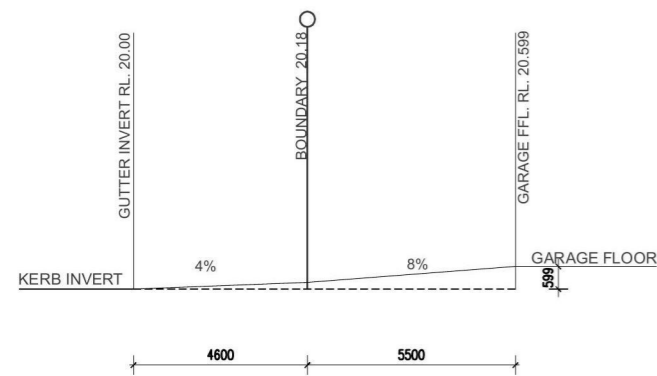
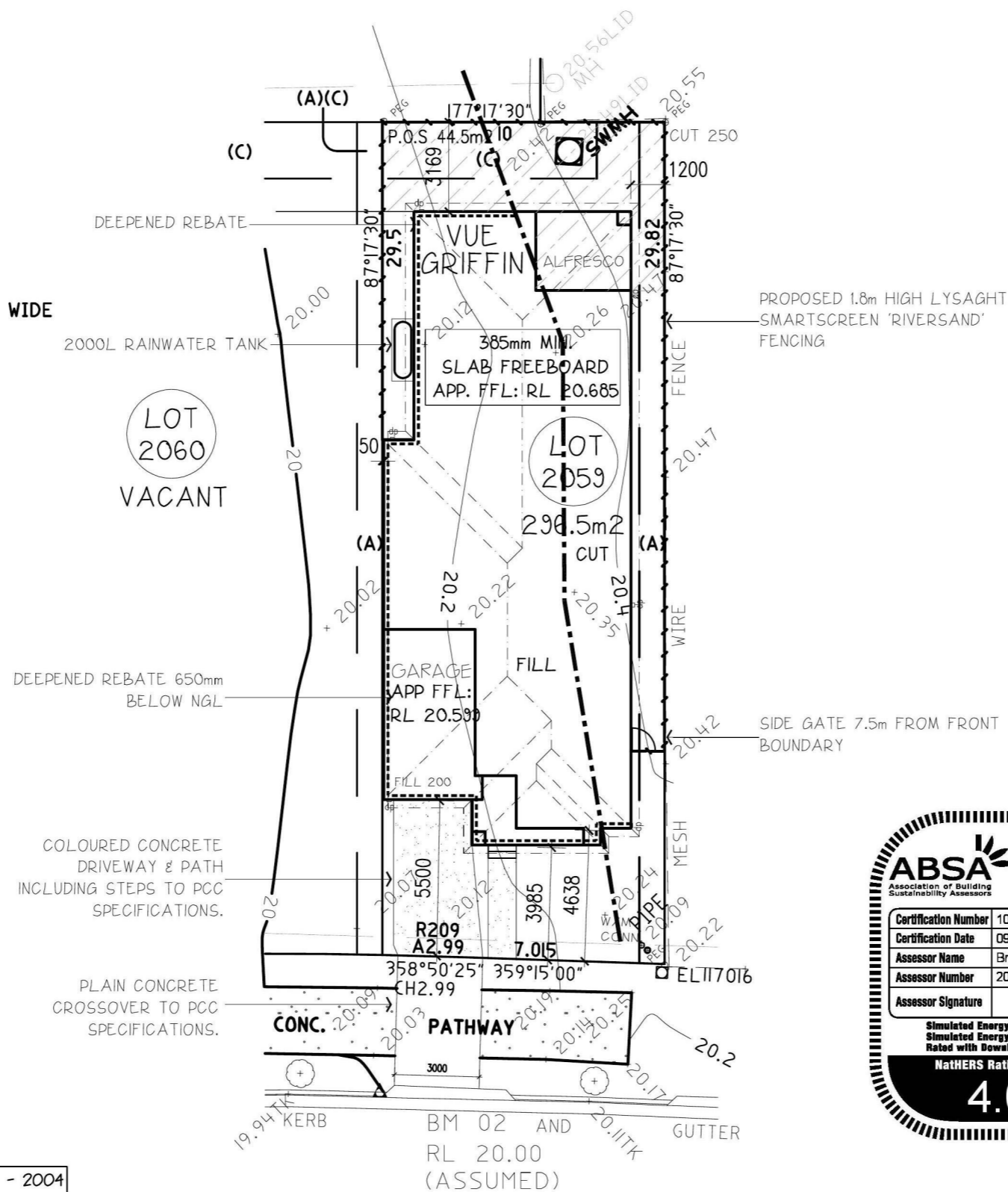


(A) EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE

(C) EASEMENT TO DRAIN WATER 2 WIDE



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



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

VEHICLE CROSSOVER IS TO BE PLAIN CONCRETE TO COUNCIL SPECIFICATIONS. 5m WIDE V.C. FOR DOUBLE GARAGE AND 3m WIDE FOR V.C. FOR A SINGLE GARAGE

CUT & FILL BUILDING AREA TO RL 20.30 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

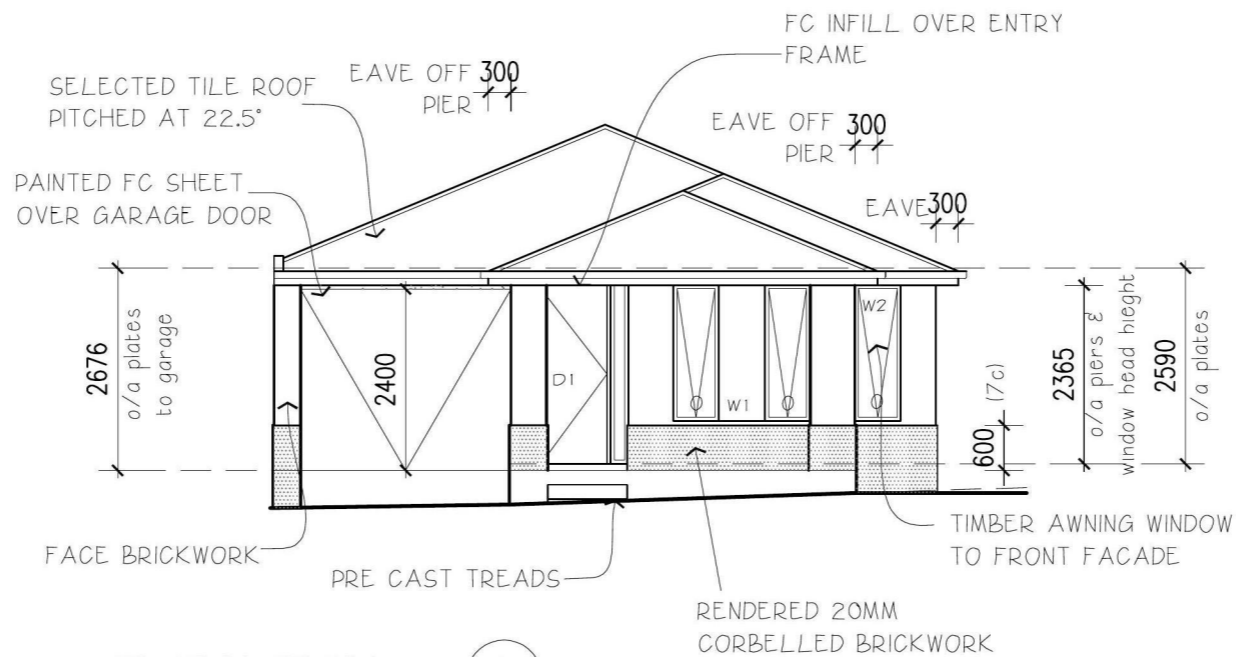
SITE COVERAGE ANALYSIS

Category	Area (sqm)	Percentage (%)
Roof Area	195.0	65.8
Ground Floor	147.8	
Garage	19.7	
Porch	5.0	
Alfresco	9.4	
Building	181.9	61.3
Hard Surface	20.1	6.8
Permeable	94.5	31.9
Total Area	296.5	100.0

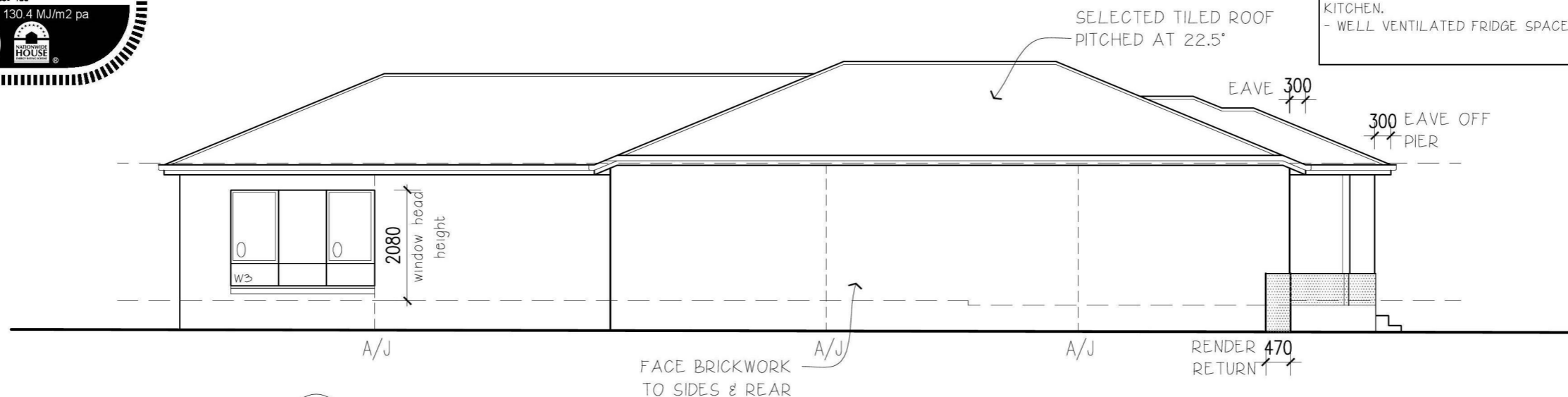
DATE	REVISION	DRAWN
6.8.13	REV A CONTRACT PLANS	JS

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	DRAWN JS CHECKED (CHKBY) SCALE 1:200	D.P 1168989 JOB No. 200223 Date: 06/08/2013			For EDGEWATER At LOT 2059 ILLOURA WAY JORDAN SPRINGS	PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax: 9673 5560		

WINDOW & DOOR SCHEDULE			
	TYPE	HIGH	WIDE
W1	TIMBER	1800	1810
W2	TIMBER	1800	610
W3	ALUMINIUM	1800	2650
W4	ALUMINIUM	1800	1210
W5	ALUMINIUM	1800	610
W6	ALUMINIUM	1800	450
W7	ALUMINIUM	1200	1810
W8	ALUMINIUM	1800	850
W9	ALUMINIUM	1800	850
W10	ALUMINIUM	1800	850
D1	TIMBER	2101	1160
D2	TIMBER	2100	2628
D3	TIMBER	2100	2410



ELEVATION A

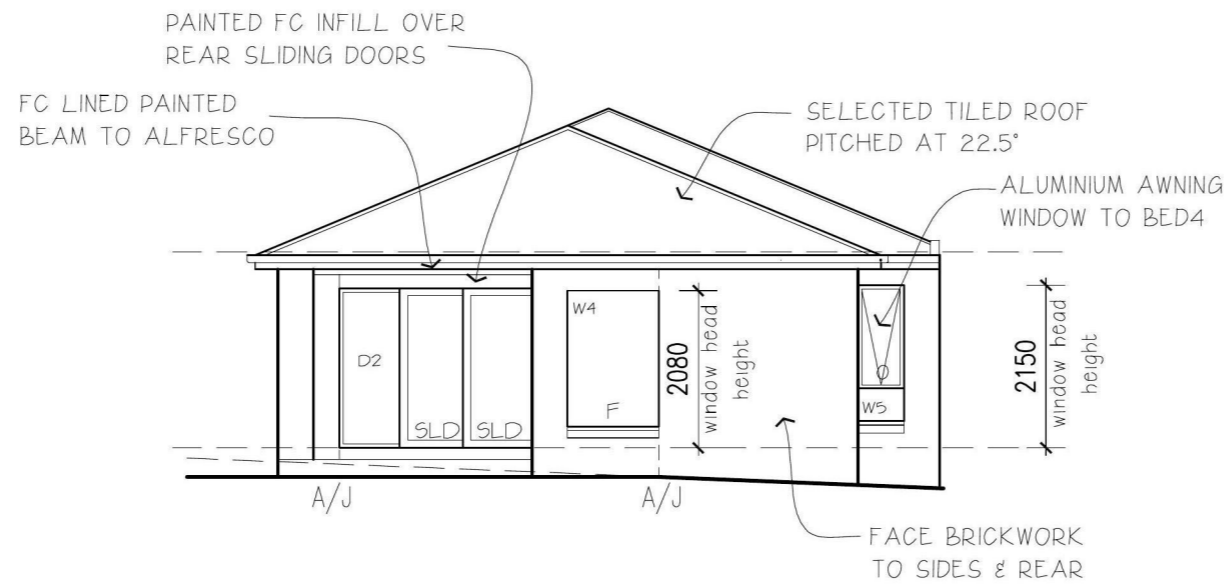


ELEVATION B

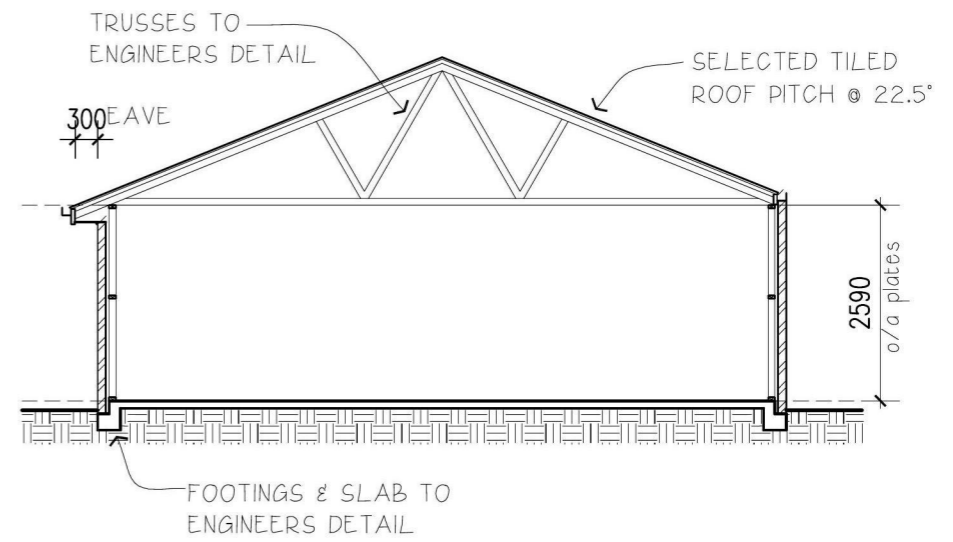
TABLE OF BASIS COMMITMENTS	
PROJECT ADDRESS: LOT 2059 ILLOURA WAY JORDAN SPRINGS	
CERTIFICATE NO.: 5	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 2,000LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 160m2 ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED TO THE RAINWATER TANK.	
- 3 STAR SHOWER HEADS, 4 STAR TOILETS, 3 STAR KITCHEN TAPS AND 5 STAR BASIN TAPS.	
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.	
- DEVELOPMENT WILL INCORPORATE SINGLE PHASE COOLING/HEATING SYSTEM EER 3.0-3.5.	
- KITCHEN: INDIVIDUAL FAN, DUCTED (RANGEHOOD). OPERATION CONTROL, MANUAL SWITCH.	
- BATHROOM (1): 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)/TOILET (5) FOR NATURAL LIGHTING.	
- GAS COOKTOP AND ELECTRIC OVEN TO BE INSTALLED IN THE KITCHEN.	
- WELL VENTILATED FRIDGE SPACE	

DATE	REVISION	DRAWN
6.8.13	REV A CONTRACT PLANS	JS

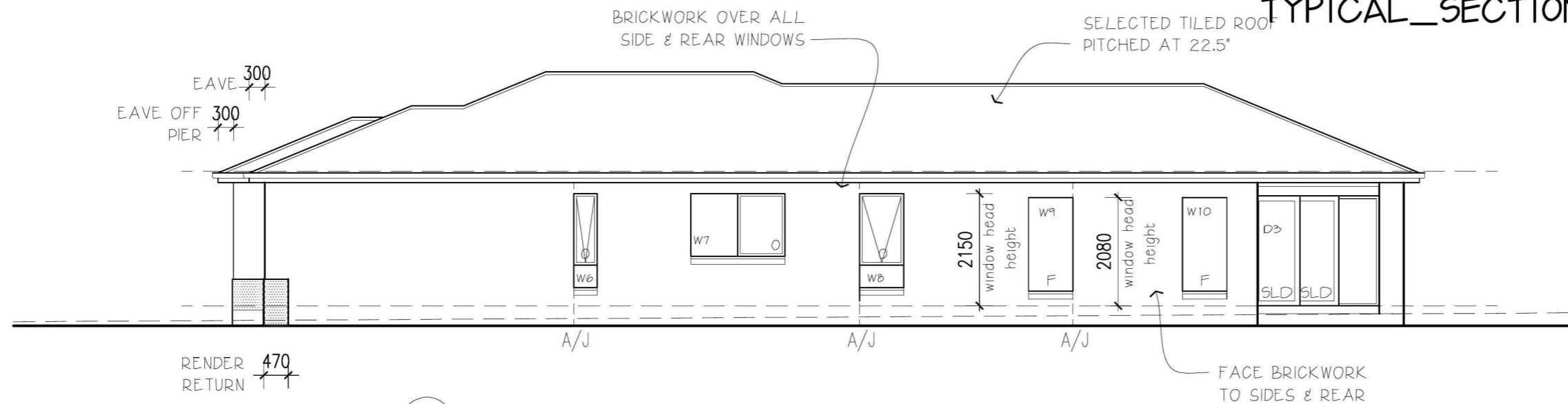
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	DRAWN	JS					For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No.	200223			At	LOT 2059 ILLOURA WAY JORDAN SPRINGS	
SCALE	1:100	Date:	06/08/2013						



ELEVATION C



TYPICAL_SECTION



ELEVATION D

ABSA Association of Building Sustainability Assessors **Class 1 Building Single-Dwelling Certification**

Certification Number	100583867
Certification Date	09/08/2013
Assessor Name	Brad Hoad
Assessor Number	20731
Assessor Signature	

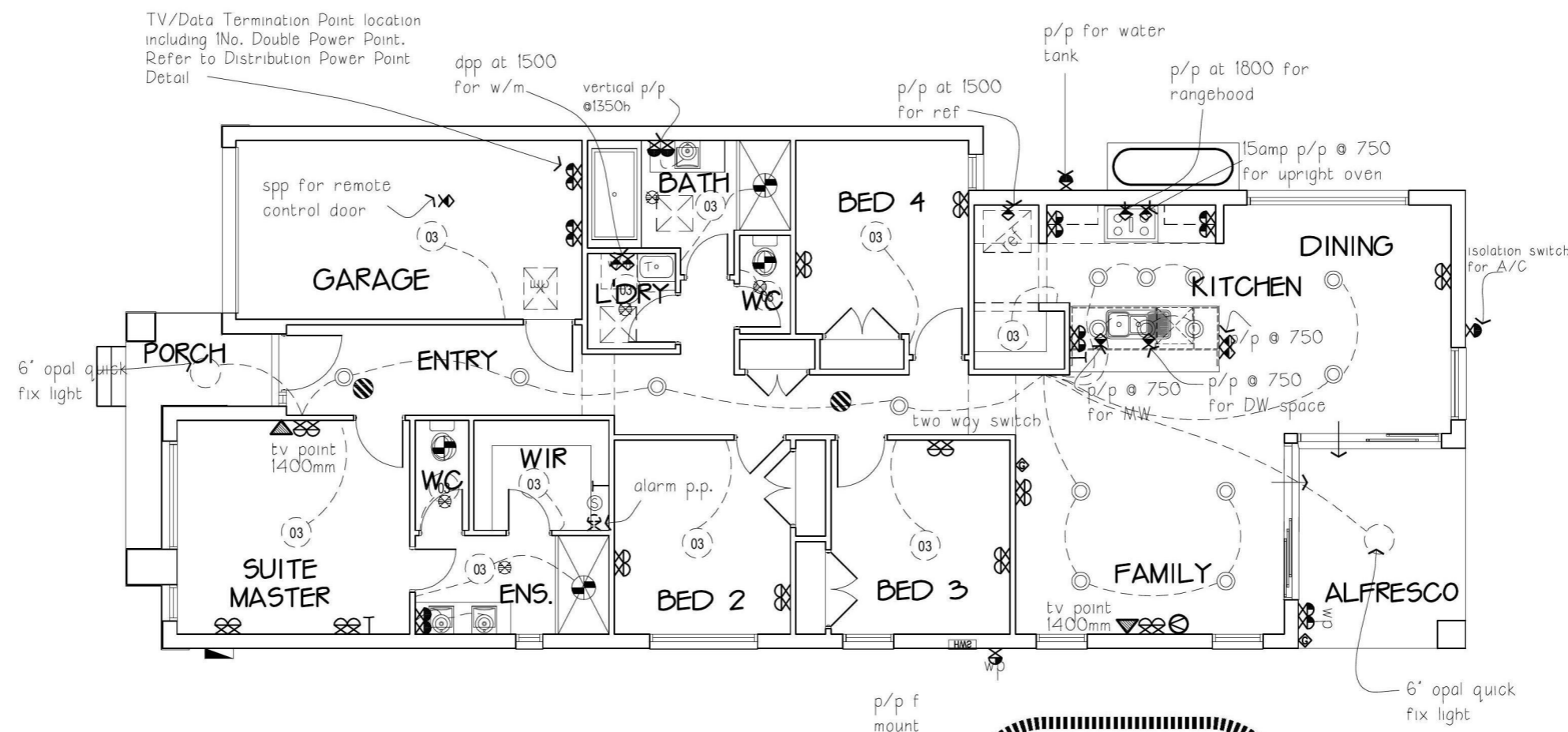
Simulated Energy: HEATING: 72.7 MJ/m² pa
 Simulated Energy: COOLING: 57.7 MJ/m² pa
 Rated with Downlights: Yes

NATHERS Rating 130.4 MJ/m² pa

4.0

6.8.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

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	DRAWN	JS						For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No. 200223					At	LOT 2059 ILLOURA WAY JORDAN SPRINGS	
SCALE	1:100	Date: 06/08/2013								



▶ T.V./BROADCAST POINT



- ELECTRICAL LEGEND**
- ⊗ SINGLE POWER POINT @ 300
 - ⊗ DOUBLE POWER POINT @ 300
 - ⊗ SINGLE POWER POINT @ 1100
 - ⊗ DOUBLE POWER POINT @ 1100
 - ⊗ SINGLE POWER POINT @ 1350
 - ⊗ DOUBLE POWER POINT @ 1350
 - ⊗ SINGLE POWER POINT AS NOTED
 - ⊗ DOUBLE POWER POINT AS NOTED
 - ⊗ WP EXTERNAL POWER POINT
 - ⊗ WP EXTERNAL DOUBLE POWER POINT
 - ⊗ P/P FOR SECURITY SYSTEM @2100h
 - CEILING BATTEN LIGHT FITTING
 - ⊗ 125mm DRAFTPROOF DOWNLIGHT FLUSH MOUNTED
 - 12 VOLT DOWNLIGHT
 - LED DOWNLIGHT
 - INT. WALL LIGHT BATTEN HOLDER @ 2100
 - ⊗ CEILING BATTEN WITH MICRO SWITCH TO DOOR
 - ⊗ 300mm OYSTER LIGHT FITTING
 - ⊗ 400mm OYSTER LIGHT FITTING
 - SINGLE PARA FLOOD LIGHT
 - DOUBLE PARA FLOOD LIGHT
 - MOVEMENT SENSOR
 - TELEPHONE POINT
 - ⊗ SOLAR COLLECTOR INVERTER
 - ⊗ DIRECT WIRED SMOKE DETECTOR
 - ⊗ METER BOX @ 1900 TO TOP (GAS METER BELOW)
 - ⊗ GAS METER (WHEN NOT LOCATED WITH METER BOX)
 - ⊗ FUSE BOX
 - ⊗ EXHAUST FAN
 - ⊗ CEILING EXHAUST FAN 25L/SEC SWITCHED WITH LIGHT
 - ⊗ DIMMER SWITCH
 - ⊗ TELEVISION ANTENNA POINT
 - ⊗ CEILING FAN - CEILING FAN WITH LIGHT
 - ⊗ JUNCTION BOX @ 2000 APPROX UNLESS NOTED OTHERWISE. (NOTE: JUNCTION BOX @ FLOOR JOIST HEIGHT FOR SOLID BRICK PORCHES)
 - DATA POINT
 - ⊗ NETWORKER BOX
 - ⊗ 900 SINGLE FLUORESCENT LIGHT (900)
 - ⊗ 900 DOUBLE FLUORESCENT LIGHT (900)
 - ⊗ 1200 SINGLE FLUORESCENT LIGHT (1200)
 - ⊗ 1200 DOUBLE FLUORESCENT LIGHT (1200)

6.8.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

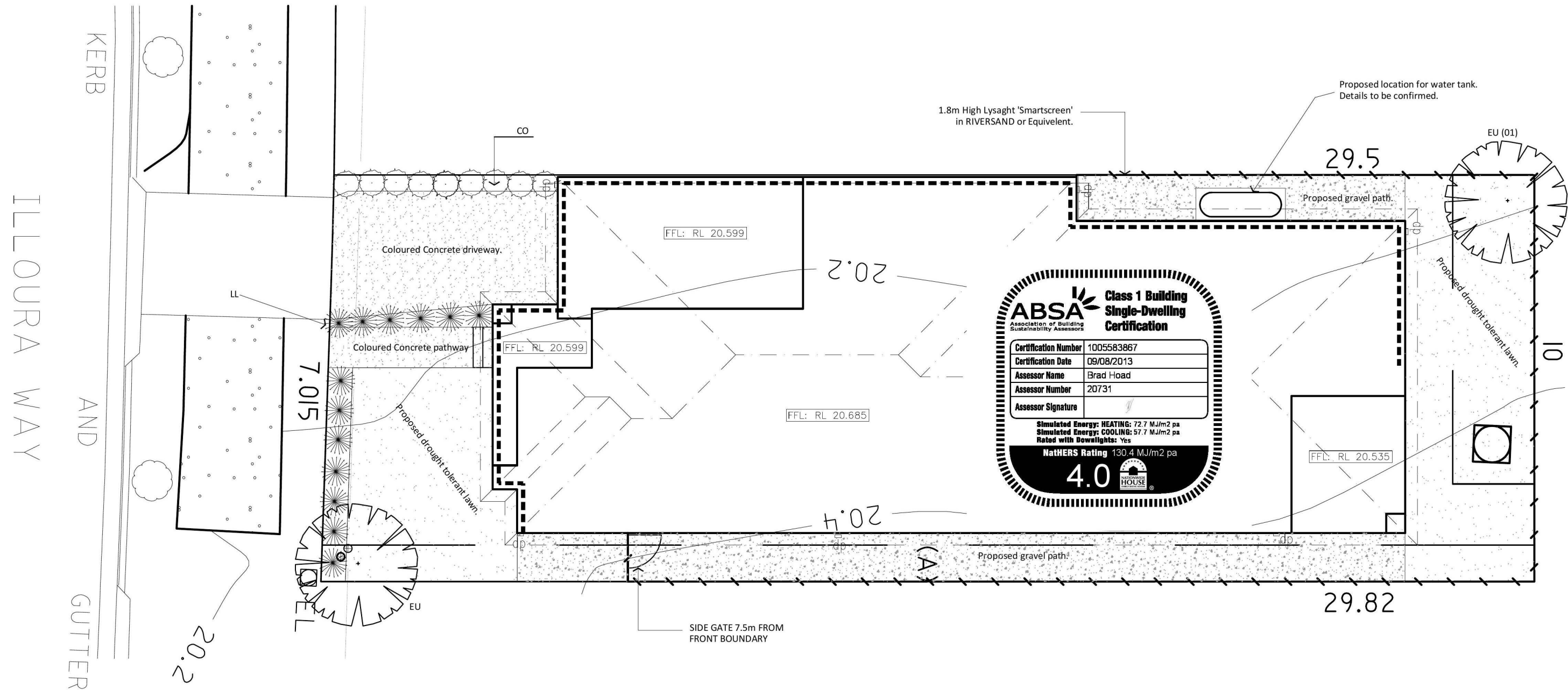
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ELECTRICAL				
AREAS	GROUND FLOOR	147.8 SQM	PORCH	5.0 SQM
	FIRST FLOOR	00.00 SQM	GARAGE	19.7 SQM
	SUB TOTAL	147.8 SQM	VERANDA	00.00 SQM
	OUTDOOR AREA	9.4 SQM	TOTAL	181.9 SQM

HAND	LH	SHT	4
FAÇADE	29/11/2011	JOB NO.	200223
BASE	11/11/2011	DATE	06/08/2013
CODE	R6049GFNN	DRAWN	SI
SCALE	1:100	CHECKED	(CHKBY)

Vue
 For EDgewater
 At LOT 2059 ILLOURA WAY JORDAN SPRINGS

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



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.

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.

VEHICLE CROSSOVER IS TO BE PLAIN CONCRETE TO COUNCIL SPECIFICATIONS. 5m WIDE V.C. FOR DOUBLE GARAGE AND 3m WIDE FOR V.C. FOR A SINGLE GARAGE

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

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

PLANT SCHEDULE

Code	Botanical name	Common Name	Height (mm)	Width (mm)	Quantity	Pot Size @ Planting
CO*	<i>Correa alba</i>	White Correa	1000	1200	5	140mm
EU*	<i>Eucalyptus pauciflora</i> 'Little Snowman'	Little Snowman	6500	4000	2	300mm
LL*	<i>Lomandra longifolia</i> 'Tanika'	Tanika Lomandra	700	700	17	140mm

* Native plant selection

6.8.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

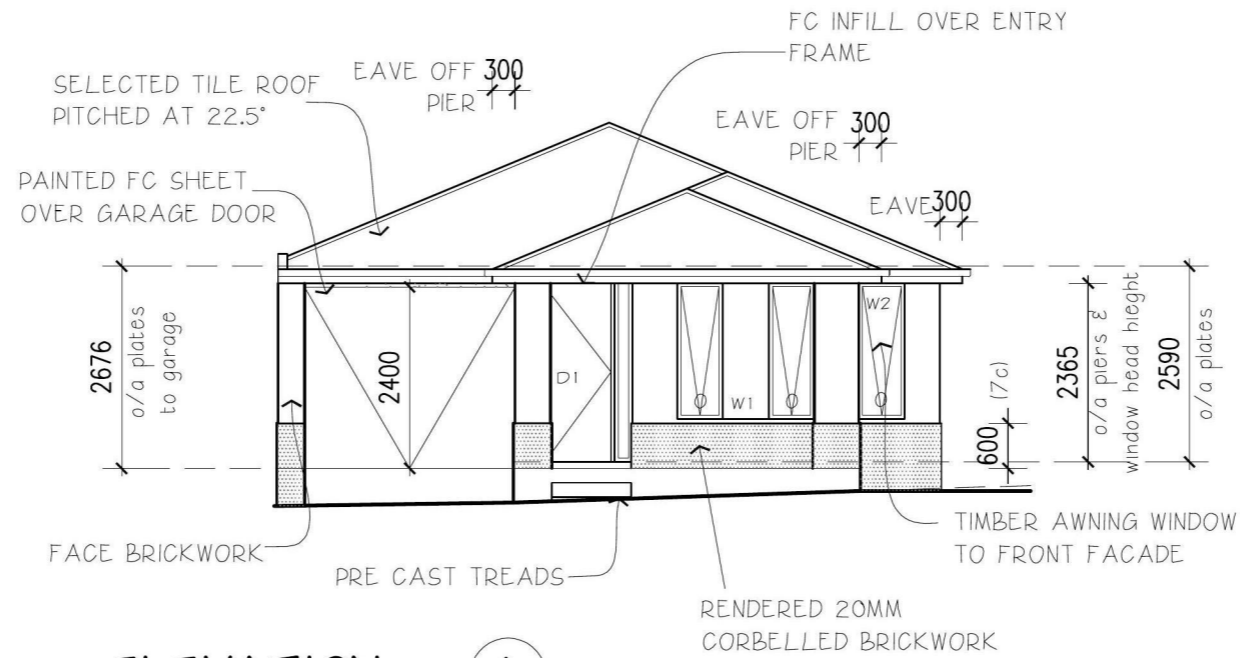
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LANDSCAPING		HAND	LH	SHT	1C
DRAWN	JS				
CHECKED	(CHKBY)	JOB No.	200223		
SCALE	1:100	Date:	06/08/2013		

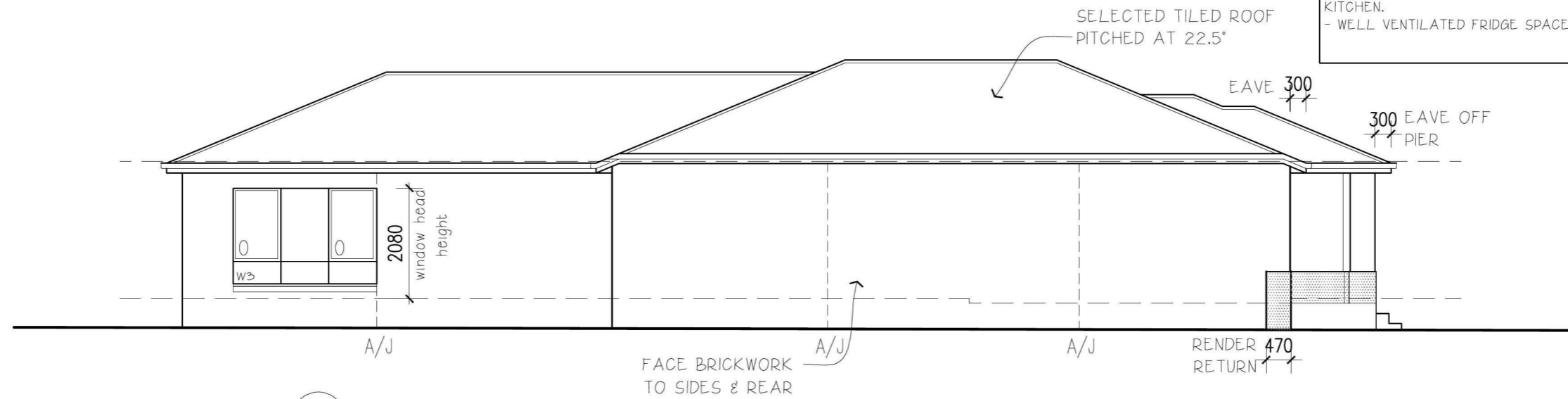
Vue		Griffin
For	EDGEWATER	
At	LOT 2059 ILLOURA WAY JORDAN SPRINGS	

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

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W3	ALUMINIUM	1800	2650
W4	ALUMINIUM	1800	1210
W5	ALUMINIUM	1800	610
W6	ALUMINIUM	1800	450
W7	ALUMINIUM	1200	1810
W8	ALUMINIUM	1800	850
W9	ALUMINIUM	1800	850
W10	ALUMINIUM	1800	850
D1	TIMBER	2101	1160
D2	TIMBER	2100	2628
D3	TIMBER	2100	2410



ELEVATION A

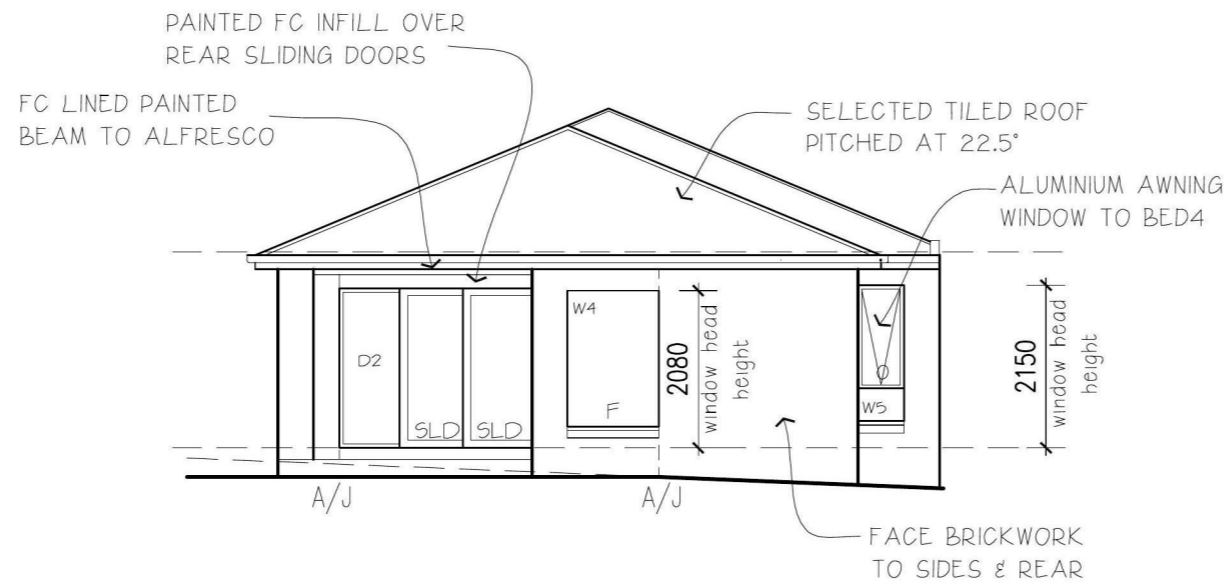


ELEVATION B

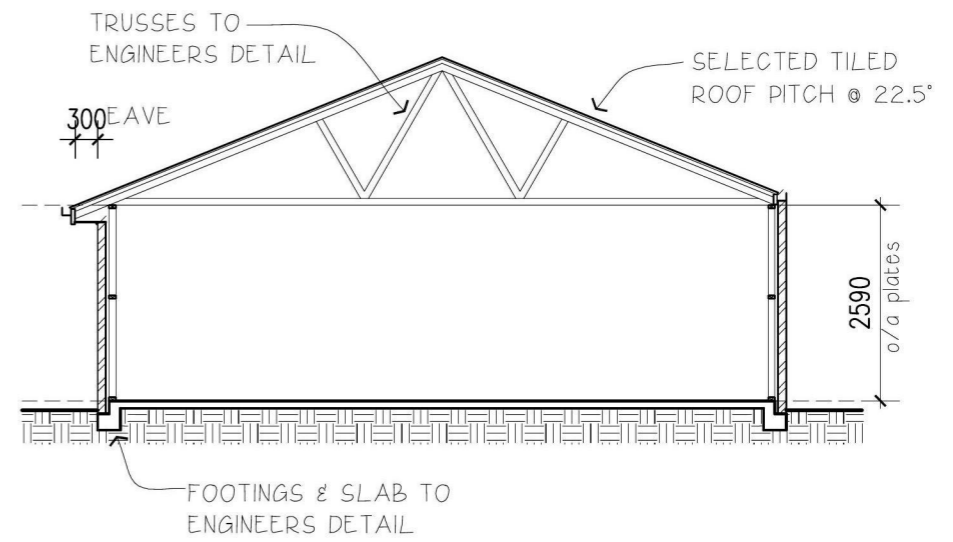
TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 2059 ILLOURA WAY JORDAN SPRINGS	
CERTIFICATE NO.: 5	
WATER	
<ul style="list-style-type: none"> - DEVELOPMENT TO BE CONNECTED TO 2,000LT RAINWATER TANK. - RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 160m² ROOF RUN OFF. - TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED TO THE RAINWATER TANK. - 3 STAR SHOWER HEADS, 4 STAR TOILETS, 3 STAR KITCHEN TAPS AND 5 STAR BASIN TAPS. 	
THERMAL	
<ul style="list-style-type: none"> - 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	
<ul style="list-style-type: none"> - HOT WATER SYSTEM: GAS INSTANTANEOUS HWS WITH A PERFORMANCE OF 5 STARS OR BETTER. - DEVELOPMENT WILL INCORPORATE SINGLE PHASE COOLING/HEATING SYSTEM EER 3.0-3.5. - KITCHEN: INDIVIDUAL FAN, DUCTED (RANGEHOOD). OPERATION CONTROL, MANUAL SWITCH. - BATHROOM (1): 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)/TOILET (S) FOR NATURAL LIGHTING. - GAS COOKTOP AND ELECTRIC OVEN TO BE INSTALLED IN THE KITCHEN. - WELL VENTILATED FRIDGE SPACE 	

DATE	REVISION	DRAWN
6.8.13	REV A CONTRACT PLANS	JS

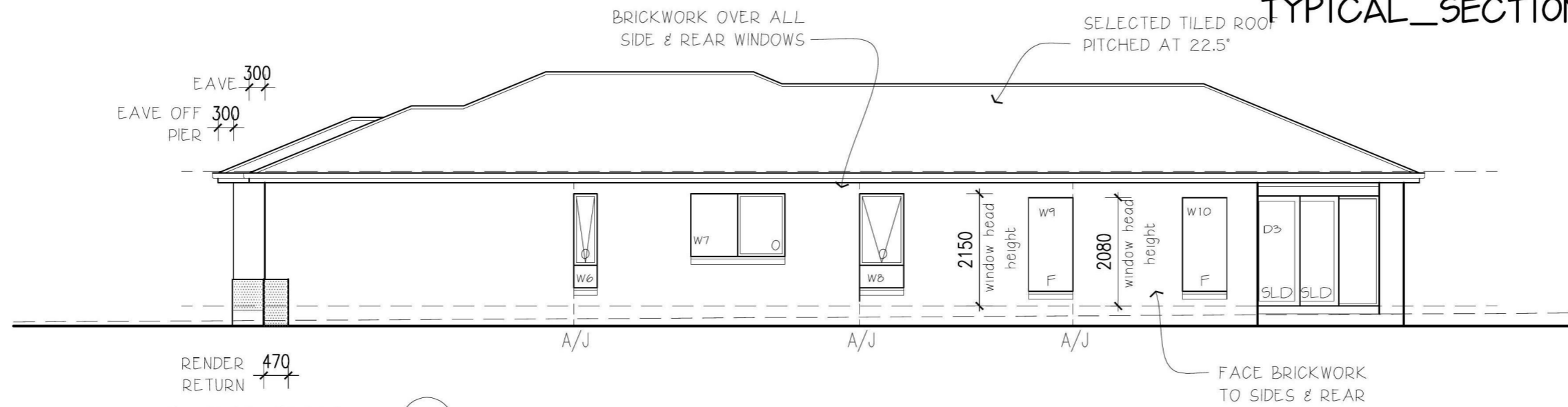
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	DRAWN	JS					For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No.	200223			At	LOT 2059 ILLOURA WAY JORDAN SPRINGS	
SCALE	1:100	Date:	06/08/2013						



ELEVATION C



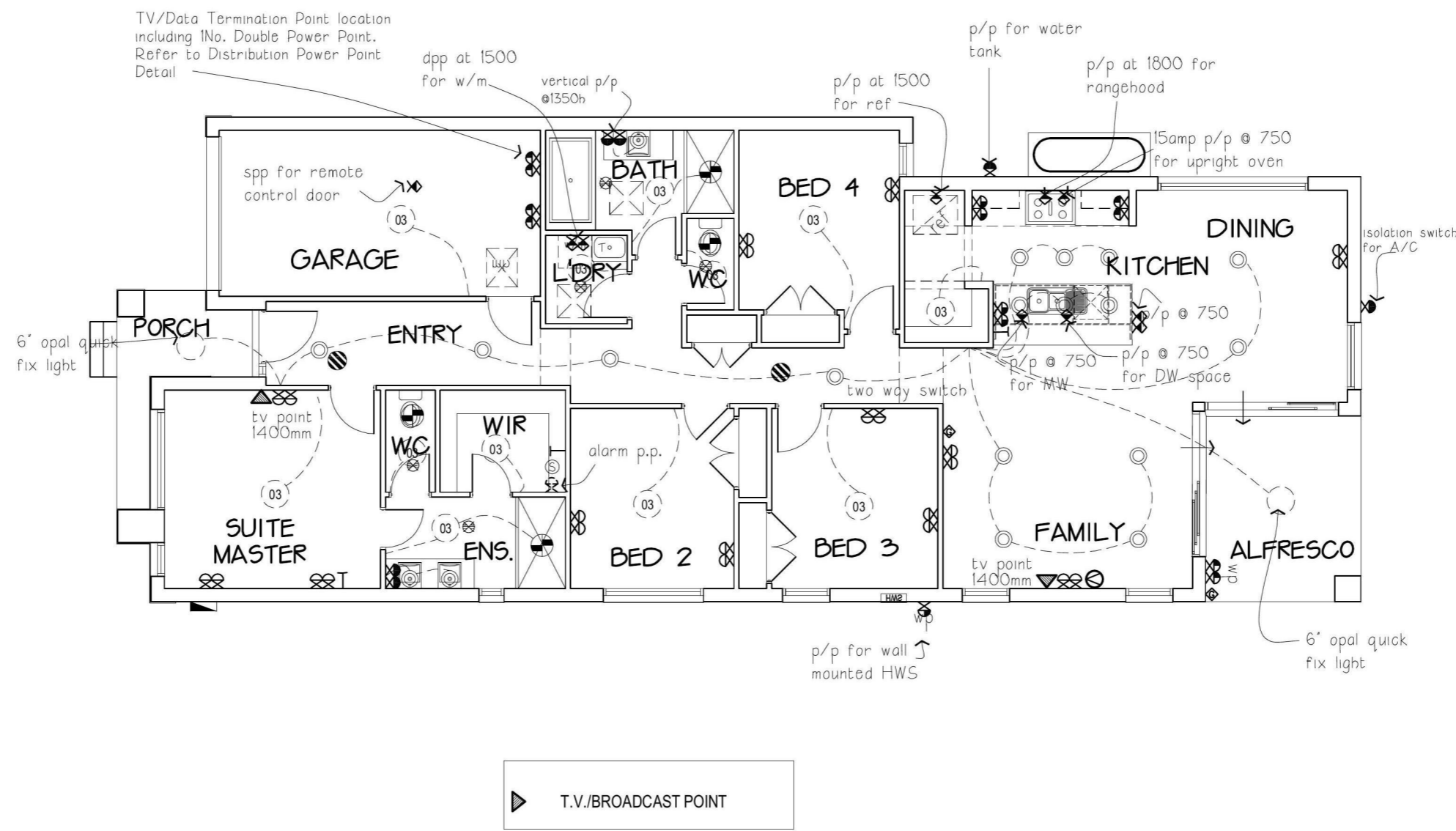
TYPICAL_SECTION



ELEVATION D

6.8.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

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	DRAWN	JS						For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No. 200223					At	LOT 2059 ILLOURA WAY JORDAN SPRINGS	
SCALE	1:100	Date: 06/08/2013								



ELECTRICAL LEGEND

- ⊗ SINGLE POWER POINT @ 300
- ⊗ DOUBLE POWER POINT @ 300
- ⊗ SINGLE POWER POINT @ 1100
- ⊗ DOUBLE POWER POINT @ 1100
- ⊗ SINGLE POWER POINT @ 1350
- ⊗ DOUBLE POWER POINT @ 1350
- ⊗ SINGLE POWER POINT AS NOTED
- ⊗ DOUBLE POWER POINT AS NOTED
- ⊗ WP EXTERNAL POWER POINT
- ⊗ WP EXTERNAL DOUBLE POWER POINT
- ⊗ P/P FOR SECURITY SYSTEM @2100h
- CEILING BATTEN LIGHT FITTING
- ⊗ 125mm DRAFTPROOF DOWNLIGHT FLUSH MOUNTED
- 12 VOLT DOWNLIGHT
- LED DOWNLIGHT
- INT. WALL LIGHT BATTEN HOLDER @ 2100
- ⊗ CEILING BATTEN WITH MICRO SWITCH TO DOOR
- ⊗ 300mm OYSTER LIGHT FITTING
- ⊗ 400mm OYSTER LIGHT FITTING
- SINGLE PARA FLOOD LIGHT
- DOUBLE PARA FLOOD LIGHT
- MOVEMENT SENSOR
- TELEPHONE POINT
- ⊗ SOLAR COLLECTOR INVERTER
- ⊗ DIRECT WIRED SMOKE DETECTOR
- ⊗ METER BOX @ 1900 TO TOP (GAS METER BELOW)
- ⊗ GAS METER (WHEN NOT LOCATED WITH METER BOX)
- ⊗ FUSE BOX
- ⊗ EXHAUST FAN
- ⊗ CEILING EXHAUST FAN 25L/SEC SWITCHED WITH LIGHT
- ⊗ DIMMER SWITCH
- ⊗ TELEVISION ANTENNA POINT
- ⊗ CEILING FAN - CEILING FAN WITH LIGHT
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- DATA POINT
- ⊗ NETWORKER BOX
- 900 SINGLE FLUORESCENT LIGHT (900)
- 900 DOUBLE FLUORESCENT LIGHT (900)
- 1200 SINGLE FLUORESCENT LIGHT (1200)
- 1200 DOUBLE FLUORESCENT LIGHT (1200)

▶ T.V./BROADCAST POINT

6.8.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

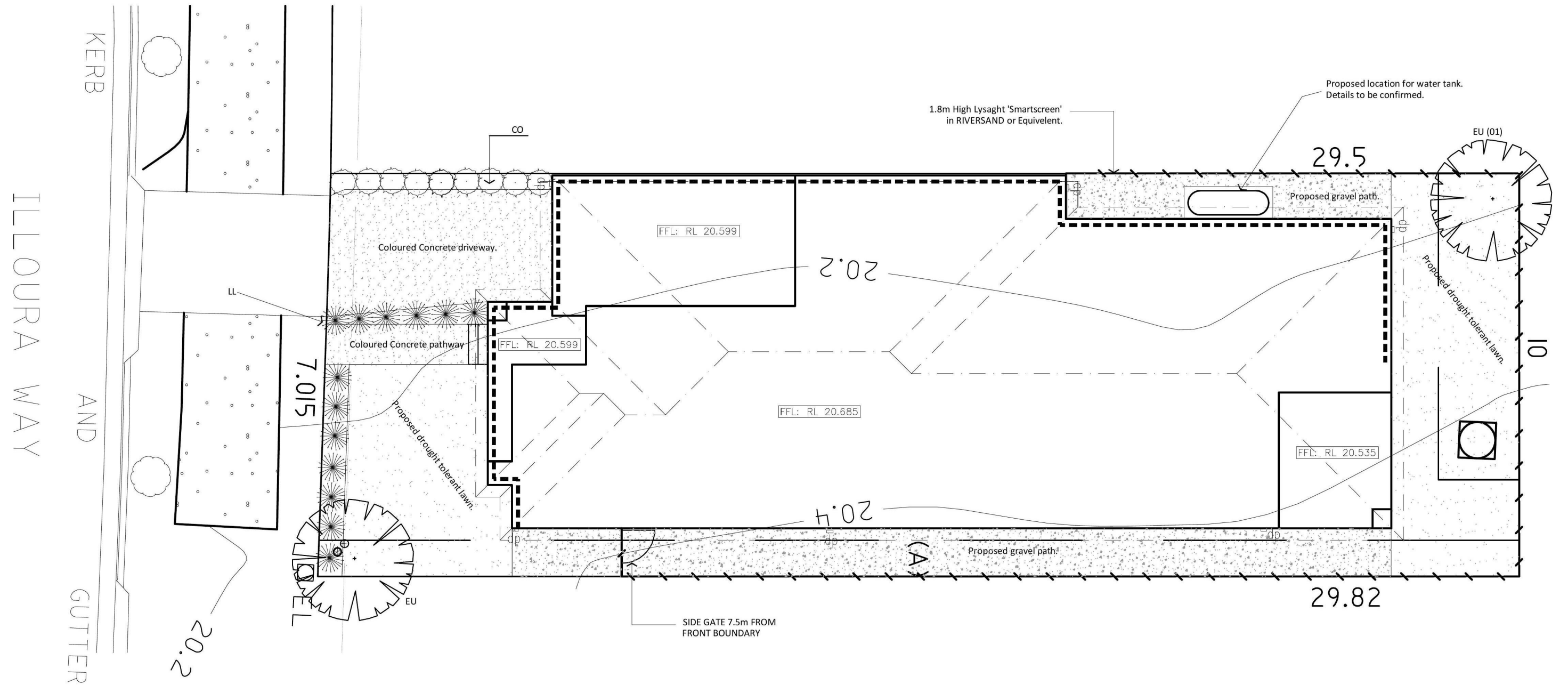
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ELECTRICAL				
AREAS	GROUND FLOOR	147.8 SQM	PORCH	5.0 SQM
	FIRST FLOOR	00.00 SQM	GARAGE	19.7 SQM
	SUB TOTAL	147.8 SQM	VERANDA	00.00 SQM
	OUTDOOR AREA	9.4 SQM	TOTAL	181.9 SQM

HAND	LH	SHT	4
FACADE	29/11/2011	JOB NO.	200223
BASE	11/11/2011	DATE	06/08/2013
CODE	R6049GFNN	DRAWN	SI
SCALE	1:100	CHECKED	(CHKBY)

Vue Griffin
 For EDgewater
 At LOT 2059 ILLOURA WAY JORDAN SPRINGS

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



Please note the following:

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Letterbox to complement the design of the house and in accordance with the fencing design guidelines.

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

PLANT SCHEDULE

Code	Botanical name	Common Name	Height (mm)	Width (mm)	Quantity	Pot Size @ Planting
CO*	<i>Correa alba</i>	White Correa	1000	1200	5	140mm
EU*	<i>Eucalyptus pauciflora</i> 'Little Snowman'	Little Snowman	6500	4000	2	300mm
LL*	<i>Lomandra longifolia</i> 'Tanika'	Tanika Lomandra	700	700	17	140mm

* Native plant selection

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LANDSCAPING

DRAWN	JS	
CHECKED	(CHKBY)	JOB No. 200223
SCALE	1:100	Date: 06/08/2013

HAND LH SHT 1C

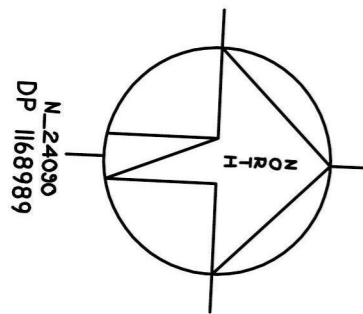
Vue

For	EDGEWATER
At	LOT 2059 ILLOURA WAY JORDAN SPRINGS

Griffin

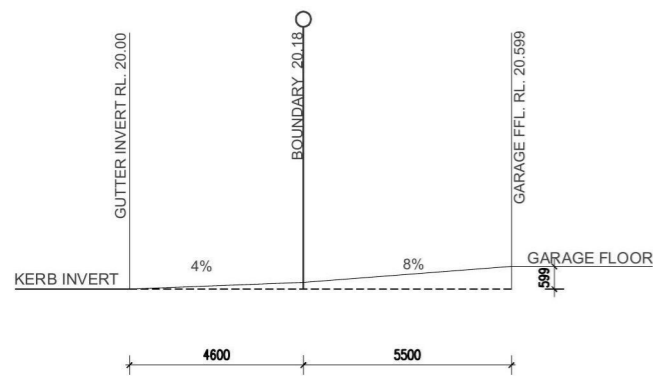
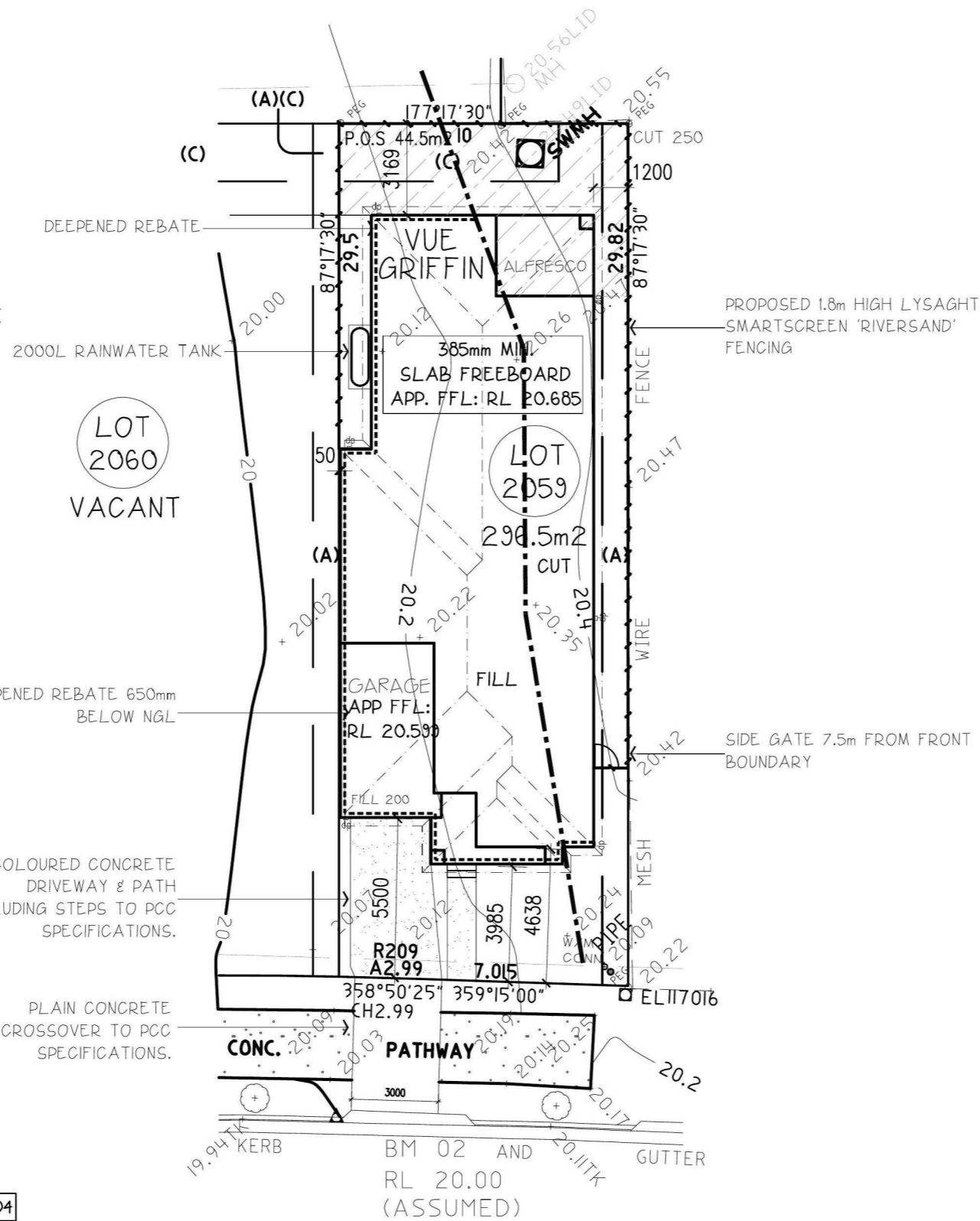
EDGEWATER HOMES

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Ph: 9623 7526 Fax:9673 5560



(A) EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE

(C) EASEMENT TO DRAIN WATER 2 WIDE



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

CUT & FILL BUILDING AREA TO RL 20.30 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

SITE COVERAGE ANALYSIS

Category	Area (sqm)	Percentage (%)
Roof Area	195.0 sqm	68.8 %
Ground Floor	147.8 sqm	
Garage	19.7 sqm	
Porch	5.0 sqm	
Alfresco	9.4 sqm	
Building	181.9 sqm	61.3 %
Hard Surface	20.1 sqm	6.8 %
Permeable	94.5 sqm	31.9 %
Total Area	296.5 sqm	100.0 %

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

VEHICLE CROSSOVER IS TO BE PLAIN CONCRETE TO COUNCIL SPECIFICATIONS. 5m WIDE V.C. FOR DOUBLE GARAGE AND 3m WIDE FOR V.C. FOR A SINGLE GARAGE

DATE	REVISION	DRAWN
6.8.13	REV A CONTRACT PLANS	JS

SITE PLAN		HAND	LH	SHT	1
DRAWN	JS	D.P.	1168989		
CHECKED	(CHKBY)	JOB No.	200223		
SCALE	1:200	Date:	06/08/2013		

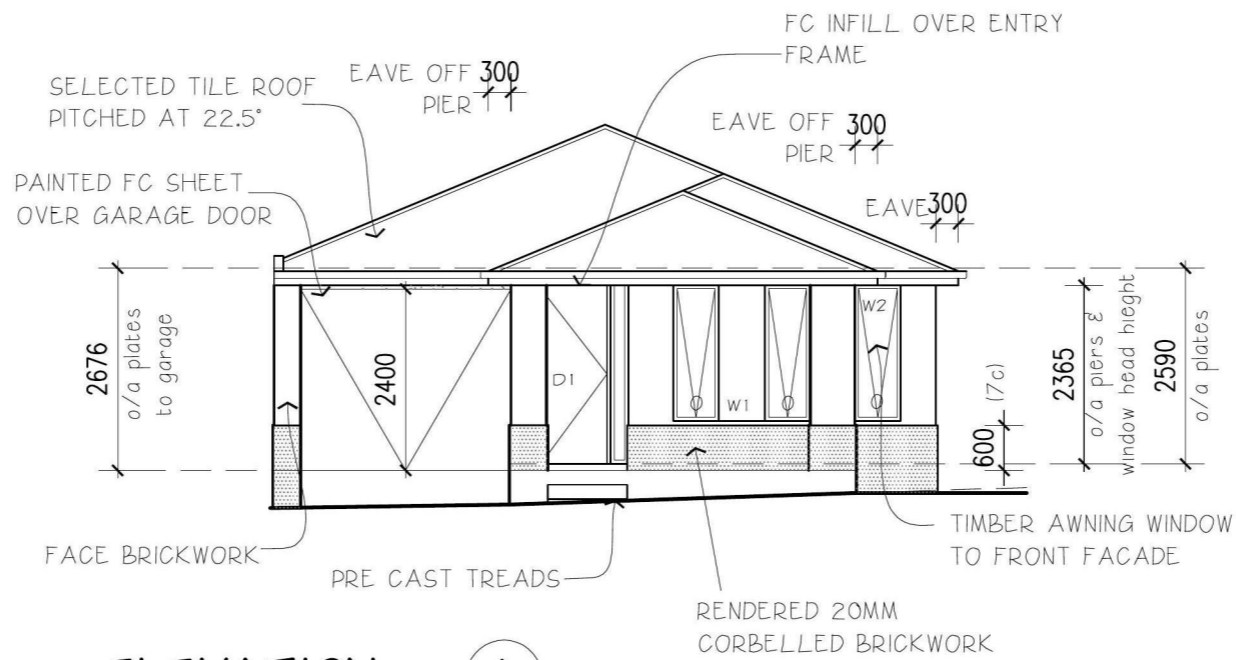


For	EDgewater
At	LOT 2059 ILLOURA WAY JORDAN SPRINGS

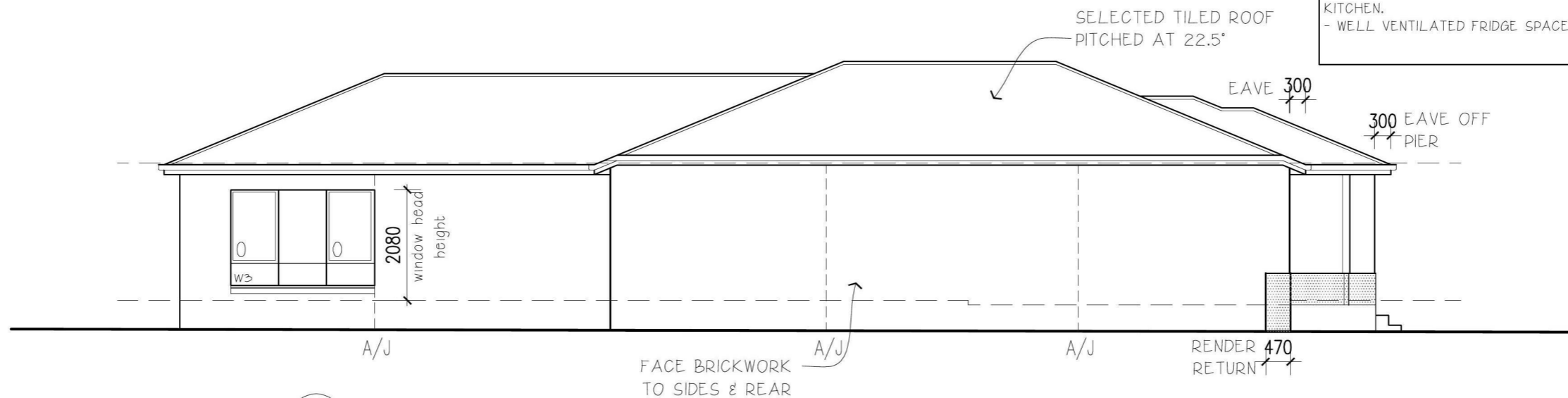
EDGEWATER HOMES

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

WINDOW & DOOR SCHEDULE			
	TYPE	HIGH	WIDE
W1	TIMBER	1800	1810
W2	TIMBER	1800	610
W3	ALUMINIUM	1800	2650
W4	ALUMINIUM	1800	1210
W5	ALUMINIUM	1800	610
W6	ALUMINIUM	1800	450
W7	ALUMINIUM	1200	1810
W8	ALUMINIUM	1800	850
W9	ALUMINIUM	1800	850
W10	ALUMINIUM	1800	850
D1	TIMBER	2395	1210
D2	TIMBER	2100	2628
D3	TIMBER	2100	2410



ELEVATION A

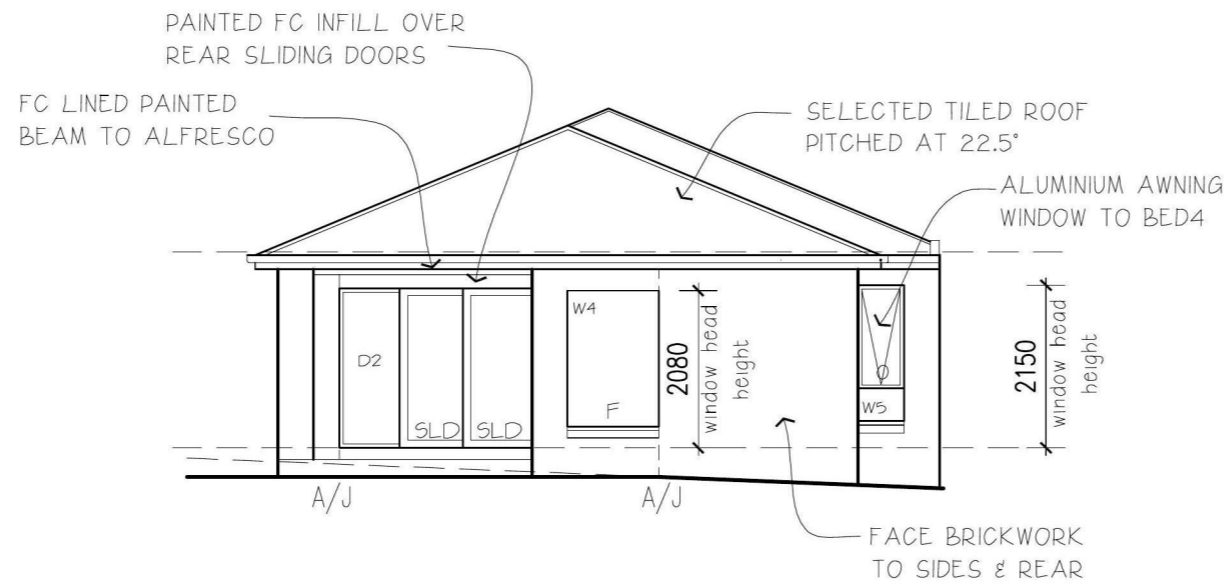


ELEVATION B

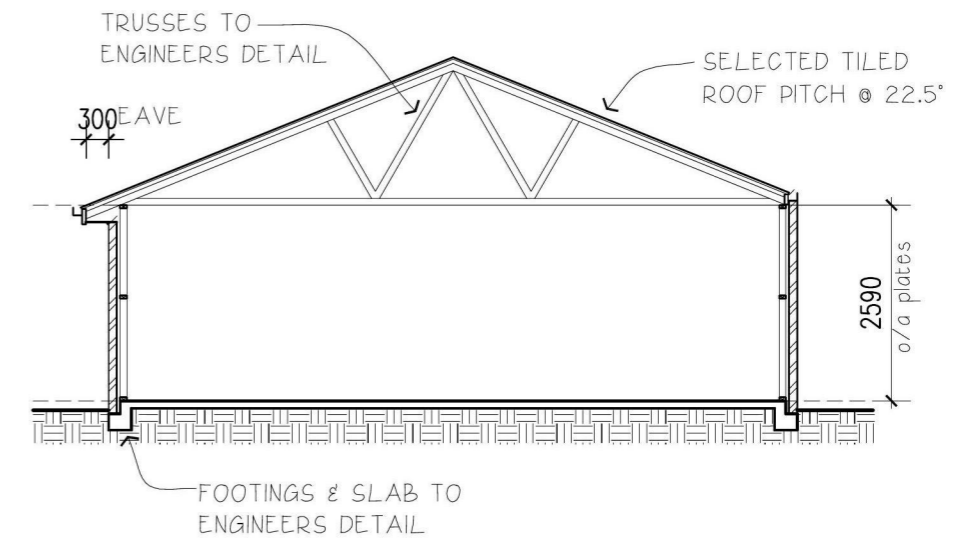
TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 2059 ILLOURA WAY JORDAN SPRINGS	
CERTIFICATE NO.: 5	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 2,000LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 160m ² ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED TO THE RAINWATER TANK.	
- 3 STAR SHOWER HEADS, 4 STAR TOILETS, 3 STAR KITCHEN TAPS AND 5 STAR BASIN TAPS.	
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.	
- DEVELOPMENT WILL INCORPORATE SINGLE PHASE COOLING/HEATING SYSTEM EER 3.0-3.5.	
- KITCHEN: INDIVIDUAL FAN, DUCTED (RANGEHOOD). OPERATION CONTROL, MANUAL SWITCH.	
- BATHROOM (1): 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)/TOILET (S) FOR NATURAL LIGHTING.	
- GAS COOKTOP AND ELECTRIC OVEN TO BE INSTALLED IN THE KITCHEN.	
- WELL VENTILATED FRIDGE SPACE	

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DATE	REVISION	DRAWN

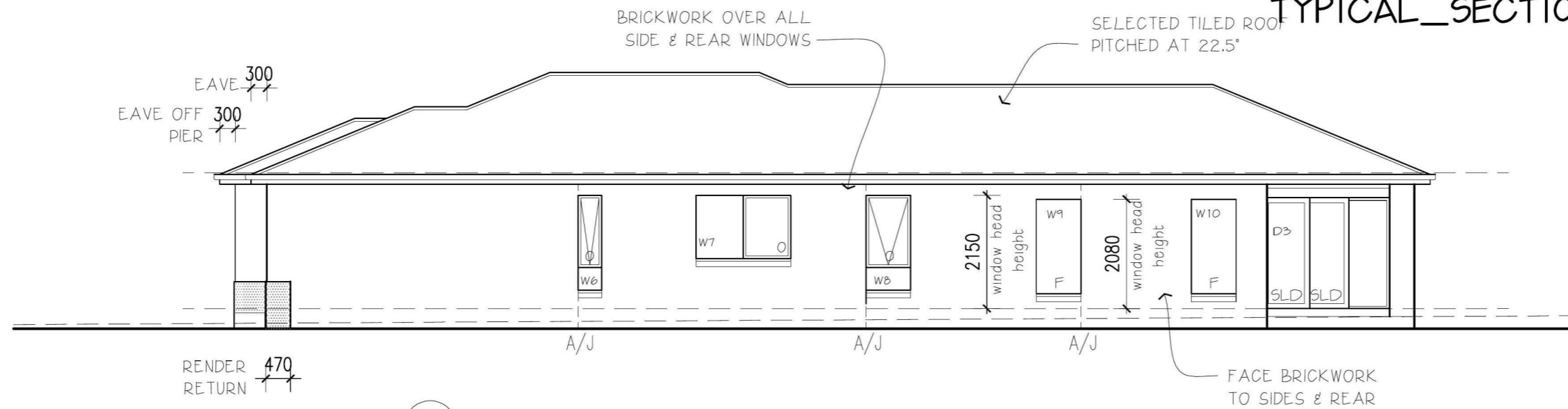
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	DRAWN	JS					For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No. 200223				At	LOT 2059 ILLOURA WAY JORDAN SPRINGS	
SCALE	1:100	Date: 06/08/2013							



ELEVATION C



TYPICAL_SECTION



ELEVATION D

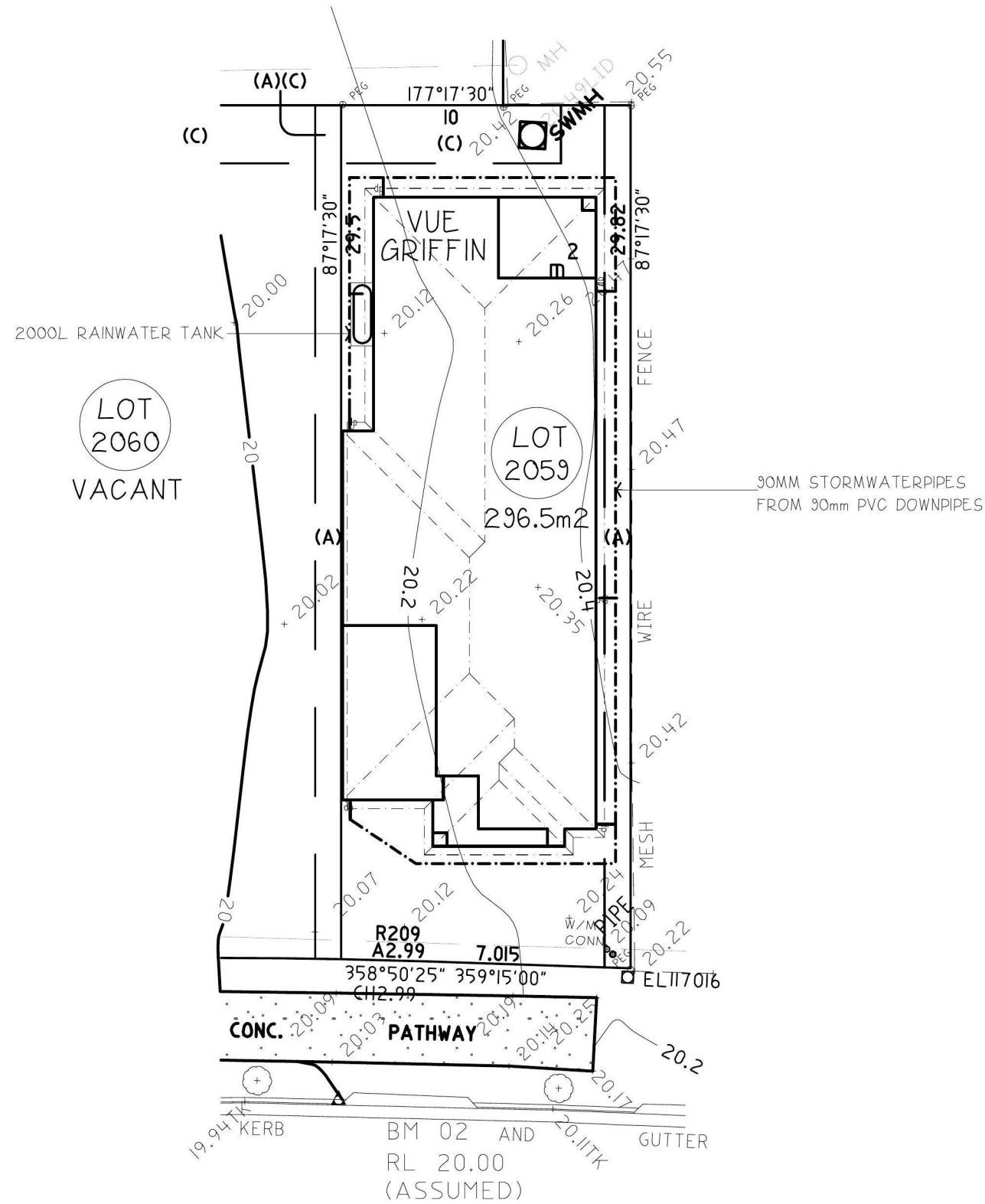
6.8.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

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	DRAWN	JS						For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No. 200223					At	LOT 2059 ILLOURA WAY JORDAN SPRINGS	
SCALE	1:100	Date: 06/08/2013								

NOTE: STORMWATER DRAINAGE IS TO BE
MINIMUM 600mm CLEAR FROM EDGE OF SLAB

STORMWATER DISPOSAL TO EASEMENT

STORMWATER - LINE



6.8.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

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STORMWATER		HAND	LH	SHT	1A
DRAWN	JS	D.P	1168989		
CHECKED	(CHKBY)	JOB No.	200223		
SCALE	1:200	Date:	06/08/2013		

For

At

Vue

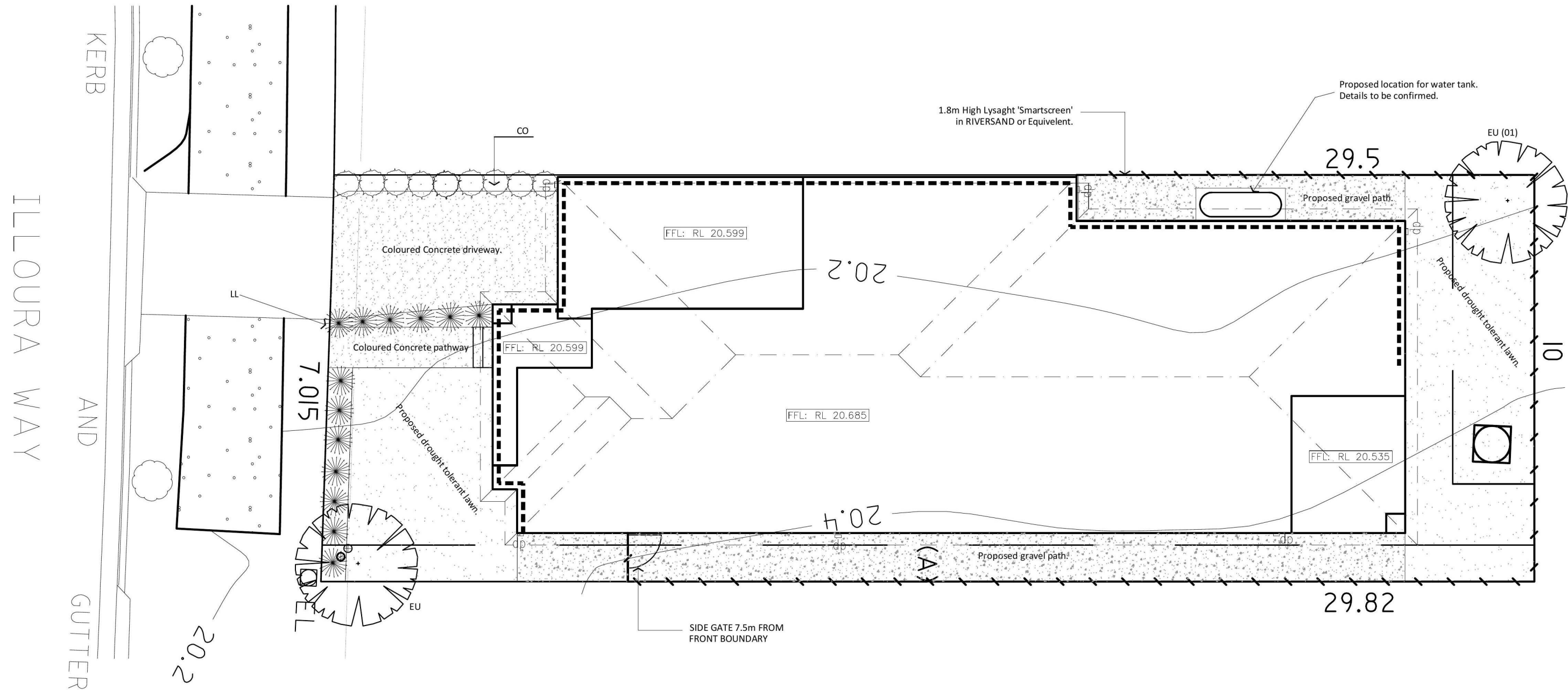
Kenzo

EDGEWATER

LOT 2059 ILLOURA WAY JORDAN SPRINGS

EDGEWATER HOMES

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



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.

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.

VEHICLE CROSSOVER IS TO BE PLAIN CONCRETE TO COUNCIL SPECIFICATIONS. 5m WIDE V.C. FOR DOUBLE GARAGE AND 3m WIDE FOR V.C. FOR A SINGLE GARAGE

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

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

PLANT SCHEDULE

Code	Botanical name	Common Name	Height (mm)	Width (mm)	Quantity	Pot Size @ Planting
CO*	<i>Correa alba</i>	White Correa	1000	1200	5	140mm
EU*	<i>Eucalyptus pauciflora</i> 'Little Snowman'	Little Snowman	6500	4000	2	300mm
LL*	<i>Lomandra longifolia</i> 'Tanika'	Tanika Lomandra	700	700	17	140mm

* Native plant selection

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LANDSCAPING

DRAWN	JS	
CHECKED	(CHKBY)	JOB No. 200223
SCALE	1:100	Date: 06/08/2013

HAND LH SHT 1C

Vue

Griffin

For	EDGEWATER
At	LOT 2059 ILLOURA WAY JORDAN SPRINGS

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