

Nationwide House Energy Rating Scheme

NatHERS Certificate No. HNLW4J0FKC-02

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Property

Address 9 LAMP ROAD, WONTHAGGI, VIC, 3995
Lot/DP -
NCC Class* Class 1a
Type New Home

Plans

Main plan 21-008
Prepared by ADAPT DESIGN GROUP

Construction and environment

Assessed floor area (m²)*		Exposure type
Conditioned*	109.7	suburban
Unconditioned*	9.4	NatHERS climate zone
Total	119.1	64 Cape Otway
Garage	-	



Accredited assessor

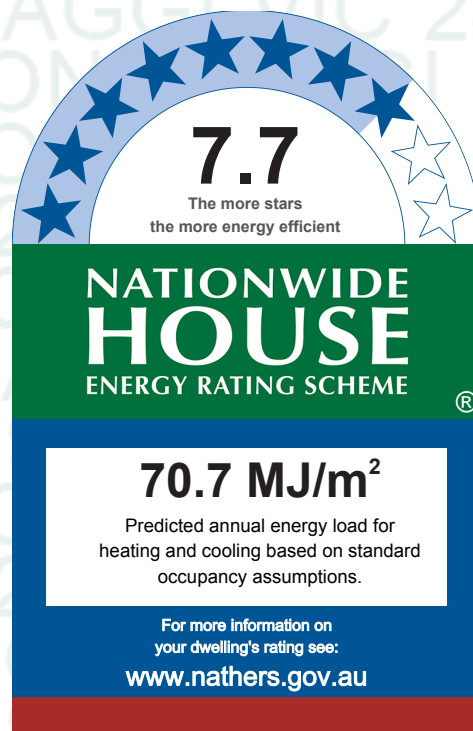
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Accreditation No. DMN/11/1116
Assessor Accrediting Organisation Design Matters National
Declaration of interest Declared, refer to "Additional Notes" on page 2

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.



Thermal performance

Heating	Cooling
53.5	17.2
MJ/m²	MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=HNLW4J0FKC-02> When using either link, ensure you are visiting www.FR5.com.au.



Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page?
Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional Notes

DESIGNER

Window and glazed door *type and performance*

Default* windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
				No Data Available	

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AWS-067-09 A	RES SERIES 516 FIXED WINDOW DG 1_LightBridge_ClrS0_4-12-4	2.14	0.53	0.5	0.56
AWS-008-03 A	516 Al Awining Window DG 4/10Ar/4ET	3.6	0.52	0.49	0.55
AWS-067-07 A	RES SERIES 516 FIXED WINDOW DG 4mmClr-10Ar-4mmEnTech	2.41	0.64	0.61	0.67
AWS-013-76 A	541/542 Al Sliding Door DG 4-12-4ClimaTech	3.05	0.53	0.5	0.56

Window and glazed door *Schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
KITCHEN DINING LIVING	AWS-067-09 A	W8 FIX	1500	1650	fixed	0.0	WNW	No
KITCHEN DINING LIVING	AWS-008-03 A	W8 AWN	1500	750	awning	90.0	WNW	No
KITCHEN DINING LIVING	AWS-008-03 A	W7 AWN	600	2400	awning	90.0	SSW	No
KITCHEN DINING LIVING	AWS-067-09 A	W7 FIX	600	1200	fixed	0.0	SSW	No
KITCHEN DINING LIVING	AWS-067-07 A	W9 FIX	2100	1200	fixed	0.0	NNE	No
KITCHEN DINING LIVING	AWS-013-76 A	W9 SDU	2100	2400	sliding	90.0	NNE	No
KITCHEN DINING LIVING	AWS-013-76 A	W10 SDU	2100	2400	sliding	90.0	NNE	No
KITCHEN DINING LIVING	AWS-067-07 A	W10 FIX	2100	1200	fixed	0.0	NNE	No
KITCHEN DINING LIVING	AWS-008-03 A	W11	2100	900	awning	60.0	NNE	No
KITCHEN DINING LIVING	AWS-008-03 A	W12	2100	900	awning	60.0	NNE	No
LDRY	AWS-008-03 A	W6	2100	900	awning	60.0	SSW	No
BATH	AWS-008-03 A	W5 AWN	1200	750	awning	90.0	SSW	No
BATH	AWS-067-09 A	W5 FIX	1200	750	fixed	0.0	SSW	No
BED 2	AWS-067-09 A	W4 FIX	1200	1050	fixed	0.0	SSW	No
BED 2	AWS-008-03 A	W4 AWN	1200	1050	awning	90.0	SSW	No
ENSUITE	AWS-008-03 A	W3 AWN	600	730	awning	90.0	SSW	No
ENSUITE	AWS-067-09 A	W3 FIX	600	730	fixed	0.0	SSW	No
BED 1	AWS-067-09 A	W2 FIX	1500	1650	fixed	0.0	ESE	No
BED 1	AWS-008-03 A	W2 AWN	1500	750	awning	90.0	ESE	No
ENTRY	AWS-008-03 A	W13	2100	900	awning	60.0	WNW	No
BED 3	AWS-008-03 A	W14 AWN	1500	750	awning	90.0	WNW	No
BED 3	AWS-067-09 A	W14 FIX	1500	1650	fixed	0.0	WNW	No
BED 3	AWS-067-09 A	W1 FIX	1500	1650	fixed	0.0	ESE	No
BED 3	AWS-008-03 A	W1 AWN	1500	750	awning	90.0	ESE	No

Roof window type and performance value

Default* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Substitution tolerance ranges

* Refer to glossary.

Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Roof window schedule

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
No Data Available							

Skylight type and performance

Skylight ID	Skylight description
No Data Available	

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
ENTRY	2100	920	100.0	ESE

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	ADG - Colorbond (35mm Batten)	0.3	Light	Glass fibre batt: R2.5 (R2.5)	Yes

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
KITCHEN DINING LIVING	1	2925	4781	WNW	0	Yes
KITCHEN DINING LIVING	1	2550	9497	SSW	0	No
KITCHEN DINING LIVING	1	3300	15021	NNE	0	Yes
LDRY	1	3200	1995	SSW	0	No
BATH	1	3200	1794	SSW	0	No
BED 2	1	3200	3000	SSW	0	No
ENSUITE	1	3200	1496	SSW	0	No
BED 1	1	3200	3569	SSW	0	No
BED 1	1	2925	4799	ESE	0	No
BED 1	1	3200	3582	NNE	9464	Yes
ENTRY	1	2550	1166	WNW	0	Yes
ENTRY	1	300	3125	SSW	0	No
ENTRY	1	2550	1166	ESE	1685	Yes
BED 3	1	2550	3781	WNW	0	Yes

BED 3	1	2550	490	SSW	0	Yes
BED 3	1	2550	3781	ESE	1135	Yes
BED 3	1	2550	3600	NNE	4291	Yes

Internal wall type

Wall ID	Wall type	Area (m ²)	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	66.7	Glass fibre batt: R2.5 (R2.5)
2	FR5 - Internal Plasterboard Stud Wall	45.1	

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
KITCHEN DINING LIVING	ADG - WafflePod-225 Insulated	57.9	Enclosed	R0.6;R1.8	Timber
WC	ADG - WafflePod-225 Insulated	1.5	Enclosed	R0.6;R1.8	Tiles
LDLY	ADG - WafflePod-225 Insulated	3.8	Enclosed	R0.6;R1.8	Tiles
BATH	ADG - WafflePod-225 Insulated	5.6	Enclosed	R0.6;R1.8	Tiles
BED 2	ADG - WafflePod-225 Insulated	11.1	Enclosed	R0.6;R1.8	Carpet
ENSUITE	ADG - WafflePod-225 Insulated	4.7	Enclosed	R0.6;R1.8	Tiles
BED 1	ADG - WafflePod-225 Insulated	17.2	Enclosed	R0.6;R1.8	Carpet
ENTRY	ADG - WafflePod-225 Insulated	3.6	Enclosed	R0.6;R1.8	Timber
BED 3	ADG - WafflePod-225 Insulated	13.7	Enclosed	R0.6;R1.8	Carpet

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
KITCHEN DINING LIVING	Plasterboard	R5.0	No
WC	Plasterboard	R5.0	No
LDLY	Plasterboard	R5.0	No
BATH	Plasterboard	R5.0	No
BED 2	Plasterboard	R5.0	No
ENSUITE	Plasterboard	R5.0	No
BED 1	Plasterboard	R5.0	No
ENTRY	Plasterboard	R5.0	No
BED 3	Plasterboard	R5.0	No

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
KITCHEN DINING LIVING	1	Exhaust Fans	180	Sealed
WC	1	Exhaust Fans	250	Sealed
BATH	1	Exhaust Fans	250	Sealed
ENSUITE	1	Exhaust Fans	250	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
KITCHEN DINING LIVING	1	1200
BED 2	1	1200
BED 1	1	1200
BED 3	1	1200

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.3	Light
Cont:Attic-Continuous	0.0	0.3	Light

Explanatory Notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way. Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, indoor air temperature and local climate.

Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.

National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au .
Opening Percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).

GENERAL NOTES

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.

UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2019 BUILDING CODE OF AUSTRALIA VOLUME 2.

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.

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.

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.

SITE PLAN MEASUREMENTS IN METRES – ALL OTHER MEASUREMENTS IN MILLIMETRES UNLESS NOTED OTHERWISE. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.

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.

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF **ADAPT DESIGN GROUP** (THE DESIGNER) FOR THE 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.

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.

THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF **ADAPT DESIGN GROUP** 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 **ADAPT DESIGN GROUP**.

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.

GLAZING
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.

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.

WATERPROOFING
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.**

TERMITE PROTECTION
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.

SUBFLOOR
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)
100MM X 100MM STUMPS EXCEEDING 1200MM ABOVE GROUND LEVEL TO BE BRACED WHERE NO PERIMETER BASE BRICKWORK PROVIDED.

STAIRS & BALUSTRADES
STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:
- RISERS (R) 190MM MAXIMUM AND 115MM MINIMUM
- GOING (G) 355MM MAXIMUM AND 240MM MINIMUM
- GR + 1G = 700MM MAXIMUM AND 550MM MINIMUM
- WITH LESS THAN 125MM GAP BETWEEN OPEN TREADS.

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.

PROVIDE BARRIERS WHERE CHANGE IN LEVEL EXCEEDS 1000MM ABOVE 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.

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 02.16 FOR OTHER CLASSES OF BUILDINGS. TOP OF HAND RAILS TO BE MINIMUM 865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.

STORMWATER
ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.

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.

100mm DIA. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000MM C/C AND AT EACH CHANGE OF DIRECTION.

THE COVER TO UNDERGROUND STORMWATER 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

SITE ENVIRONMENT DESIGN INFORMATION

SITE CLASSIFICATION
SITE CLASSIFICATION AS CLASS: CLASS P
REFER TO SOIL REPORT NO: 21102
BY: DBM GEOTECH

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 N1. (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION) REFER TO AS1684 FOR CONSTRUCTION REQUIREMENTS

CLIMATE ZONE
CLIMATE ZONE FOR THERMAL DESIGN / THERMAL PERFORMANCE ASSESSMENT: ZONE 6

CORROSION PROTECTION OF BUILT-IN STRUCTURAL MEMBERS
PROVIDE CORROSION PROTECTION OF BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTIONS, 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 MARINE.

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 MEDIUM.

ENERGY RATING	ENERGY RATING REPORT BY:		CERTIFICATE NO.
	ADAPT-223	ADAPT DESIGN GROUP	HNLW4J0FKC
NOTES			
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.			
- SEALED EXHAUST FANS THROUGHOUT. - CEILING FANS TO BEDROOMS & LIVING ROOM - DOUBLE GLAZED WINDOWS AS PER WINDOW SCHEDULE - ALL EXTERNAL DOORS & WINDOWS TO BE FITTED WITH DRAUGHT EXCLUDERS IN ACC. WITH NCC 3.12.33 & AS2047 - GENERALLY ALL CONSTRUCTION GAPS ARE TO BE FLASHED, FILLED AND DRAUGHT SEALED - SEALED DOWNLIGHTS AND EXHAUST FANS THROUGHOUT (INCL. RANGEHOOD) - PROVIDE SOLAR HOT WATER SYSTEM OR A 2000 LITRE WATER TANK CONNECTED TO SANITARY FLUSHING DEVICES			
ROOFS, WALLS AND FLOORS TO BE INSULATED IN ACCORDANCE WITH B.C.A AND LOCAL COUNCIL BY-LAWS			
LOCATION	INSULATION		
CEILING	R5.0		
EXTERNAL WALL	R2.5 GLASS FIBRE BATT		
INTERNAL WALL	R2.5 GLASS FIBRE BATTS TO INTERNAL WET AREA WALLS		
SLAB/SUBFLOOR	R1.8XPS UNDERSLAB INSULATION		



NOTE: ALL RENDERERS ARE INDICATIVE ONLY AND DO NOT REPRESENT WHAT MAY BE REFLECTED IN FINAL PLANS, SPECIFICATIONS, CONTRACT AND FINAL BUILT PRODUCT



9 LAMP ROAD, WONTHAGGI, VIC, 3995

DRAWING REGISTER		
DRG No.	DRAWING NAME	REV
WD.000	GENERAL NOTES & SITE PLAN	4
WD.001	FLOOR & ROOF PLAN, ELEVATIONS & PERSPECTIVES	4
WD.002	FRAMING PLANS, RCP & ELECTRICAL	4
WD.003	SECTIONS & DETAILS	4
WD.004	WINDOW, DOOR & WALL TYPE SCHEDULE	4

CONSULTANTS & AUTHORITIES

GEOTECHNICAL REPORT
SOIL CLASSIFICATION - AS CLASS - CLASS P
REFER SOIL REPORT - 21102

COUNCIL
BASS COAST SHIRE
Ph. 1300 226 278

STRUCTURAL & CIVIL ENGINEER
STRUCTURE STUDIO
Ph. 0417117942
REFER REPORT NO. 220618

WATER AUTHORITY
SOUTH GIPPSLAND
WATER
Ph. 1300 851 636

THERMAL PERFORMANCE ASSESSOR
ADAPT DESIGN GROUP
Ph. 03 5674 8134

GAS AUTHORITY
RED ENERGY
Ph. 1318106

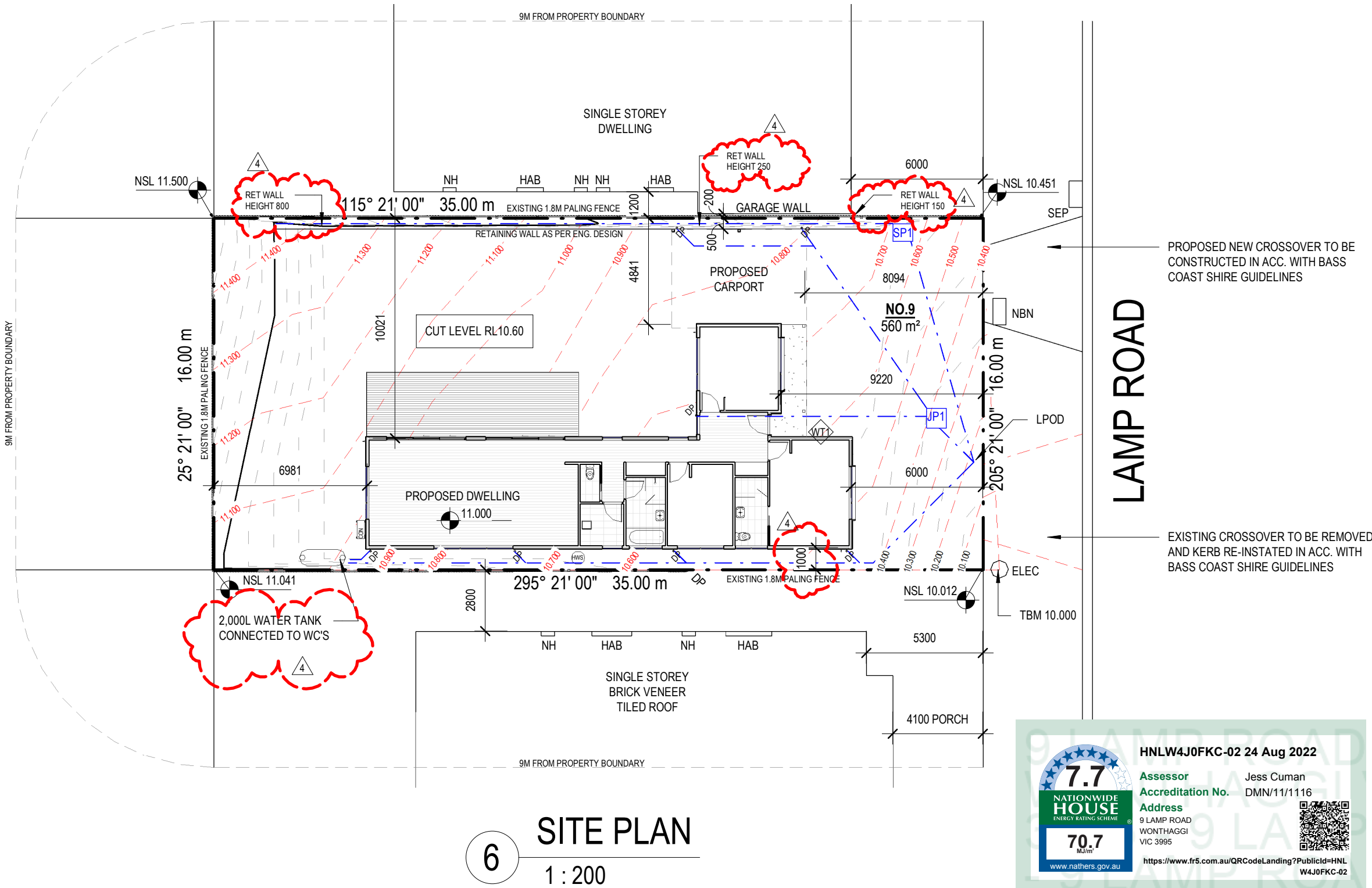
BUILDING SURVEYOR
APPROVED BY ED
Ph. 1300 656 052

PLANNING RESPONSE	STANDARD	CLAUSE 54 RESPONSE	COMPLIES
THE SUBJECT LAND IS LOCATED IN GRZ1 UNDER THE BASS COAST SHIRE PLANNING SCHEME AND IS NOT AFFECTED BY ANY OVERLAYS.	A1	DOES THE DESIGN RESPECT THE EXISTING NEIGHBOURHOOD CHARACTER OR CONTRIBUTE TO NEIGHBOURHOOD CHARACTER & RESPOND TO SITE FEATURES.	YES
SUMMARY THE PROPOSED DWELLING HAS PROVIDED AN OUTCOME THAT IS RESPECTFUL TO THE LOCAL NEIGHBOURHOOD WHILST PROVIDING QUALITY AND REQUIRED SPATIAL ARRANGEMENTS FOR ITS OCCUPANTS. THE PROPOSED DWELLING IS CONSISTENT WITH PLANNING POLICIES SETOUT BY STATE AND LOCAL AUTHORITIES.	A2	IS THE DWELLING ORIENTATED TO THE FRONT EXISTING OR PROPOSED STREETS AND ABUTTING PUBLIC OPEN SPACES. IS HIGH FENCING AVOIDABLE IF PRACTICAL.	YES
	A3	IS THE PROPOSED BUILDING IN THE SPECIFIED BUILDING ENVELOPE	YES
	A4	DOES THE BUILDING COMPLY WITH THE MAXIMUM BUILDING HEIGHT	YES
	A5	DOES THE BUILDING COMPLY WITH THE MAXIMUM SITE COVERAGE	YES
	A6	DOES THE BUILDING COMPLY WITH THE MINIMUM PERVIOUS SURFACE AREA	YES
	A7	DOES THE BUILDING MAXIMISE SOLAR ENERGY AND DOES NOT REDUCE OR INTERFERE WITH THE ENERGY EFFICIENCY OF ADJOINING PROPERTIES.	YES
	A8	DOES THE PROPOSED DWELLING AVOID THE REMOVAL OF ANY SIGNIFICANT TREES. IF NOT, IS THERE A REPLACEMENT PLAN IN PLACE.	YES
	A10	DOES THE PROPOSED DWELLING COMPLY TO SIDE & REAR SETBACK REQUIREMENTS.	YES
	A11	DOES THE PROPOSED WALL ON BOUNDARIES (WITHIN 200mm) ADHERE TO THE REQUIREMENTS. (10m + 25% OF REMAINING LENGTH & 3.2m AVERAGE WITH NO PART HIGHER THAN 3.6m)	YES
	A12	IS DAYLIGHT TO ADJOINING EXISTING NORTH FACING WINDOWS ADHERED TO	YES
	A13	DOES THE PROPOSED DWELLING AVOID OVERSHADOWING EXISTING HABITABLE NORTH FACING ROOMS	YES
	A14	DOES THE PROPOSED DWELLING AVOID OVERSHADOWING ANY EXISTING PRIVATE OPEN SPACE.	YES
	A15	DOES THE PROPOSED DWELLING AVOID OVERLOOKING ANY SECLUDED PRIVATE OPEN SPACE OR HABITABLE WINDOWS. IF NOT HOW IS THIS ACHIEVED (SCREENS, 1700mm SILL HEIGHT, OBSCURE GLAZING)	YES
	A16	DOES DAYLIGHT TO NEW WINDOWS COMPLY	YES
	A17	DOES THE PROPOSED DWELLING COMPLY WITH PRIVATE OPEN SPACE REQUIREMENTS	YES
	A18	WHAT SIDES ARE THE PRIVATE OPEN SPACES LOCATED AND DOES IT ALLOW ACCESS TO ENOUGH SUNLIGHT	YES
	A19	IS THE ARTICULATED DWELLING CONSISTENT WITH CURRENT NEIGHBOURHOOD CHARACTER	YES
CONCLUSION IT IS ADAPT DESIGN GROUPS CONCLUSION THAT THE PROPOSED DWELLING DOES NOT NEED A PLANNING PERMIT, DUE TO MEETING ALL THE NECESSARY REQUIREMENTS SETOUT IN BASS COAST SHIRE PLANNING SCHEME	A20	DOES THE PROPOSED FRONT FENCE HEIGHT COMPLY WITH REQUIREMENTS	YES

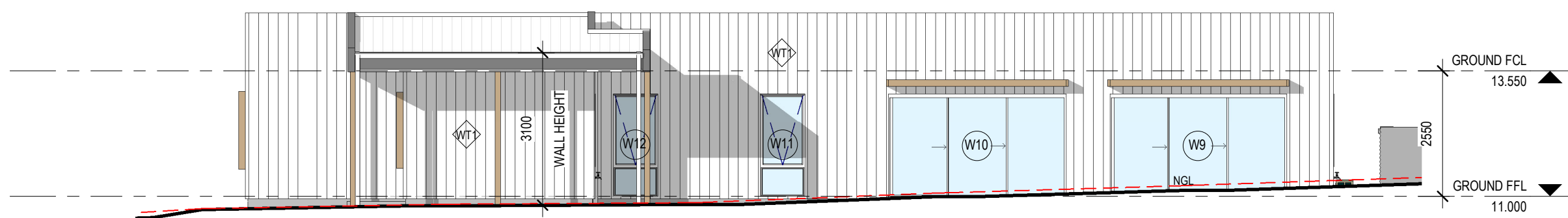
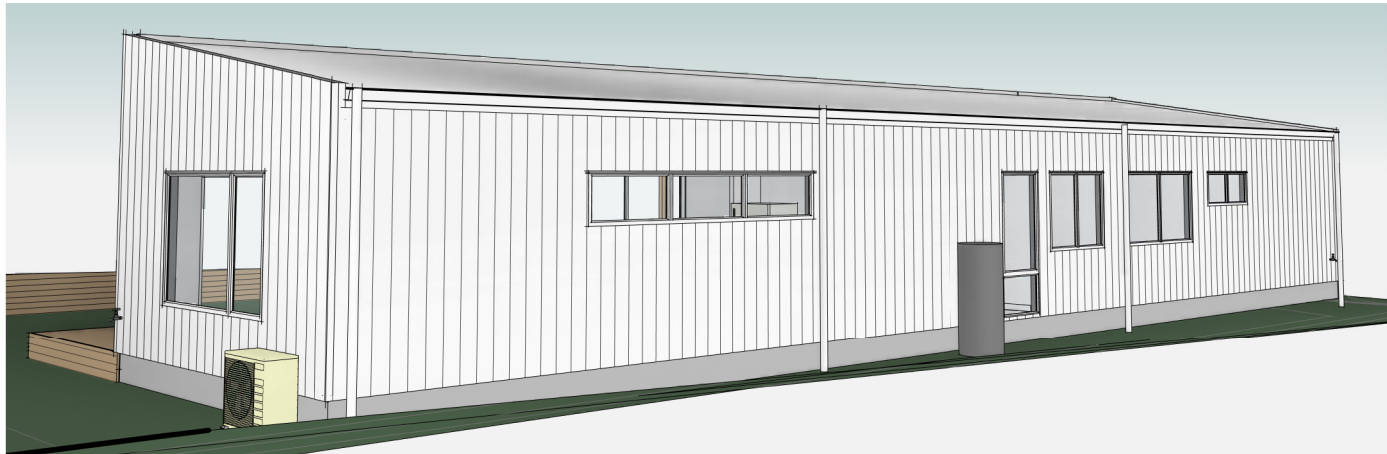
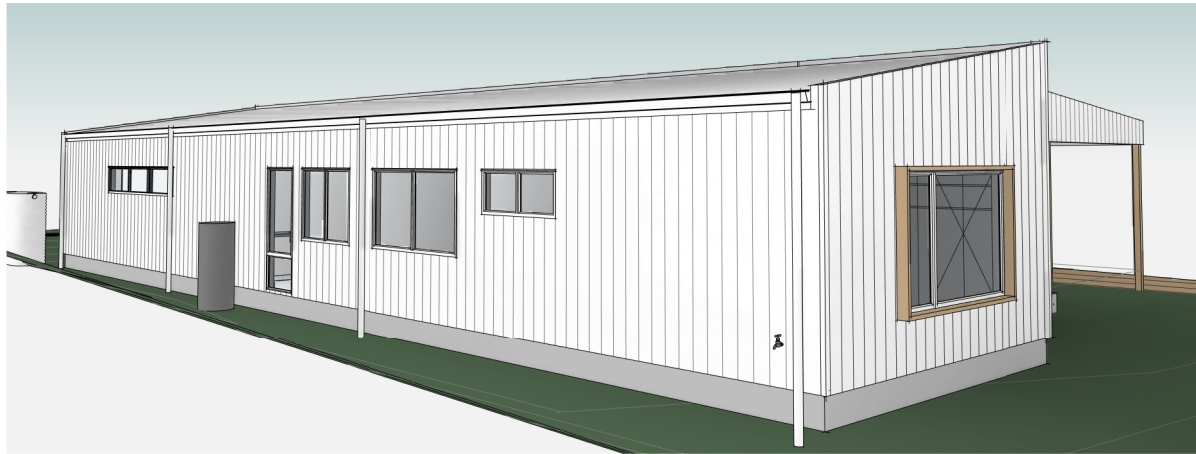
SITE CUT/SCRAPE
THE SITE CUT/SCRAPE INDICATED IS APPROXIMATE ONLY. THE BUILDER SHOULD ASSESS AND ADJUST THE CUTS AS NECESSARY TO ACCOMMODATE CONSTRUCTION VARIABLES SUCH AS:
• SITE DRAINAGE
• SLAB FORMING/BOXING SYSTEM
• TERMITE TREATMENT/CONTROL SYSTEM
• PROPOSED LANDSCAPE FEATURES INCLUDING FINISHED LEVELS, BACKFILLING, PAVEMENT DEPTHS, CROSS FALLS FOR DRAINAGE ETC.
SITE CUTS SHOULD ALLOW FOR 100mm TOP SOIL BACK FILL TO LANDSCAPE AREAS UNLESS NOTED OTHERWISE. HOWEVER CUTS ARE TO BE MINIMISED TO LIMIT THE NEED FOR EXCESSIVE BACKFILL.
ON SITES WHERE LANDSCAPED AREAS REQUIRES IN EXCESS OF 100mm BACKFILL CLEAN EXCAVATED MATERIAL MAY BE USED IN 150mm COMPACTED LAYERS TO WITHIN 100mm OF F.G.I
BACKFILL UNDER SLABS SHALL BE TO ENGINEERS SPECIFICATIONS.
ALL SITE CUTS ARE TO HAVE CROSSFALL TO PROVIDE POSITIVE DRAINAGE. THE TOE OF EVERY CUT BATTER TO BE PROVIDED WITH 90mm uPVC SLOTTED AGGI DRAIN CONNECTED TO STORMWATER SYSTEM VIA A SILT PIT.

SITE FEATURES & LEVELS SHOWN ARE INDICATIVE AS AT TIME OF SITE INSPECTION AND SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF ANY WORKS.
NO TITLE PEGS WERE LOCATED ON ANY SITES.
TITLE OUTLINES AND SETBACKS ARE APPROXIMATE ONLY BASED ON ASSUMED BOUNDARY OR EXISTING FENCE & BUILDING LOCATIONS

DRAINAGE NOTES:
• SITE DRAINAGE SHALL COMPLY WITH NCC 3.1.2 'DRAINAGE' AND AS3600 NATIONAL PLUMBING DRAINAGE CODE.
• BASE OF CUT GRADED TO SILT TRAP AT 1:100 MIN. DRAINS SHALL BE PROTECTED BY GRAVEL FILTERS.
• TEMPORARY DOWNPIPES CONNECTED TO THE STORM WATER SYSTEM TO BE INSTALLED AS SOON AS ROOF COVER IS COMPLETED.
• STORMWATER DRAINS ARE INDICATIVE ONLY. PLUMBER TO CONNECT TO LEGAL POINT OF DISCHARGE AT THEIR DISCRETION
• GRATED INLET PIT CONNECTED TO STORMWATER SYSTEM DIRECTED TO LEGAL POINT OF DISCHARGE
• PROVIDE AG DRAIN AT BASE OF CUT GRADED TO SILT PIT AT 1:100 MIN.
• SILT PIT CONNECTED TO AG DRAIN & DIRECTED TO LEGAL POINT OF DISCHARGE VIA STORMWATER SYSTEM



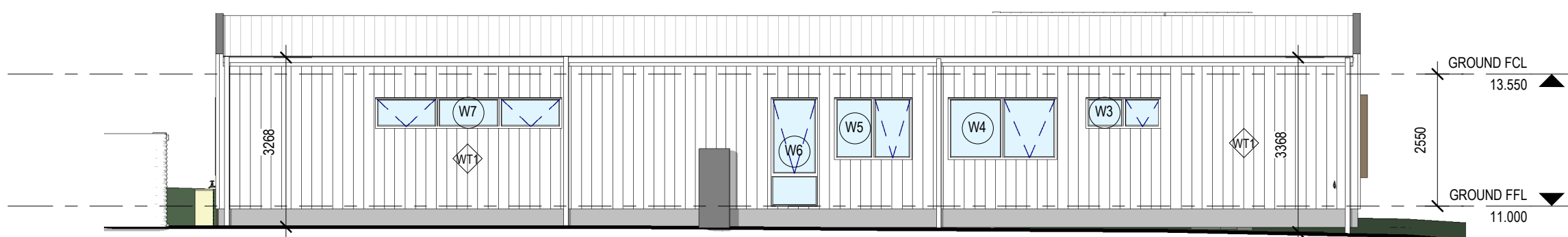
6 SITE PLAN
1 : 200



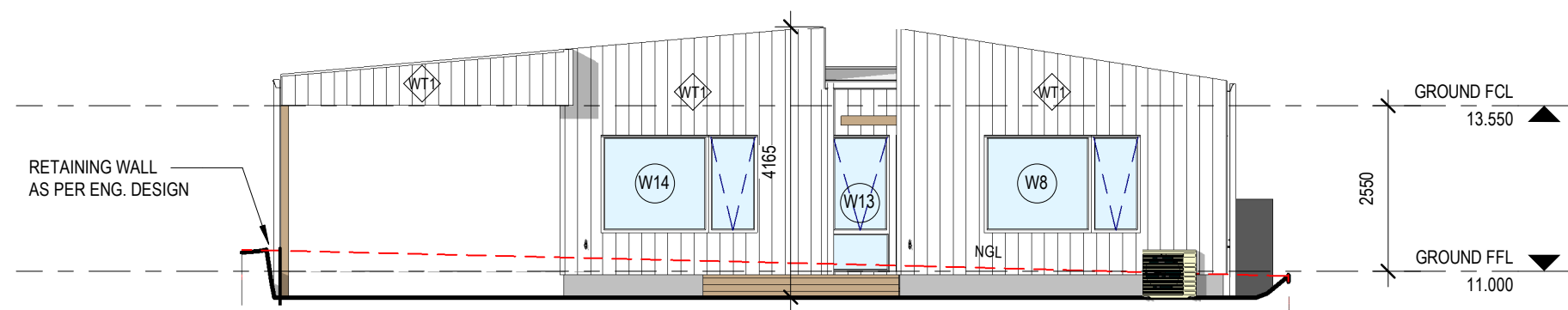
3 NORTH ELEVATION
1 : 100



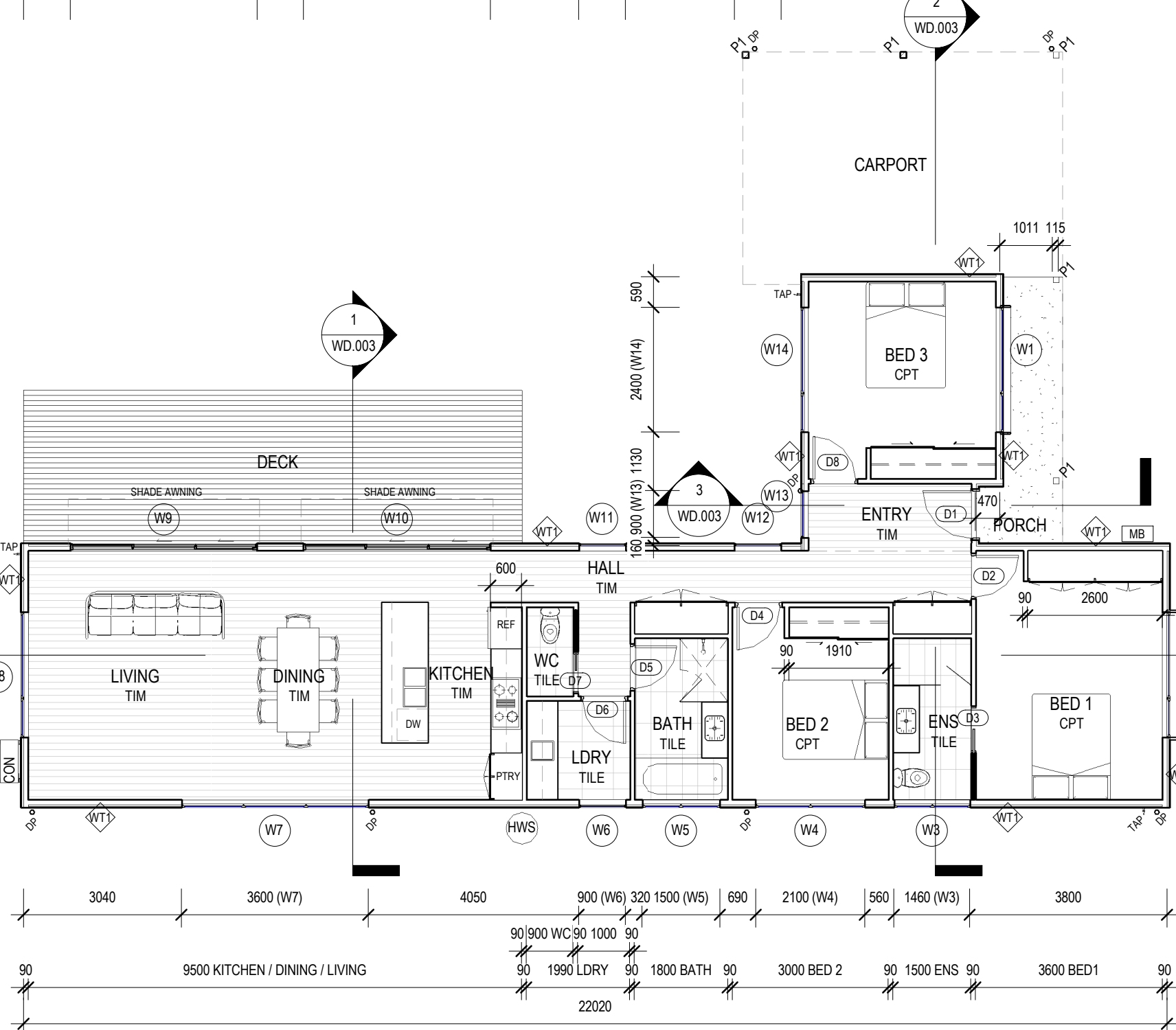
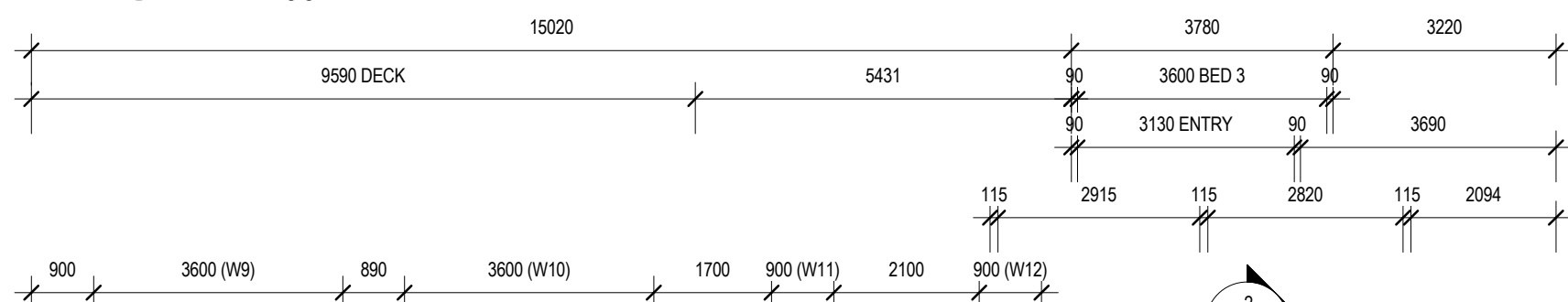
4 EAST ELEVATION
1 : 100



5 SOUTH ELEVATION
1 : 100



6 WEST ELEVATION
1 : 100



1 GROUND FLOOR PLAN
1 : 100

WALL TYPE SCHEDULE			
TYPE MARK	TYPE	DESCRIPTION	IMAGE
WT1	TRIMDEK	LYSAGHT TRIMDEK (SURFMIST) - 35mm TIMBER BATTEN - 90 TIMBER STUD	

AREA ANALYSIS	
SITE:	560m ²
AREAS	
GROUND FLOOR	131.28m ² /14.1sq
CARPORT	25.86m ² /2.8sq
DECK	29.37m ² /3.2sq
SITE COVERAGE	
PROPOSED	186.51m ² /33.30%
GARDEN AREA	373.49m ² /66.70%

FLOOR FINISHES LEGEND		
CODE	ITEM	FINISH
TIM	ENGINEERED TIMBER	AS SELECTED/SPECIFIED
CPT	CARPET	AS SELECTED/SPECIFIED
TILE	TILE	AS SELECTED/SPECIFIED

NEW DWELLING
9 LAMP ROAD
WONTHAGGI, VIC, 3995

CLIENT
HARRISBUILD

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ADAPT DESIGN GROUP.

ISSUE
1 PRELIMINARY WORKING DRAWINGS
2 WORKING DRAWINGS
3 WORKING DRAWINGS
4 RBS RPT#1

DATE
2022-06-15
2022-06-30
2022-07-07
2022-07-11

DRAWING TITLE

FLOOR & ROOF PLAN,
ELEVATIONS & PERSPECTIVES



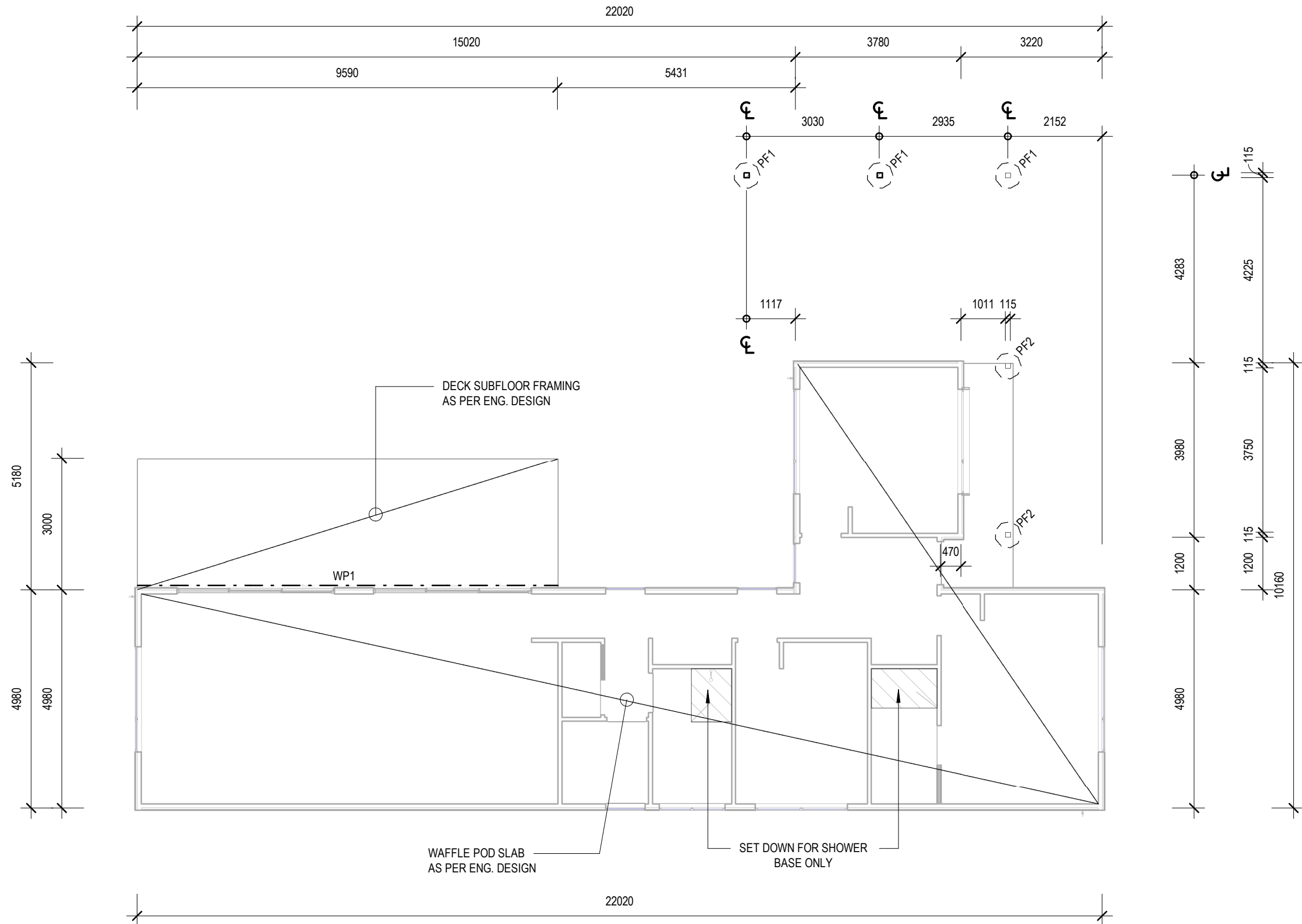
JOB No. 21-008 DRG No. WD.001
WORKING DRAWINGS
SCALE As indicated @ A1
DRAWN TM
PLOT DATE 24/08/2022 10:55:26 AM
REV No. 4

REFER TO SITE INVESTIGATION BY **DBM GEOTECH** JOB No. **21112** FOR MINIMUM FOUNDATION DEPTHS BELOW GROUND LEVEL FOR ALL FOOTING SYSTEMS.

FOUNDATION CLASSIFICATION - CLASS **P**
ACCORDING TO AS 2870-2011 AND ATTACHED SOIL REPORT

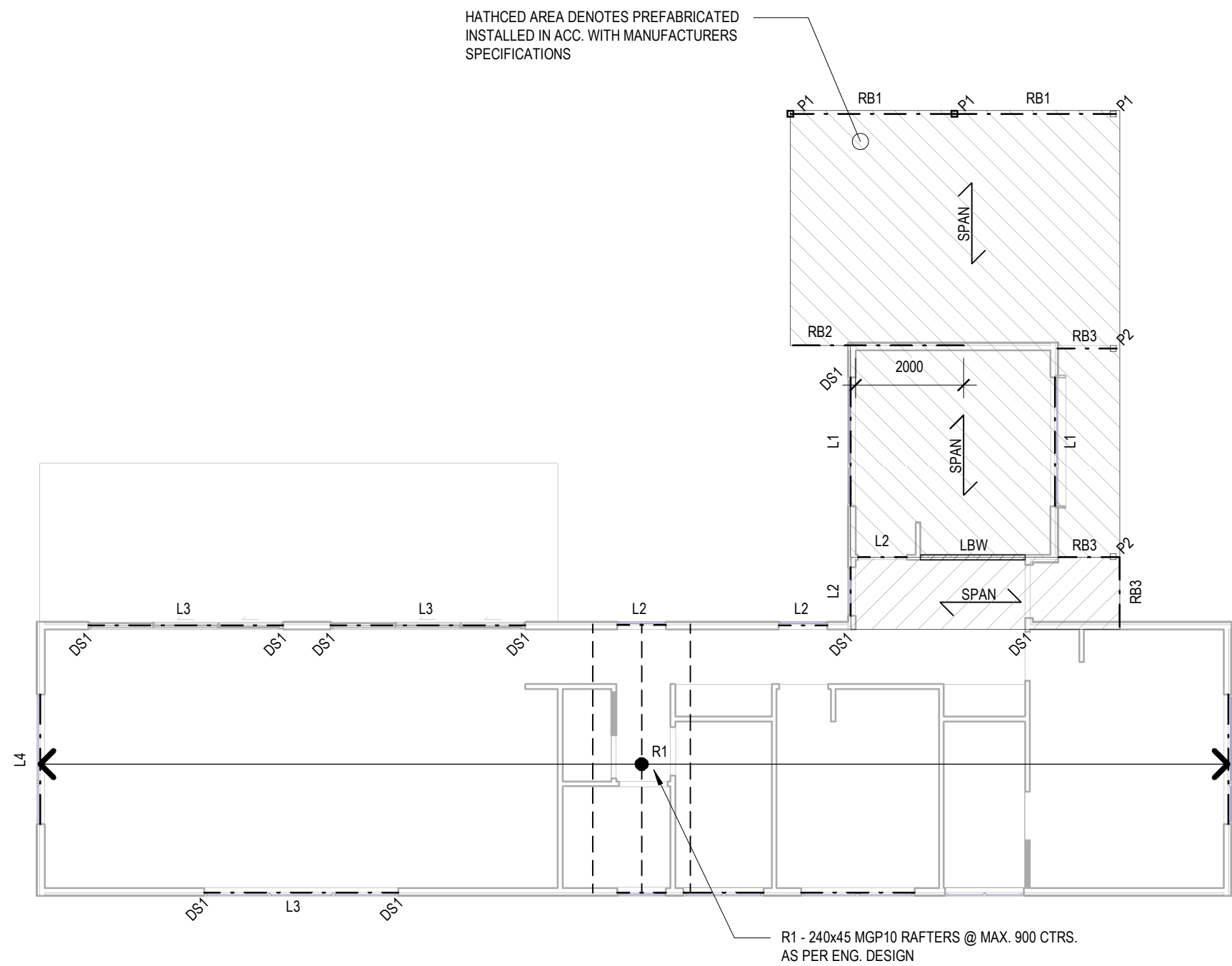
NOTE:
REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR
- SLAB/FOOTING PLAN & DETAILS
- FRAMING PLANS
- BRACING
- MEMBER SIZES & ASSOCIATED CONNECTION DETAILS

TERMITE NOTE: PROVIDE HOME GUARD
TERMITE CONTROL MANAGEMENT
SYSTEM OR SIMILAIR IN ACC. WITH AS
3660



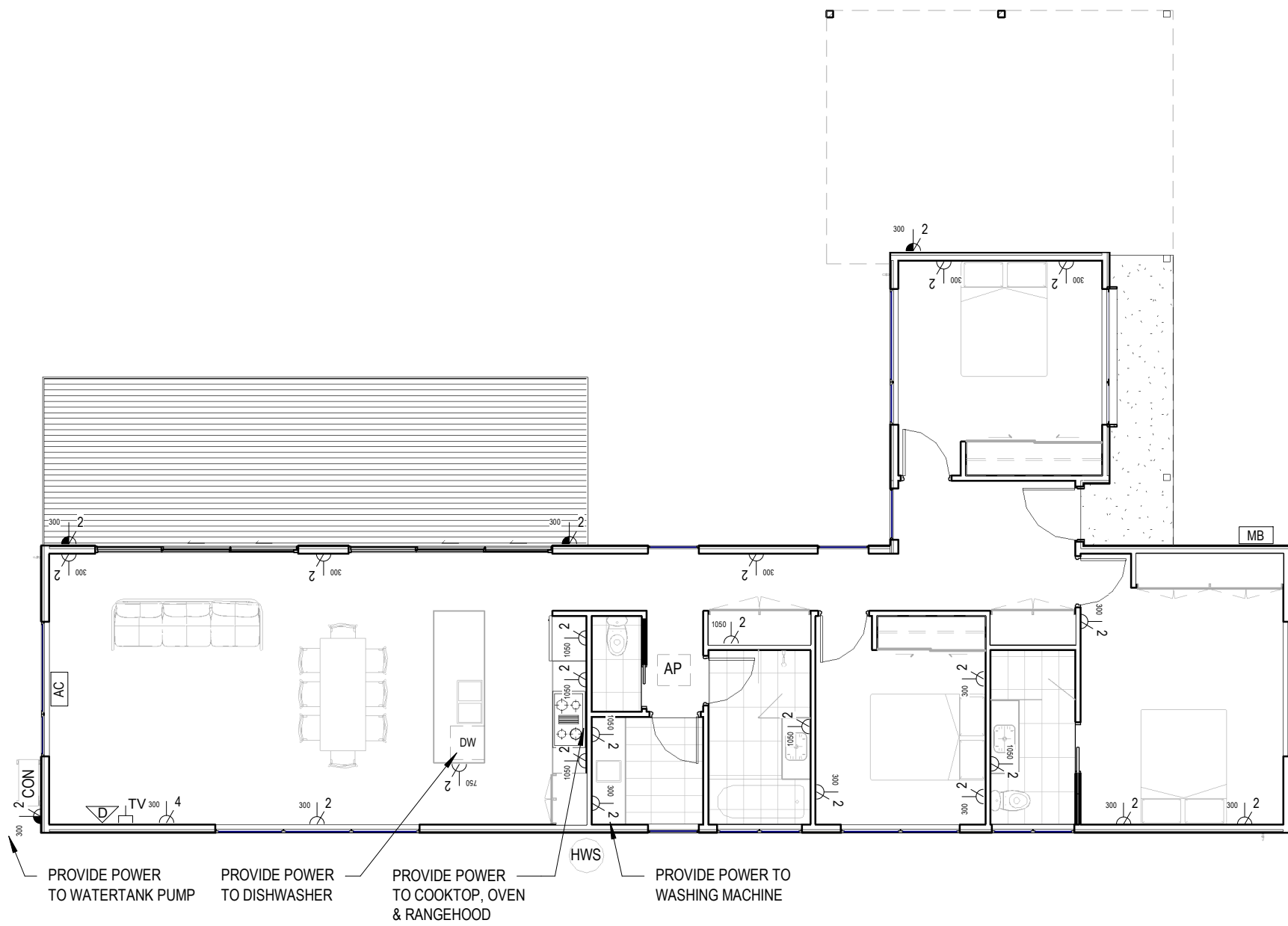
1 SLAB/SUBFLOOR FRAMING PLAN
1 : 100

R1.8 50mm XPS UNDERSLAB INSULATION THROUGHOUT

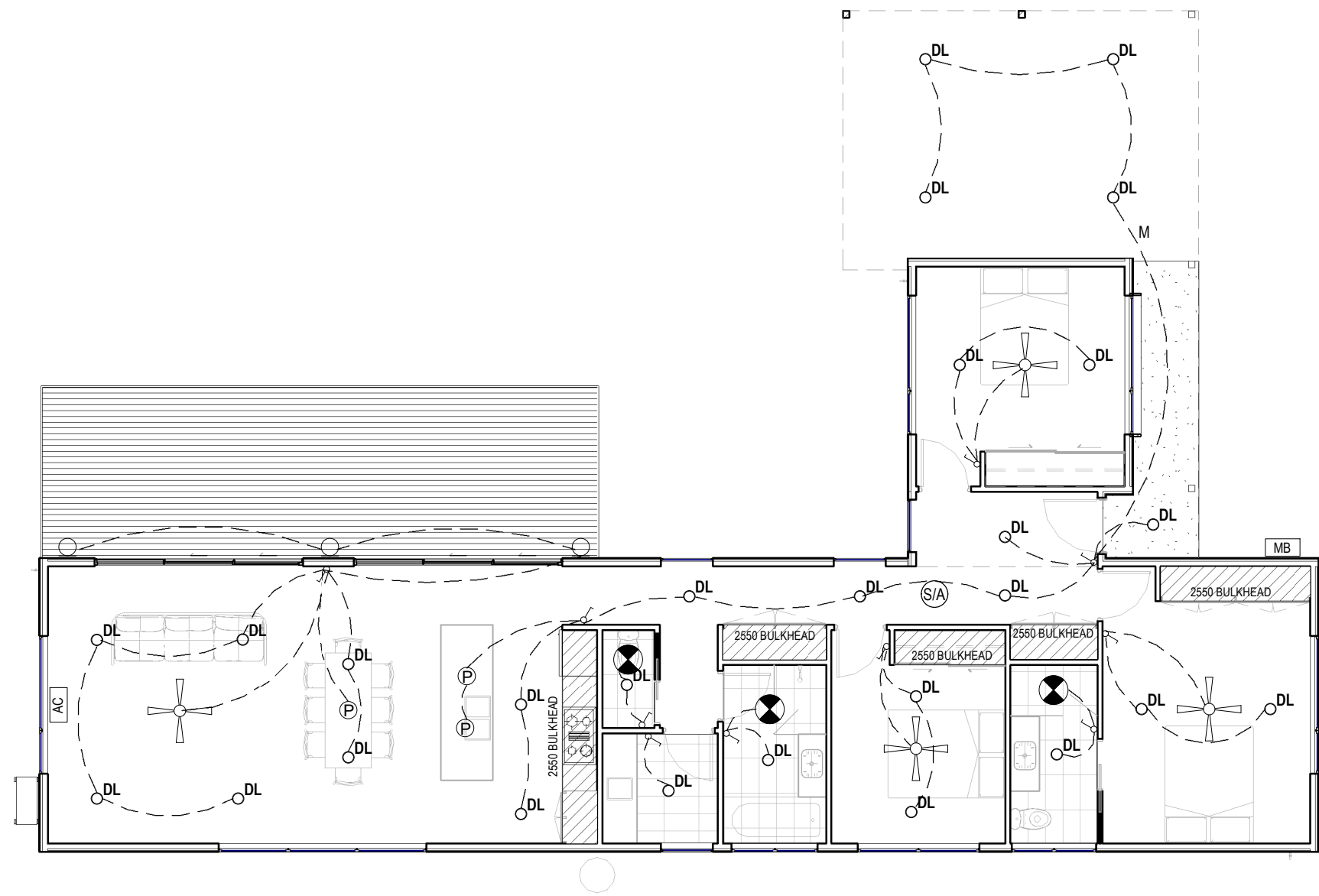


2 ROOF FRAMING PLAN
1 : 100

ELECTRICAL / LIGHTING LEGEND			
	CEILING BATTEN LIGHT FITTING		
	IC4 RECESSED DOWNLIGHT		
	SURFACE MOUNTED DOWNLIGHT		
	PEDANT LIGHT		
	CTC LIGHT (OYSTER)		
	FLUORESCENT LIGHT		
	WALL MOUNTED EXTERNAL LIGHT		
	WALL LIGHT		
	RECESSED STEP LIGHT APPROX 300 FROM FFL		
	FLOOD LIGHT		
	SLIM LINE LED STRIP		
	MOTION SENSOR		
	SWITCH		
	EXHAUST FAN DUCTED TO OUTSIDE AIR AS PER NCC INCL. FLOW RATES, 25L/s FOR BATHROOMS, WCs & ENSUITES & 40L/s FOR KITCHEN & LAUNDRY		
	HEAT LAMP - FAN DUCTED TO OUTSIDE AIR		
	SMOKE ALARM - HARDWIRED AND INTERCONNECTED		
	CEILING FAN		
	METER BOX		
	INTERNAL SWITCHBOARD RECESSED INTO STUD WALL		
	SPLIT SYSTEM AIR HEATER		
	CONDENSER UNIT		
	HOT WATER SERVICE		
	HYDRONIC PANEL		
	SINGLE GENERAL POWER OUTLET		
	DOUBLE GENERAL POWER OUTLET		
	WEATHERPROOF POWER OUTLET		
	TELEVISION POINT		
	TELEPHONE POINT		
	DATA POINT		
TYPICAL MOUNTING HEIGHTS			
GPO'S-			
300 ABOVE FLOOR LEVEL			
150 ABOVE BENCH LEVEL			
1000 ABOVE FLOOR LEVEL			
ELECTRICAL NOTES: IN ADDITION TO ELECTRICAL OUTLETS SHOWN ON PLAN MAKE ALLOWANCES FOR WIRING OF FIXED APPLIANCES SUCH AS OVEN, HOT WATER SERVICE, HEATING ETC.			
ARTIFICIAL LIGHTING REQUIREMENTS			
AREA	SIZE (m²)	MAX. WATTS (W/m²)	MAX. WATTS (m² x W/m²)
GROUND FLOOR	131m²	5 W/m²	655W
CARPORT	25m²	3 W/m²	75W
DECK	29m²	4 W/m²	116W

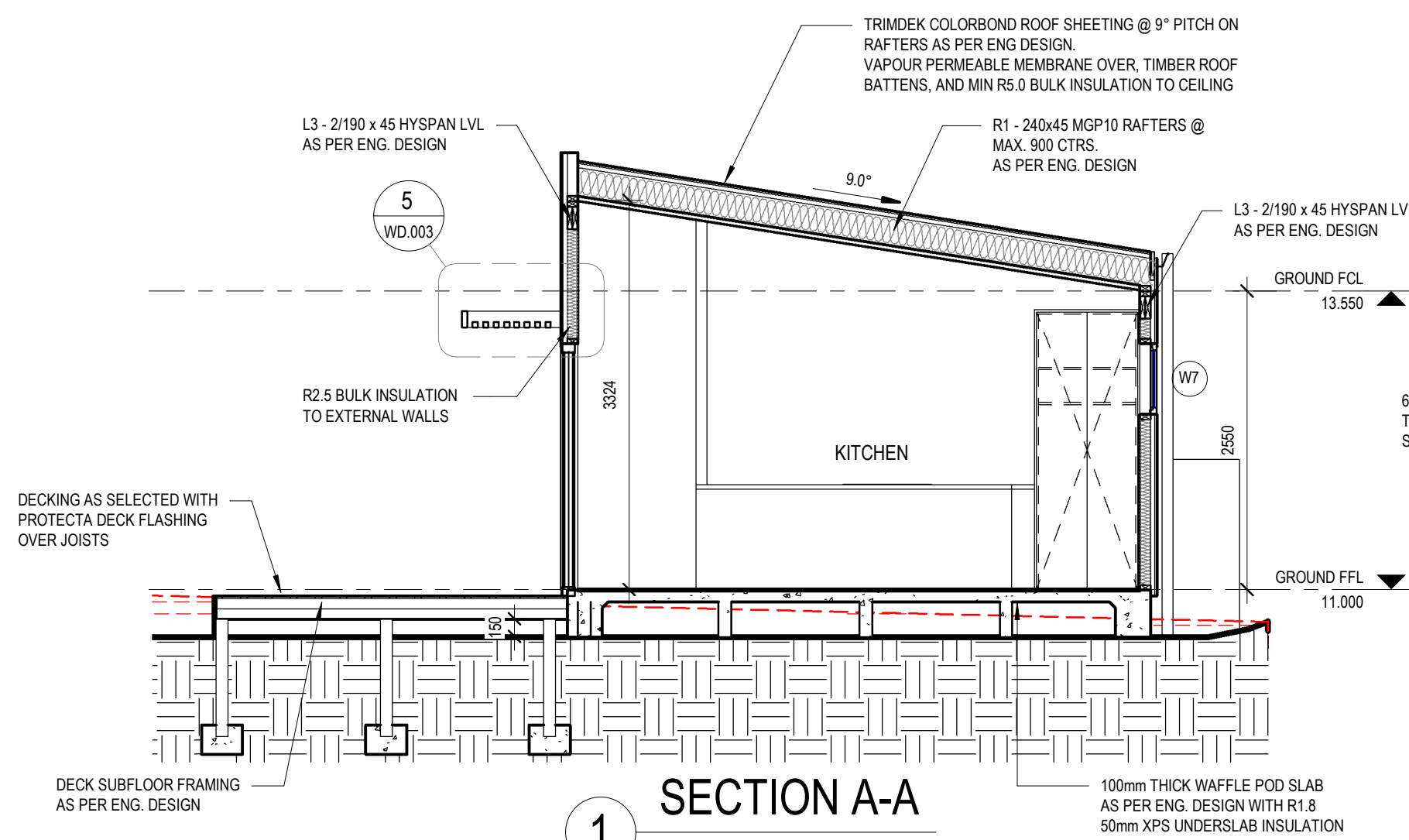


4 ELECTRICAL PLAN
1 : 100

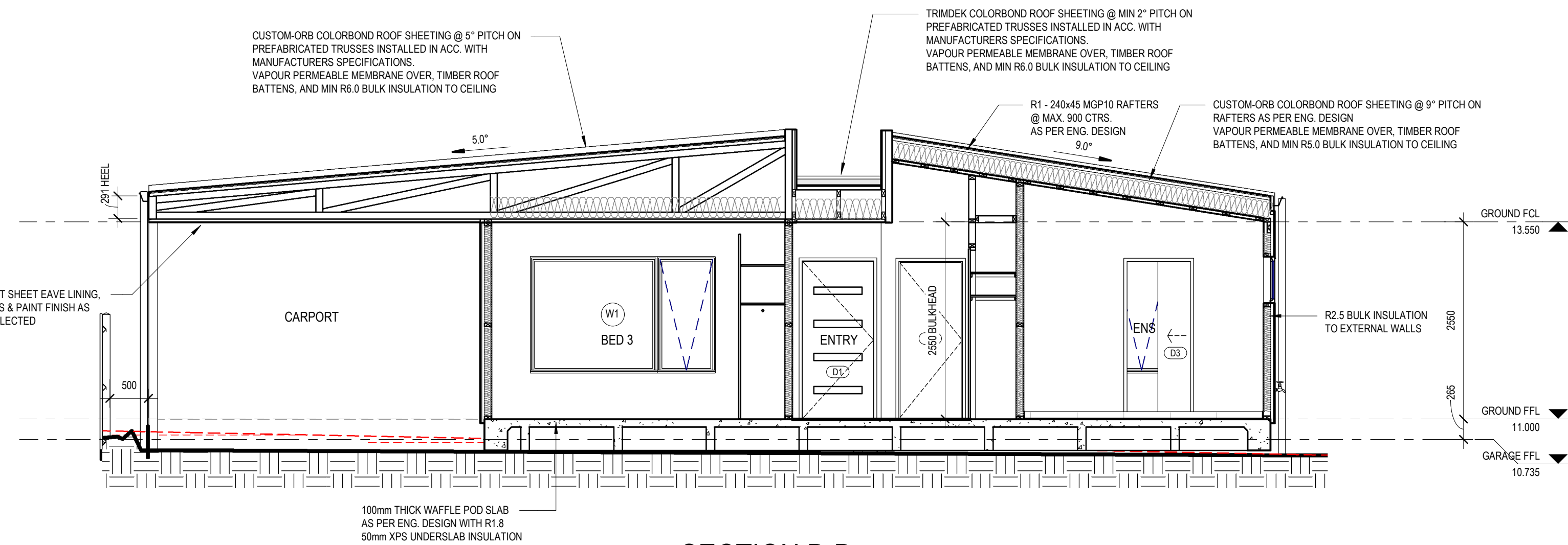


3 REFLECTED CEILING PLAN
1 : 100

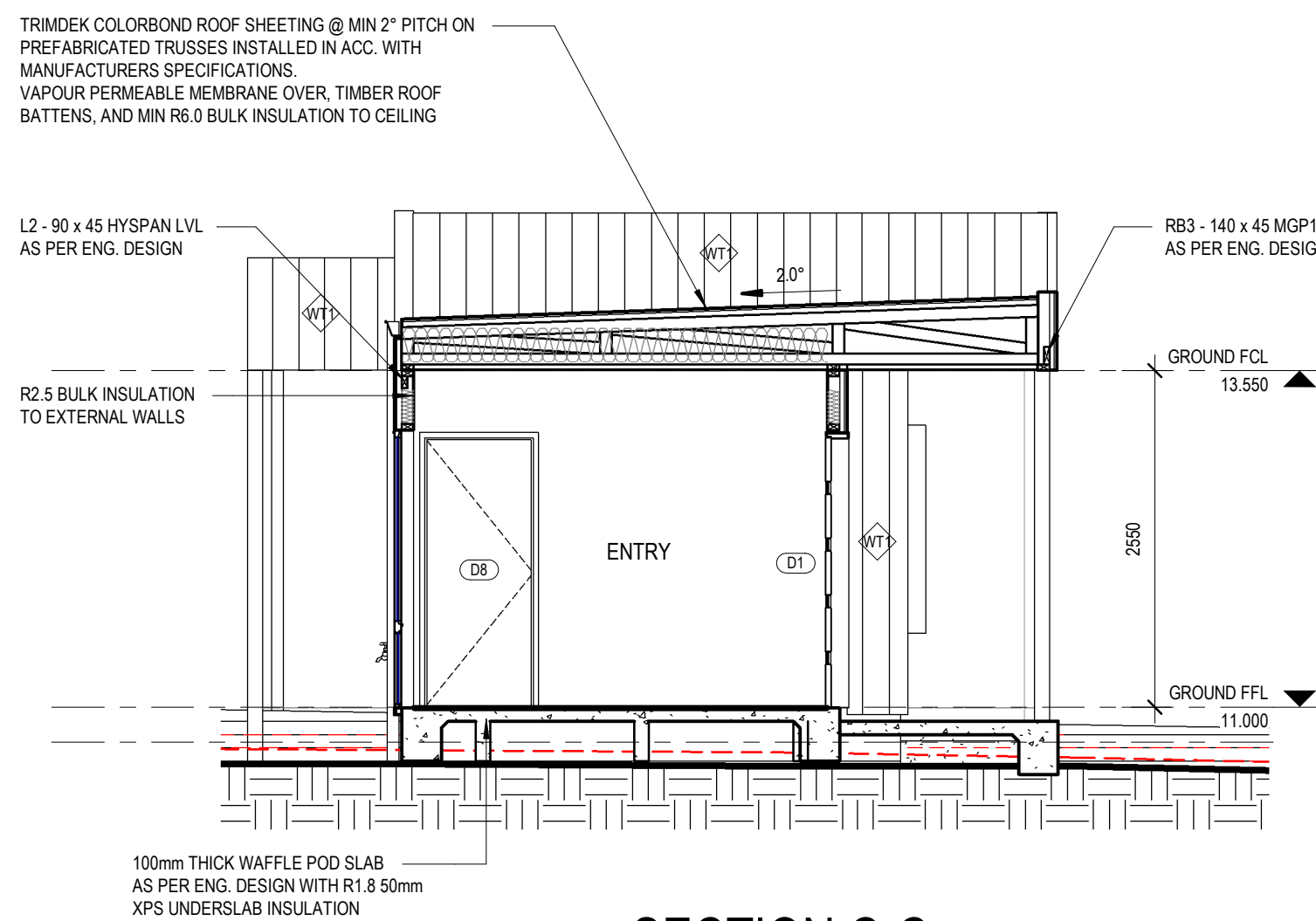
NOTE:
POWER POINT LOCATION & HEIGHTS TO SUIT JOINERY & APPLIANCES THROUGHOUT.
ALL LIGHTING & POWER POINT LOCATIONS TO BE CONFIRMED ONSITE WITH OWNER



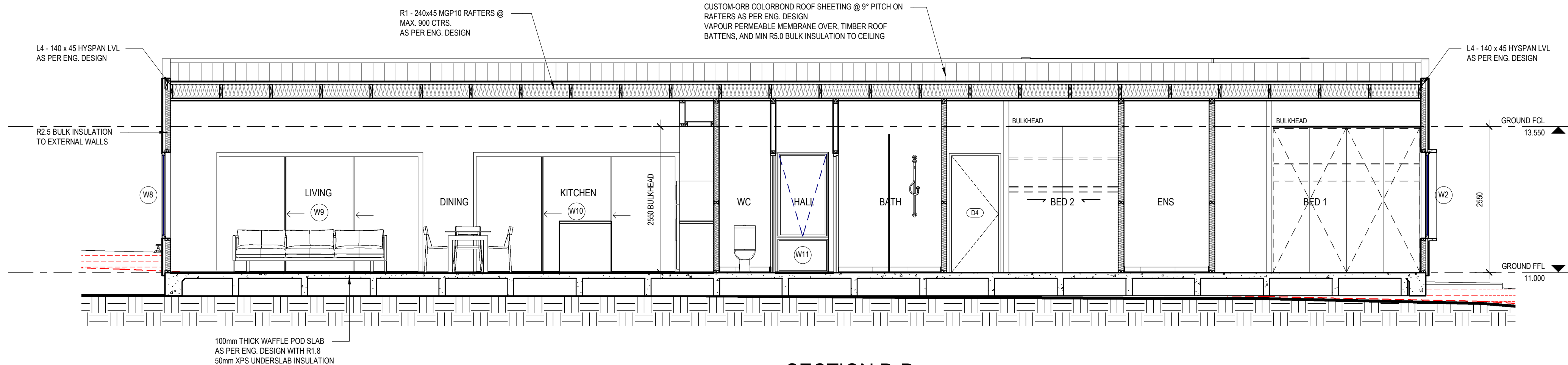
1 SECTION A-A
1 : 50



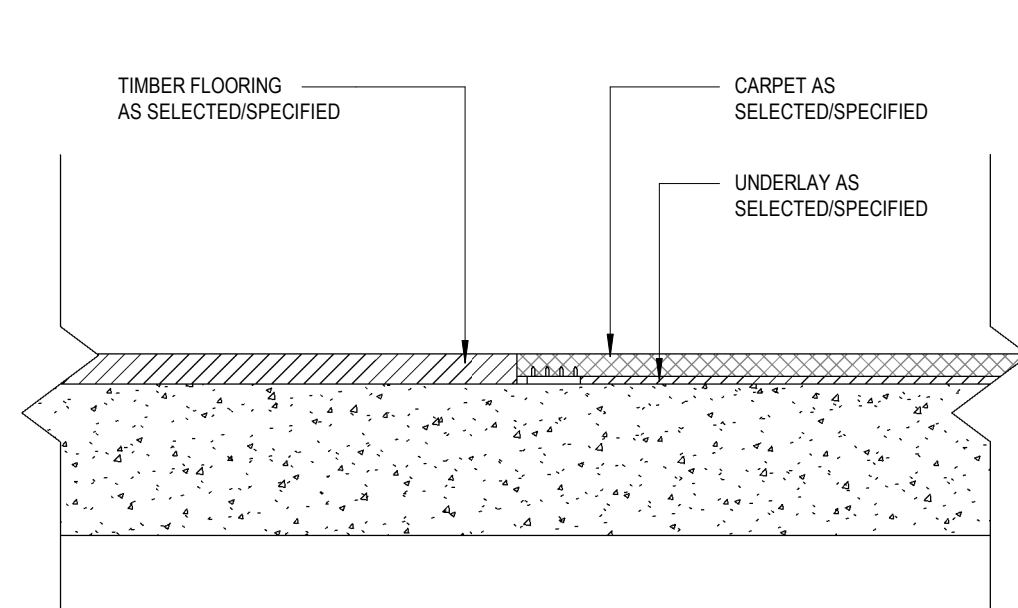
2 SECTION B-B
1 : 50



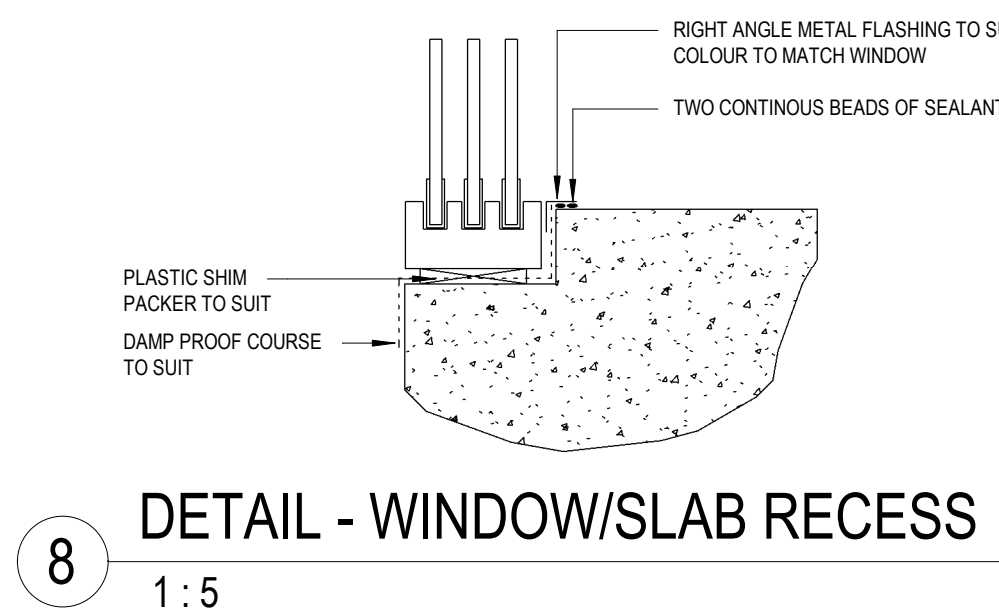
3 SECTION C-C
1 : 50



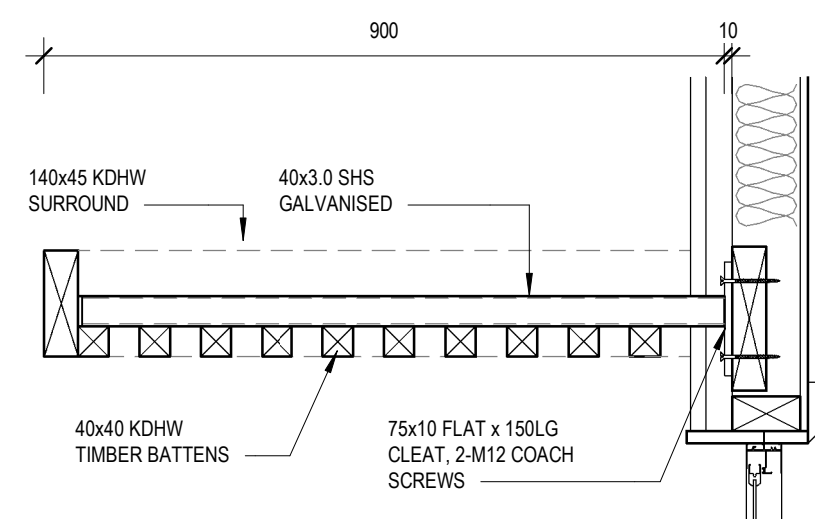
4 SECTION D-D
1 : 50



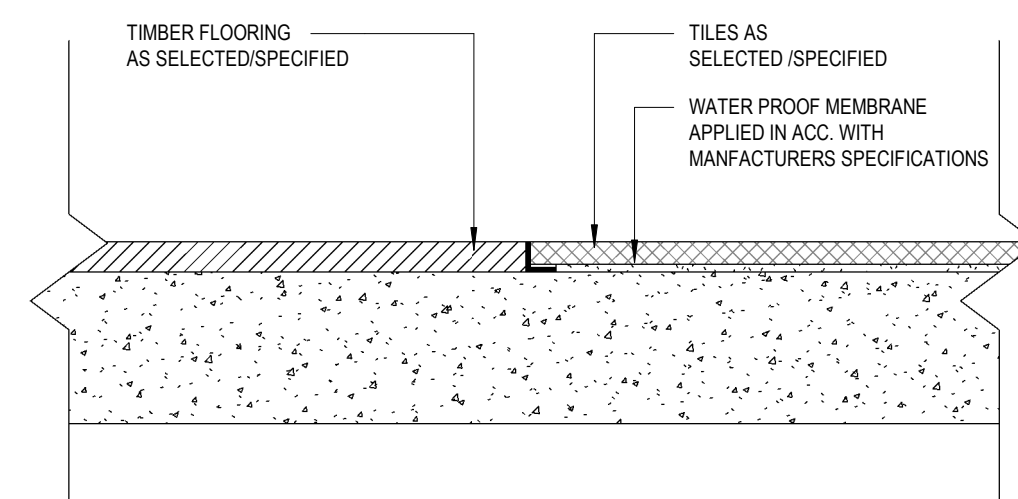
6 DETAIL - FLOOR JUNCTION TIMBER/CARPET
1 : 5



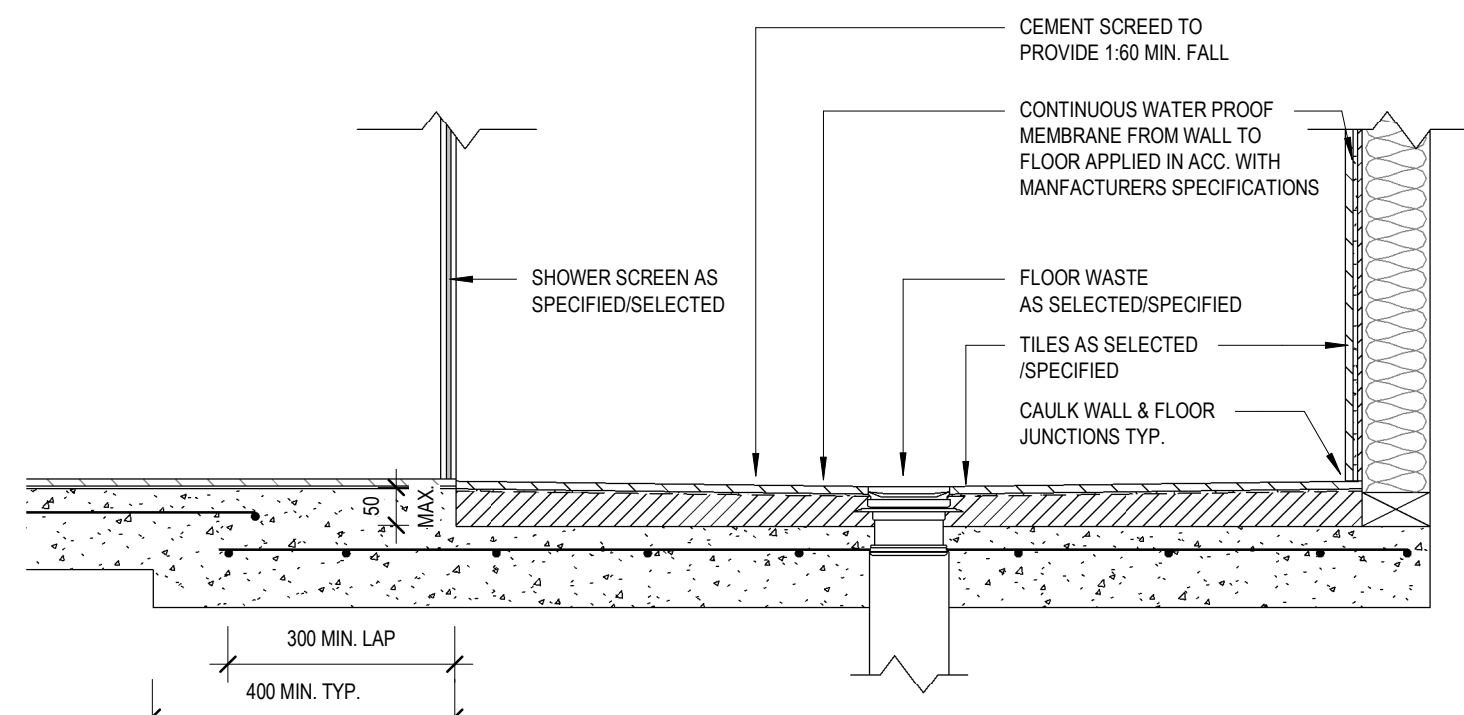
8 DETAIL - WINDOW/SLAB RECESS
1 : 5



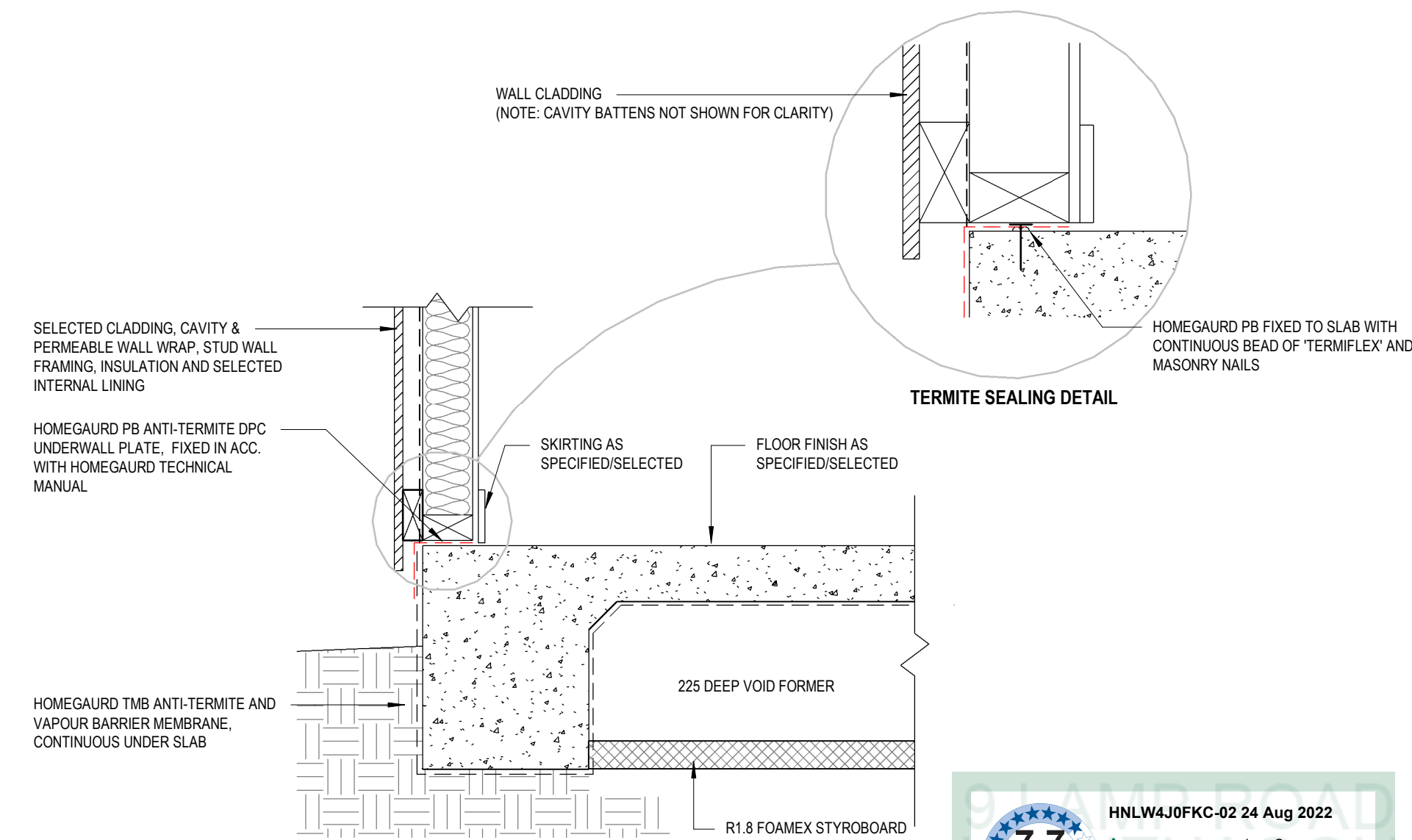
5 DETAIL - SHADE AWNING DETAIL
1 : 10



7 DETAIL - FLOOR JUNCTION TIMBER/TILE
1 : 5



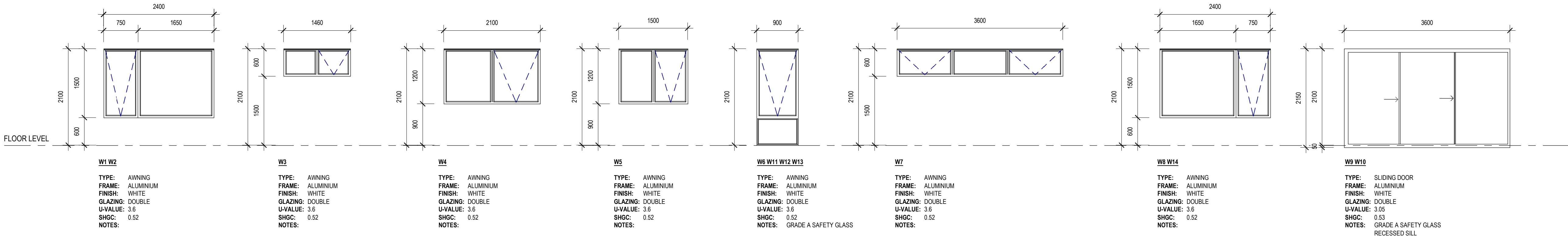
9 DETAIL - SHOWER BASE STEP DOWN - CONCRETE
1 : 10



10 DETAIL - WAFFLE POD INSULATE
1 : 10

NOTES

- WINDOW MANUFACTURER TO PRE-MEASURE ALL WINDOW OPENINGS ON SITE PRIOR TO WINDOW MANUFACTURE. ALL SIZES ARE NOMINAL ONLY AND SUBJECT TO COMPONENT SIZING AND TOLERANCES.
- PROVIDE AND FIT FLYSCREENS TO ALL OPENABLE WINDOWS AND SLIDING DOORS
- ALL WINDOWS VIEWED FROM THE OUTSIDE
- PROVIDE GLAZING IN ACCORDANCE WITH 6-STAR ENERGY RATING (WINDOWS OF EQUAL OR LOWER U-VALUE AND WITHIN +/- 5% OF SHGC)



WINDOW SCHEDULE

1 : 50

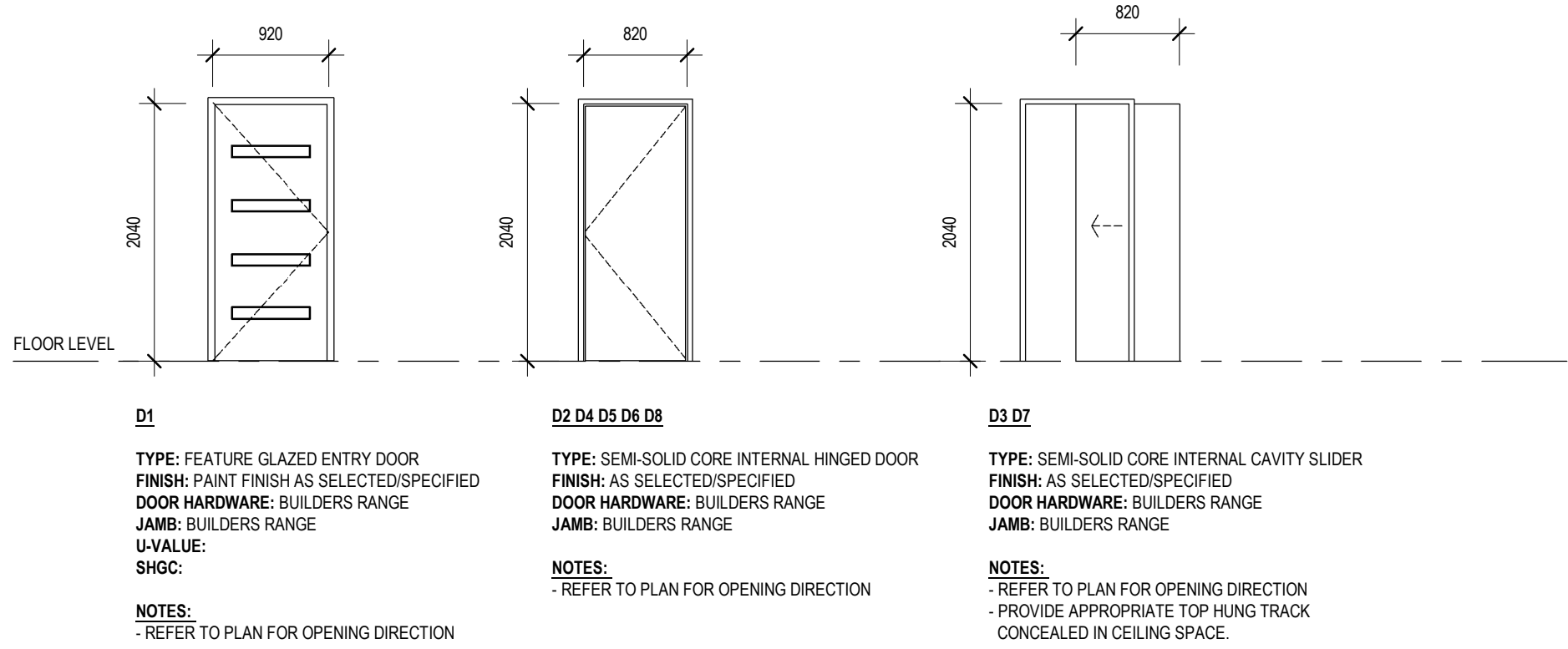
NOTES

ALL SIZES ARE NOMINAL ONLY AND SUBJECT TO COMPONENT SIZING AND TOLERANCES

GARAGE DOOR TO BE PRE-MEASURED ON SITE PRIOR TO DOOR MANUFACTURE. ENSURE CLADDING WEIGHT IS ALLOWED FOR. BUILDER TO CHECK ALL CLEARANCES PRIOR TO LOCATING STRUCTURAL COMPONENTS TO OPENINGS

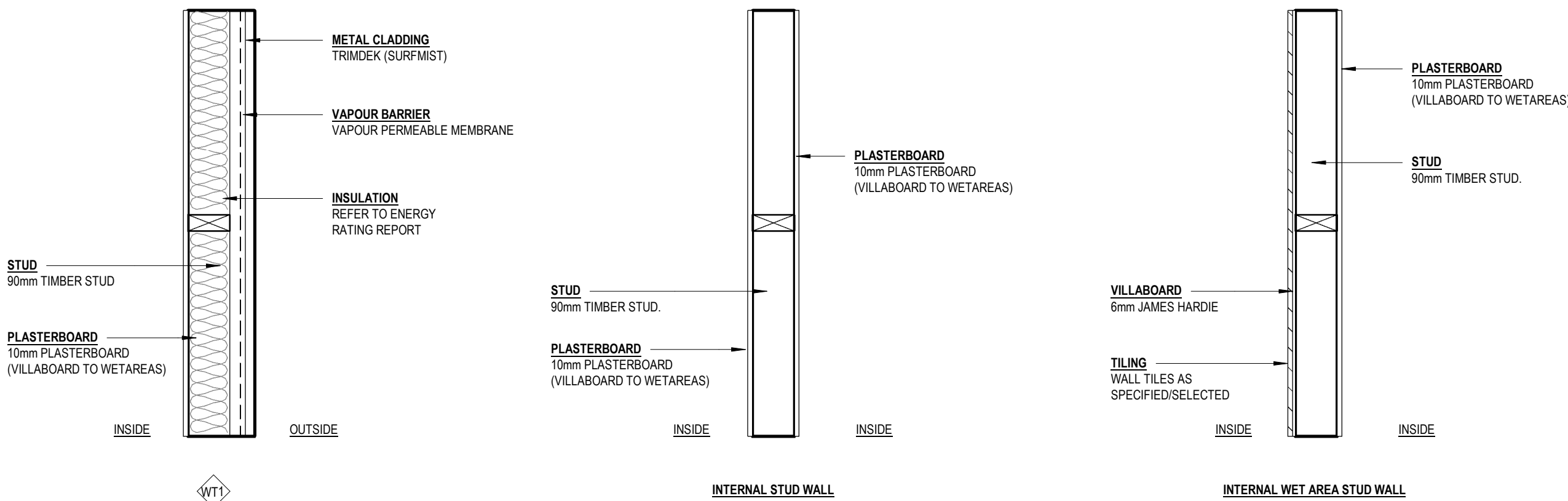
PROVIDE GLAZING IN ACCORDANCE WITH 6-STAR ENERGY RATING (WINDOWS OF EQUAL OR LOWER U-VALUE AND WITHIN +/- 5% OF SHGC)

DEMOUNTABLE HINGES
ALL ROOMS CONTAINING TOILET PANS SHALL BE FITTED WITH REMOVABLE TYPE DOOR HINGES TO ALL HUNG DOORS WITHIN 1200mm OF PAN.



DOOR SCHEDULE

1 : 50



WALL TYPE SCHEDULE

1 : 10