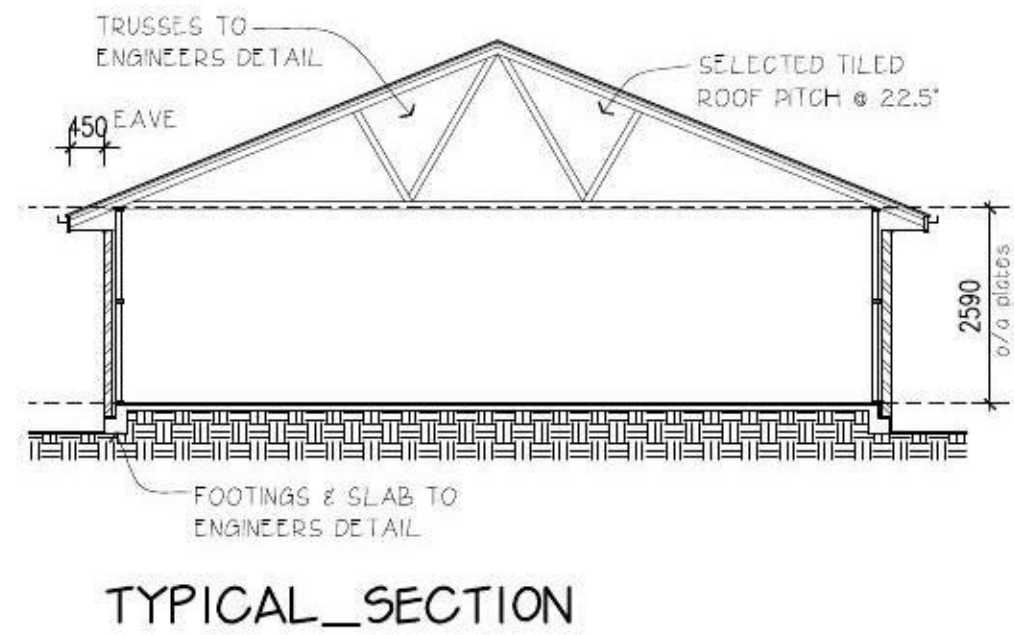
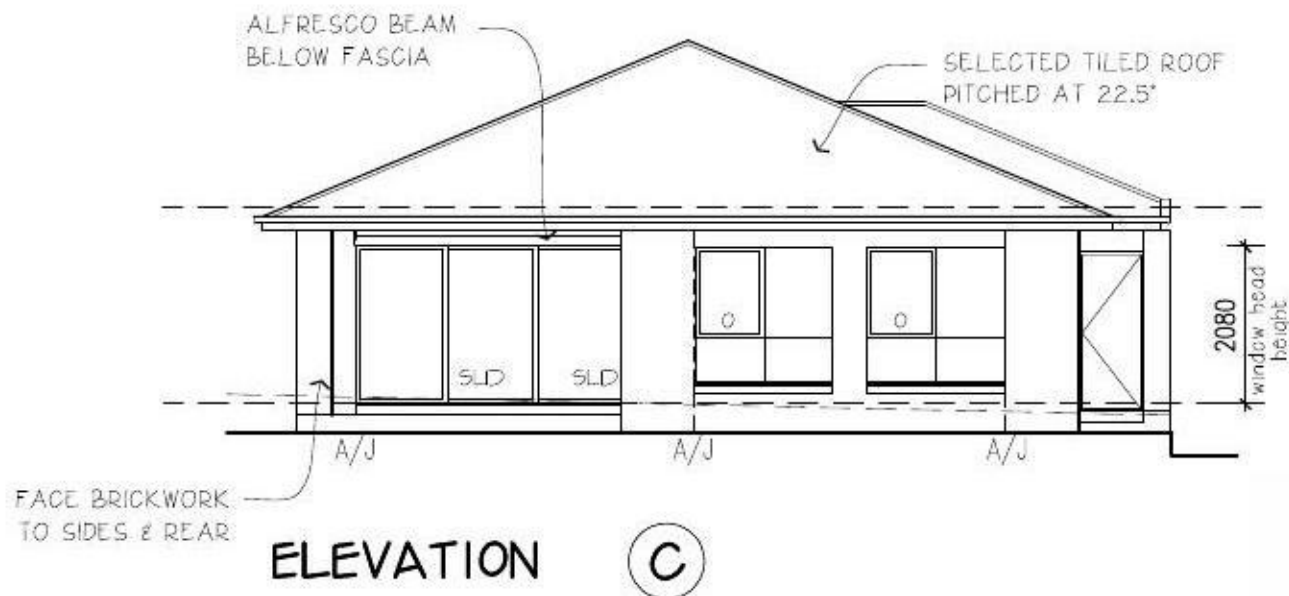
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	DRAWN	JS	D.P	1168993	For	EDGEWATER HOMES		
	CHECKED	(CHKBY)	JOB No.	200091	At	LOT 2283 BINALONG STREET JORDAN SPRINGS		
SCALE	1:200	Date:	03/06/2013					

TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 2283 BINALONG STREET JORDAN SPRINGS	
CERTIFICATE NO.: 5	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 2,000LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 206m2 ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED TO THE RAINWATER TANK.	
- ALL SHOWER HEADS, TOILETS, KITCHEN TAPS AND BASIN TAPS TO BE 3 STAR RATED.	
THERMAL	
- ROOF INSULATION: NONE.	
- CEILING INSULATION: R2.5	
- WALL INSULATION: R1.5	
- EXTERNAL WALL: BRICK VENEER COLOUR: DARK	
- ROOFING: TILED COLOUR: DARK	
- GLAZING: ALL ALUMINIUM WINDOWS TO BE SINGLE CLEAR GLAZED WITH U VALUE OF 6.57 & SHGC OF 0.74	
- TIMBER WINDOWS TO MASTER SUITE AND REAR FAMILY / DINING STACKER DOORS TO BE SINGLE, CLEAR GLAZED, TIMBER FRAMED WITH A U VALUE OF 5.55 AND SHGC OF 0.73	
ENERGY	
- HOT WATER SYSTEM: GAS INSTANTANEOUS HWS WITH A PERFORMANCE OF 5 STARS OR BETTER.	
- SINGLE PHASE AC UNIT TO 1 LIVING UNIT EER 3.0-3.5	
- KITCHEN: INDIVIDUAL FAN, DUCTED (RANGEHOOD) OPERATION CONTROL, MANUAL SWITCH.	
- BATHROOM: 1x INDIVIDUAL FAN, NOT DUCTED. OPERATION CONTROL, MANUAL SWITCH.	
- LAUNDRY: NATURAL VENTILATION.	
- WINDOW AND/OR SKYLIGHT TO KITCHEN FOR NATURAL LIGHTING.	
- WINDOW AND/OR SKYLIGHT TO BATHROOMS (2/1 TOILET 1) FOR NATURAL LIGHTING.	
- GAS COOKTOP AND ELECTRIC OVEN TO BE INSTALLED IN THE KITCHEN.	
- WELL VENTILATED FRIDGE SPACE.	



DATE	REVISION	DRAWN
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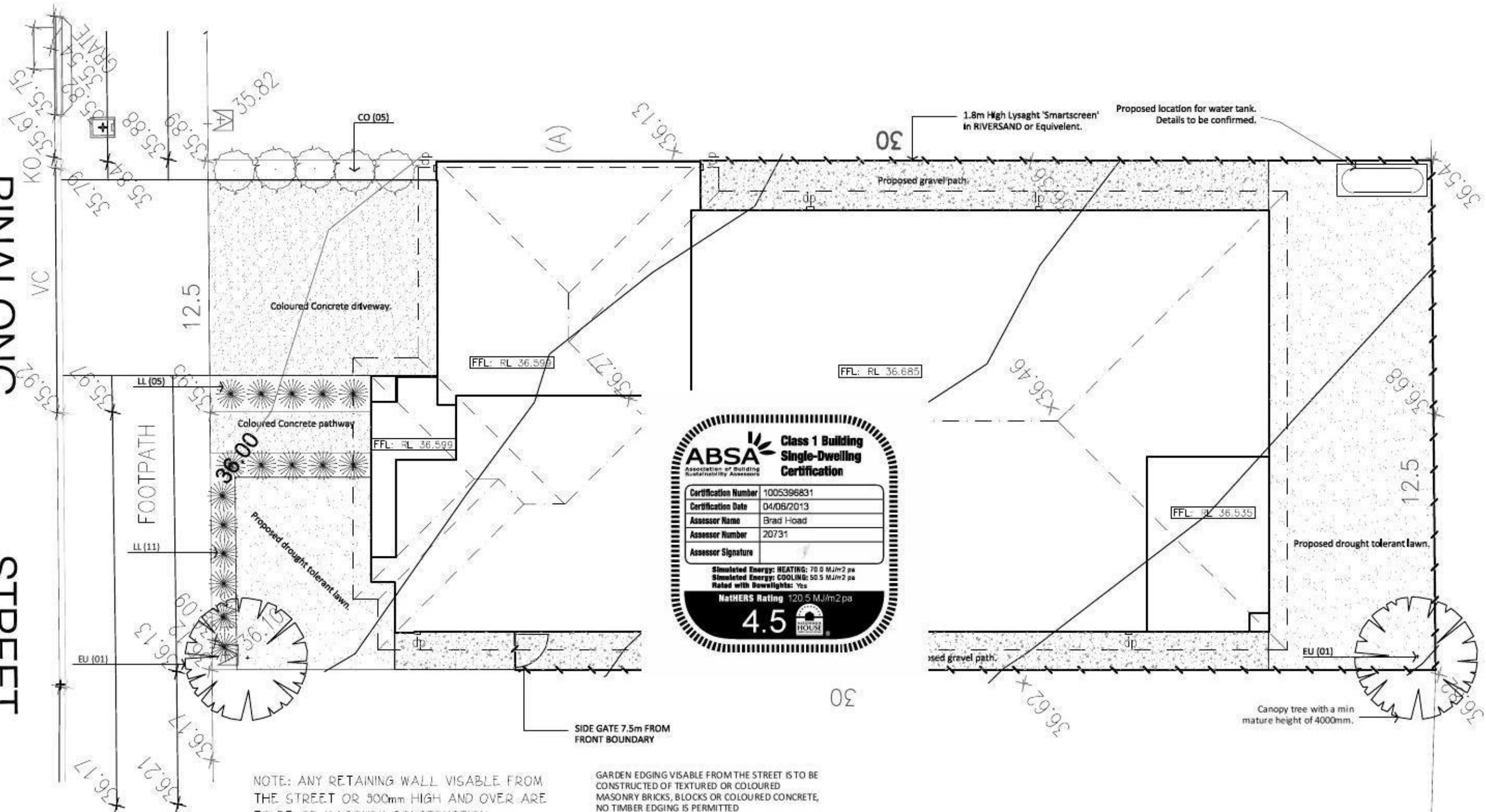
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	DRAWN	JS					For	EDGEWATER HOMES	
	CHECKED	(CHKBY)	JOB No.	200091	At	LOT 2283 BINALONG STREET JORDAN SPRINGS			
SCALE	1:100	Date:	03/06/2013						



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	DRAWN	JS						For	EDGEWATER HOMES	
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SCALE	1:100	Date: 03/06/2013								

BINALONG STREET



NOTE: ANY RETAINING WALL VISABLE FROM THE STREET OR 900mm HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION

GARDEN EDGING VISABLE FROM THE STREET IS TO BE CONSTRUCTED OF TEXTURED OR COLOURED MASONRY BRICKS, BLOCKS OR COLOURED CONCRETE, NO TIMBER EDGING IS PERMITTED

Please note the following:

- Coloured concrete driveway & path including steps to P.C.C specs, vehicle crossover in plain concrete to P.C.C spec. If required by edgewater.
- Plain concrete crossover to P.C.C specification max 5000mm wide.
- All existing street trees and verge planting are to be protected during construction.
- Letterbox to complement the design of the house and in accordance with the fencing design guidelines.

PLANT SCHEDULE

Code	Botanical name	Common Name	Height (mm)	Width (mm)	Quantity	Pot Size @ Planting
CO*	Corea alba	White Correa	1000	1200	5	140mm
EU*	Eucalyptus pauciflora 'Little Snowman'	Little Snowman	6500	4000	2	300mm
LL*	Lonandra longifolia 'Tanika'	Tanika Lomandra	700	700	16	140mm

* Native plant selection

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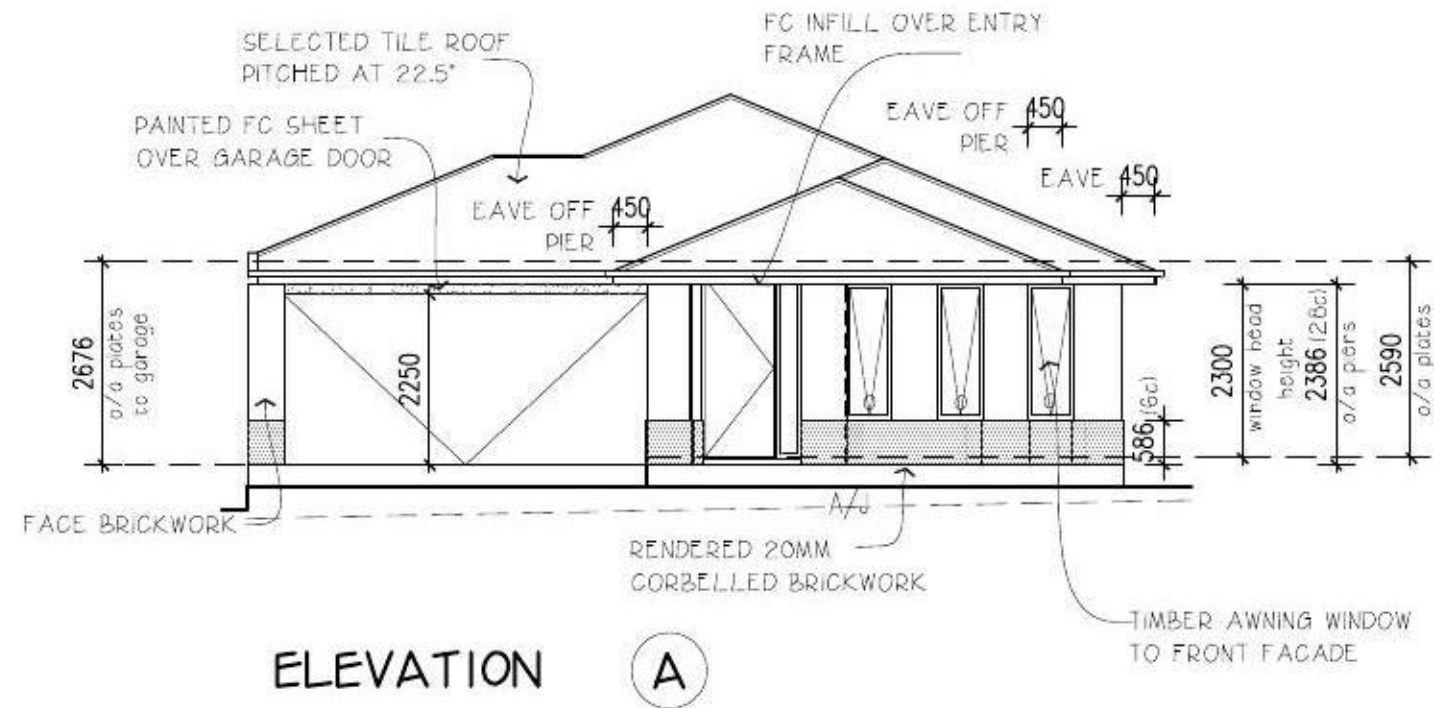
LANDSCAPING		HAND	LH	SHT	1B
DRAWN	JS				
CHECKED	(CHKBY)	JOB No.	200091		
SCALE	1:100	Date:	03/06/2013		

Luca 4
Griffin

For EDGEWATER HOMES
At LOT 2283 BINALONG STREET JORDAN SPRINGS

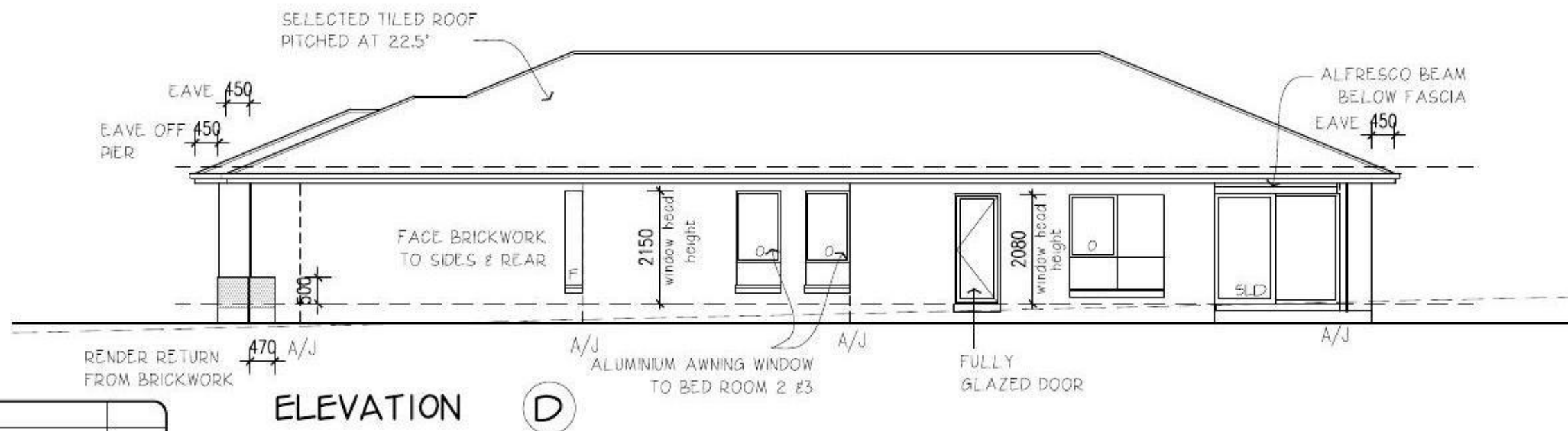
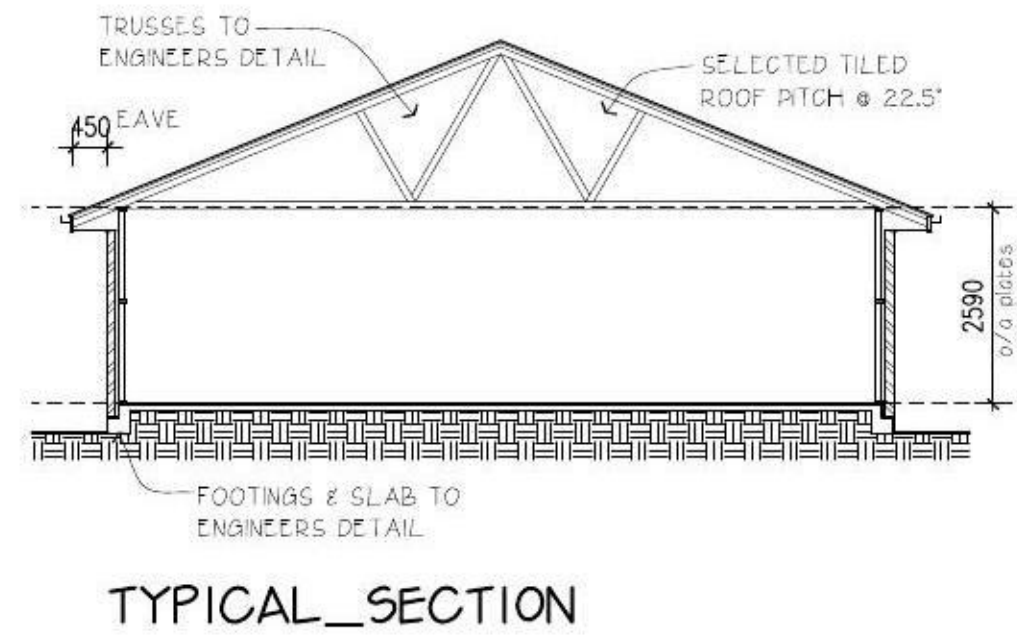
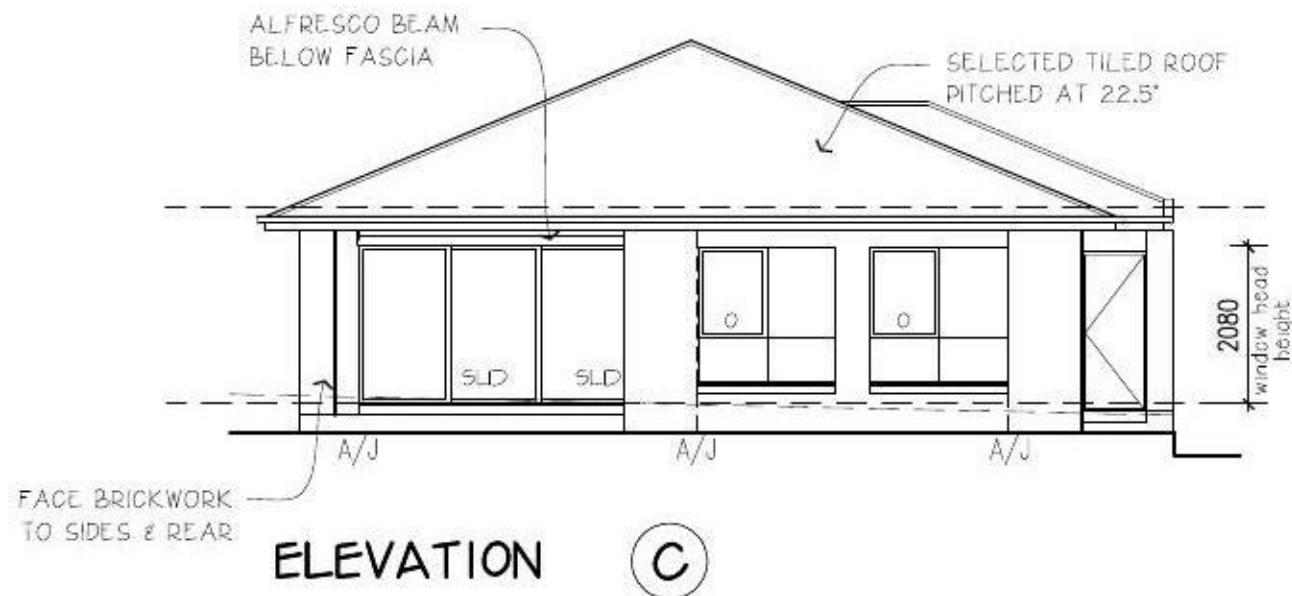
EDGEWATER HOMES
PO Box 550 Moorebank NSW 1875
Ph: 9623 7526 Fax: 9673 5560

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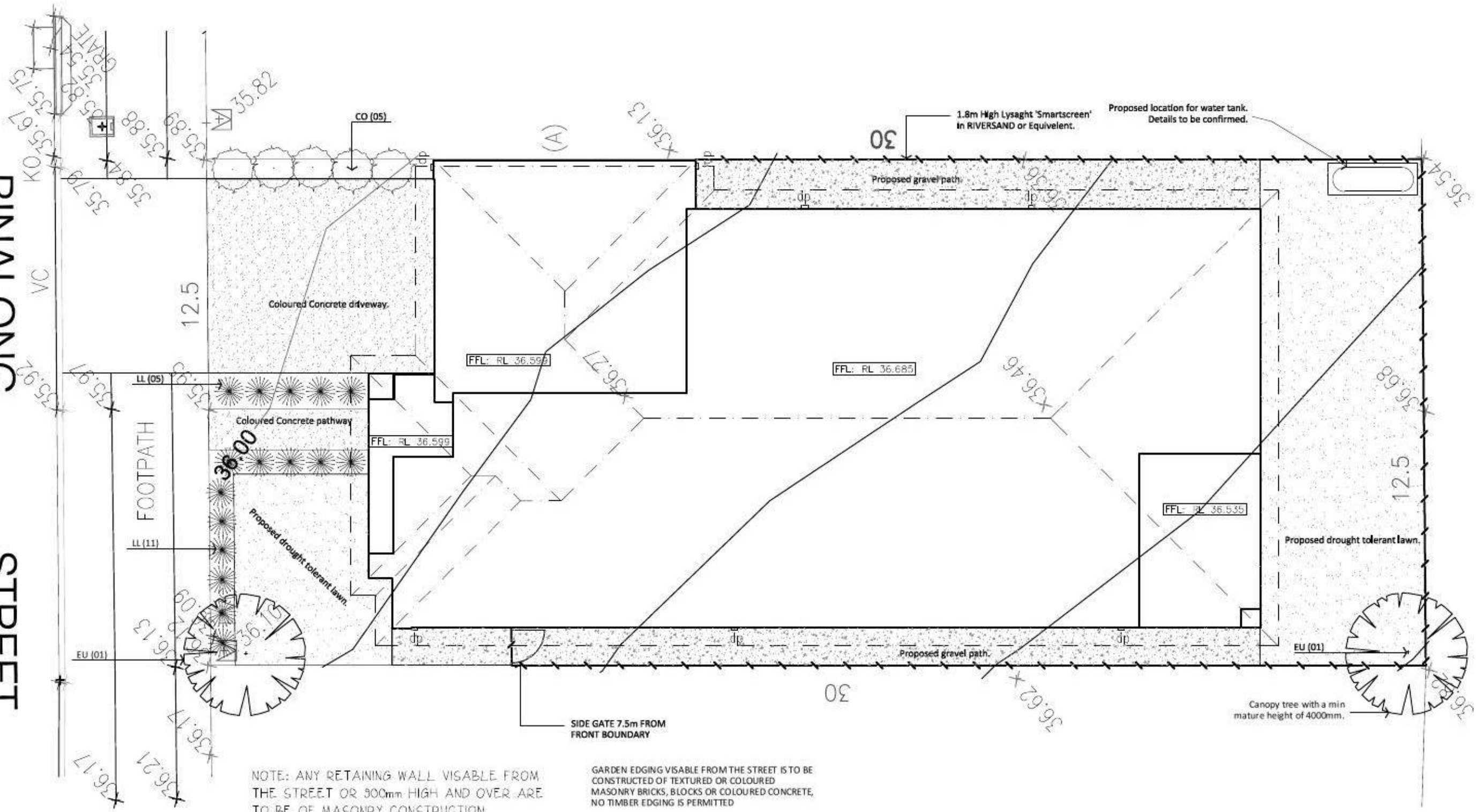
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	DRAWN	JS					For	EDGEWATER HOMES	
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DRAWN	JS				
CHECKED	(CHKBY)	JOB No.	200091		
SCALE	1:100	Date:	03/06/2013		

Luca 4

For	EDGEWATER HOMES
At	LOT 2283 BINALONG STREET JORDAN SPRINGS

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Ph: 9623 7526 Fax: 9673 5560