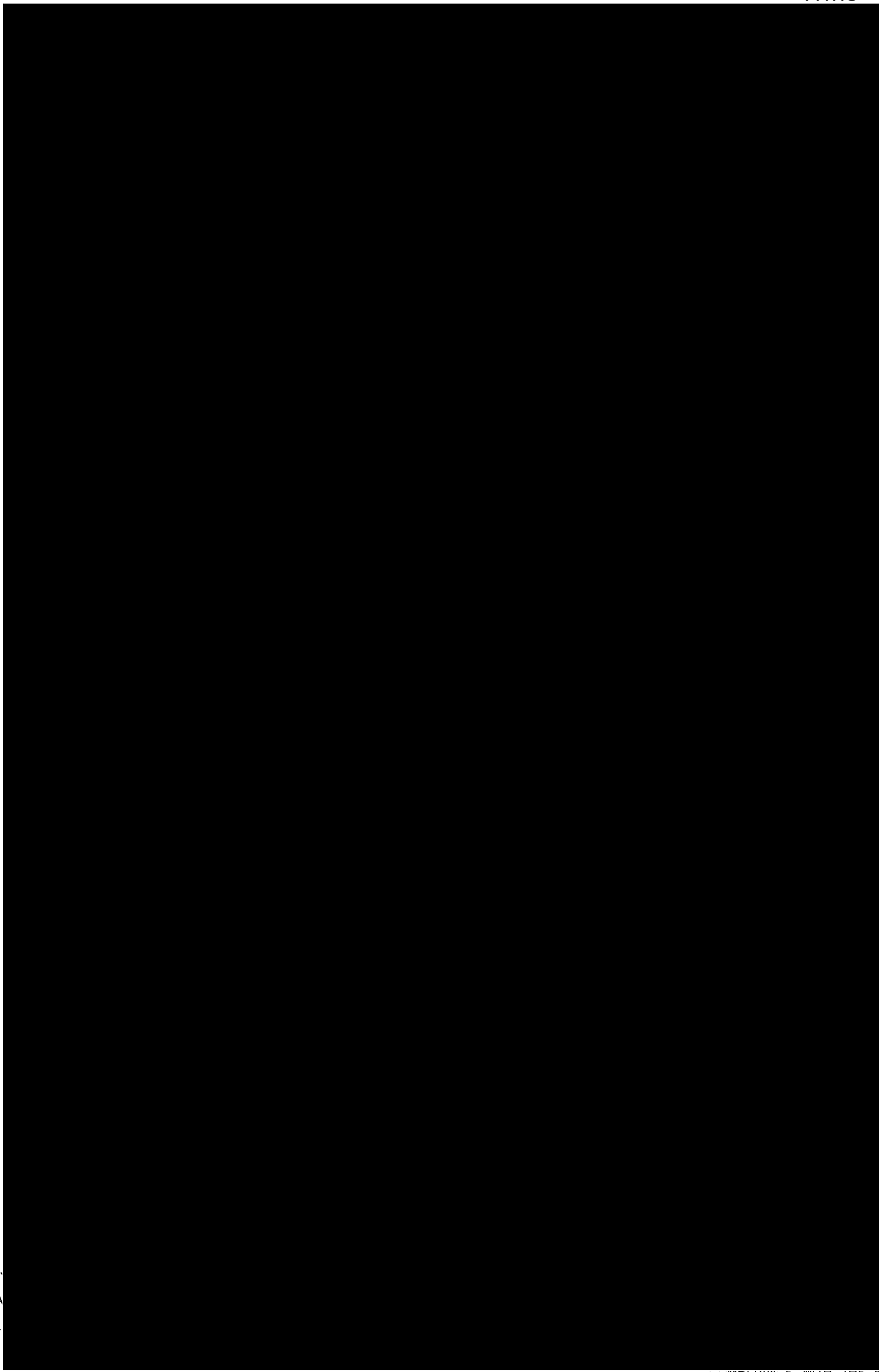




LIVING	116.70
GARAGE	21.60
PATIO	2.72
TIO	8.64
	149.66 sq.m.
	(16.11 sq.)



NOTES - STAIR TREADS
WITH BCA 3.9.1.

- SA SMOKE ALARM
- ⊗ EXHAUST FAN

*** 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.

ALLED (INCLUDING COMBO) TO HAVE ACCORDANCE D19

INCLUDING TASTIC & DISCHARGE TO VENTED ROOF AS PER B.7 NCC 2019. 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

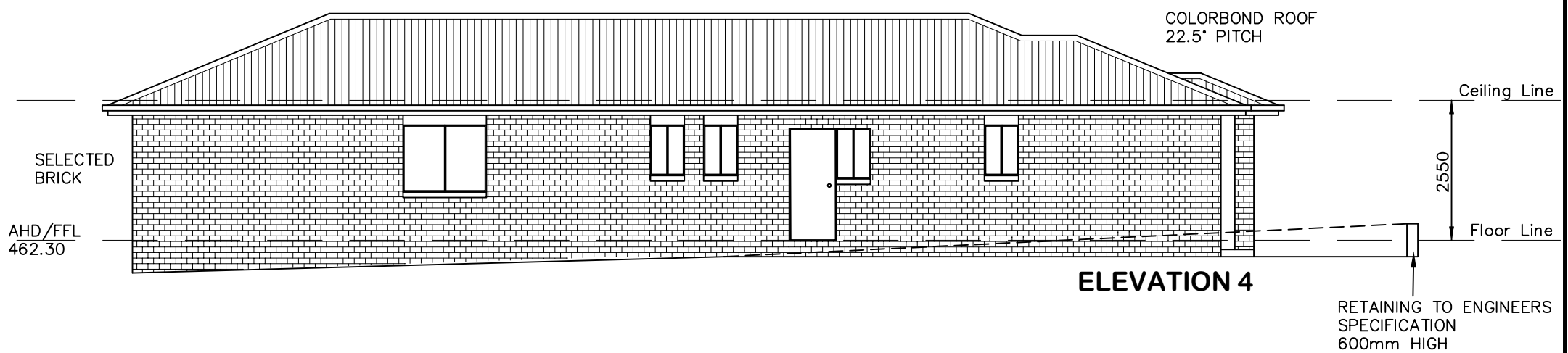
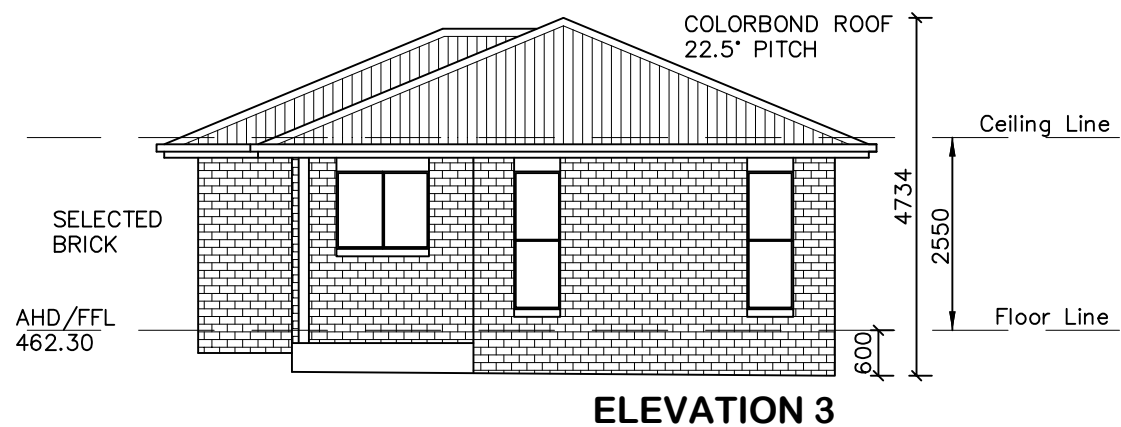
"MACQUARIE"



DATE: 13.07.22	SCALE: 1:100 (A3)	DRAWN: NT
SHEET: 1 / 8	JOB No: 21363	ISSUE: C

DRAWING:
FLOOR PLAN - DWELLING A
LOT 90 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES





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DATE: 13.07.22	SCALE: 1:100 (A3)	DRAWN: NT
SHEET: 2 / 8	JOB No: 21363	ISSUE: C

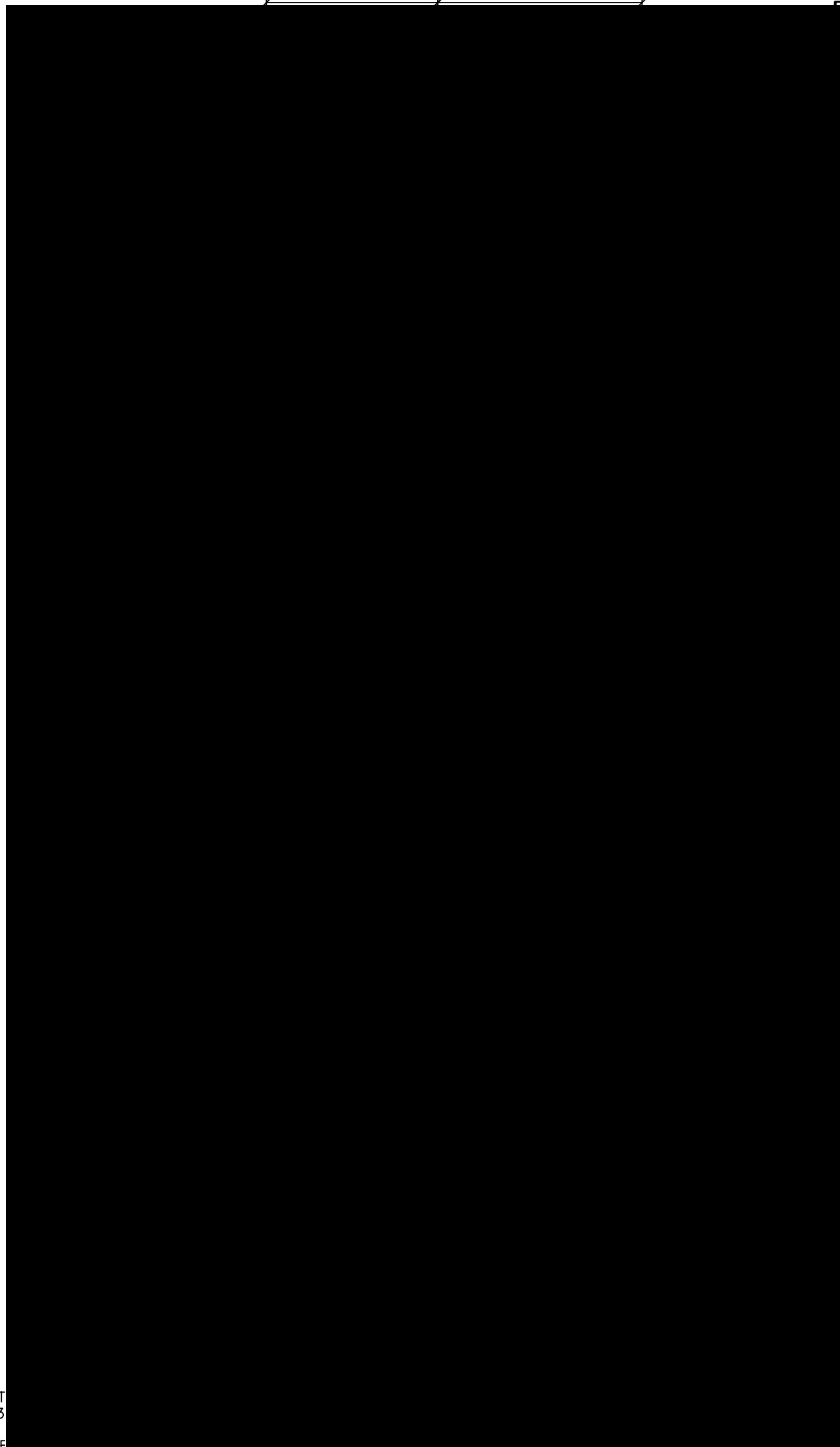
DRAWING:
ELEVATIONS - DWELLING A
LOT 90 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES

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

**MAAS
PROPERTIES**



LIVING	140.78
GARAGE	20.81
PATIO	1.94
REAR PATIO	11.55
<hr/>	
	175.08 sq.m. (18.85 sq.)

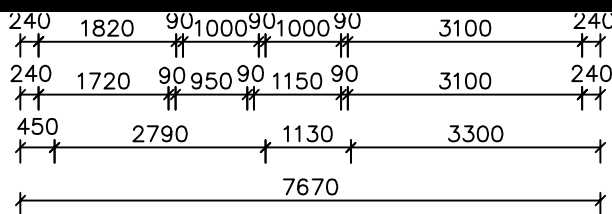


NOTES - STAIR TREADS TO BE CONFORMED WITH BCA 3.9.1.3

- SA SMOKE ALARM
- ⊗ EXHAUST FAN

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

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EXHAUST SYSTEMS INSTALLED (INCLUDING PLASTIC & 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.

PERMEABLE 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

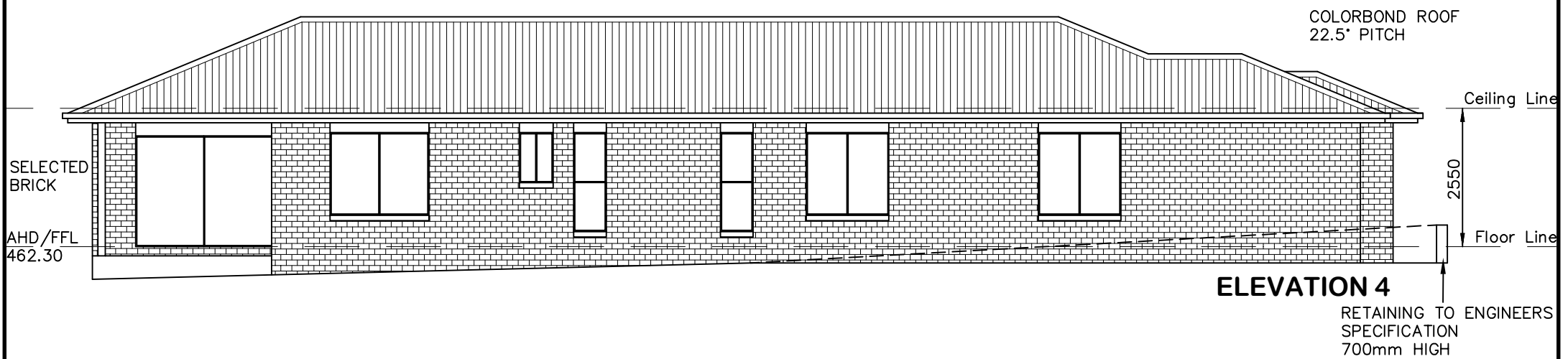
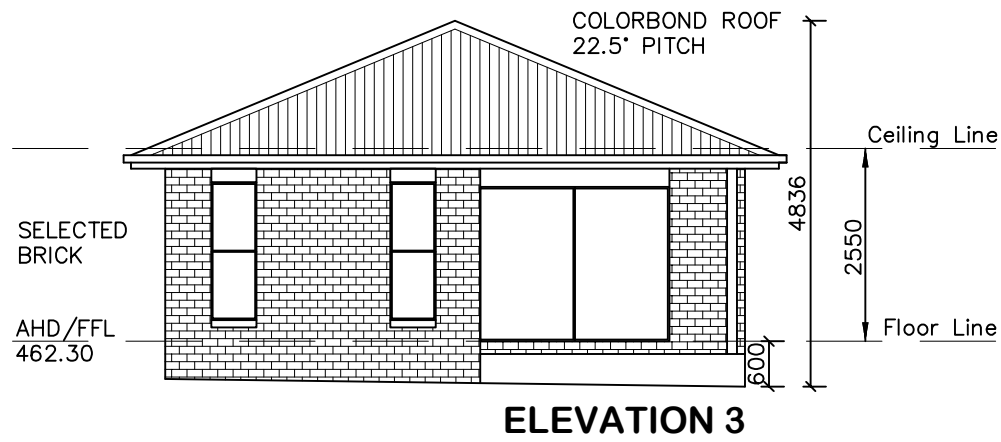
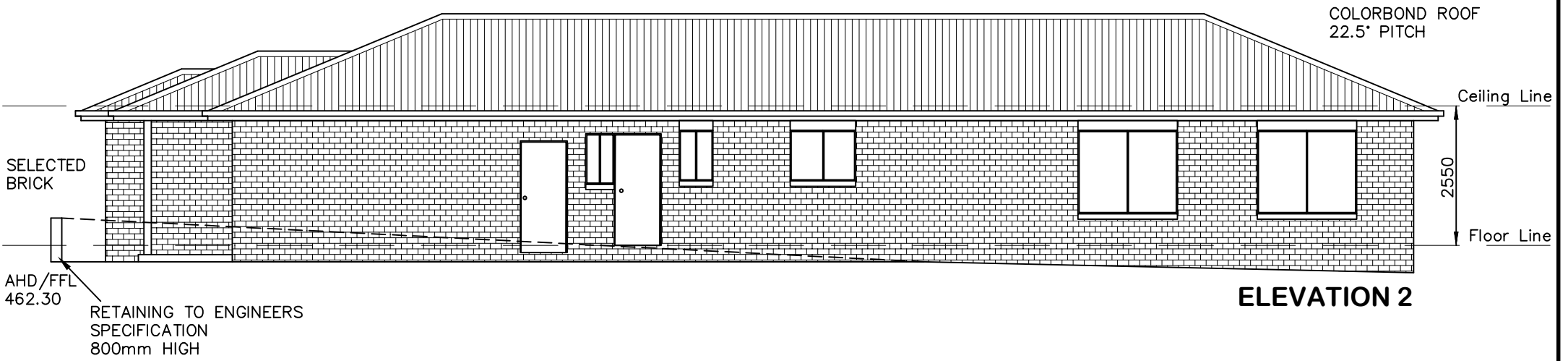
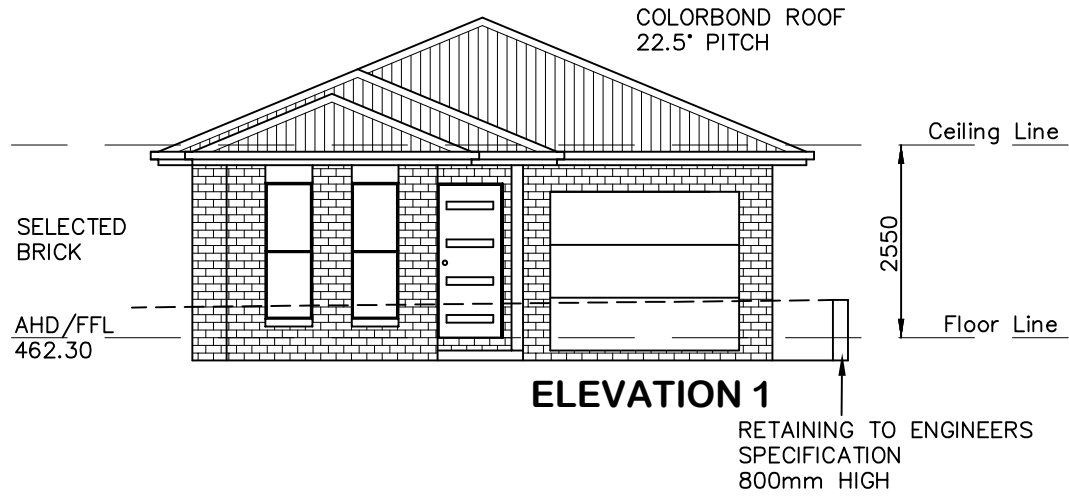
"TALBRAGAR"



DATE: 13.07.22	SCALE: 1:100 (A3)	DRAWN: NT
SHEET: 3 / 8	JOB No: 21363	ISSUE: C

DRAWING:
FLOOR PLAN - DWELLING B
LOT 90 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES





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DATE: 13.07.22	SCALE: 1:100 (A3)	DRAWN: NT
SHEET: 4 / 8	JOB No: 21363	ISSUE: C

DRAWING:
ELEVATIONS - DWELLING B
LOT 90 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES

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

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

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

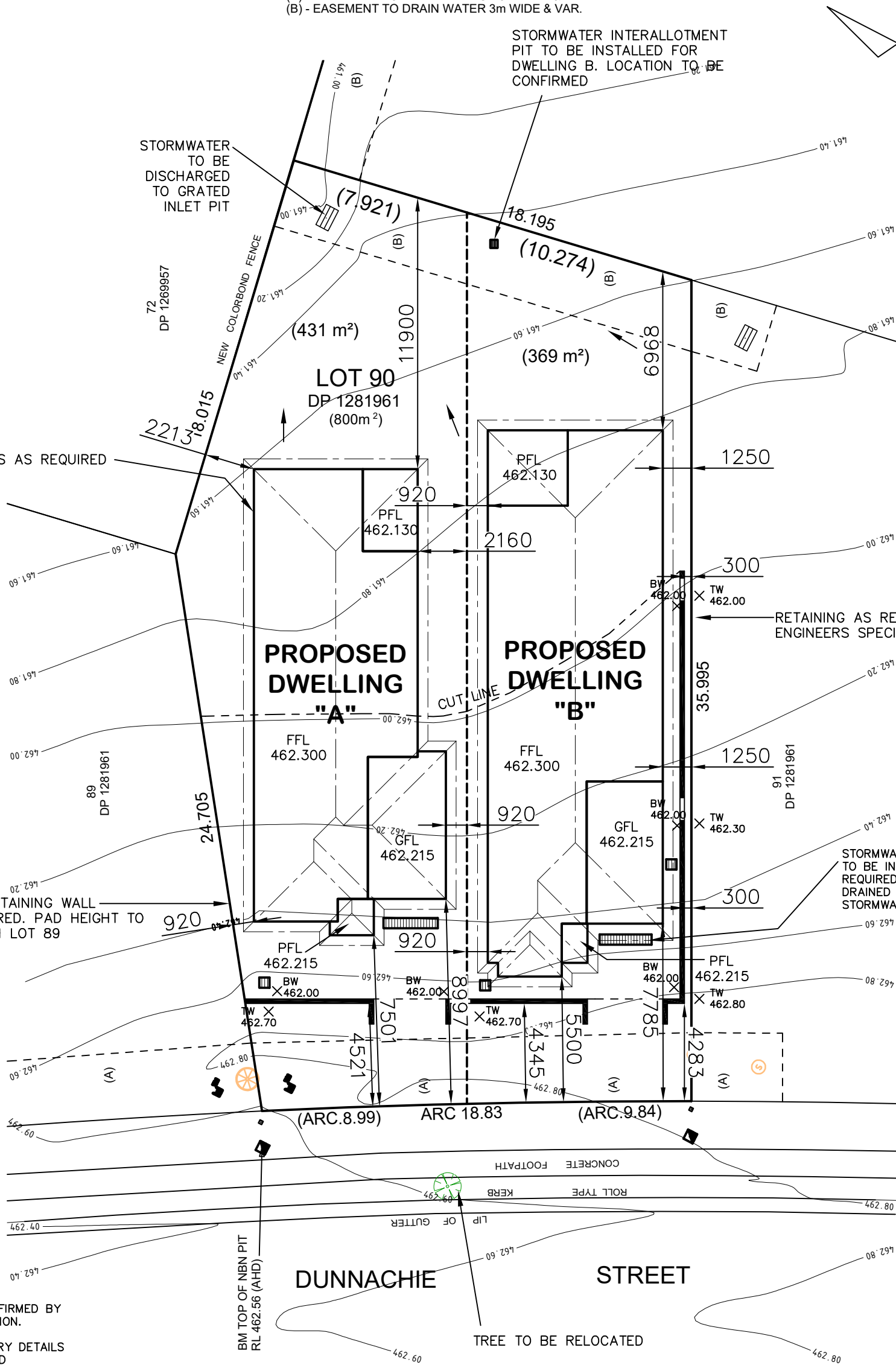
STORMWATER TO BE DISCHARGED TO GRATED INLET PIT

DEEPEMED EDGE BEAMS AS REQUIRED

RETAINING AS REQUIRED TO ENGINEERS SPECIFICATIONS

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

NO RETAINING WALL REQUIRED. PAD HEIGHT TO MATCH LOT 89



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* 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:
13.07.22

SCALE:
1:200 (A3)

DRAWN:
NT

DRAWING:
SITE PLAN
LOT 90 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES

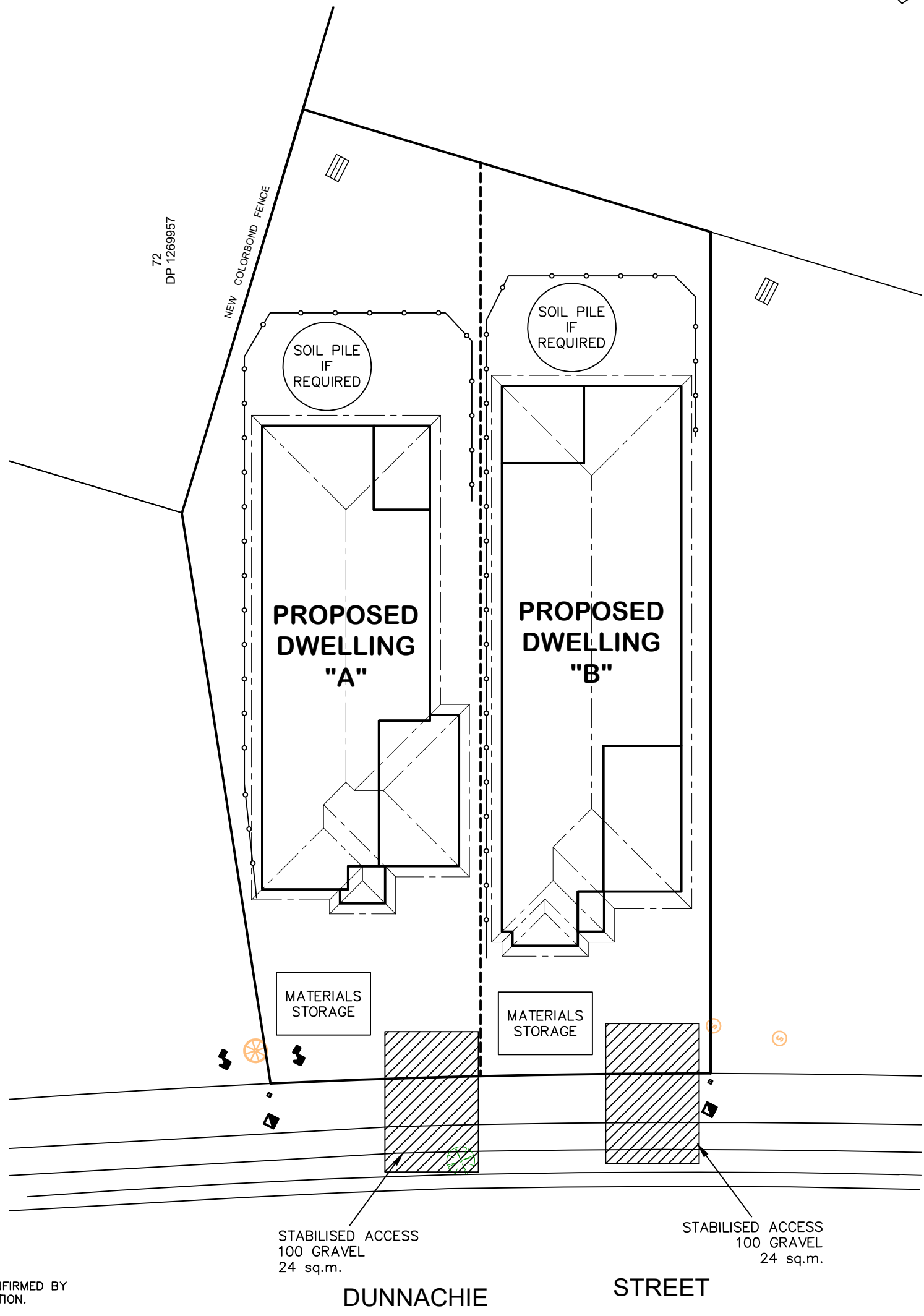
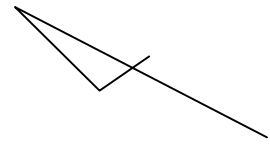
SHEET:
5 / 8

JOB No:
21363

ISSUE:
C



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



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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: 13.07.22	SCALE: 1:200 (A3)	DRAWN: NT
SHEET: 6 / 8	JOB No: 21363	ISSUE: C

DRAWING:
EROSION & SEDIMENT CONTROL PLAN
LOT 90 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES



**LANDSCAPING DETAILS
DWELLING A**

SITE AREA:	431.0 m ²
GRAVEL TO SIDE:	9.9 m ²
GARDEN BEDS: (LOW WATER GARDEN)	32.3 m ²
TURF:	120.9 m ²
SYNTHETIC TURF:	28.2 m ²
DRIVEWAY AREA:	35.1 m ²
PATH AREA:	59.3 m ²

-  CONCRETE PATH
-  GRAVEL EDGE BED

**LANDSCAPING DETAILS
DWELLING B**

SITE AREA:	369.0 m ²
GRAVEL TO SIDE:	8.2 m ²
GARDEN BEDS: (LOW WATER GARDEN)	26.4 m ²
SYNTHETIC TURF:	71.8 m ²
DRIVEWAY AREA:	39.6 m ²
PATH AREA:	62.0 m ²

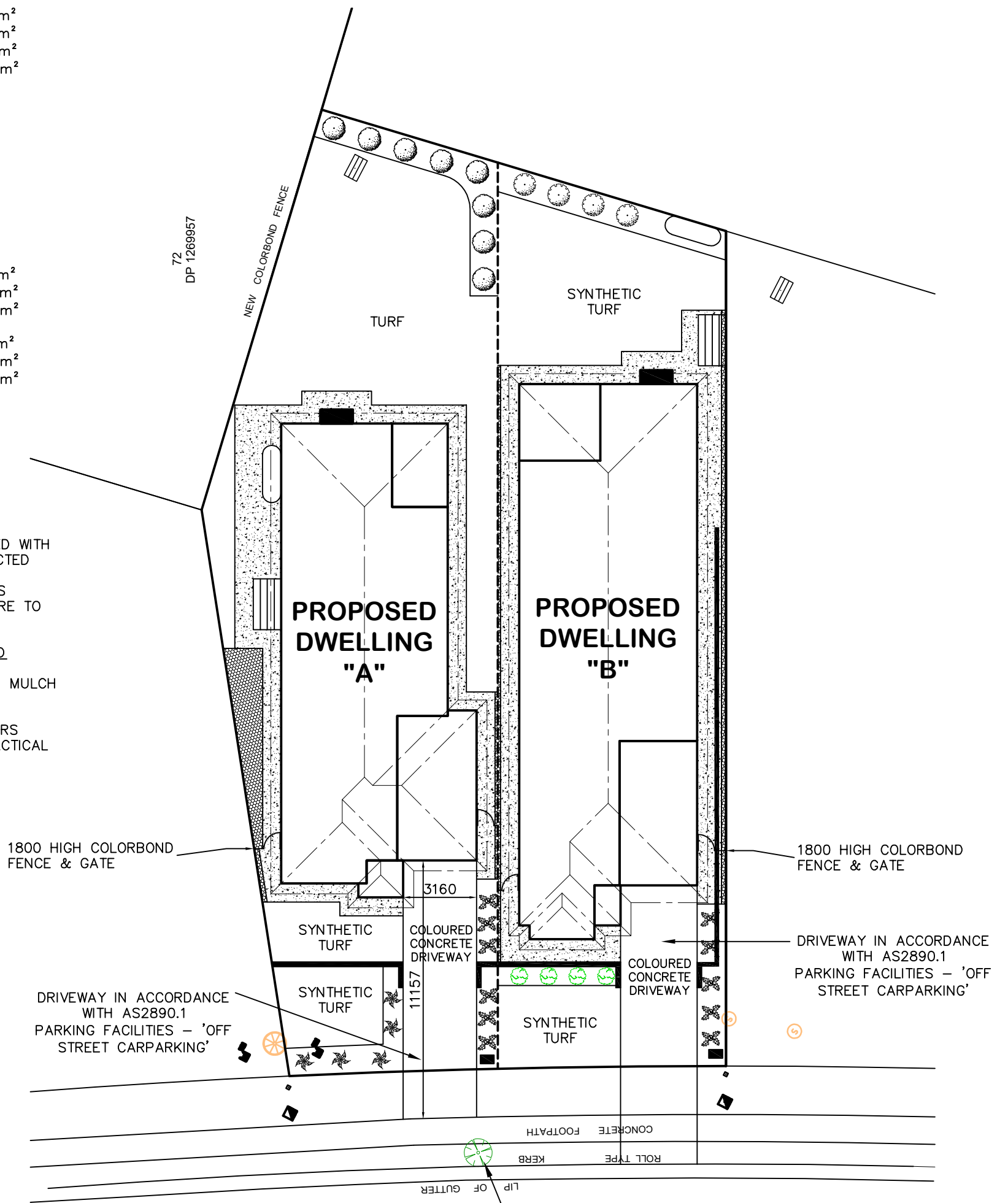
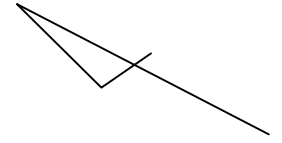
NOTES

- 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.

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













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LEGEND:

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

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: 13.07.22	SCALE: 1:200 (A3)	DRAWN: NT
SHEET: 7 / 8	JOB No: 21363	ISSUE: C

DRAWING:
BASIX COMMITMENTS PLAN
LOT 90 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES



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	32.3 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
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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	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W02	N	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W03	N	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W04	N	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W05	N	1200	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 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	E	1000	1200	ALUMINIUM, SINGLE, CLEAR	EAVE 4200mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W09	S	2100	1800	ALUMINIUM, SINGLE, CLEAR	EAVE 3000mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W10	S	1800	900	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W11	S	1200	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W12	S	1200	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W13	W	1800	1500	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 NATURAL VENTILATION ONLY
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ARTIFICIAL LIGHTING KITCHEN BATHROOMS/TOILETS LAUNDRY HALLWAYS LIVING AREAS BEDROOMS	PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) X 2 PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) X 3
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NATURAL LIGHTING KITCHEN BATHROOMS/TOILETS	WINDOW WINDOW x 3
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APPLIANCES KITCHEN REFRIGERATOR SPACE CLOTHES DRYING	WELL VENTILATED AS BASIX DEFINITION OUTDOOR CLOTHES DRYING LINE
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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	26 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
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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)
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THERMAL COMFORT COMMITMENTS – WINDOWS & GLAZED DOORS

WINDOW	ORIENTATION	MAXIMUM HEIGHT (mm)	MAXIMUM WIDTH (mm)	TYPE	SHADING	OVERSHADOWING
W01	N	1500	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W02	N	1500	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W03	N	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W04	N	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W05	N	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W06	N	1500	1800	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W07	N	2100	2600	ALUMINIUM, SINGLE, CLEAR	EAVE 4100mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W08	E	2100	2600	ALUMINIUM, SINGLE, CLEAR	EAVE 3900mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W09	E	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W10	E	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W11	S	1500	1800	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W12	S	1500	1800	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W13	S	900	1200	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W14	S	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W15	S	900	500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W16	W	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W17	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 NATURAL VENTILATION ONLY
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ARTIFICIAL LIGHTING KITCHEN BATHROOMS/TOILETS LAUNDRY HALLWAYS LIVING AREAS BEDROOMS	PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) X 3 PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) X 4
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NATURAL LIGHTING KITCHEN BATHROOMS/TOILETS	WINDOW x 3
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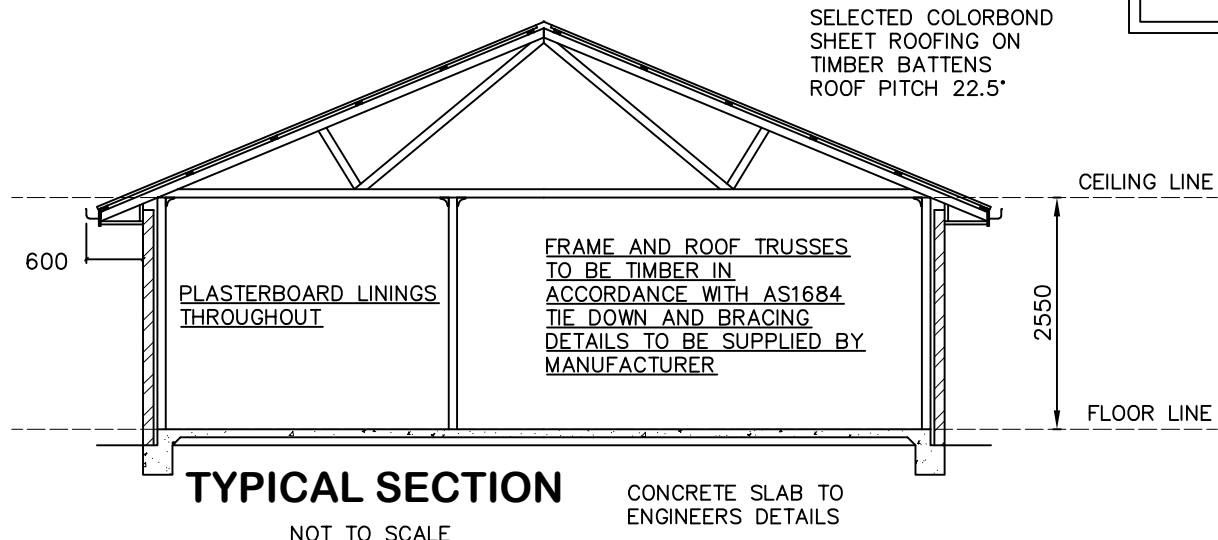
APPLIANCES KITCHEN REFRIGERATOR SPACE CLOTHES DRYING	WELL VENTILATED AS BASIX DEFINITION OUTDOOR CLOTHES DRYING LINE
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These are the specifications upon which the Basix assessment is based. These specifications take precedence over the drawings or other 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: 13.07.22	SCALE: N / A	DRAWN: NT
SHEET: 8 / 8	JOB No: 21363	ISSUE: C

DRAWING:
BASIX COMMITMENTS & TYP SECTION
LOT 90 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES

