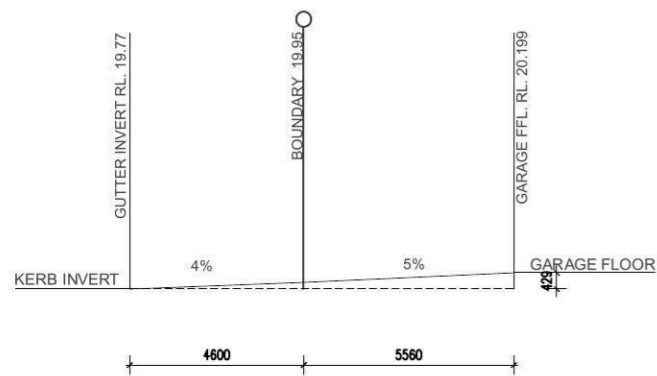


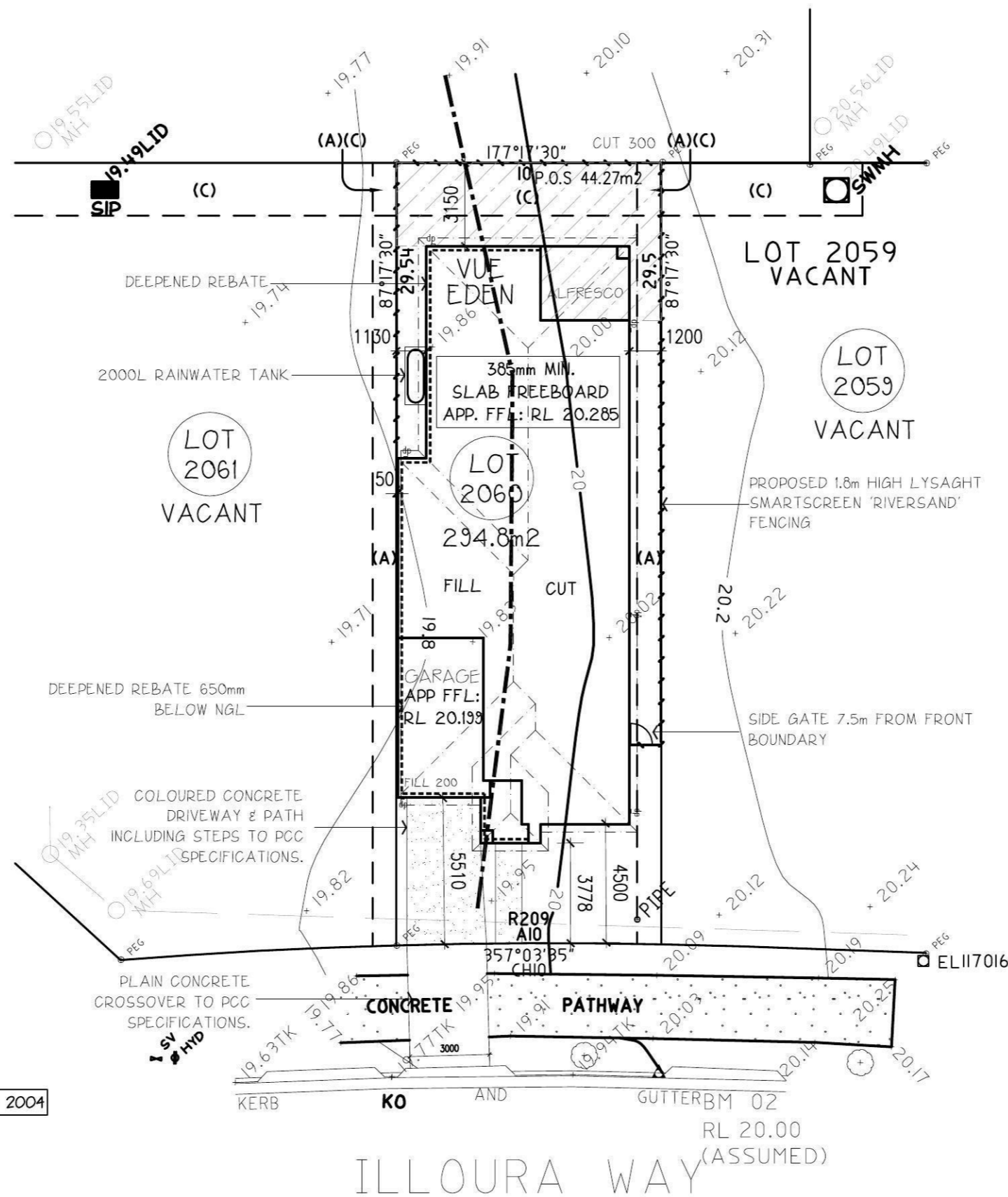
(A) EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
 (C) EASEMENT TO DRAIN WATER 2 WIDE

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

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



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



CUT & FILL BUILDING AREA TO RL 19.90 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

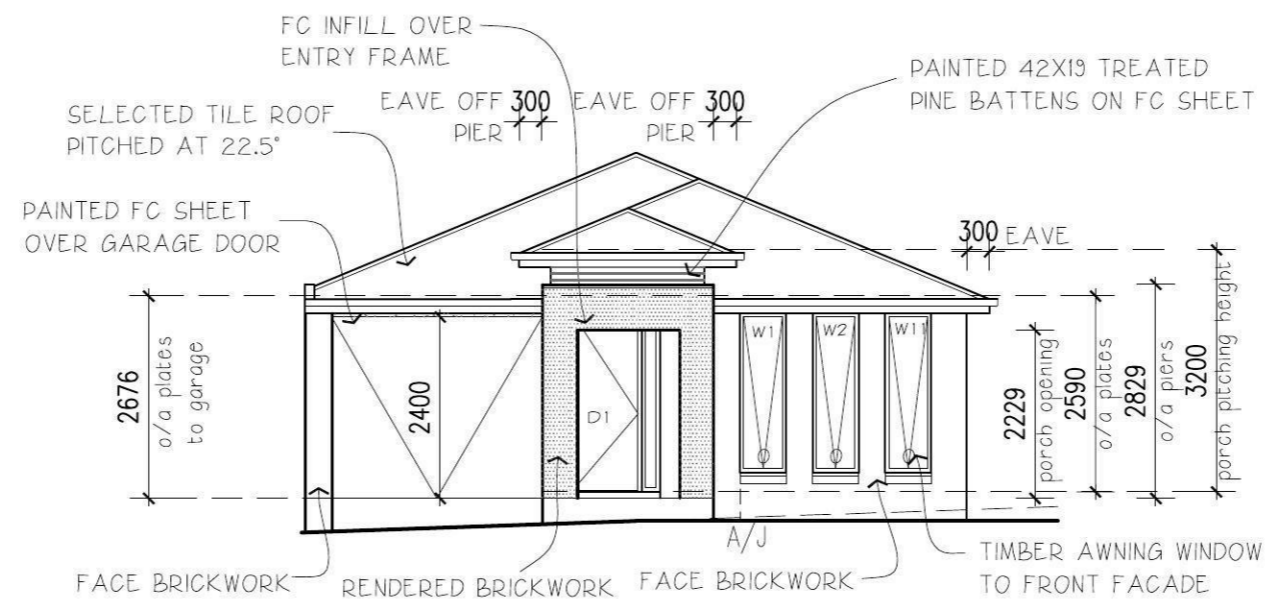
SITE COVERAGE ANALYSIS

Category	Area (sqm)	Percentage (%)
Roof Area	195.3 sqm	66.2 %
Ground Floor	148.0 sqm	
Garage	19.7 sqm	
Porch	3.6 sqm	
Alfresco	9.4 sqm	
Building	180.7 sqm	61.6 %
Hard Surface	19.4 sqm	6.6 %
Permeable	93.6 sqm	31.8 %
Total Area	294.8 sqm	100.0 %

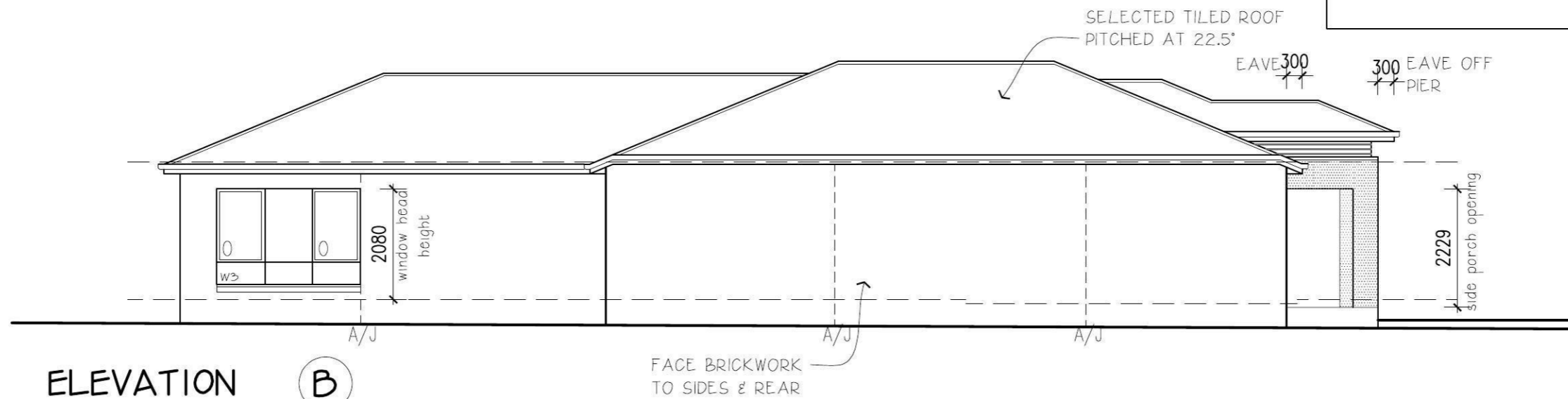
DATE	REVISION	DRAWN
7.8.13	REV A CONTRACT PLANS	JS

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	DRAWN JS CHECKED (CHKBY) SCALE 1:200	D.P 1168989 JOB No. 200224 Date: 07/08/2013			For EDGEWATER At LOT 2060 ILLOURA WAY JORDAN SPRINGS		

WINDOW & DOOR SCHEDULE			
	TYPE	HIGH	WIDE
W1	TIMBER	2100	610
W2	TIMBER	2100	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
W11	TIMBER	2100	850
D1	TIMBER	2395	1210
D2	TIMBER	2100	2628
D3	TIMBER	2100	2410



ELEVATION A

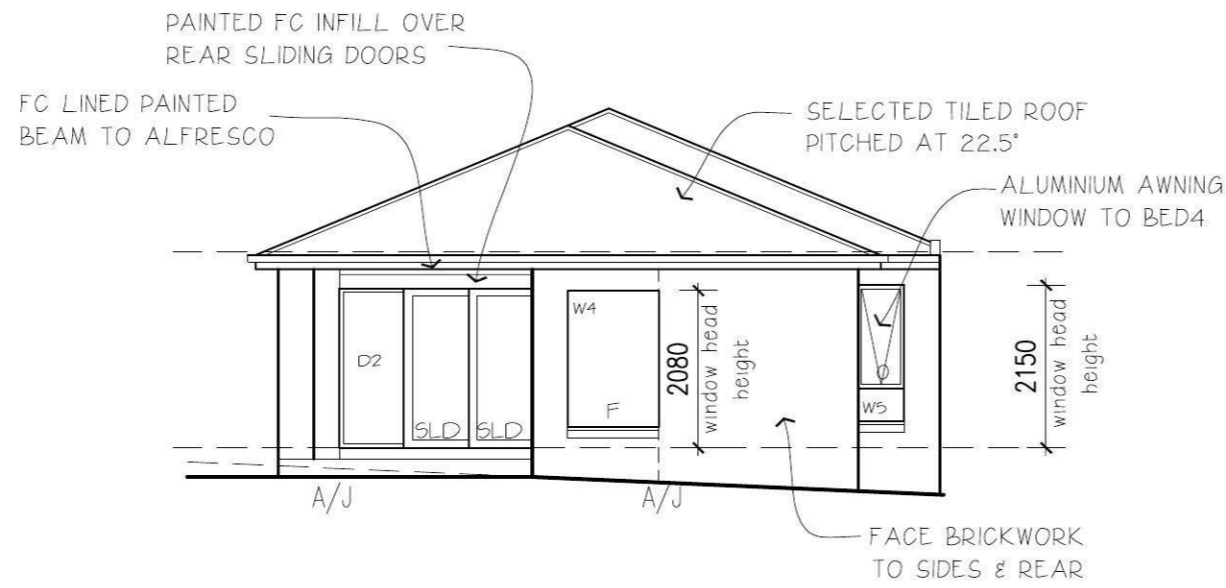


ELEVATION B

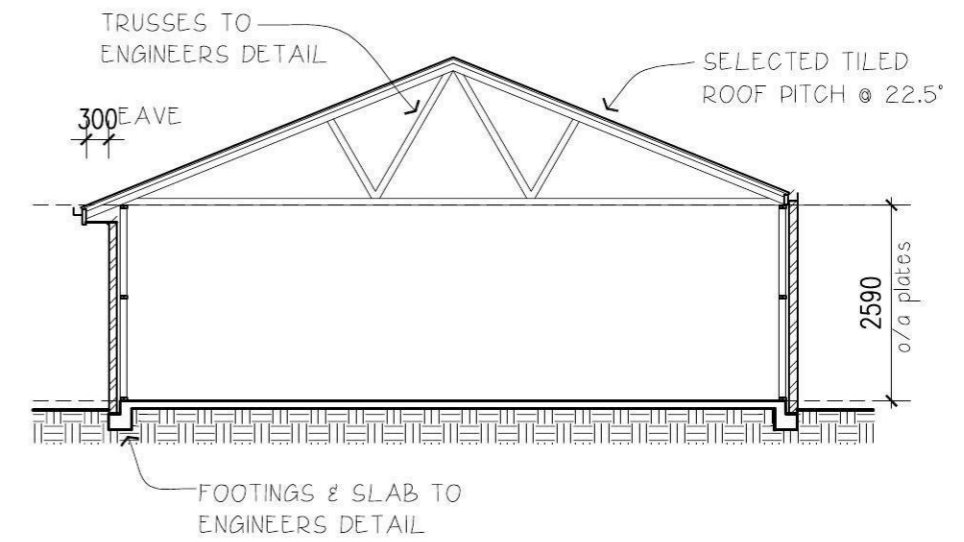
TABLE OF BASIS COMMITMENTS	
PROJECT ADDRESS: LOT 2060 ILLOURA WAY JORDAN SPRINGS	
CERTIFICATE NO.: 5	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 2,000LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 160m ² ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED TO 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	

7.8.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

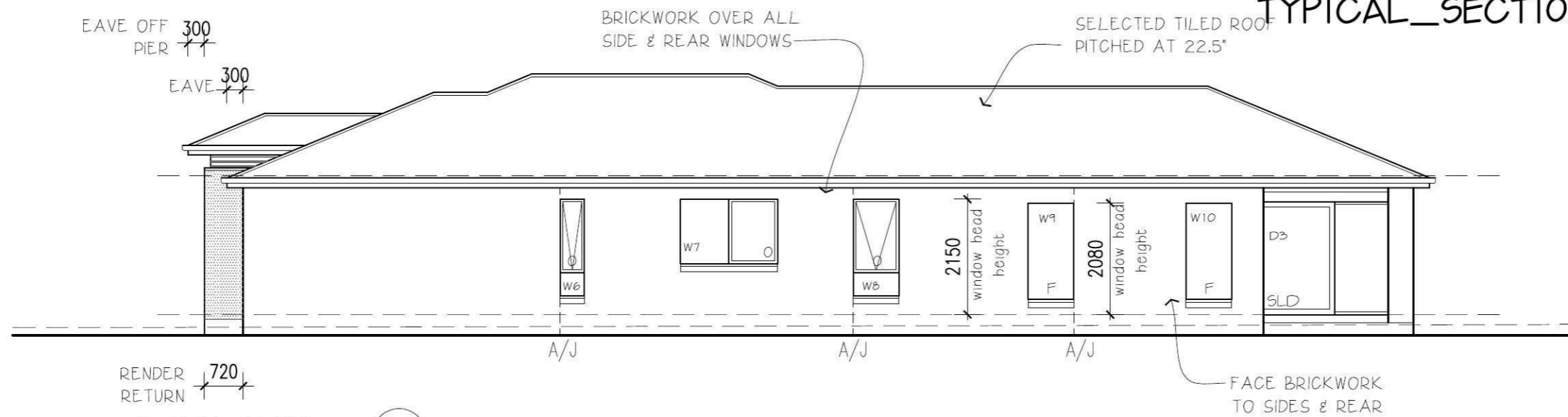
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	DRAWN	JS					For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No.	200224			At	LOT 2060 ILLOURA WAY JORDAN SPRINGS	
SCALE	1:100	Date:	07/08/2013						



ELEVATION C



TYPICAL_SECTION



ELEVATION D

7.8.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

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	DRAWN	JS						For	EDGEWATER
	CHECKED	(CHKBY)	JOB No. 200224					At	LOT 2060 ILLOURA WAY JORDAN SPRINGS
SCALE	1:100	Date: 07/08/2013							

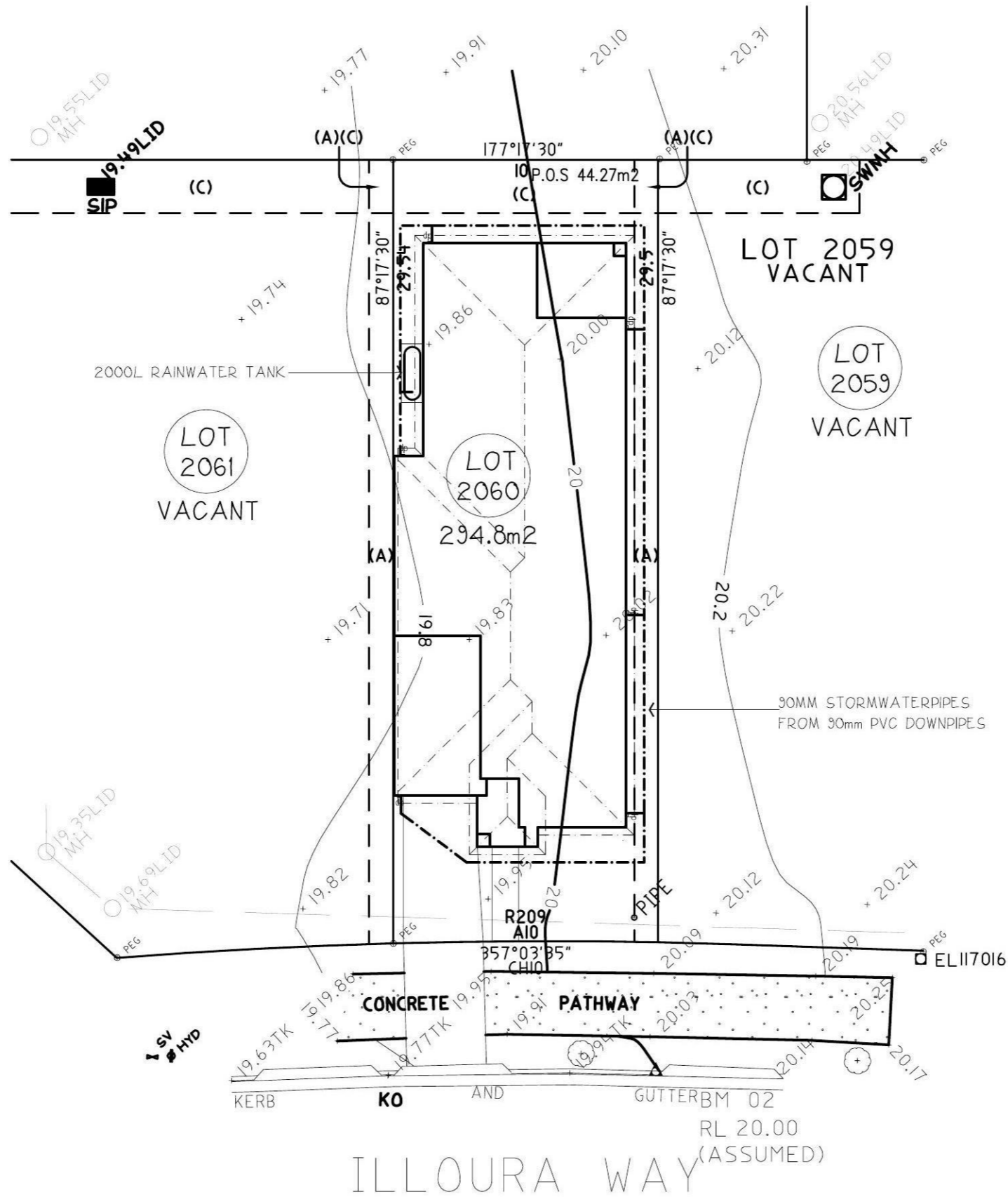
EDGEWATER HOMES

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

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

STORMWATER DISPOSAL TO EASEMENT

STORMWATER - LINE



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DATE	REVISION	DRAWN

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STORMWATER

DRAWN	JS	D.P	1168989
CHECKED	(CHKBY)	JOB No.	200224
SCALE	1:200	Date:	07/08/2013

HAND LH SHT 1A

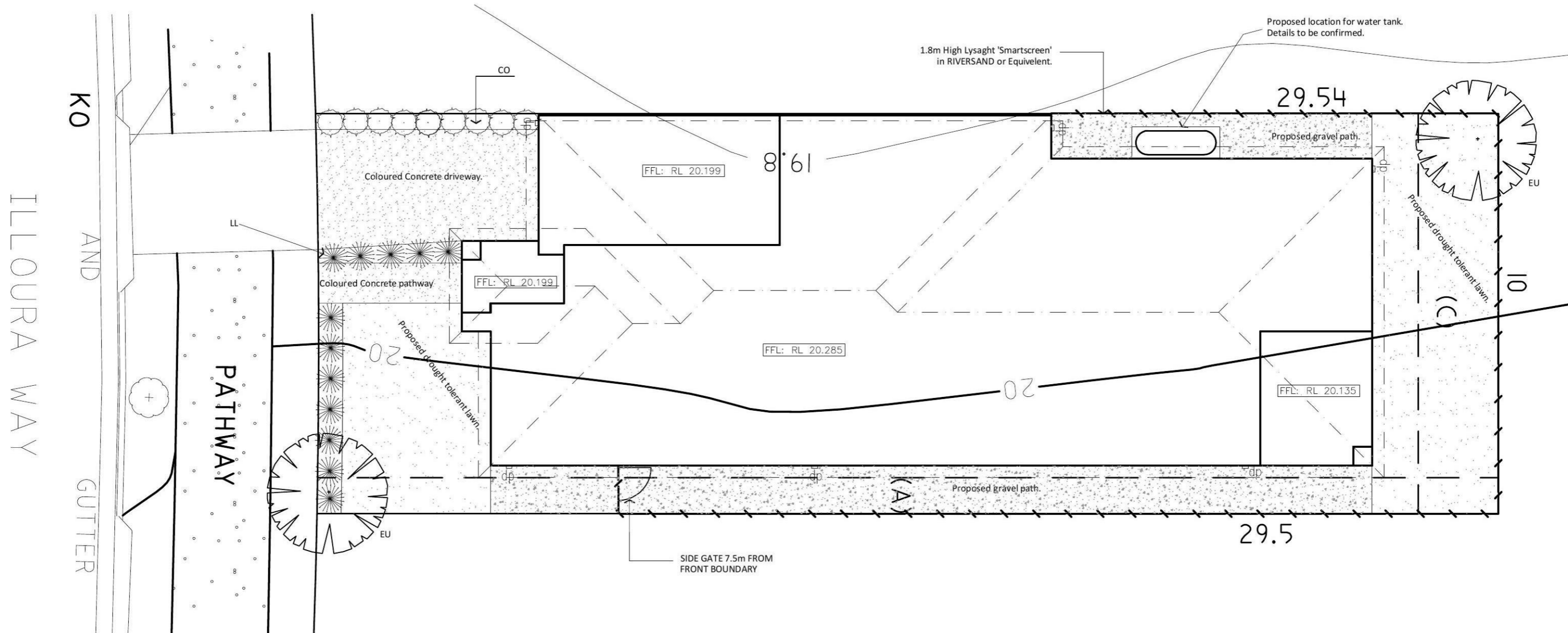
Vue

For	EDGEWATER
At	LOT 2060 ILLOURA WAY JORDAN SPRINGS

Kenzo

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. 200224
SCALE	1:100	Date: 07/08/2013

HAND LH SHT 1C

Vue

Eden

For	EDGEWATER
At	LOT 2060 ILLOURA WAY JORDAN SPRINGS

EDGEWATER HOMES

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