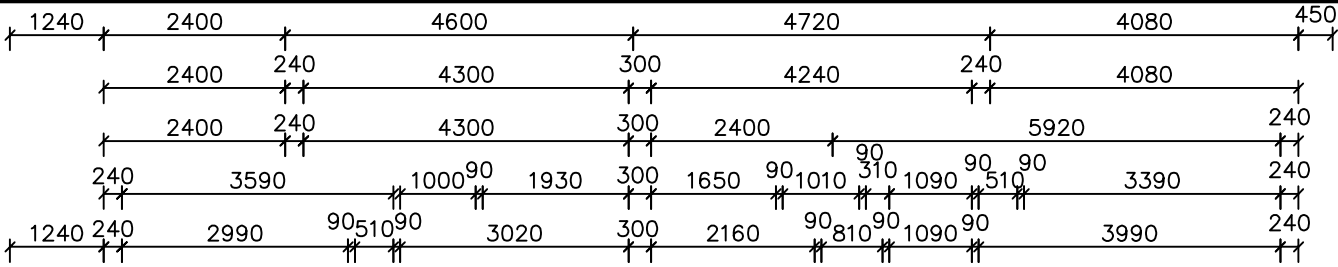




DWELLING A

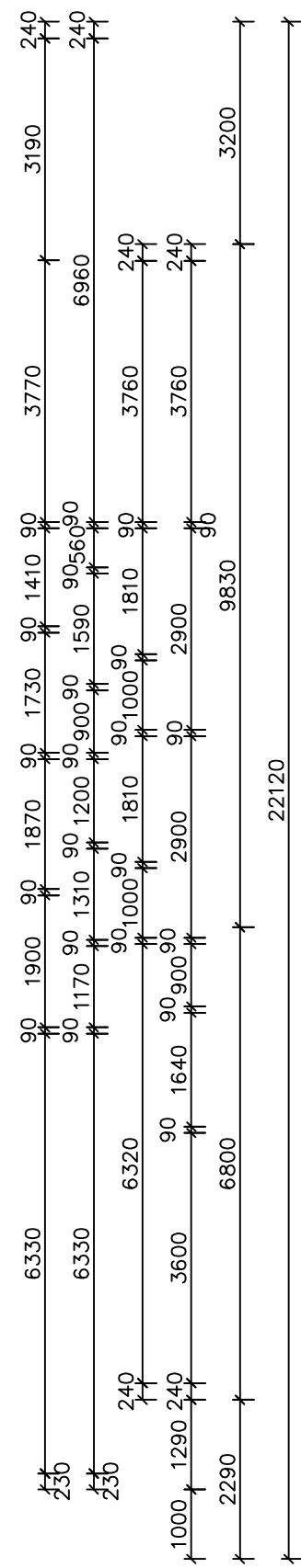
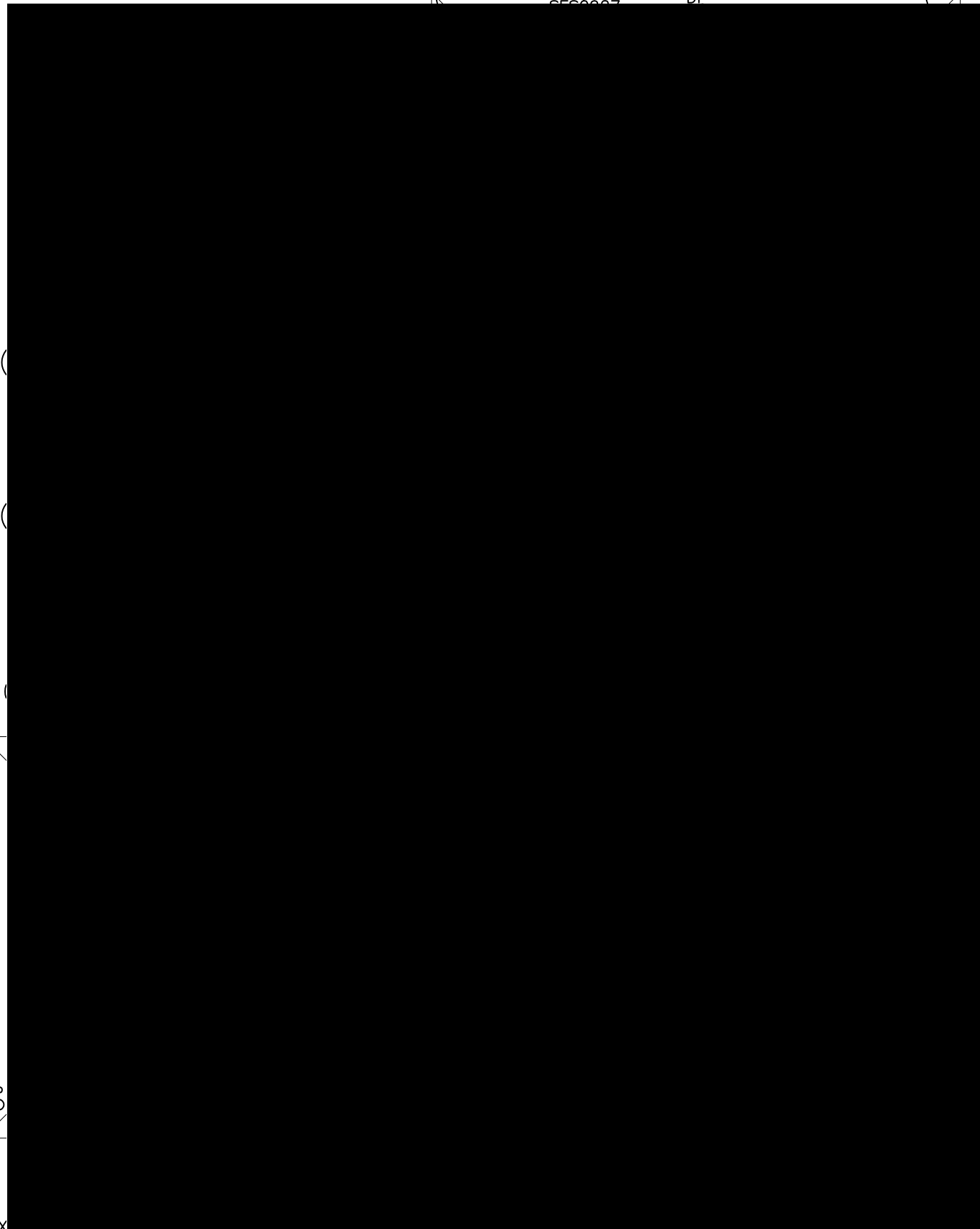
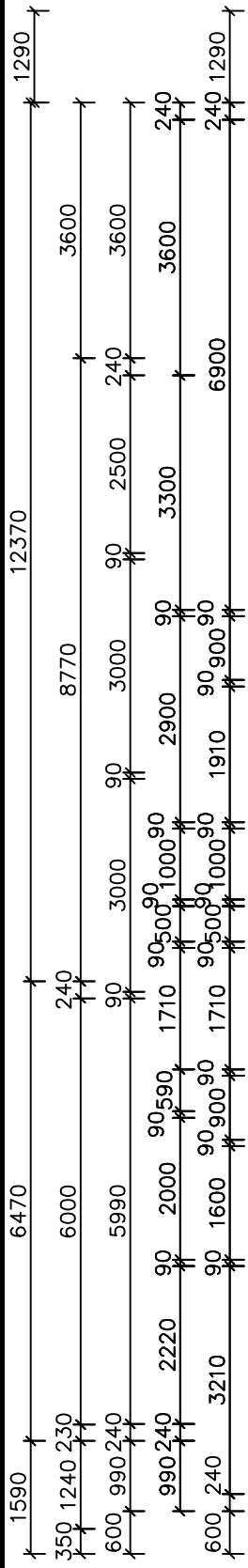
LIVING	114.90
GARAGE	21.60
PATIO	2.72
REAR PATIO	8.64
TOTAL	147.86 sq.m.
	(15.92 sq.)



DWELLING B

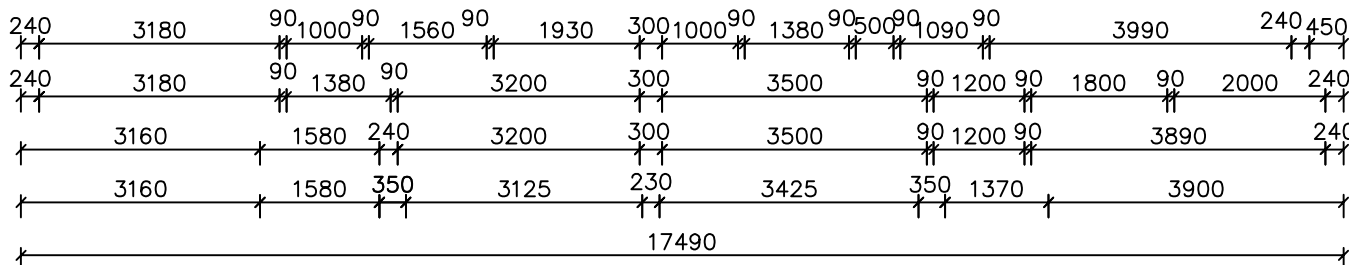
LIVING	143.60
GARAGE	24.25
PATIO	3.49
REAR PATIO	13.06
TOTAL	184.40 sq.m.
	(19.85 sq.)

THE SEPERATING FIRE WALL IS TO BE CONSTRUCTED USING 'KNAUF SEPERATING WALL SYSTEM' OR SIMILAR IN ACCORDANCE WITH MANUFACTURERS DETAILS AND NCC REQUIREMENTS.



200X200 TIMBER POSTS TO BE PAINTED

200X200 TIMBER POSTS TO BE PAINTED



EXHAUST SYSTEMS INSTALLED (INCLUDING TASTIC & LIGHT VENT COMBO) TO HAVE MINIMUM FLOW RATE IN ACCORDANCE WITH PART 3.8.7 NCC 2019

EXHAUST SYSTEMS (INCLUDING TASTIC & LIGHT VENT COMBO) TO DISCHARGE TO OUTSIDE AIR OR VENTILATED ROOF SPACE AS PER PART 3.8.7 NCC 2019. METHOD CHOSEN IS TO MATCH COMPLIANCE WITH THE RELEVANT BASIX CERTIFICATE.

PLIABLE BUILDING MEMBRANE INSTALLED IN EXTERNAL WALLS TO BE A VAPOR PERMEABLE TYPE, COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED AS PER AS4200.2

EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART 3.12.3 NCC 2019

* NOTE: EXTERNAL LIGHTING ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED. I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

NOTES - STAIR TREADS TO COMPLY WITH BCA 3.9.1.3

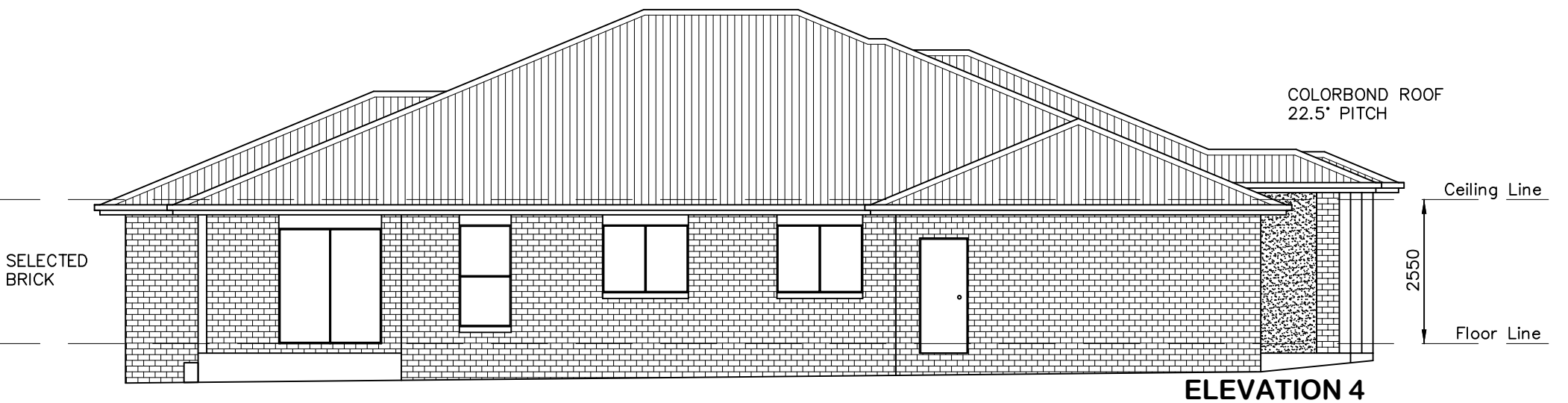
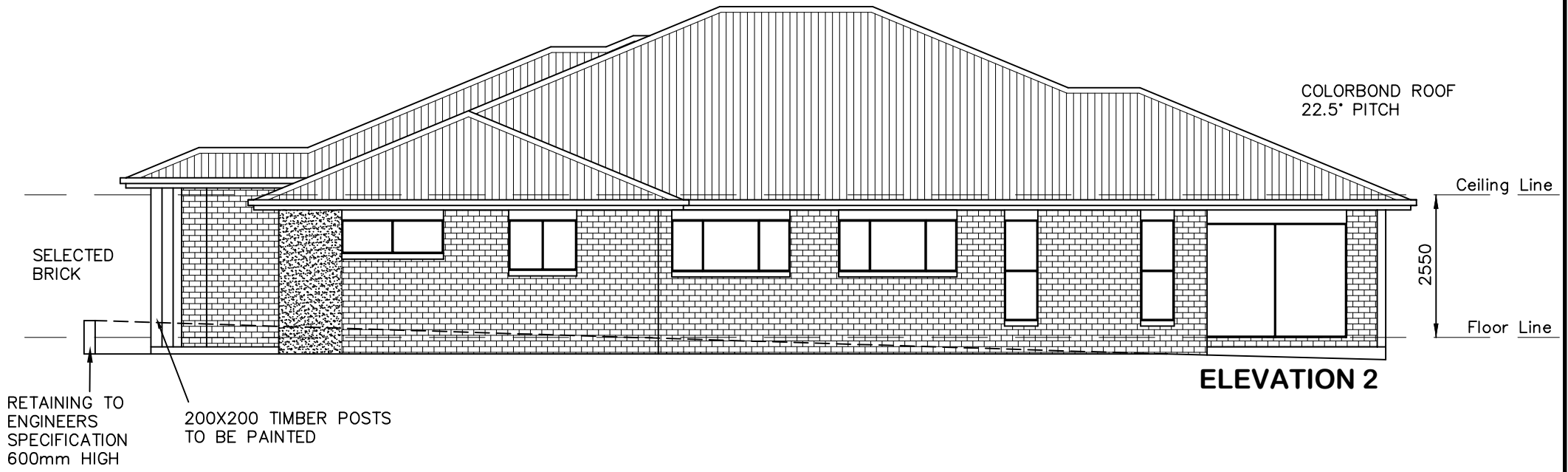
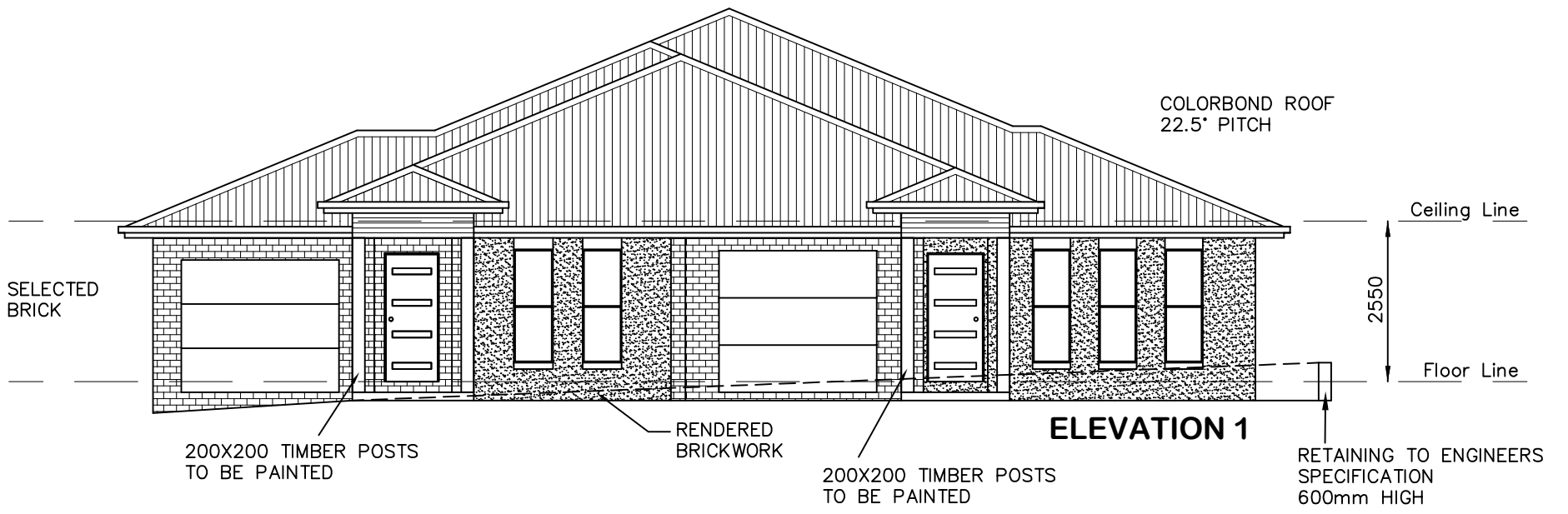
- SA SMOKE ALARM
- ⊗ EXHAUST FAN



DATE: 03.12.21	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 1 / 6	JOB No: 21088	ISSUE: E

DRAWING:
FLOOR PLAN
LOT 69 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES





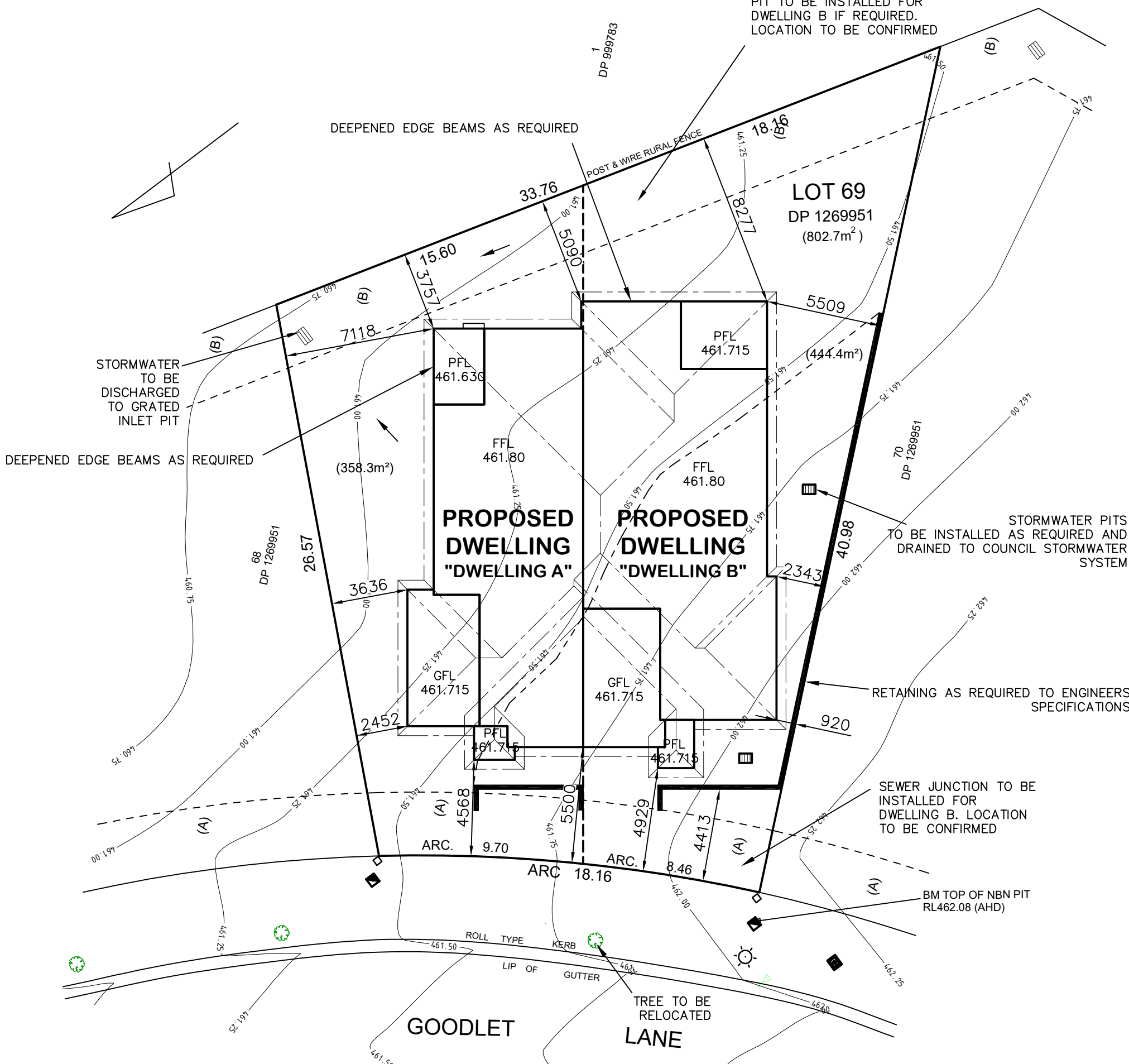
* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

DATE: 03.12.21	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 2 / 6	JOB No: 21088	ISSUE: E

DRAWING:
ELEVATIONS
LOT 69 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES

(A) - EASEMENT TO DRAIN SEWAGE 3m WIDE
 (B) - EASEMENT TO DRAIN WATER 3m WIDE

STORMWATER INTERALLOTMENT PIT TO BE INSTALLED FOR DWELLING B IF REQUIRED. LOCATION TO BE CONFIRMED



STORMWATER PITS TO BE INSTALLED AS REQUIRED AND DRAINED TO COUNCIL STORMWATER SYSTEM

RETAINING AS REQUIRED TO ENGINEERS SPECIFICATIONS

SEWER JUNCTION TO BE INSTALLED FOR DWELLING B. LOCATION TO BE CONFIRMED

BM TOP OF NBN PIT RL462.08 (AHD)

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.

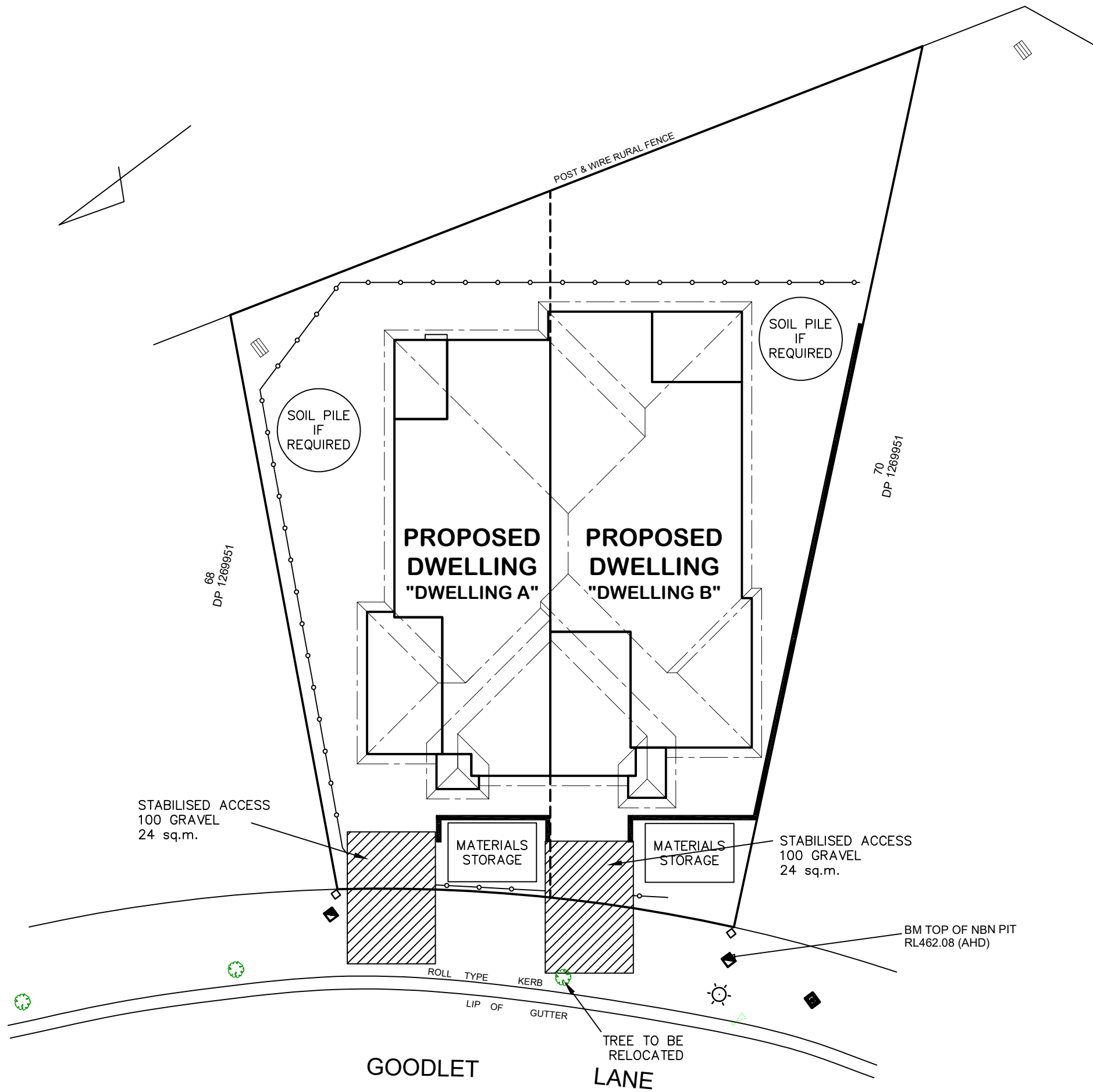
← DENOTES DIRECTION OF SURFACE WATER ON COMPLETION OF LANDSCAPING.



DATE: 03.12.21	SCALE: 1:200 (A3)	DRAWN: WP
SHEET: 3 / 6	JOB No: 21088	ISSUE: E

DRAWING:
 SITE PLAN
 LOT 69 THE LOGAN, MUDGEE
 MAAS GROUP PROPERTIES





* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.

NOTES:

1. ALL RUNOFF & SEDIMENT CONTROL STRUCTURES TO BE MAINTAINED IN A FUNCTIONAL CONDITION.
2. ALL VEGETATION OUTSIDE THE DWELLING SITE WILL BE RETAINED.

—○—○—○— SEDIMENT FENCE



DATE:
03.12.21

SCALE:
1:200 (A3)

DRAWN:
WP

DRAWING:
SEDIMENT & EROSION CONTROL PLAN
LOT 69 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES

SHEET:
4 / 6

JOB No:
21088

ISSUE:
E



AVALON DRAFTING

2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502

DWELLING A

LANDSCAPING DETAILS



SITE AREA:	358.3 m ²
GRAVEL TO SIDE:	1.2 m ²
GARDEN BEDS: (LOW WATER GARDEN)	46.4 m ²
TURF:	99.8 m ²
DRIVEWAY AREA:	33.6 m ²
PATH AREA:	43.5 m ²

NOTE - QUANTITIES ARE PROVIDED AS A GUIDE ONLY AND NOT TO BE RELIED UPON FOR CONTRACTUAL PURPOSES

DWELLING B

LANDSCAPING DETAILS

SITE AREA:	444.4 m ²
GRAVEL TO SIDE:	1.7 m ²
GARDEN BEDS: (LOW WATER GARDEN)	44.1 m ²
TURF:	155.1 m ²
DRIVEWAY AREA:	36.3 m ²
PATH AREA:	39.1 m ²

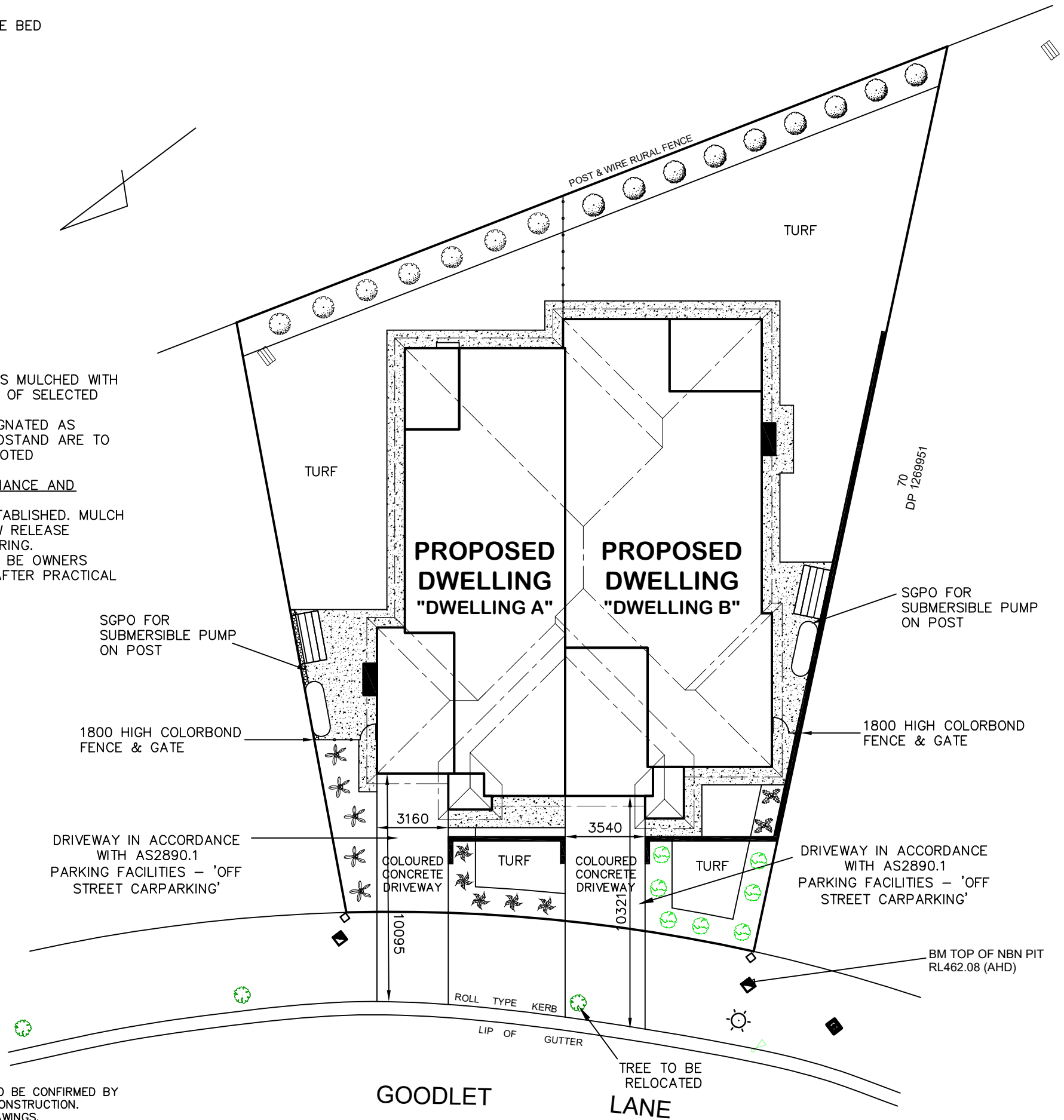
-  CONCRETE PATH
-  GRAVEL EDGE BED

NOTES

- ALL GARDEN BEDS MULCHED WITH 50MM THICKNESS OF SELECTED BARK CHIPS.
- AREAS NOT DESIGNATED AS GARDEN OR HARDSTAND ARE TO BE TURFED AS NOTED

LANDSCAPING MAINTENANCE AND ESTABLISHMENT

- WATER UNTIL ESTABLISHED. MULCH AND APPLY SLOW RELEASE FERTILISER IN SPRING. MAINTENANCE TO BE OWNERS RESPONSIBILITY AFTER PRACTICAL COMPLETION.












* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.

LEGEND:

-  A/C LOCATION TO BE CONFIRMED ON SITE
-  3000L POLY RAINWATER TANK
-  CLOTHESLINE

Plant Schedule table	ht	spread
 Westringia zena	2m	2m
 Oriental pearl	1m	0.4m
 Photinia robusta	3m	2m
 Nandina obsession	0.6m	0.6m
 Lomandra tanika	0.6m	0.6m
 Viburnum tinus	1.5m	1m



DATE:
03.12.21

SCALE:
1:200 (A3)

DRAWN:
WP

DRAWING:
BASIX COMMITMENTS PLAN
LOT 69 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES

SHEET:
5 / 6

JOB No:
21088

ISSUE:
E



2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502

BASIX COMMITMENTS - DWELLING A						
WATER COMMITMENTS LANDSCAPE AREA LOW WATER USE SPECIES OF VEGETATION FIXTURES SHOWER HEAD RATING TOILET FLUSHING SYSTEM RATING KITCHEN TAPS BASIN TAPS ALTERNATIVE WATER RAINWATER TANK RAINWATER TANK CAPACITY ROOF COLLECTION AREA FOR R/W R/W TANK CONNECTED TO		46.4 SQ.M. MIN RATING 4 STAR 4 STAR 5 STAR 5 STAR 3000 LITRE 100 SQ.M. MIN 1 No. OUTDOOR TAP ALL TOILETS IN DWELLING THE COLD WATER TAP THAT SUPPLIES THE CLOTHES WASHER				
THERMAL COMFORT COMMITMENTS GENERAL REQUIREMENTS - CLASS 1 DWELLING WITH NOT MORE THAN 2 STOREYS CONDITIONED FLOOR AREA NOT EXCEEDING 300 SQUARE METRES MUST NOT HAVE OPEN MEZZANINE OF MORE THAN 25 SQUARE METRES NOT CONTAIN THIRD LEVEL HABITABLE ATTIC ROOM						
GROUND FLOOR CONSTRUCTION EXTERNAL WALL INTERNAL WALL SHARED WITH GARAGE CEILING AND ROOF		CONCRETE SLAB ON GROUND BRICK VENEER - R2.60 INC CONSTRUCTION NIL FLAT CEILING/PITCHED ROOF - CEILING R4, ROOF - SARKING - UNVENTILATED - DARK (SOLAR ABSORPTANCE > 0.7)				
THERMAL COMFORT COMMITMENTS - WINDOWS & GLAZED DOORS						
WINDOW	ORIENTATION	MAXIMUM HEIGHT (mm)	MAXIMUM WIDTH (mm)	TYPE	SHADING	OVERSHADOWING
W01	N	1200	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W02	N	1200	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W03	N	1800	900	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W04	N	2100	1800	ALUMINIUM, SINGLE, CLEAR	EAVE 3000mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W05	E	1000	1200	ALUMINIUM, SINGLE, CLEAR	EAVE 4200mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W06	E	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W07	E	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W08	W	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W09	W	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
ENERGY COMMITMENTS HOT WATER SYSTEM COOLING SYSTEM HEATING SYSTEM VENTILATION BATHROOM KITCHEN LAUNDRY		GAS INSTANTANEOUS - 5 STAR REVERSE CYCLE: EER 3.0-3.5 WITH DAY/NIGHT ZONING BETWEEN LIVING/BED AREAS REVERSE CYCLE: EER 3.0-3.5 WITH DAY/NIGHT ZONING BETWEEN LIVING/BED AREAS EXTRACT FAN DUCTED TO ROOF OR FACADE - MANUAL ON/OFF EXTRACT FAN DUCTED TO ROOF OR FACADE - MANUAL ON/OFF EXTRACT FAN DUCTED TO ROOF OR FACADE - MANUAL ON/OFF				
ARTIFICIAL LIGHTING KITCHEN BATHROOMS/TOILETS LAUNDRY HALLWAYS LIVING AREAS BEDROOMS		PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) (DEDICATED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) (DEDICATED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) (DEDICATED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) (DEDICATED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) X 2 (DEDICATED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) X 3 (DEDICATED)				
NATURAL LIGHTING KITCHEN BATHROOMS/TOILETS		WINDOW x 1				
APPLIANCES KITCHEN REFRIGERATOR SPACE CLOTHES DRYING		WELL VENTILATED AS BASIX DEFINITION OUTDOOR CLOTHES DRYING LINE				

These are the specifications upon which the Basix assessment is based. These specifications take precedence over the drawings or other specifications.

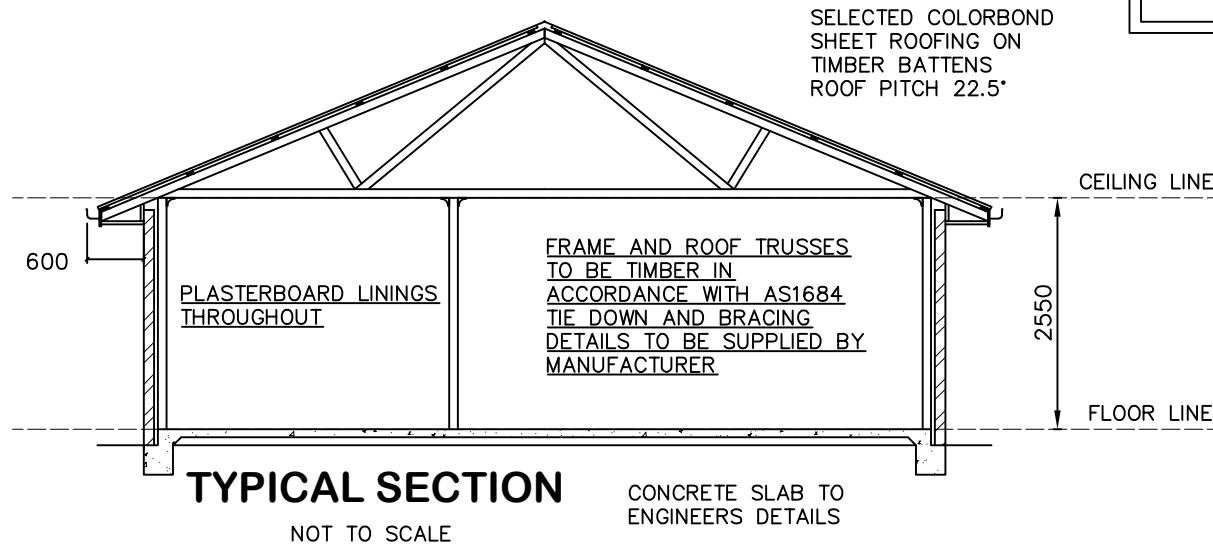
BASIX COMMITMENTS - DWELLING B						
WATER COMMITMENTS LANDSCAPE AREA LOW WATER USE SPECIES OF VEGETATION FIXTURES SHOWER HEAD RATING TOILET FLUSHING SYSTEM RATING KITCHEN TAPS BASIN TAPS ALTERNATIVE WATER RAINWATER TANK RAINWATER TANK CAPACITY ROOF COLLECTION AREA FOR R/W R/W TANK CONNECTED TO		44.1 SQ.M. MIN RATING 4 STAR 4 STAR 5 STAR 5 STAR 3000 LITRE 100 SQ.M. MIN 1 No. OUTDOOR TAP ALL TOILETS IN DWELLING THE COLD WATER TAP THAT SUPPLIES THE CLOTHES WASHER				
THERMAL COMFORT COMMITMENTS GENERAL REQUIREMENTS - CLASS 1 DWELLING WITH NOT MORE THAN 2 STOREYS CONDITIONED FLOOR AREA NOT EXCEEDING 300 SQUARE METRES MUST NOT HAVE OPEN MEZZANINE OF MORE THAN 25 SQUARE METRES NOT CONTAIN THIRD LEVEL HABITABLE ATTIC ROOM						
GROUND FLOOR CONSTRUCTION EXTERNAL WALL INTERNAL WALL SHARED WITH GARAGE CEILING AND ROOF		CONCRETE SLAB ON GROUND BRICK VENEER - R2.60 INC CONSTRUCTION NIL FLAT CEILING/PITCHED ROOF - CEILING R4, ROOF - SARKING - UNVENTILATED - DARK (SOLAR ABSORPTANCE > 0.7)				
THERMAL COMFORT COMMITMENTS - WINDOWS & GLAZED DOORS						
WINDOW	ORIENTATION	MAXIMUM HEIGHT (mm)	MAXIMUM WIDTH (mm)	TYPE	SHADING	OVERSHADOWING
W01	E	900	2700	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W02	E	2100	2600	ALUMINIUM, SINGLE, CLEAR	EAVE 3800mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W03	S	2100	2600	ALUMINIUM, SINGLE, CLEAR	EAVE 4680mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W04	S	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W05	S	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W06	S	900	2100	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W07	S	900	2100	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W08	S	900	1200	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W09	S	600	1800	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W10	W	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W11	W	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W12	W	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
ENERGY COMMITMENTS HOT WATER SYSTEM COOLING SYSTEM HEATING SYSTEM VENTILATION BATHROOM KITCHEN LAUNDRY		GAS INSTANTANEOUS - 5 STAR REVERSE CYCLE: EER 3.5-4.0 WITH DAY/NIGHT ZONING BETWEEN LIVING/BED AREAS REVERSE CYCLE: EER 3.5-4.0 WITH DAY/NIGHT ZONING BETWEEN LIVING/BED AREAS EXTRACT FAN DUCTED TO ROOF OR FACADE - MANUAL ON/OFF EXTRACT FAN DUCTED TO ROOF OR FACADE - MANUAL ON/OFF EXTRACT FAN DUCTED TO ROOF OR FACADE - MANUAL ON/OFF				
ARTIFICIAL LIGHTING KITCHEN BATHROOMS/TOILETS LAUNDRY HALLWAYS LIVING AREAS BEDROOMS		PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) (DEDICATED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) (DEDICATED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) (DEDICATED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) (DEDICATED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) X 2 (DEDICATED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) X 3 (DEDICATED)				
NATURAL LIGHTING KITCHEN BATHROOMS/TOILETS		WINDOW x 1				
APPLIANCES KITCHEN REFRIGERATOR SPACE CLOTHES DRYING		GAS COOKTOP & ELECTRIC OVEN WELL VENTILATED AS BASIX DEFINITION OUTDOOR & INDOOR CLOTHES DRYING LINE				

These are the specifications upon which the Basix assessment is based. These specifications take precedence over the drawings or other specifications.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



* NOTE - WIND CLASSIFICATION TO BE N2



DATE:
03.12.21

SCALE:
N / A

DRAWN:
WP

DRAWING:
BASIX COMMITMENTS & TYP SECTION
LOT 69 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES

SHEET:
6 / 6

JOB No:
21088

ISSUE:
E



AVALON DRAFTING

2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502