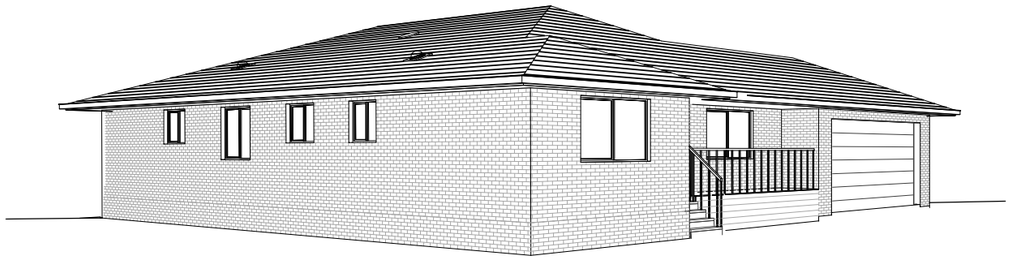

FRONT PERSPECTIVE

REAR PERSPECTIVE

DRAWING REGISTER
01 - COVER
02 - SITE PLAN
03 - LOWER FLOOR PLAN
04 - UPPER FLOOR PLAN
05 - ELEVATIONS
06 - ELEVATIONS
07 - SECTIONS
08 - DETAILS
09 - DETAILS
10 - WALL LEGEND
11 - WINDOW AND DOOR SCHEDULE
12 - REFLECTED CEILING PLAN
13 - GENERAL NOTES

Australian Government

NatHERS Example 3
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Melbourne, 3000, VIC

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PAGE TITLE: COVER

SCALE: A3 @

SHEET: 01 of 13

LEVELS ARE TO AUSTRALIAN HEIGHT DATUM

DIMENSIONS & LEVELS TO BE VERIFIED BY CERTIFIED COPY OF TITLE, APPROVED PLAN OF SUB-DIVISION OR RE-ESTABLISHMENT SURVEY

NOTE: DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS & SOIL REPORTS

BUILDER TO CONFIRM ALL SETBACKS & DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS. NOTIFY THE DESIGN OFFICE IMMEDIATELY OF ANY DISCREPANCIES FOR CLARIFICATION AND INSTRUCTION

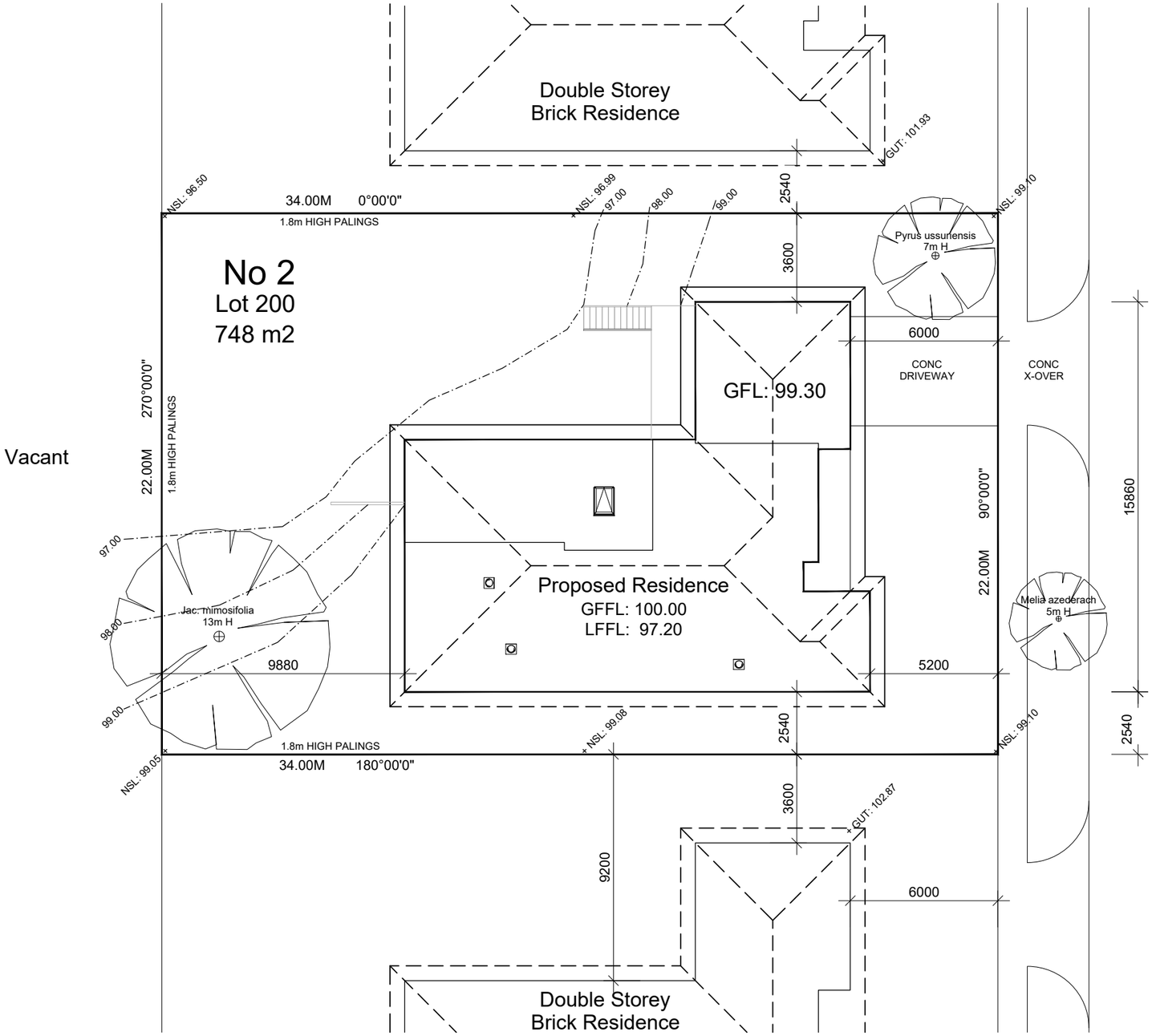
ALL EXISTING BOUNDARY FENCES ARE TO BE RETAINED. PATCH AND REPAIR FENCES AS REQUIRED

ALL PROPOSED STORMWATER DOWNPIPES TO BE DIRECTED TO EXISTING STORMWATER DRAINAGE SYSTEM TO SATISFACTION OF LOCAL AUTHORITY

PROVIDE 90mm DIAMETER PVC STORMWATER PIPE WITH MINIMUM FALL OF 1:100 AND CONNECT TO EXISTING SWD SYSTEM (VERIFY LOCATION OF SW POINT ON SITE PRIOR TO WORKS COMMENCING

PROVIDE 100mm DIAMETER SEWER GRADE STORMWATER PIPE UNDER GARAGE (AND DRIVEWAYS)

PROVIDE 100 x 50 DOWNPIPES AT 12000mm CRS. (MAX.)



SITE PLAN 1:200

SITE AREA:	748.0 M^2
LOWER GROUND FLOOR:	46.6 M^2
UPPER GROUND FLOOR:	179.7 M^2
GARAGE:	36.5 M^2
FRONT PORCH:	8.0 M^2
REAR PORCH:	9.7 M^2
TOTAL ROOF AREA:	267.6 M^2
BUILDING COVERAGE:	35.8%

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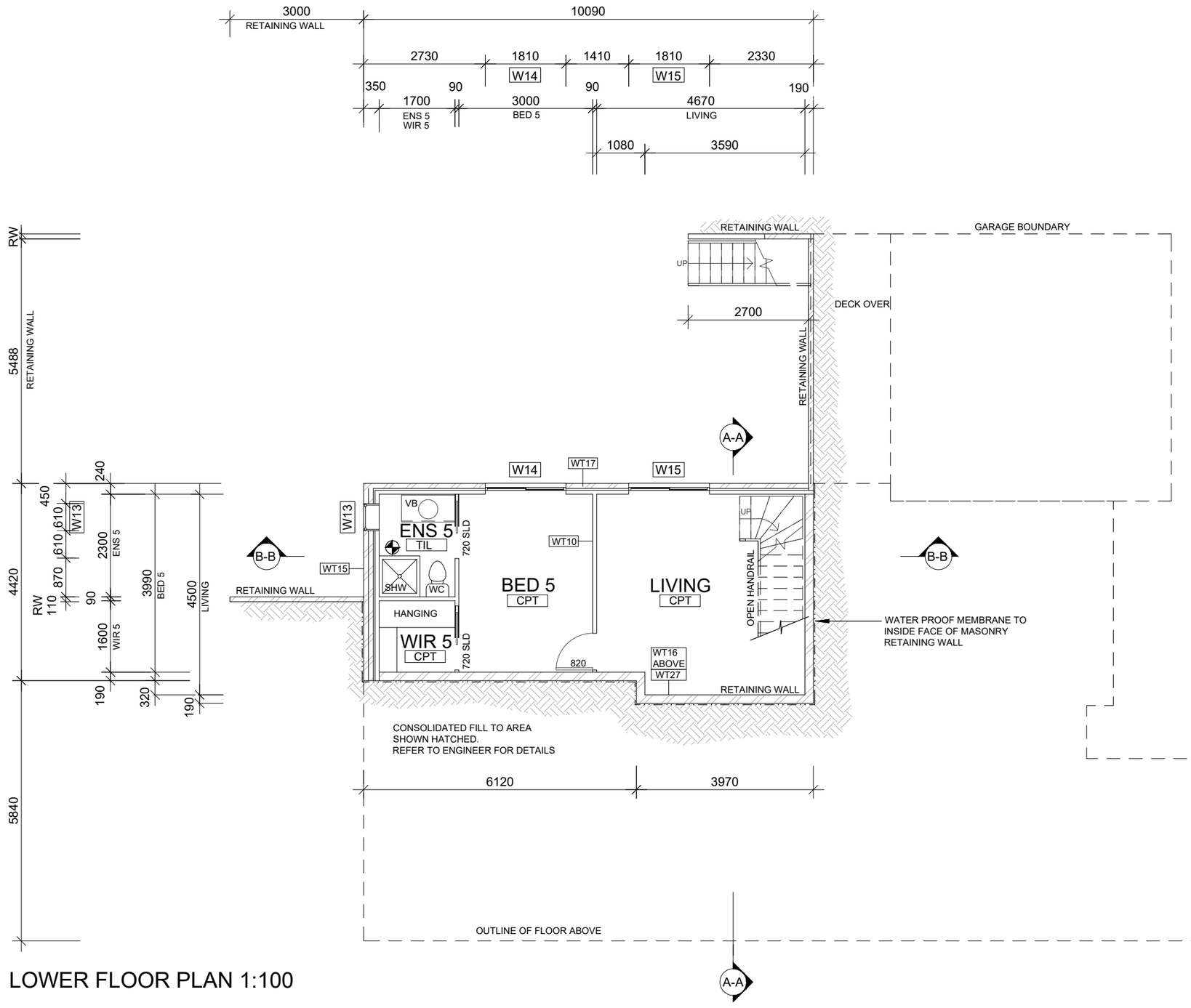
PAGE TITLE: SITE PLAN

SCALE: A3 @ 1 : 200



LOWER FLOOR PLAN 1:100

FLOOR LEGEND	
CT	DENOTES 8mm CERAMIC TILES ON 6mm COMPRESSED FC SHEET UNDERLAY
TIMB	DENOTES 12mm TIMBER FLOORBOARDS ON PARTICLE BOARD FLOOR
CPT	SELECTED 10mm CARPET LAID OVER 8mm RUBBER UNDERLAY
CONC	DENOTES NATURAL FINISH CONCRETE SURFACE
DECK	DENOTES SELECTED TIMBER DECKING OVER TIMBER SUBFRAME. DECKING TO BE PERMEABLE

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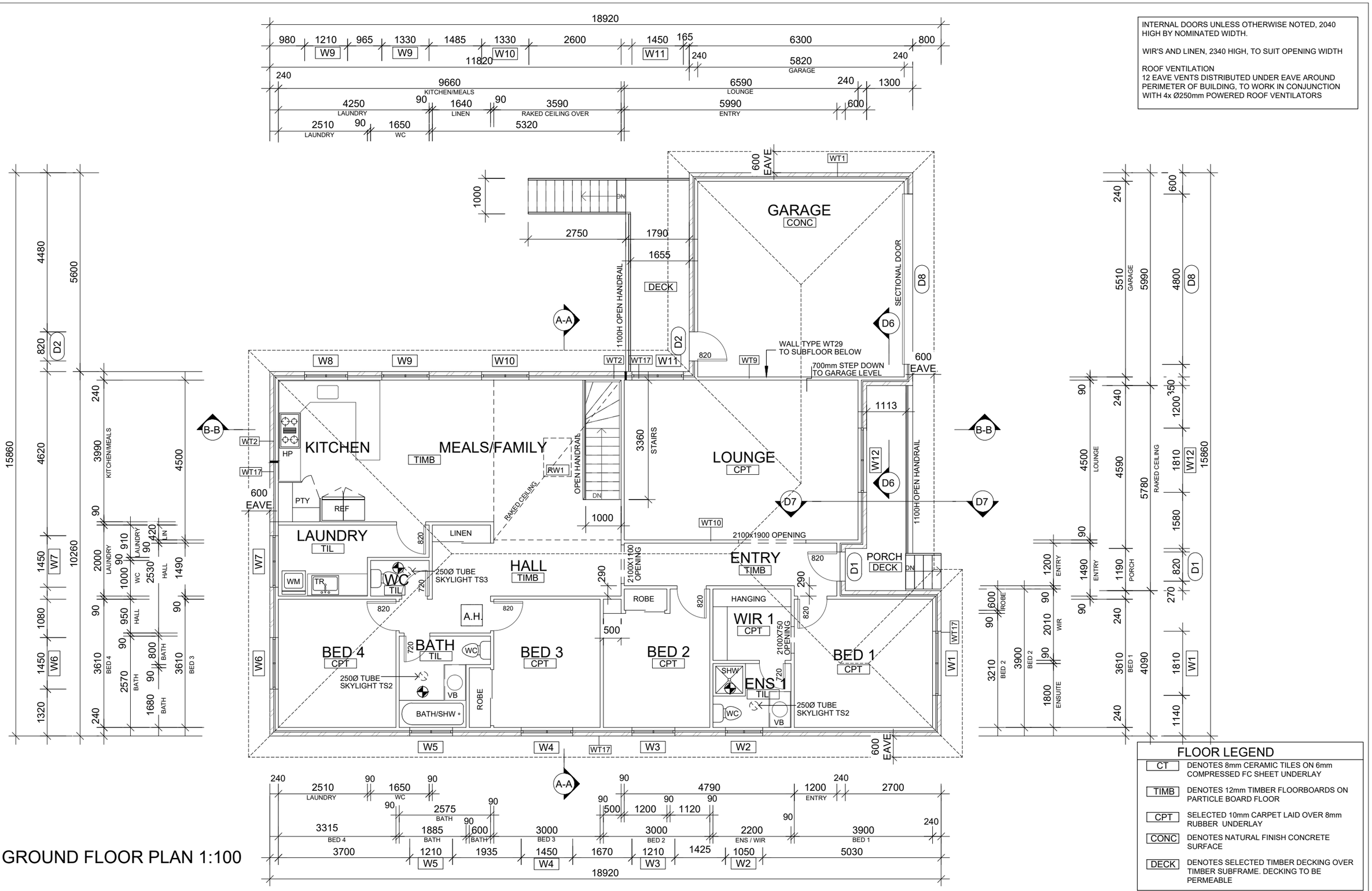
PAGE TITLE: LOWER FLOOR & SUB FLOOR PLAN

SCALE: A3 @ 1 : 100

INTERNAL DOORS UNLESS OTHERWISE NOTED, 2040 HIGH BY NOMINATED WIDTH.

WIR'S AND LINEN, 2340 HIGH, TO SUIT OPENING WIDTH

ROOF VENTILATION
12 EAVE VENTS DISTRIBUTED UNDER EAVE AROUND PERIMETER OF BUILDING, TO WORK IN CONJUNCTION WITH 4x Ø250mm POWERED ROOF VENTILATORS



GROUND FLOOR PLAN 1:100

FLOOR LEGEND

CT	DENOTES 8mm CERAMIC TILES ON 6mm COMPRESSED FC SHEET UNDERLAY
TIMB	DENOTES 12mm TIMBER FLOORBOARDS ON PARTICLE BOARD FLOOR
CPT	SELECTED 10mm CARPET LAID OVER 8mm RUBBER UNDERLAY
CONC	DENOTES NATURAL FINISH CONCRETE SURFACE
DECK	DENOTES SELECTED TIMBER DECKING OVER TIMBER SUBFRAME. DECKING TO BE PERMEABLE

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PAGE TITLE: UPPER FLOOR PLAN

SCALE: A3 @ 1 : 100

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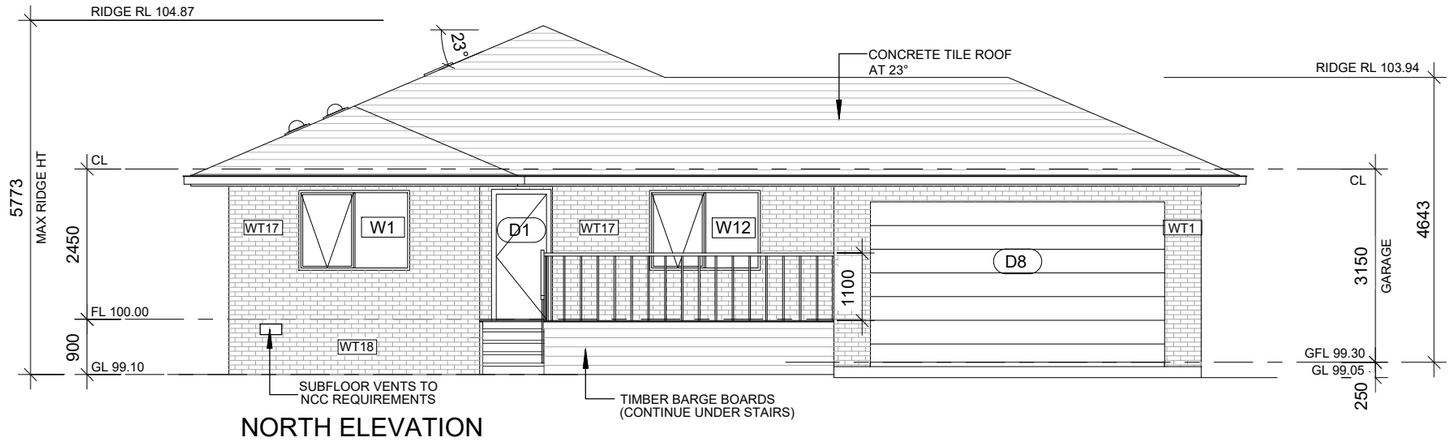
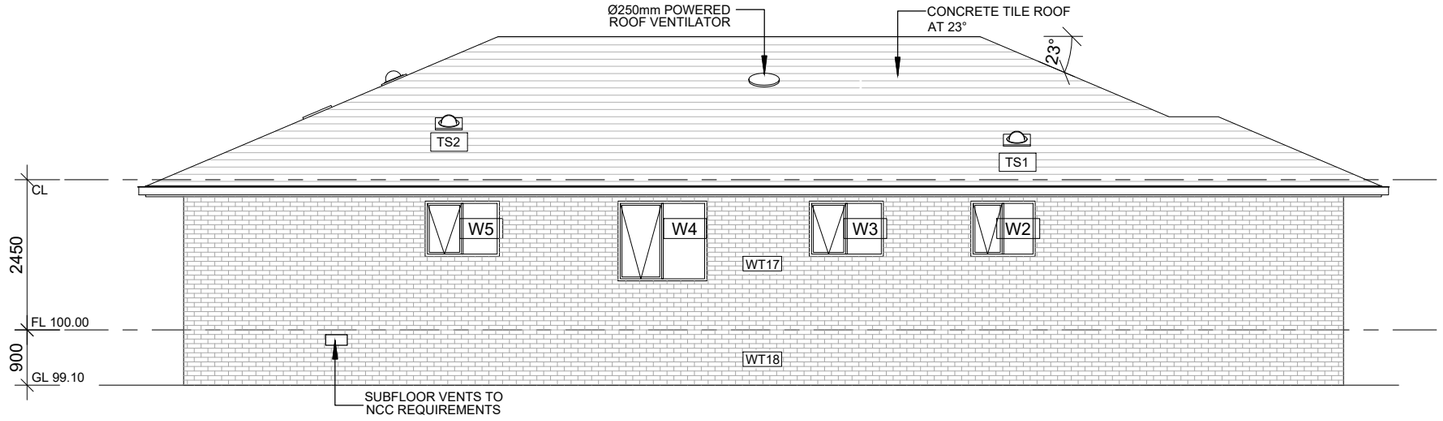


NORTH ELEVATION

1 : 100



EAST ELEVATION

1 : 100

Materials and Colour scheme

Roof: Concrete tiles	Boral Capri "Ochre"
Fascias/Barges: Fibre Cement sheet	Colorbond 'Dune'
Gutters/Downpipes:	Colorbond 'Dune'
Eave linings & trims: Fibre Cement sheet	Painted 'classic white'.
Brickwork:	PGH Essentials 'Heathwood'
Blockwork:	Natural Grey
Exposed timber:	Oiled natural finish
Windows: Timber framed	Painted Colorbond 'Shale Grey'
RW1 frame: Aluminium framed	Colorbond 'Jasper'
Garage door: Steel	Colorbond 'Jasper'
Internal walls:	To client selection
Floors:	To client selection
Ceilings:	To client selection

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PAGE TITLE: ELEVATIONS

SCALE: A3 @ 1 : 100

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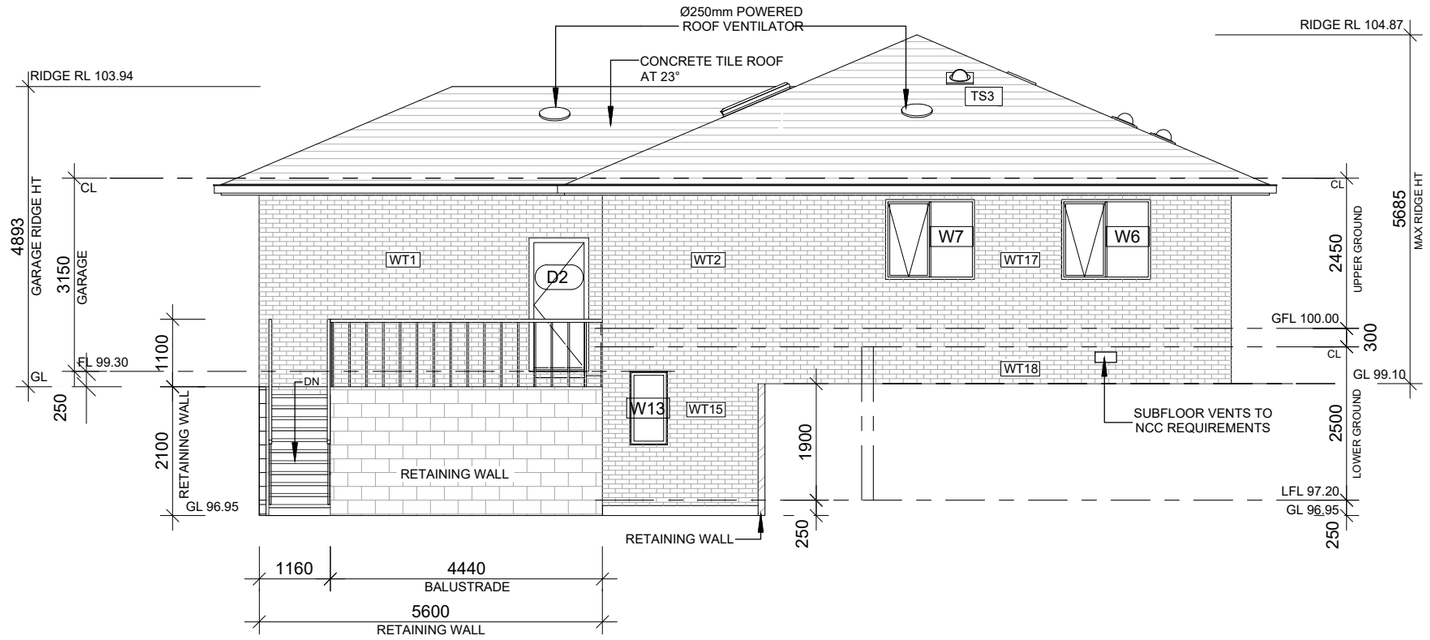
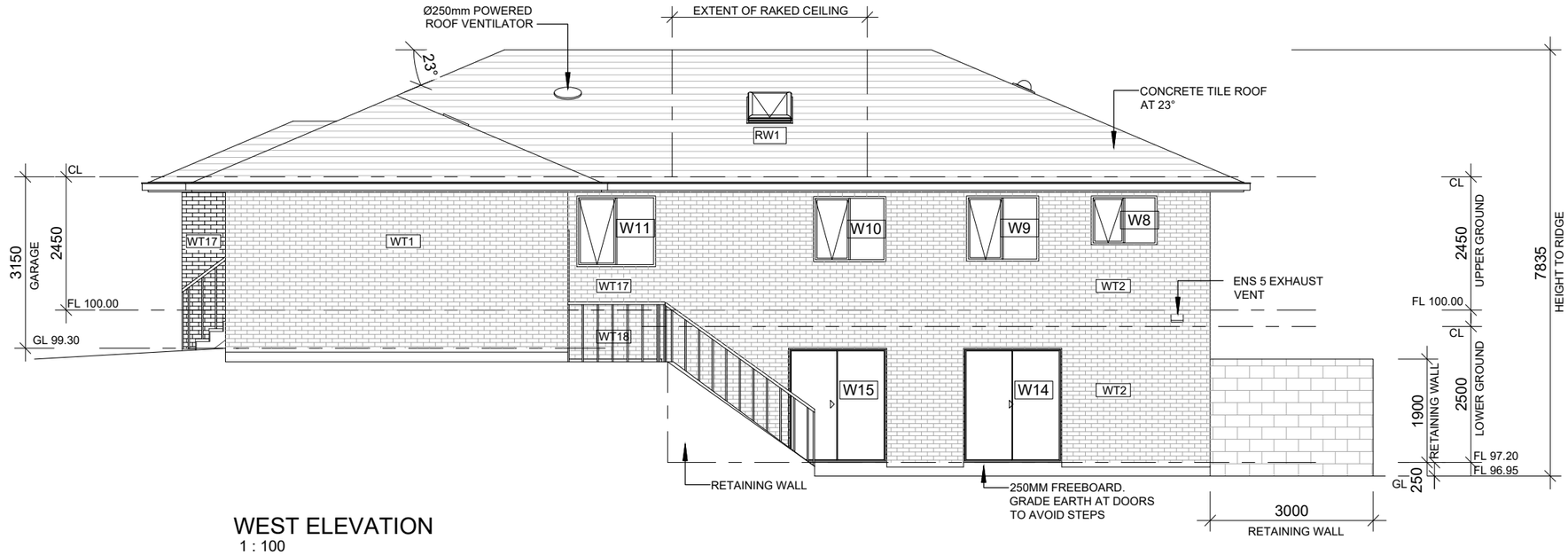


SOUTH ELEVATION
1 : 100



WEST ELEVATION
1 : 100

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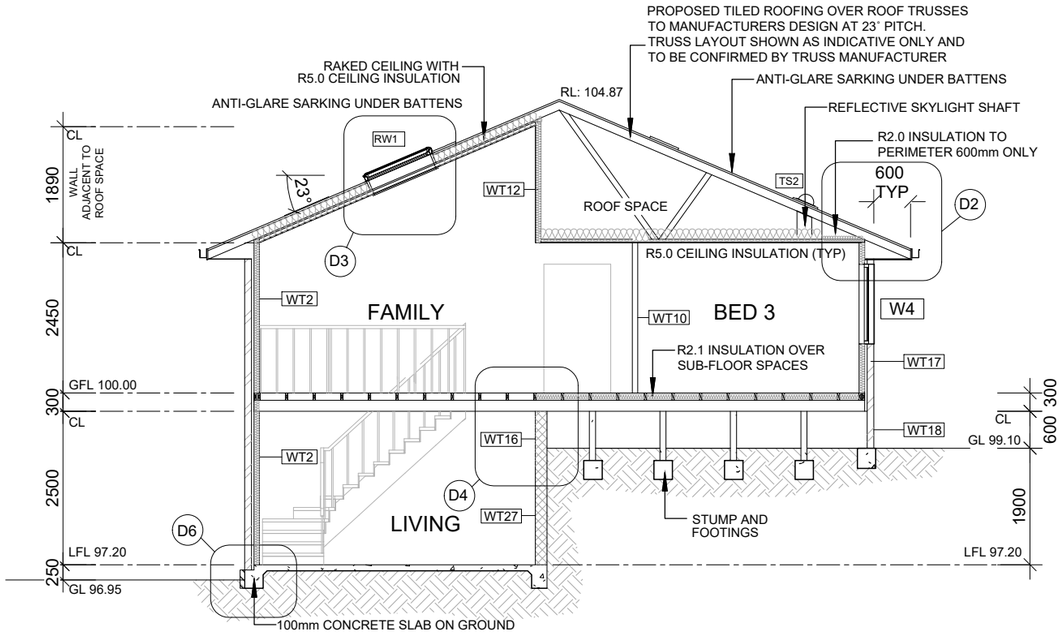
PAGE TITLE: ELEVATIONS

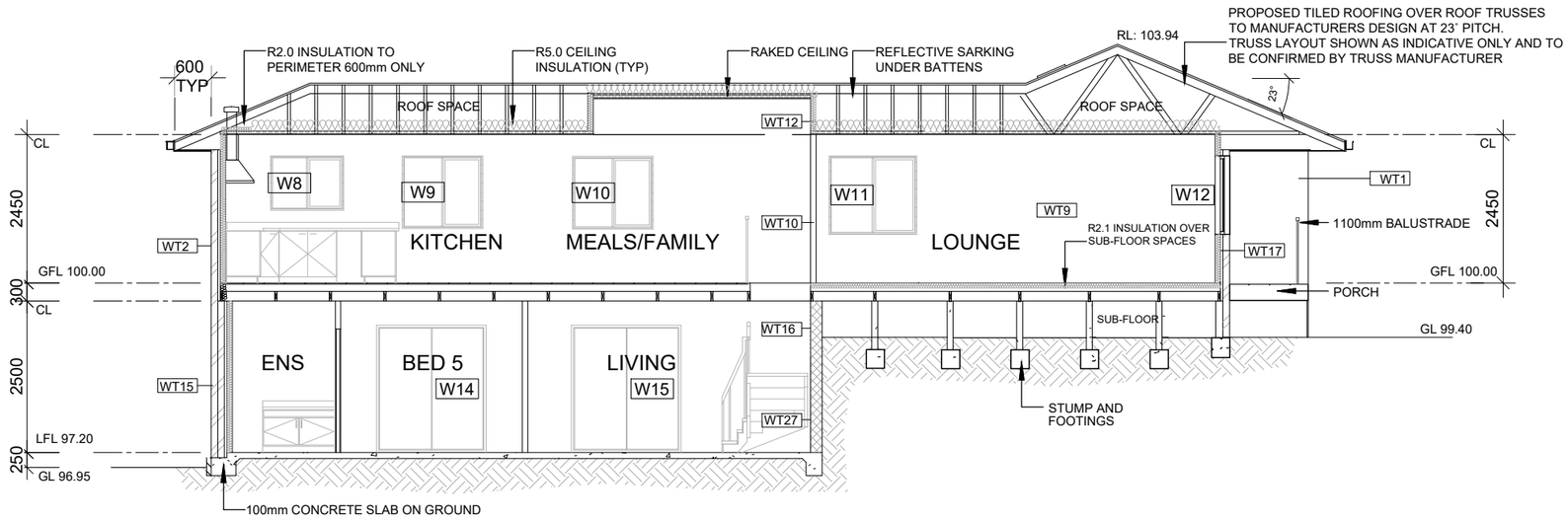
SCALE: A3 @ 1 : 100

SHEET: 06 of 13



SECTION A-A

1 : 100



SECTION B-B

1 : 100

RATING NOTES:
LOWER GROUND FLOOR
100mm CONCRETE RAFT SLAB
250mm MIN. FREEBOARD

GARAGE
100mm CONCRETE RAFT SLAB
250mm MIN. FREEBOARD

WT17 - UNOBSTRUCTED AIR FLOW BETWEEN THE SUBFLOOR AND ROOFSPACE

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PAGE TITLE: SECTIONS

SCALE: A3 @ 1 : 100

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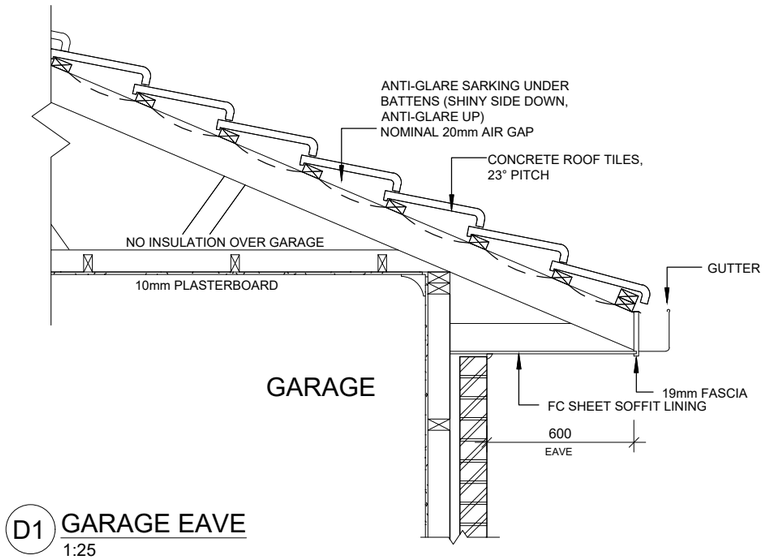
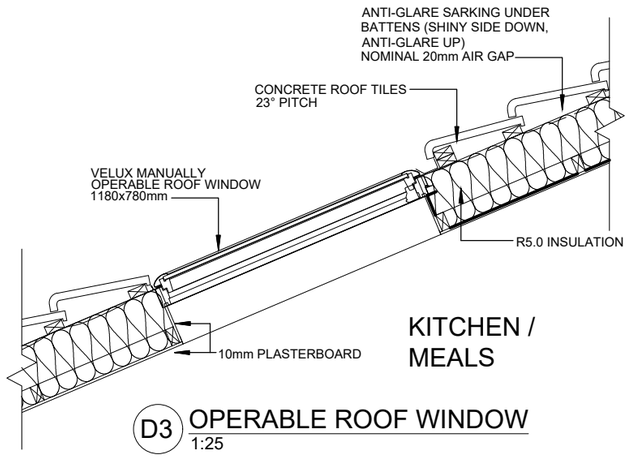
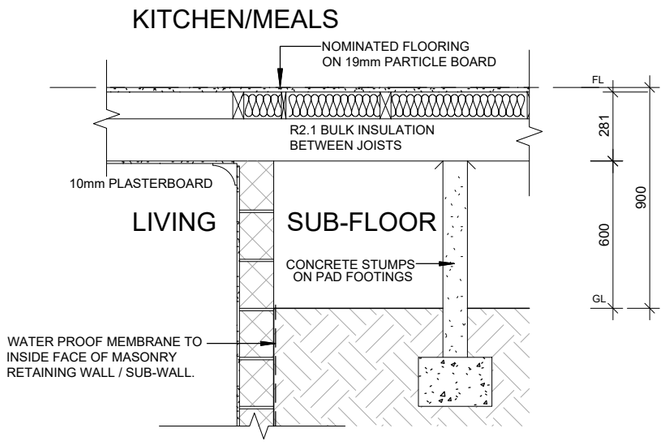


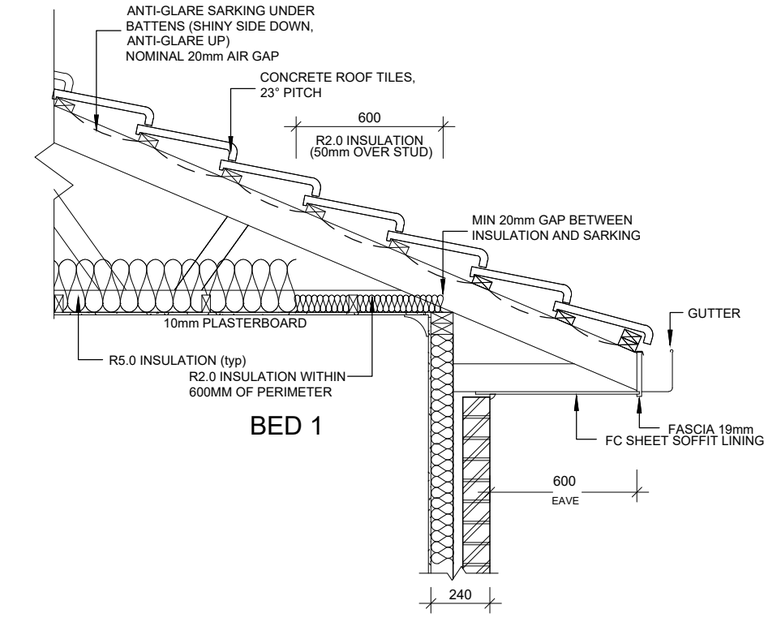
D1 GARAGE EAVE
1:25



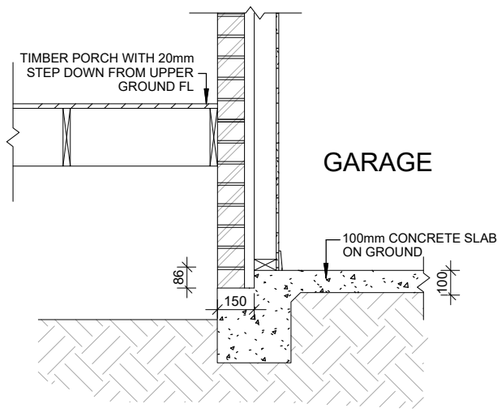
D3 OPERABLE ROOF WINDOW
1:25



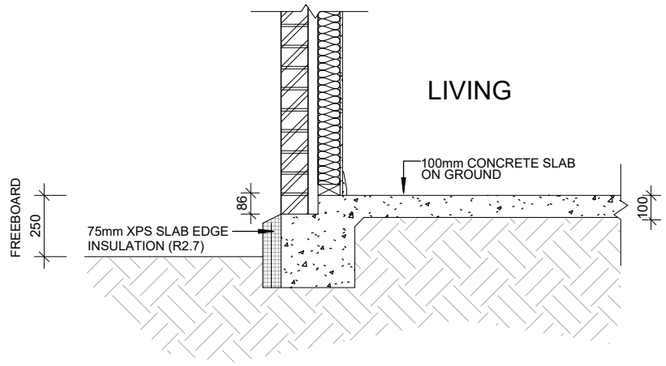
D4 SUB FLOOR AND RETAINING WALL DETAIL
1:25



D2 PERIMETER INSULATION AND EAVE
1:25



D5 GARAGE/PORCH DETAIL
1:25



D6 SLAB EDGE INSULATION
1:25

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PAGE TITLE: DETAILS

SCALE: A3 @ 1 : 25

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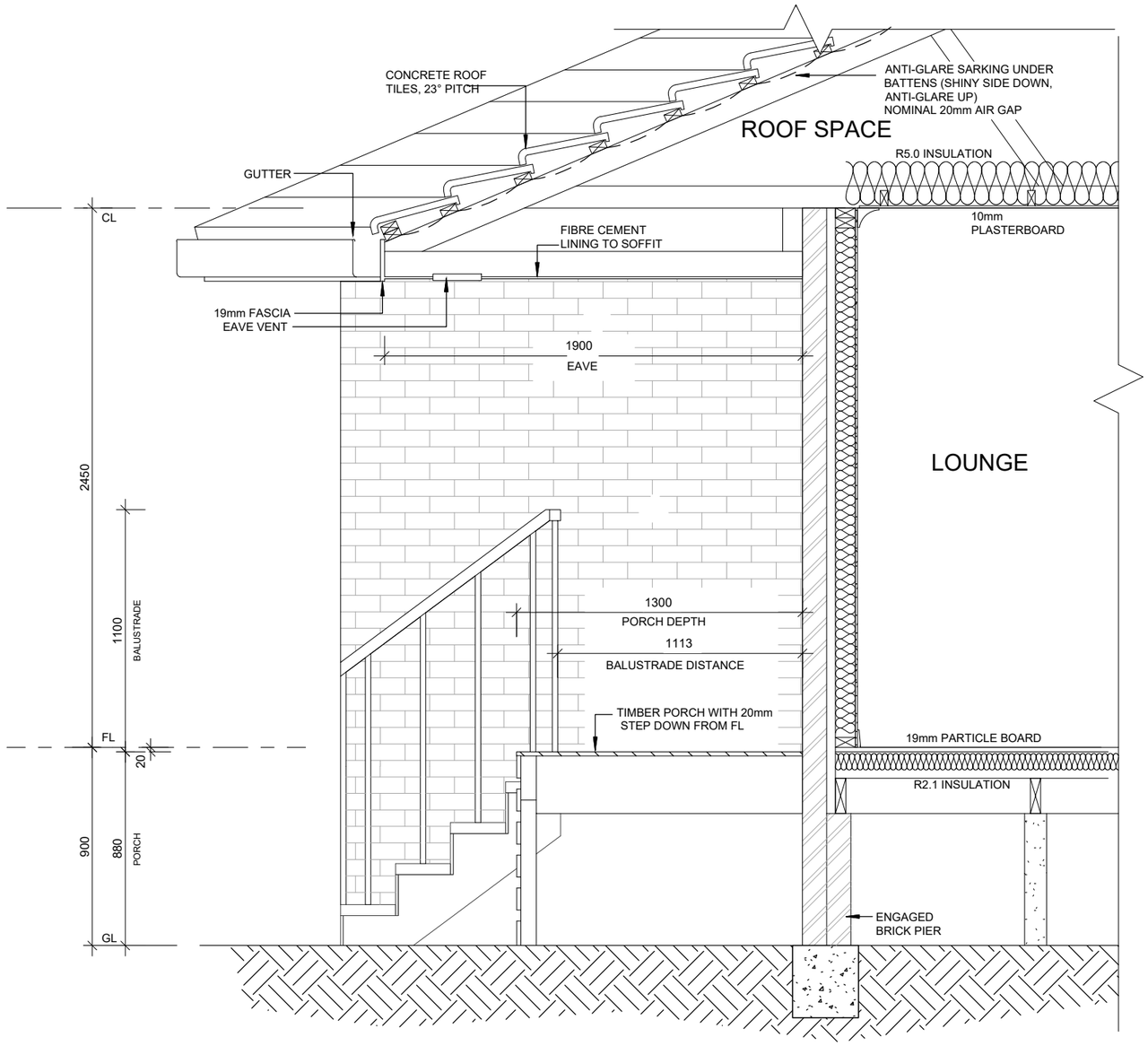

D7 FRONT PORCH DETAIL
1:25

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PAGE TITLE: DETAILS

SCALE: A3 @ 1 : 25

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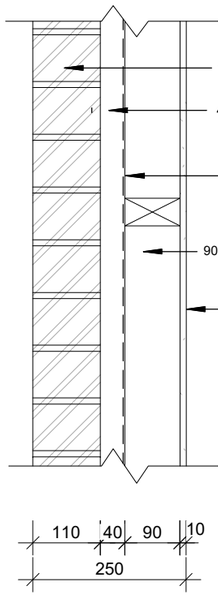
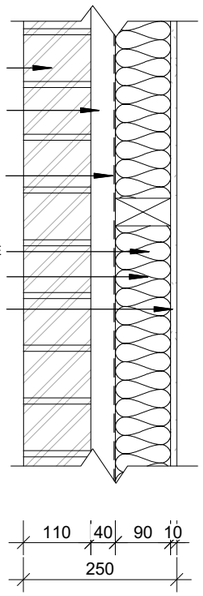
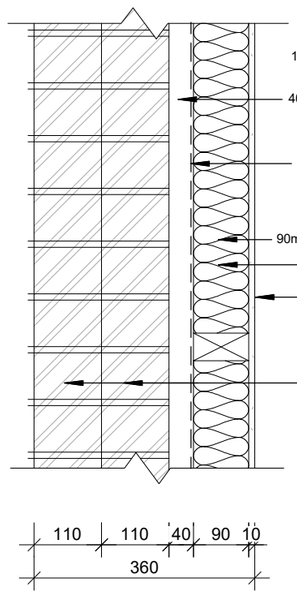
WT1



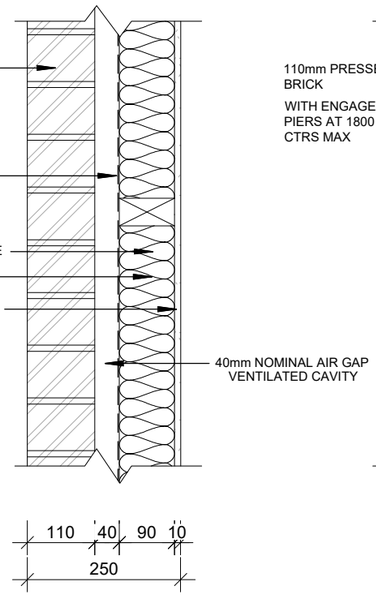
WT2



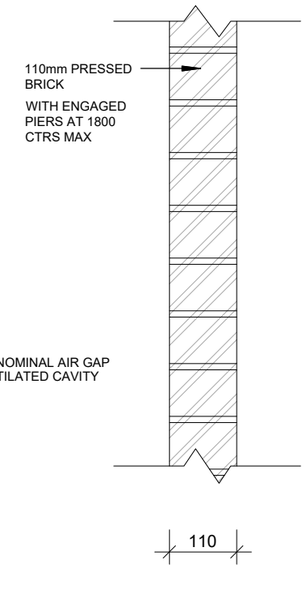
WT15



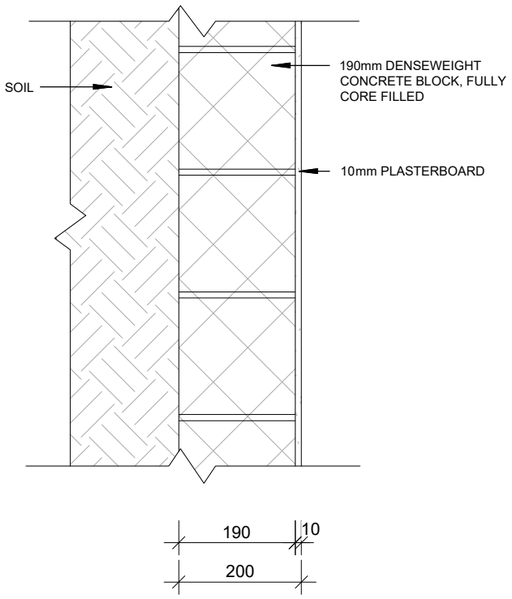
WT17



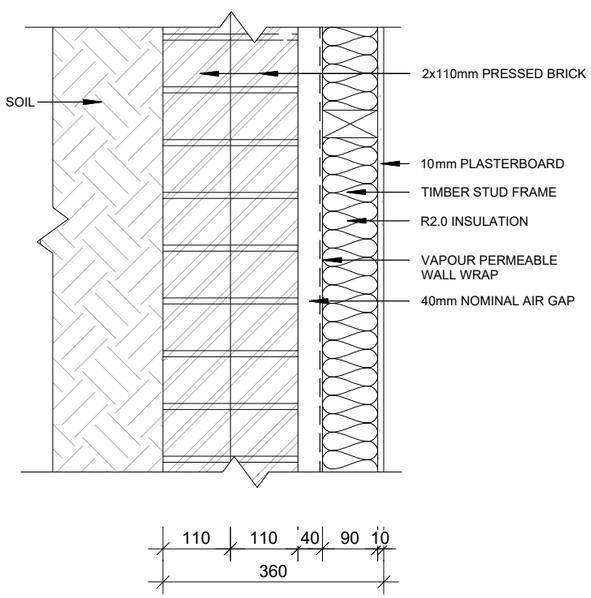
WT18



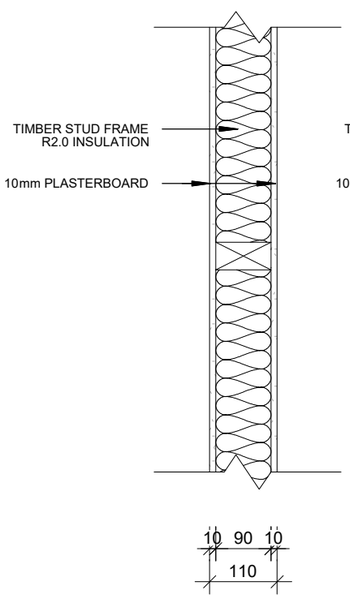
WT27



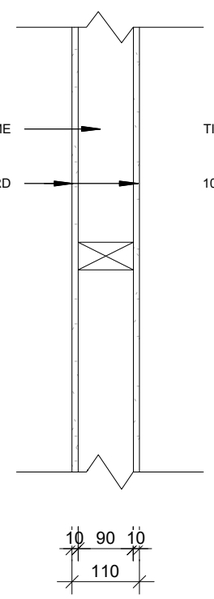
WT28



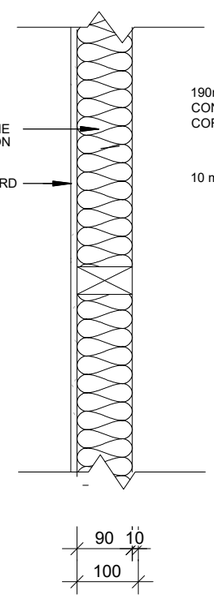
WT9



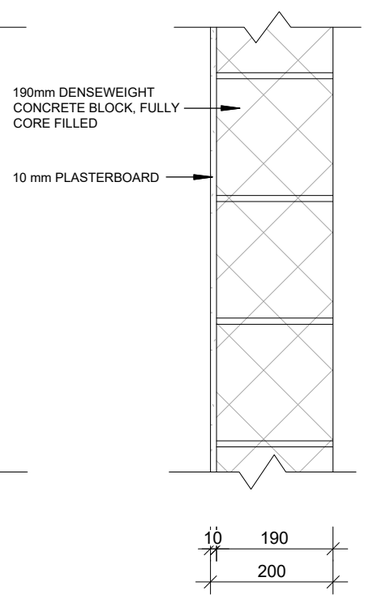
WT10



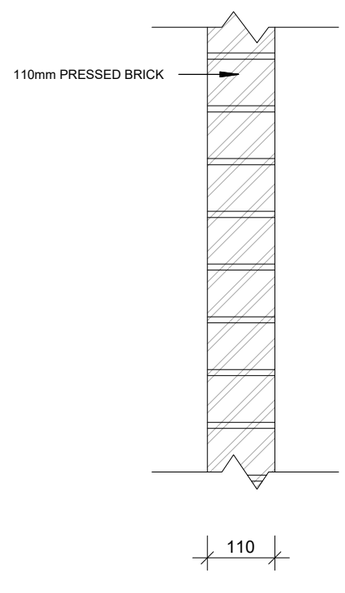
WT12



WT16



WT29



WALL TYPES 1:10

ALL WALL CAVITIES ARE UNVENTILATED U.N.O

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PAGE TITLE: WALL TYPES

SCALE: A3 @ 1 : 10

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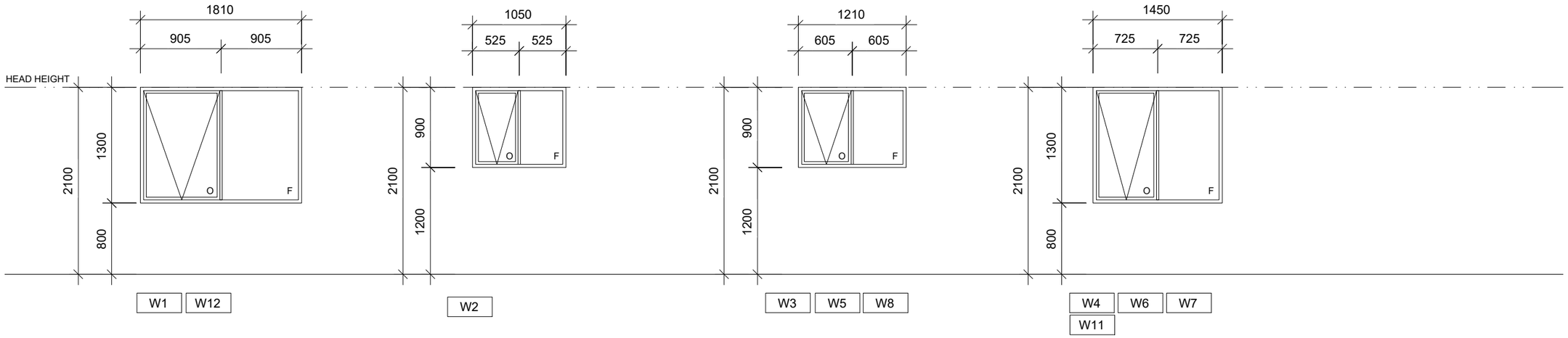
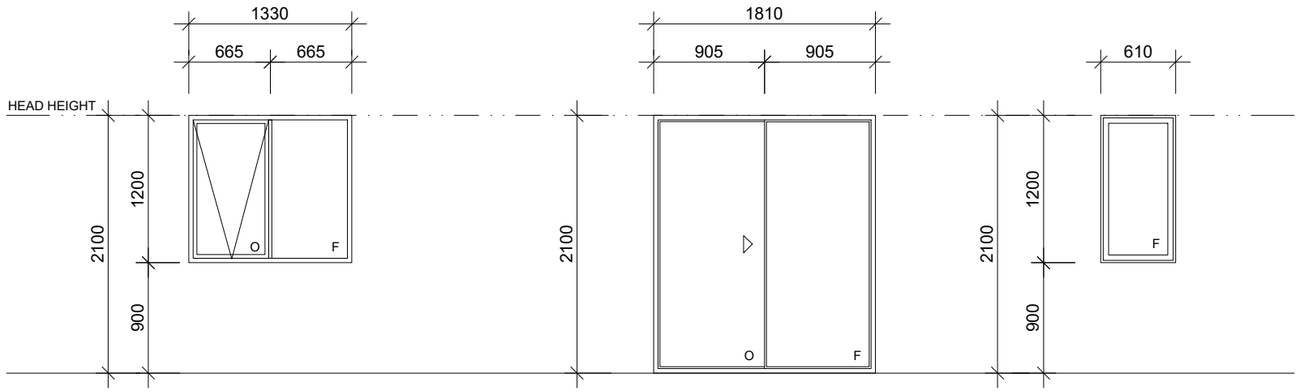
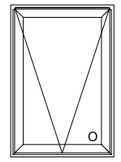


W1 W12 | W2 | W3 W5 W8 | W4 W6 W7 W11



W9 W10 | W14 W15 | W13

ROOF GLAZING

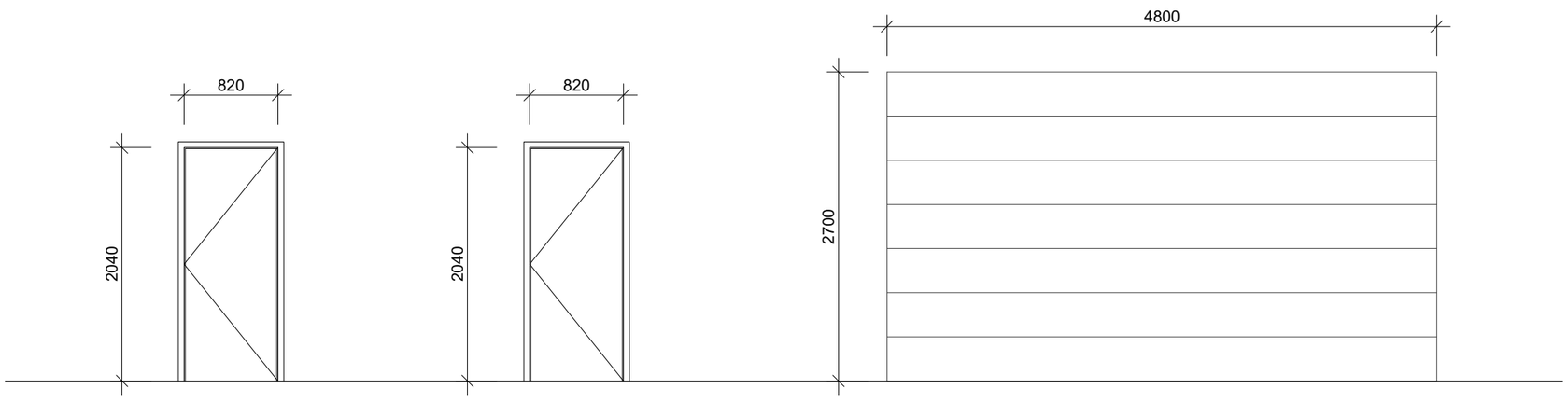


VELUX MANUALLY OPENABLE SKYLIGHT 780x1180

RW1

250mm DIA' TUBULAR SKYLIGHT WITH CEILING DIFFUSER AND REFLECTIVE FLEXIBLE SHAFT

TS1 TS2 TS3



D1

2040 X 820 X 42mm
SOLID TIMBER DOOR
(MOUNTAIN ASH)
HINGED DOOR

D2

2040 X 820 X 30mm (NOM)
HOLLOW CORE
(5mm MASONITE SKIN)
HINGED DOOR

D3

2700 X 4800
SECTIONAL STEEL (1mm)
GARAGE DOOR

ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPS AND FLYWIRE SCREENS, EXCEPT GARAGE DOORS

SPECIFICATIONS
TIMBER FRAMED ARGON FILLED DOUBLE GLAZED
AWNING: U = 2.60: SHGC = 0.50
FIXED: U = 2.60: SHGC = 0.53
SLIDING: U = 2.60: SHGC = 0.53

O= OPENABLE SASH
F= FIXED SASH

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PAGE TITLE: WINDOW & DOOR SCHEDULE

SCALE: A3 @ 1 : 50

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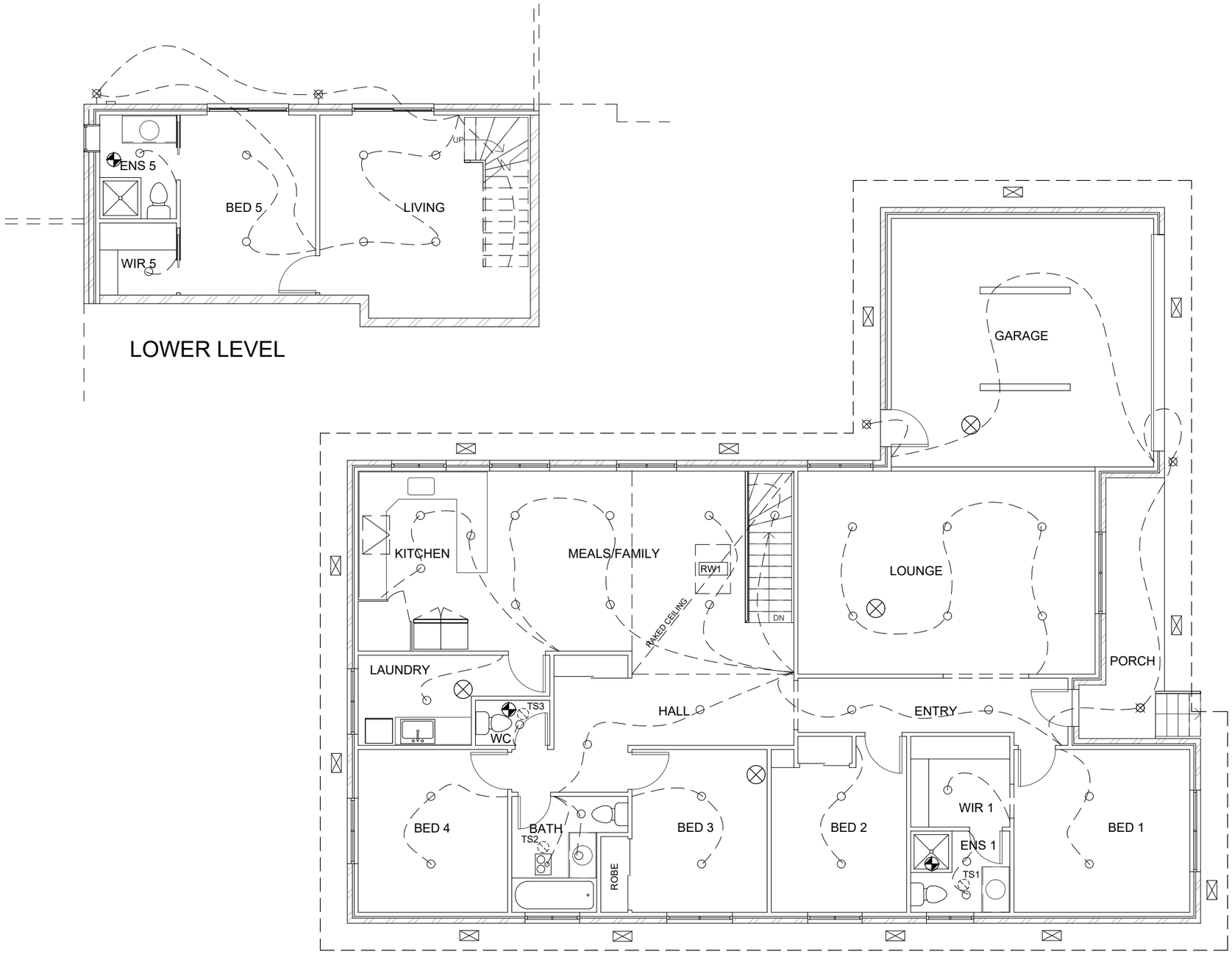

REFLECTED CEILING PLAN 1:100

ELECTRICAL FIXTURES LEGEND

43	○	Ø90mm RECESSED LED DOWNLIGHT 9W
5	⊠	Ø90mm SURFACE MOUNTED LED DOWNLIGHT 9W
2	▭	FLUORESCENT TUBE LIGHT 18W
1		IXL TASTIC TRIUMPH (CLASSIC) 375 3-IN-1 UNIT
3		Ø250mm CEILING EXHAUST FAN,
1		RANGEHOOD EXHAUST FAN 160mmØ DUCT TO EXTERNAL EAVE VENT

POWERED ROOF VENTILATORS

13	⊠	DENOTES UNDER EAVE VENT.
4	⊗	LOCATION OF EXTERNAL 250Ø POWER ROOF VENTILATION UNIT

ROOFLIGHTS LEGEND

RW1	ROOFLIGHTS REFER TO WINDOW SCHEDULE FOR DETAILS
TSx	TUBE SKYLIGHTS REFER TO WINDOW SCHEDULE FOR DETAILS

THE LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF ARTIFICIAL LIGHTING IS NOT TO EXCEED 5W/m2 FOR THE RESIDENCE, 3W/m2 FOR THE GARAGE AND 4W/m2 FOR PORCH/VERANDAHS.

RECESSED DOWNLIGHTS ARE TO BE SEALED UNITS TO PREVENT AIR LEAKAGE.

ALL EXHAUST FANS TO BE FITTED WITH A SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER, FILTER OF THE LIKE, AND DUCTED TO EXTERNAL AIR

RANGEHOODS ARE TO HAVE A FILTER INSTALLED, AND DUCTED TO EXTERNAL ENVIRONMENT.

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PAGE TITLE: REFLECTED CEILING PLAN

SCALE: A3 @ 1 : 100

SHEET: 12 of 13

General Notes (NCC 2019 BCA Vol 2)

1. All materials and work practices shall comply with, but not limited to the Building Regulations 2018, National Construction Code Series 2019 Building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein.
2. Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2019 Building Code of Australia Volume 2.
3. All materials and construction practice shall meet the Performance Requirements of the BCA. Where a performance solution is proposed then, prior to implementation or installation, it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the BCA.
4. Glazing, including safety glazing, shall be installed to a size, type and thickness so as to comply with:
   - BCA Part 3.6 for Class 1 and 10 Buildings within a design wind speed of not more than N3; and
   - BCA Vol 1 Part B1.4 for Class 2 and 9 Buildings.
5. Waterproofing and water resistance of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2010: Waterproofing of Domestic Wet Areas.
6. These Drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alteration.
7. Step sizes (other than for spiral stairs) to be:
   - Risers (R) 190mm maximum and 115mm minimum
   - Going (G) 355mm maximum and 240mm minimum
   - 2R + 1G = 700mm maximum and 550mm minimum
   - with less than 125mm gap between open treads.
8. All treads, landings and the like to have a slip-resistance classification of P4 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.
9. Provide barriers where change in level exceeds 1000mmabove the surface beneath landings, ramps and/or treads. Barriers (other than tensioned wire barriers) to be:
   - 1000mm min. above finished surface level of balconies, landings or the like, and
   - 865mm min. above finished surface level of stair nosing or ramp, and
   - vertical with less than 125mm gap between, and
   - any horizontal element within the barrier between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.
10. Wire barrier construction to comply with NCC 2019 BCA Part 3.9.2.3 for Class 1 and 10 Buildings and NCC 2019 BCA Volume 1 Part D2.16 for other Classes of Buildings.
11. Top of hand rails to be minimum 865mm vertically above stair nosing and floor surface of ramps.
12. Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.
13. Where the building (excludes a detached Class 10) is located in a termite prone area the building is to be provided with a termite management system.
14. Concrete stumps:
   - up to 1400mm long to be 100mm x 100mm (1 No.H.D. Wire)
   - 1401mm to 1800mm long to be 100mm x 100mm (2 No. H.D. Wires)
   - 1801mm to 3000mm long to be 125mm x 125mm (2 No. H.D. Wires)
15. 100mm x 100mm stumps exceeding 1200mm above ground level to be braced where no perimeter base brickwork provided.
16. Buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of Table 4.1 of AS 4773.1-2015 'Masonry in small buildings' Part 1: Design.
17. All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.

General Notes (NCC 2019 BCA Vol 2)

18. These drawings shall be read in conjunction with all relevant structural and all other consultants' drawings/details and with any other written instructions issued in the course of the contract.
19. Site plan measurements in metres – all other measurements in millimetres unless noted otherwise.
20. Figured dimensions take precedence over scaled dimensions.
21. The Builder shall take all steps necessary to ensure thestability and general water tightness of all new and/or existing structures during all works.
22. The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.
23. Installation of all services shall comply with the respective supply authority requirements.
24. The Builder and Subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.
25. These plans have been prepared for the exclusive use by the Client of [Insert Drafting Service] ('The Designer') forthe purpose expressly notified to the Designer. Any other person who uses or relies on these plans without the Designer's written consent does so at their own risk and no responsibility is accepted by the Designer for such use and/or reliance.
26. A building Permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.
27. The Client and/or the Client's Builder shall not modify or amend the plans without the knowledge and consent of [building designer's name] except where a Registered Building Surveyor makes minor necessary changes to facilitate the Building Permit application and that such changes are promptly reported back to [building designer's name].
28. The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. All variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing any variation.

Stormwater

1. All storm water to be taken to the legal point of discharge to the Relevant Authorities approval.
2. The Builder and Subcontractor shall ensure that all storm water drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/ or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.
3. All pipes shall be 100MM dia min. Class 6 UPVC storm water line laid to a minimum grade of 1:100 and connected to the legal point of discharge. Provide inspection openings at 9000 C/C and at change in direction. The storm water drainage system must be installed so that any overflow during heavy rain periods is prevented from flow back into the Building. The Builder is to ensure that adequate DP's are provided. The builder is NOT allowed to nominate. The cover to underground storm water drains shall be not less than:
   - 100mm under soil.
   - 50mm under paved or concrete areas
   - 100mm under unreinforced concrete or paved driveways
   - 75mm under reinforced concrete driveways
4. All exposed flashings and valleys colour to match roof colour to owners approval. DP denotes min. 90mm dia down pipes, fix to brickwork at 3 points min. (2400mm) H. wall).
5. Roof spouting to be Colorbond quad spouting with concealed support brackets (colour T.B.A) if not specified. All roofing battens to be laid true to string line to eliminate bows and waves.

Site Environment Design Information

Site Classification

- Site classification as Class:
- Refer to soil report No:
- By:

(All footings to be founded at the minimum depths indicated by this soil report)

Design Gust Wind Speed / Wind Classification

- Building tie-downs to be provided in accordance with AS1684-2010 for an assumed design gust wind speed / wind classification of [Insert wind speed or wind classification] (subject to confirmation on site by Relevant Building Surveyor at first inspection) refer to AS1684 for construction requirements.

Corrosion protection of built-in structural members

- Provide corrosion protection of built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS4773.1-2015 Masonry in Small Buildings, Part 1: Design suitable for an Environment Classification of [Insert environment classification]

Corrosion protection for sheet roofing

- Provide corrosion protection for sheet roofing in accordance with BCA Table 3.5.1.1a suitable for an Environment Classification of [Insert environment classification].

Climate Zone

- Climate zone for thermal design / thermal performance assessment: Zone 26 Hobart.

Energy Efficiency Notes

- R5.0 insulation batts typical to ceilings (except garage).
- R2.0 insulation batts to ceilings where at a perimeter edge as per AS 3000
- Reflective sarking under all roof tiles
- R2.1 insulation batts to floors where over sub-floor
- Refer to wall scedule sheets for specific wall insulation
- R2.7 (75mm XPS board) to exposed perimeter concrete slab edges
- Refer to window schedule sheets for all specific glazing requirements
- All recessed downlights to be sealed to prevent air leakage
- All ducts for exhaust fans to have self sealing dampers when not in use
- INSULATION MUST COMPLY WITH AS/NZS 4859.1, AS 4200.2, AS 3999 and AS 3000

Property Information

FLOOD PRONE LAND:	Yes	
DESIGNATED BUSHFIRE AREA:	NO	BAL-LOW
TERMITE AREA:	Yes	
SNOW LOADS:	TBA	
WIND CLASSIFICATION:	29m/s	

Australian Government

NatHERS Example 3
No 200, Lot 2 Wattle Drive
Melbourne, 3000, VIC

Date	27-Aug-2021
Version	v4
Drawn by	AH
Checked by	MG

DESIGN 200

PAGE TITLE: GENERAL NOTES

SCALE: A3 @ N/A