JESS CUMAN
Thermal Performance Assessor
3/67 McBride Avenue
Wonthaggi, VIC 3995
Ph: (03)56748134
M: 0418327085
jess@adaptdesigngroup.com.au

THERMAL PERFORMANCE ASSESSMENT SUMMARY REPORT

CLIENT:	ZAC GILMOUR – BAY BUILT HOMES
CLIENT ADDRESS:	17 Cassia Street, Cape Paterson
CLIENT EMAIL:	zgilm33@gmail.com
PROJECT:	Proposed single storey detached dwelling
PROJECT ADDRESS:	165 Stargazer Street
REFERENCE NO:	BBH-016
JOB TYPE:	NatHERS Thermal Performance Assessment (minimum 6-star compliance) Firstrate5

THE RESIDENCE RECEIVED AN AVERAGE OF 7.8 STARS WITH THE FOLLOWING REQUIREMENTS:

EXTERNAL WALLS:	R2.5 glass batt insulation to all external walls + external batten air gap.
INTERNAL WALLS:	R2.5 glass batt insulation to internal walls adjoining garage and wet areas.
CEILING:	R6.0 glass batt insulation to all ceiling areas.
ROOF:	N/A.
SUBFLOOR:	R1.0 XPS foam under-slab insulation waffle pods
WINDOWS:	Sliding doors VAL-008-03 U=2.09 SHGC=0.54 Awning windows VAL-002-07 U=2.03 SHGC=0.45 Hinged glazed doors VAL-004-07 U=1.93 SHGC=0.45 Sliding Windows VAL-002-07 U=2.03 SHGC=0.45 All windows & doors to be sealed & weather stripped.
DOWNLIGHTS:	IC4 Rated downlights throughout
EXHAUST FANS:	Sealed exhaust fans to all wet areas.
CEILING FANS:	To all bedrooms and dining
SOLAR:	No solar hot water proposed
WATER TANK:	Rainwater tank to be installed, minimum 10000 litres.

STAR RATING TOTAL INCLUDING HEATING AND COOLING LOAD RESULTS:

STAR RATING:	7.8 stars
HEATING LOAD:	58.3 Energy MJ/m2
COOLING LOAD:	8.8 Energy MJ/m2
TOTAL LOAD:	67.1 Energy MJ/m2

Disclaimer:
Failure to comply with this report could result in a loss of your star rating. If the proposed works have not been constructed with the above requirements, a reassessment of this report would be required, demonstrating the minimum 6-star compliance.

HOUSE ENERGY RATING

Sustainability victoria

APPROVED BY Design Matters National The peak body for the building design profession Member

Building Permit Reference Document
Elliot Davies, BS I. 43509
1300 698 052

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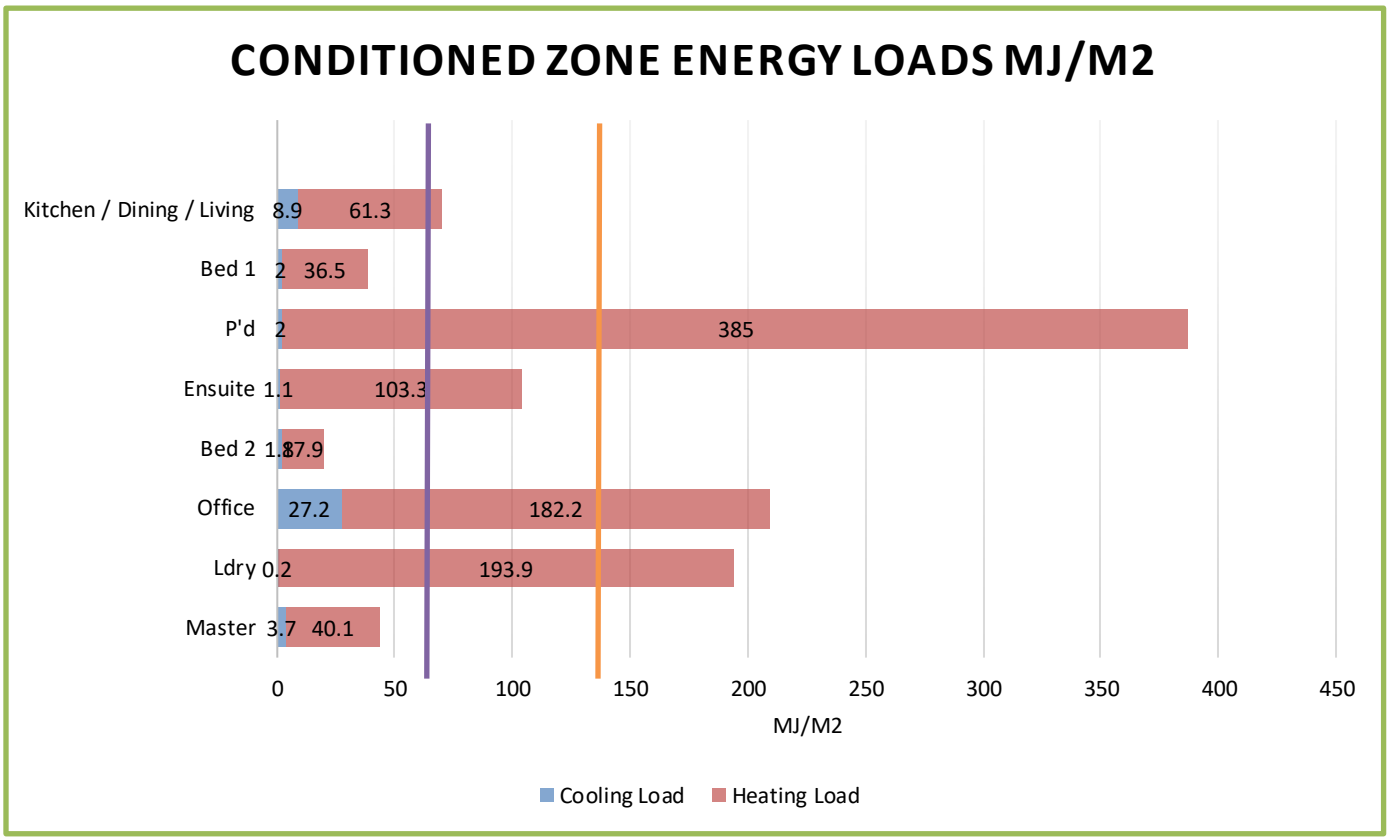
ABCB NatHERS HEATING & COOLING LOAD LIMITS
CLIMATE ZONE: *64*
CSOG (Table 1)
HEATING LIMIT: 119 MJ/m^2
COOLING LIMIT: 7.1 MJ/m^2
The heating & cooling load limit is compliant

CONDITIONED ZONE ENERGY LOAD RESULTS:

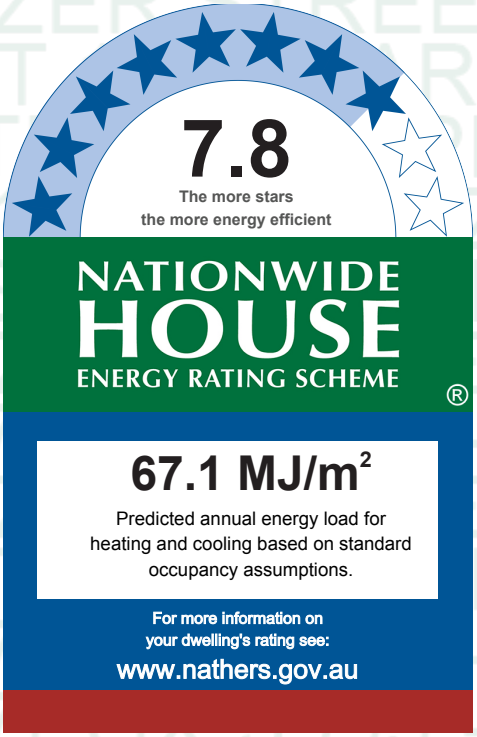


Purple Line = 8 star average Orange Line = 6 star average

Regards
Jess Cuman
Director

Nationwide House Energy Rating Scheme
NatHERS Certificate No. VZTRRY7EGX

Generated on 1 Dec 2021 using FirstRate5: 5.3.1a (3.21)



Property

Address	LOT 165 STARGAZER STREET, CAPE PATERSON, VIC, 3995
Lot/DP	-
NCC Class*	Class 1a
Type	New Home

Plans

Main plan	.001
Prepared by	BAY BUILT HOMES

Construction and environment

Assessed floor area (m²)*	
Conditioned*	143
Unconditioned*	16.4
Total	159.4
Garage	9.2

Exposure type
suburban

NatHERS climate zone
64 Cape Otway

Thermal performance

Heating	Cooling
58.3 MJ/m²	8.8 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.

Accredited assessor

Name	Jess Cuman
Business name	Adapt Design Group
Email	jess@adaptdesigngroup.com.au
Phone	0418327085
Accreditation No.	DMN/11/1116
Assessor Accrediting Organisation	Design Matters National
Declaration of interest	Declaration completed: no conflicts

Verification

To verify this certificate, scan the QR code or visit https://www.fr5.com.au/QRCodeLanding?PublicId=VZTRRY7EGX When using either link, ensure you are visiting www.FR5.com.au.

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.

* Refer to glossary.

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?

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

EXT WALLS - R2.5

INT WALLS ADJOINING WET AREAS & GARAGE - R2.5

CEILING - R6.0

WAFFLE POD SLAB THROUGHOUT WITH 30mm (R1.0) SLABMATE UNDERSLAB INSUALTION

TIMBER WINDOWS (PAINTED WHITE) - MANUFACTURER TO BE CONFIRMED

IC4 RATED DOWNLIGHTS THROUGHOUT

CEILING FANS TO BEDROOMS, LIVING & OFFICE

SEALED EXHAUST FANS THROUHGOUT

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

				Substitution tolerance ranges	
Window ID	**Window description**	**Maximum U-value***	**SHGC***	SHGC lower limit	SHGC upper limit
VAL-002-07 W	Timber Awning Window DG 3-12Ar-4EA	2.03	0.45	0.43	0.47
VAL-008-03 W	Timber Sliding Door DG 4-8Ar-4ET	2.09	0.54	0.51	0.57

* Refer to glossary.

VAL-004-07 W	Timber Casement Window DG 3-12Ar-4EA	1.93	0.45	0.43	0.47

Window and glazed door *Schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
MASTER	VAL-002-07 W	W13	1800	680	awning	0.0	E	No
MASTER	VAL-002-07 W	W12 SLID	2250	1200	sliding	90.0	N	No
MASTER	VAL-002-07 W	W12 FIX	2250	1200	fixed	0.0	N	No
ENSUITE	VAL-002-07 W	W11	900	1800	awning	30.0	N	No
KITCHEN DINING LIVING	VAL-002-07 W	W8 SLID	1800	1000	sliding	90.0	N	No
KITCHEN DINING LIVING	VAL-002-07 W	W8 FIX	1800	1000	fixed	0.0	N	No
KITCHEN DINING LIVING	VAL-002-07 W	W8 FIX	1800	1000	fixed	0.0	N	No
KITCHEN DINING LIVING	VAL-002-07 W	W8 FIX (LOWLIGHT)0	900	2000	fixed	0.0	N	No
KITCHEN DINING LIVING	VAL-002-07 W	W8 AWN	900	1000	awning	0.0	N	No
KITCHEN DINING LIVING	VAL-008-03 W	W9 SDU	2700	2200	sliding	90.0	N	No
KITCHEN DINING LIVING	VAL-008-03 W	W9 FIX	2700	1100	fixed	0.0	N	No
KITCHEN DINING LIVING	VAL-004-07 W	W10	2700	1200	fixed	0.0	N	No
KITCHEN DINING LIVING	VAL-002-07 W	W7	2250	600	awning	30.0	W	No
KITCHEN DINING LIVING	VAL-004-07 W	D9	2400	820	other	90.0	W	No
KITCHEN DINING LIVING	VAL-004-07 W	D1 HIGHLIGHT	300	1440	fixed	0.0	E	No
OFFICE	VAL-002-07 W	W6	1650	650	awning	0.0	N	No
OFFICE	VAL-004-07 W	D10	2400	820	other	90.0	N	No
OFFICE	VAL-002-07 W	W5	1650	1200	sliding	90.0	W	No
OFFICE	VAL-002-07 W	W5 FIX	1650	1200	fixed	0.0	W	No
OFFICE	VAL-002-07 W	W4	1650	650	awning	30.0	S	No
BED 2	VAL-002-07 W	W3 SLID	1500	1200	sliding	45.0	S	No
BED 2	VAL-002-07 W	W3 FIX	1500	1200	fixed	0.0	S	No
BATH	VAL-002-07 W	W2	1900	1600	awning	30.0	S	No
BED 1	VAL-002-07 W	W1 SLID	1500	1200	sliding	90.0	S	No
BED 1	VAL-002-07 W	W1 FIX	1500	1200	fixed	0.0	S	No

Roof window *type and performance value*

Default* roof windows

Substitution tolerance ranges

* Refer to glossary.

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

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges: SHGC lower limit	Substitution tolerance ranges: 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)	Orient-ation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
KITCHEN DINING LIVING	2400	1440	100.0	E
GARAGE/STORE	2340	820	100.0	E
GARAGE/STORE	2400	2400	100.0	E

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	ADG - Linea (35mm Batten)	0.1	Light	Glass fibre batt: R2.5 (R2.5)	No
2	ADG - Reverse Brick Veneer (Linea)	0.1	Light	Glass fibre batt: R2.5 (R2.5)	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
MASTER	1	2700	511	E	4049	Yes
MASTER	1	2700	3449	S	8710	Yes
MASTER	1	2700	3890	E	600	No
MASTER	1	2700	3719	N	1200	No
ENSUITE	1	2700	2040	N	1188	No
KITCHEN DINING LIVING	1	2700	11422	N	1198	No
KITCHEN DINING LIVING	2	2700	4785	W	4079	Yes

* Refer to glossary.

KITCHEN DINING LIVING	1	2700	1913	W	4199	Yes
KITCHEN DINING LIVING	1	2700	1761	S	6521	Yes
KITCHEN DINING LIVING	1	2700	603	W	0	Yes
KITCHEN DINING LIVING	1	2700	1808	S	5918	Yes
KITCHEN DINING LIVING	1	2700	2195	E	4041	Yes
OFFICE	1	2700	2151	N	0	Yes
OFFICE	1	2700	4594	W	600	No
OFFICE	1	2700	2151	S	0	No
OFFICE	1	2700	604	E	0	Yes
BED 2	1	2700	3275	S	0	No
BED 2	1	2700	1353	N	0	Yes
BATH	1	2700	2900	S	0	No
BED 1	1	2700	3276	S	0	No
GARAGE/STORE	1	2700	1998	S	0	No
GARAGE/STORE	1	2700	4604	E	7610	Yes

Internal wall *type*

Wall ID	Wall type	Area (m²)	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	70.8	Glass fibre batt: R2.5 (R2.5)
2	FR5 - Internal Plasterboard Stud Wall	52.3	

Floor *type*

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
MASTER	ADG - WafflePod-225 Insulated	17.9	Enclosed	R0.6;R1.1	Carpet
ENSUITE	ADG - WafflePod-225 Insulated	5.6	Enclosed	R0.6;R1.1	Tiles
KITCHEN DINING LIVING	ADG - WafflePod-225 Insulated	76.4	Enclosed	R0.6;R1.1	none
OFFICE	ADG - WafflePod-225 Insulated	9.9	Enclosed	R0.6;R1.1	none
BED 2	ADG - WafflePod-225 Insulated	13.7	Enclosed	R0.6;R1.1	Carpet
BATH	ADG - WafflePod-225 Insulated	7.2	Enclosed	R0.6;R1.1	Tiles
LDRY	ADG - WafflePod-225 Insulated	3.9	Enclosed	R0.6;R1.1	none
P'D	ADG - WafflePod-225 Insulated	1.8	Enclosed	R0.6;R1.1	none
BED 1	ADG - WafflePod-225 Insulated	13.8	Enclosed	R0.6;R1.1	Carpet
GARAGE/STORE	ADG - WafflePod-225 Insulated	9.2	Enclosed	R0.6;R1.1	none

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
MASTER	Plasterboard	R6.0	No
ENSUITE	Plasterboard	R6.0	No
KITCHEN DINING LIVING	Plasterboard	R6.0	No

* Refer to glossary.

OFFICE	Plasterboard	R6.0	No
BED 2	Plasterboard	R6.0	No
BATH	Plasterboard	R6.0	No
LDRY	Plasterboard	R6.0	No
P'D	Plasterboard	R6.0	No
BED 1	Plasterboard	R6.0	No
GARAGE/STORE	Plasterboard	R6.0	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
MASTER	4	Downlights	0	Sealed
ENSUITE	1	Exhaust Fans	250	Sealed
ENSUITE	2	Downlights	0	Sealed
KITCHEN DINING LIVING	17	Downlights	0	Sealed
KITCHEN DINING LIVING	1	Exhaust Fans	150	Sealed
OFFICE	3	Downlights	0	Sealed
BED 2	4	Downlights	0	Sealed
BATH	1	Exhaust Fans	250	Sealed
BATH	2	Downlights	0	Sealed
LDRY	1	Downlights	0	Sealed
P'D	1	Exhaust Fans	250	Sealed
P'D	1	Downlights	0	Sealed
BED 1	4	Downlights	0	Sealed
GARAGE/STORE	3	Downlights	0	Sealed

Ceiling *fans*

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

Roof *type*

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

* Refer to glossary.

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 NatHERSAdministrator. 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).

.0001

10 STARGAZER AVENUE, CAPE PATERSON, VIC, 3995

DRAWING REGISTER		
DRG No.	DRAWING NAME	REV
A.000	COVER PAGE	4
A.001	GENERAL NOTES	4
A.002	SITE PLAN	4
A.003	FLOOR PLAN	4
A.004	ROOF PLAN	4
A.005	ELEVATIONS	4
A.006	SLAB & SUBFLOOR FRAMING PLAN	4
A.007	SLAB DETAILS	4
A.008	ROOF FRAMING PLAN	4
A.009	ELECTRICAL PLANS	4
A.011	SECTIONS	4
A.012	SECTIONS	4
A.013	SECTIONS	4
A.014	WINDOW ELEVATIONS	4
A.015	DOOR SCHEDULE	4
A.016	BRACING PLAN	4

CONSULTANTS & AUTHORITIES

GEOTECHNICAL REPORT
SOIL CLASSIFICATION - AS CLASS S
REFER SOIL REPORT - dbm GEOTECH

STRUCTURAL & CIVIL ENGINEER
STRUCTURE STUDIO
Ph: 0417 117 942
REFER REPORT NO. - 211017

THERMAL PERFORMANCE ASSESSOR
ADAPT DESIGN GROUP
Ph. 03 5674 8134

BUILDING SURVEYOR
APPROVED BY ED
Ph. 1300 656 052

COUNCIL
BASS COAST SHIRE
Ph. 1300 226 278

WATER AUTHORITY
SOUTH GIPPSLAND WATER
Ph.1300 851 636

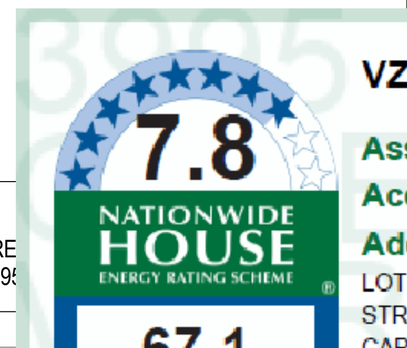
BAY BUILT HOMES
15 MELALEUCA MEWS
INVERLOCH, VIC, 3996
http://www.baybuilthomes.com.au
DB-U 45601
0423 634 027 bill@baybuilthomes.com.au

ISSUE		DATE
4	WORKING DRAWINGS	2021-11-25

DRAWING TITLE
COVER PAGE

CLIENT
ZAC & CURTIS GILMOUR

.0001
LOT 165 STARGAZER STRE
CAPE PATERSON, VIC, 399



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 ***BAY BUILT HOMES*** ('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 ***BAY BUILT HOMES*** 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 ***BAY BUILT HOMES***.

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.

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.

*100*mm 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 S*
REFER TO SOIL REPORT NO: *21185*
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 *N3* (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, 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 *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 HIGH

DESIGN EVENTS FOR SAFETY - EARTHQUAKE ACTIONS
FOR DETERMINATION OF DOMESTIC STRUCTURES OF A HEIGHT LESS THAN OR EQUAL TO 8.50M
BUILDING TYPE IMPORTANCE LEVEL – 2
ANNUAL PROBABILITY OF EXCEEDANCE – 1:500
PROBABILITY FACTOR (KP) – 1.0
HAZARD FACTOR (Z) FOR PROJECT LOCATION – 0.10
HAZARD AT THE (KPZ) – <0.11
DESIGN REQUIRED – NO SPECIFIC EARTHQUAKE DESIGN REQUIRED

BUSHFIRE ATTACK LEVEL REQUIREMENTS - BAL 12.5

THE FOLLOWING NOTES ARE AN ABBREVIATION OF AND SHALL BE READ IN CONJUNCTION WITH AS 3959-2018 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS FOR SPECIFIC CONSTRUCTION REQUIREMENTS

SUBFLOOR SUPPORTS
ENCLOSURE BY EXTERNAL WALL OR BY STEEL, BRONZE OR ALUMINIUM MESH.

FLOORS
CONCRETE SLAB ON GROUND OR ENCLOSURE BY EXTERNAL WALL, METAL MESH AS ABOVE OR FLOORING LESS THAN 400 MM ABOVE GROUND LEVEL TO BE NON-COMBUSTIBLE, NATURALLY FIRE-RESISTANT TIMBER OR PROTECTED ON THE UNDERSIDE WITH SARKING OR MINERAL WOOL INSULATION

EXTERNAL WALLS
PARTS LESS THAN 400 MM ABOVE GROUND OR DECKS ETC TO BE OF NON-COMBUSTIBLE MATERIAL, 6 MM FIBRE CEMENT CLAD OR BUSHFIRE RESISTANT/NATURALLY FIRE RESISTANT TIMBER

EXTERNAL WINDOWS
4MM GRADE A SAFETY GLASS OR GLASS BLOCKS WITHIN 400 MM OF GROUND, DECK ETC WITH OPENABLE PORTION METAL SCREENED WITH FRAME OF METAL OR METAL REINFORCED PVC-U OR BUSHFIRE RESISTING TIMBER

EXTERNAL DOORS
SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH OR GLAZED WITH 5 MM TOUGHENED GLASS, NONCOMBUSTIBLE OR 35 MM SOLID TIMBER FOR 400 MM ABOVE THRESHOLD, METAL OR BUSHFIRE RESISTING TIMBER FRAMED FOR 400 MM ABOVE GROUND, DECKING, ETC, TIGHT-FITTING WITH WEATHER STRIPS AT BASE. DOOR FRAMING CAN BE CONSTRUCTED OF NATURALLY FIRE RESISTANT (HIGH DENISTY) TIMBER.

ROOFS
NON-COMBUSTIBLE COVERING. ROOF/WALL JUNCTION SEALED. OPENINGS FITTED WITH NON-COMBUSTIBLE EMBER GUARDS. ROOF TO BE FULLY SARKED

VERANDAHS, DECK ETC.
ENCLOSED SUB-FLOOR SPACE – NO SPECIAL REQUIREMENT FOR MATERIALS EXCEPT WITHIN 400= MM OF GROUND. NO SPECIAL REQUIREMENTS FOR SUPPORTS OR FRAMING. DECKING TO BE NON COMBUSTIBLE OR BUSHFIRE RESISTANT WITHIN 300MM HORIZONTALLY AND 400MM VERTICALLY FROM A GLAZED ELEMENT

ENERGY RATING	*ENERGY RATING REPORT:*	*BY:*	*CERTIFICATE NO:*
	BBH-016	ADAPT DESIGN GROUP	01TKMQWU61

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
- TIMBER 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)
- 10,000 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
ROOF	R6.0 BULK INSULATION
EXTERNAL WALL	R2.5 BULK INSULATION
INTERNAL WALL	R2.5 BULK INSULATION AROUND WET AREAS & STORAGE AREA
FIRST FLOOR	-
SLAB/SUBFLOOR	R2.1 XPS FOAM UNDERSLAB INSULATION

STANDARD	CLAUSE 54 RESPONSE	COMPLIES
A1	THE PROPOSED DWELLING IS IN LINE WITH THE CURRENT NEIGHBOURHOOD CHARACTER	YES
A2	THE PROPOSED DWELLING IS ORIENTATED TOWARDS STARGAZER RISE	YES
A3	THE PROPOSED DWELLING IS WITHIN THE SPECIFIED SETBACKS	YES
A4	THE PROPOSED DWELLING DOES NOT EXCEED THE MAX. BUILDING HEIGHT	YES
A5	THE PROPOSED DWELLING DOES NOT EXEED THE MAX SITE COVERAGE (60% MAX.)	YES
A6	THE PROPOSED DWELLING DOES NOT EXCEED THE MINIMUM PERVIOUS SURFACE AREA (20% MIN.)	YES
A7	THE PROPSOED DWELLING HAS BEEN DESIGNED TO MAKE GOOD USE OF THE NORTH SUN WHILST NOT IMPACTING ON ADJOINING PROPERTIES HABITABLE ROOM WINDOWS	YES
A8	NO SIGNIFICANT TREES ARE PROPOSED TO BE REMOVED	YES
A10	THE PROPOSED DWELLING IS WITHIN THE SPECIFIED SETBACKS	YES
A11	THE PROPOSED WALL ON BOUNDRIES (WITHIN 200mm) ADHERE TO THE REQUIREMENTS. (10m + 25% OF REMAINING LENGTH & 3.2m AVERAGE WITH NO PART HIGHER THAN 3.6m)	YES
A12	NO EXISTING HABITABLE WINDOWS ON ADJOINING PROPERTIES ARE INTERFERED WITH	YES
A13	THE PROPOSED DWELLING DOES NOT OVERSHADOW ANY EXISTING HABITABLE ROOM WINDOWS	YES
A14	THE PROPOSED DWELLING COMPLIES WITH ANY OVERSHADOWING REQUIREMENTS TO ANY EXISTING PRIVATE OPEN SPACE	YES
A15	THE PROPOSED DWELLING DOES NOT OVERLOOK ANY PRIVATE OPEN SPACES OF ADJOINING PROPOERTIES	YES
A16	DAYLIGHT TO NEW WINDOWS COMPLY. ALL WINDOWS OPEN TO 'CLEAR SKY'	YES
A17	THE PROPOSED DWELLING COMPLIES WITH PRIVATE OPEN SPACE REQUIREMENTS	YES
A18	PRIVATE OPEN SPACE IS LOCATED ON THE NORTH SIDE OF THE DWELLING	YES
A19	THE PROPOSED DWELLING IS CONSISTENT WITH THE CURRENT ARTICULATED CHARACTER OF THE NEIGHBOURHOOD	YES
A20	NO FRONT FENCE IS PROPOSED	YES

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GENERAL NOTES

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LOT 165 STARGAZER STRE
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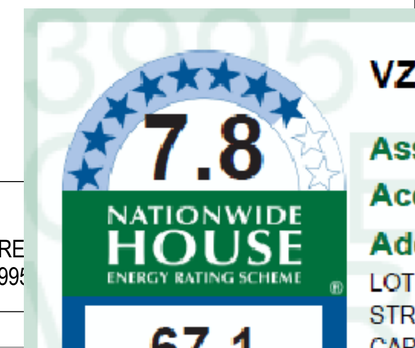
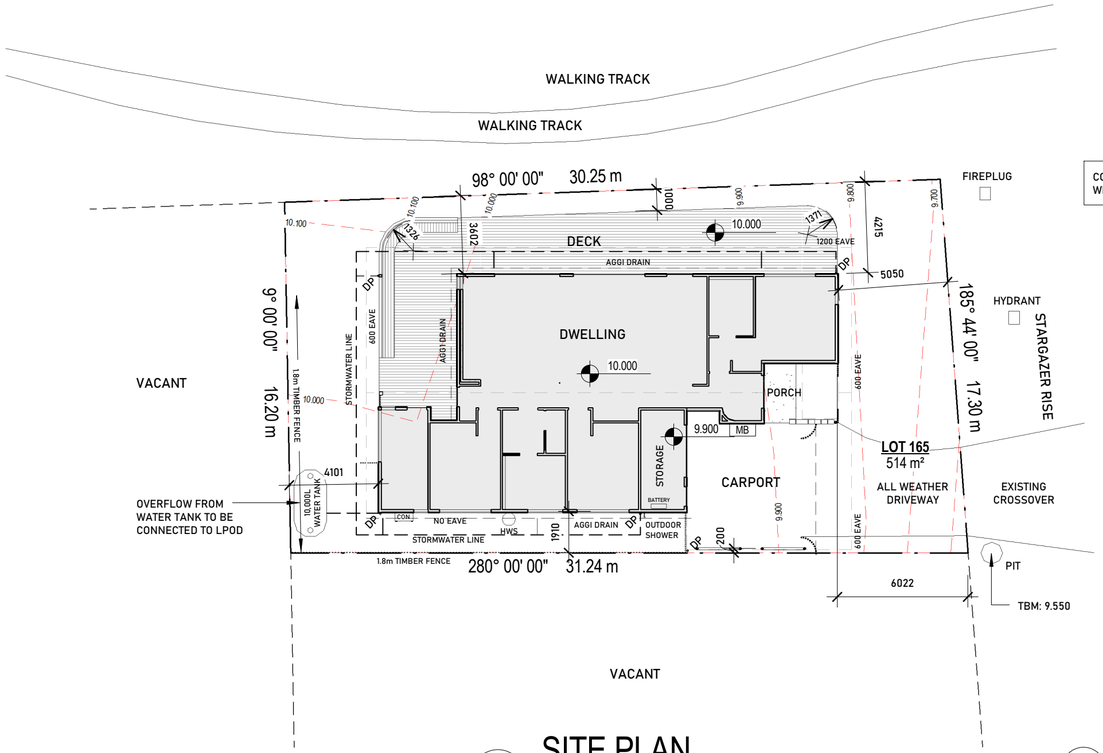
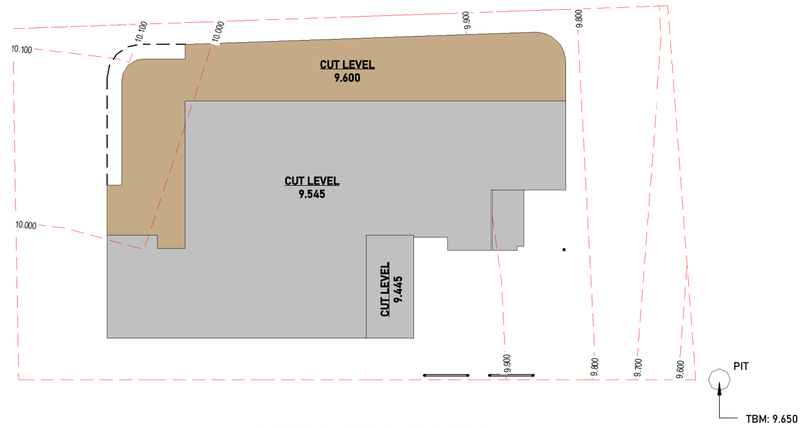




1 SITE PLAN
1 : 200



5 CUT & FILL PLAN
1 : 200

4 SETOUT PLAN
1 : 100

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

SITE CUT/SCRAPE

THE SITE CUT/SCRAPE INDICATED IS APPROXIMATE ONLY. THE BUILDER SHOULD ASSESS AND ADJUST THE CUTS AS NECESSARY TO ACCOMODATE 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 EXESSIVE 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.

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4 WORKING DRAWINGS	2021-11-25	**SITE PLAN**

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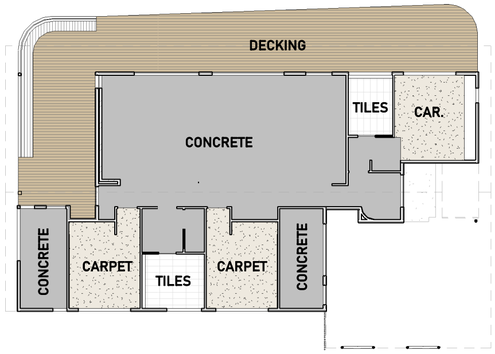
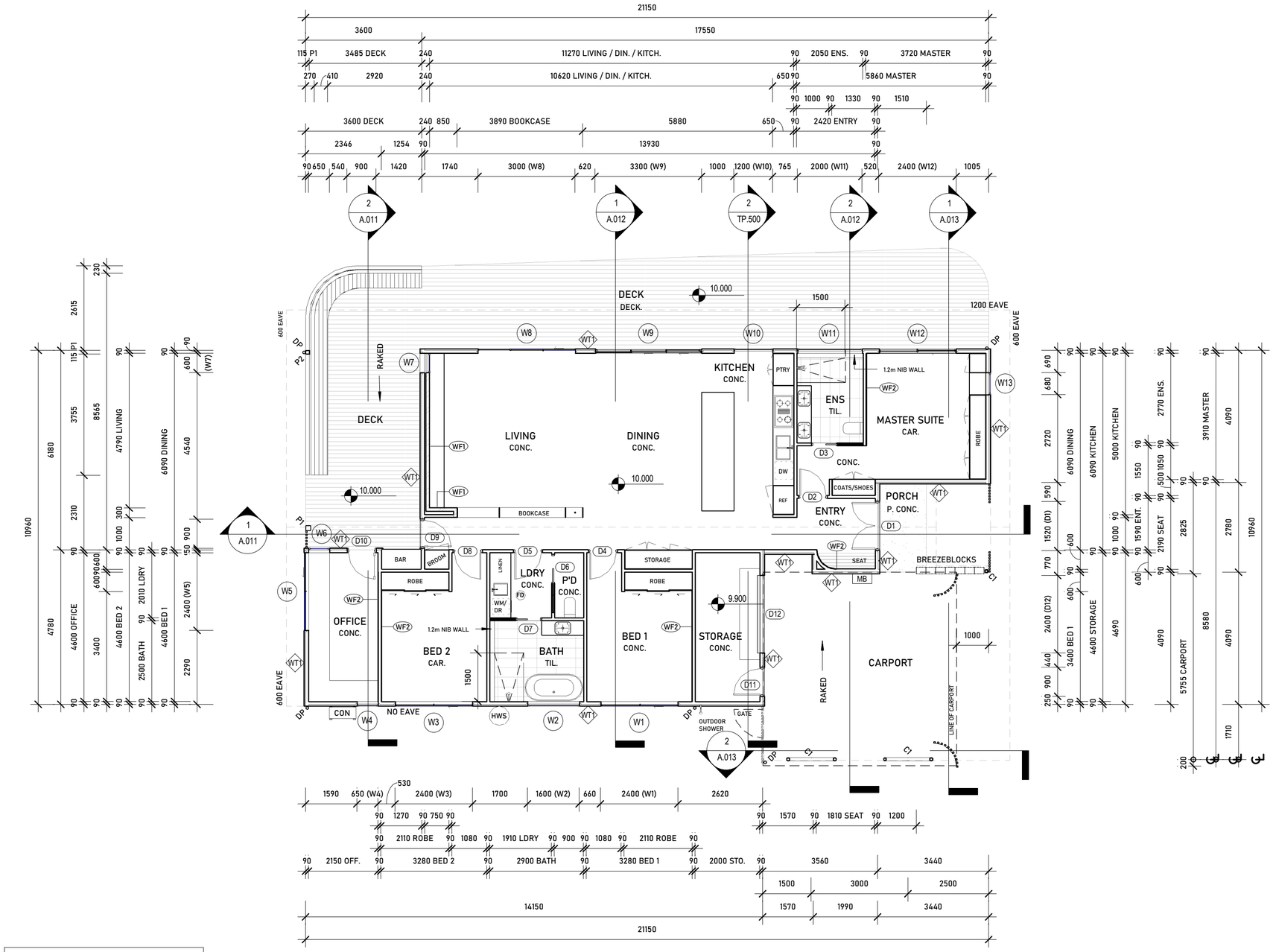


5 FLOOR FINISHES LEGEND

1 : 200



FLOOR FINISHES LEGEND

CODE	ITEM	FINISH
CONC.	CONCRETE	BURNISHED CONCRETE
TIL.	TILING	AS SELECTED
CAR.	CARPET	AS SELECTED
DECK.	DECKING	AS SELECTED
P. CONC.	PAVED CONCRETE	AS SELECTED

WALL TYPE SCHEDULE

TYPE MARK	TYPE	DESCRIPTION	IMAGE
WT1	SCYON LINEA	180 SCYON LINEA - 90 TIMER STUD	

CONSTRUCTION OF WET AREAS TO BE STRICTLY IN ACC. WITH AS 3740 - 2010

WALL MEMBRANE NOTE
ALL EXTERNAL WALL WRAP IS TO BE VAPOUR PERMEABLE IN ACC WITH NCC CLAUSE 3.8.7.2

AREA ANALYSIS

SITE:	514m²
AREAS	
GROUND FLOOR	168.39m²/18.1sq
CARPORT/ENTRY PORCH	51.96m²/5.6sq
DECK	83.64m²/9.0sq
SITE COVERAGE	
PROPOSED	290m²/56%
PERVIOUS	220m²/42%
GARDEN AREA	218m²/42%

WALL FINISHES LEGEND

CODE	ITEM	FINISH
WF1	BRICKWORK	PAINTED WHITE
WF2	EASYVJ PANEL	PAINTED WHITE

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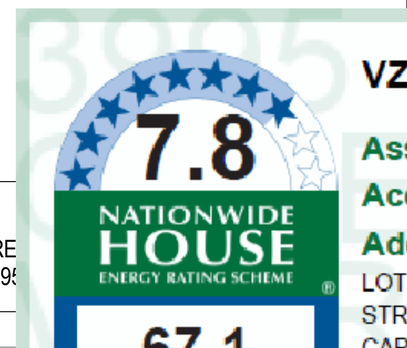

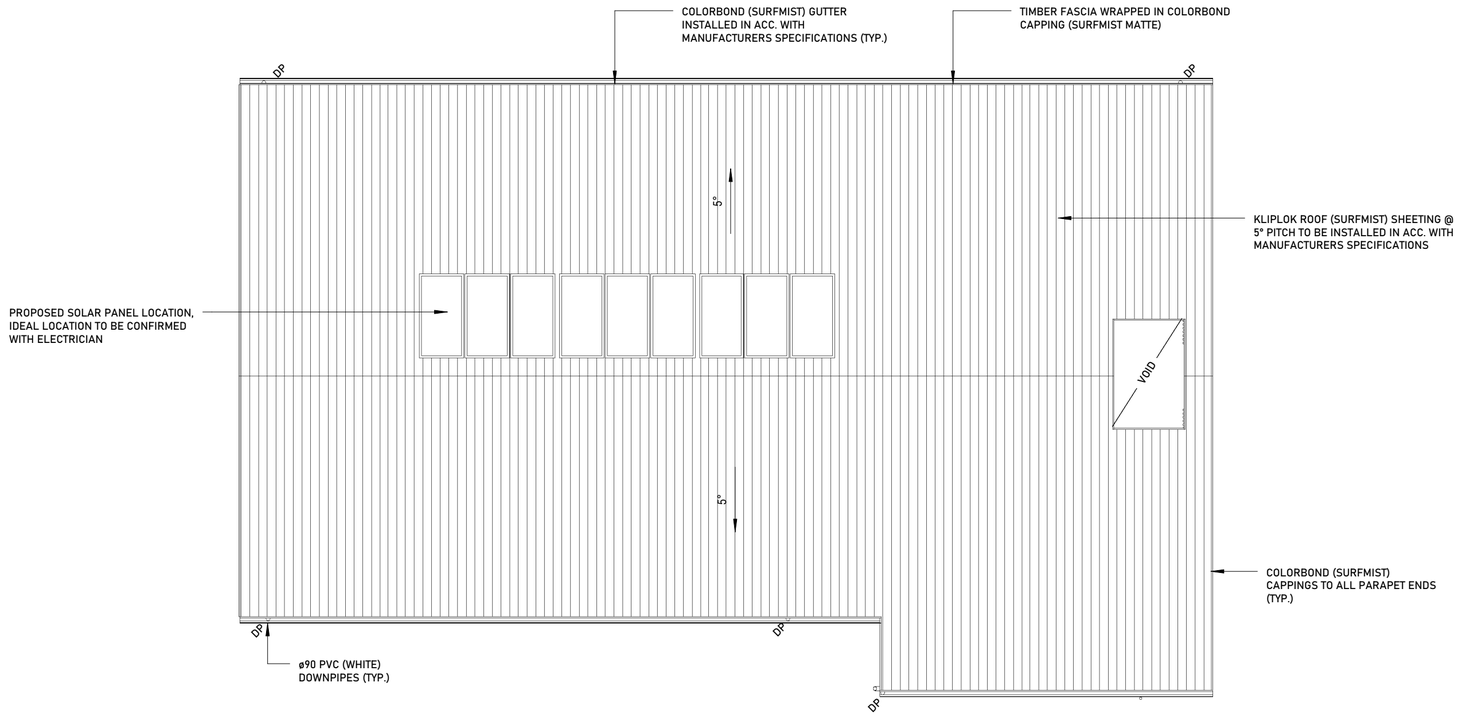

STORMWATER NOTES:

DP	DENOTES DOWNPIPE
DP/S	DENOTES DOWNPIPE & SPREADER
RWH	DENOTES DP RAINHEAD & OVERFLOW
SU	DENOTES DOWNPIPE SUMP & OVERFLOW

CONNECT NEW DOWNPIPES TO WATER TANKS (IF APPLICABLE) VIA A UPVC STORMWATER PIPE. OVERFLOW FROM WATER TANKS TO
DISCHARGE TO LEGAL POINT OF DISCHARGE TO SATISFACTION OF THE APPROPRIATE AUTHORITY LAID WITH A MINIMUM 1:80 FALL. ENSURE 100 MM COVER TO PIPES UNDER SOIL AND 50 MM UNDER CONCRETE PAVING AND 100 MM UNDER AREAS SUBJECT TO LIGHT VEHICLE TRAFFIC (MEASURED TO UNDERSIDE OF PAVING).

NOTE: ALL DOWNPIPES SHOWN NOMINAL ONLY.
ANY CHANGES FROM THE PROPOSED LOCATIONS TO BE APPROVED BY CLIENT/ DESIGNER PRIOR TO ANY WORKS

MINIMUM DIAMETER OF STORMWATER PIPES TO BE 90mm

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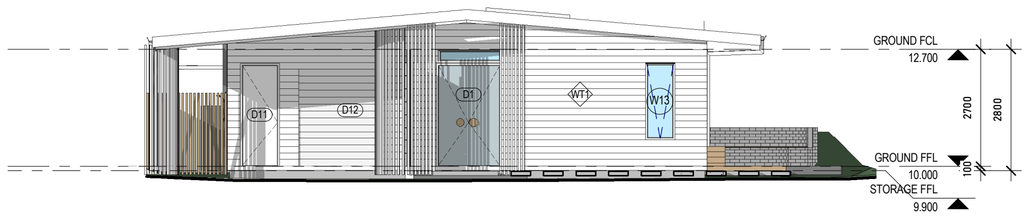
7.8
NATIONWIDE HOUSE ENERGY RATING SCHEME
67.1

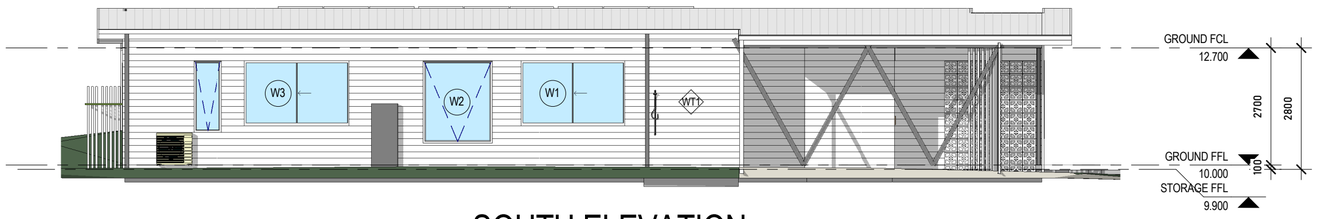
WALL TYPE SCHEDULE

TYPE MARK	TYPE	DESCRIPTION	IMAGE
WT1	SCYON LINEA	180 SCYON LINEA - 90 TIMER STUD	

1 NORTH ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100



3 SOUTH ELEVATION
1 : 100

4 WEST ELEVATION
1 : 100

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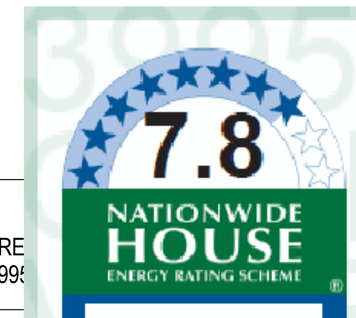

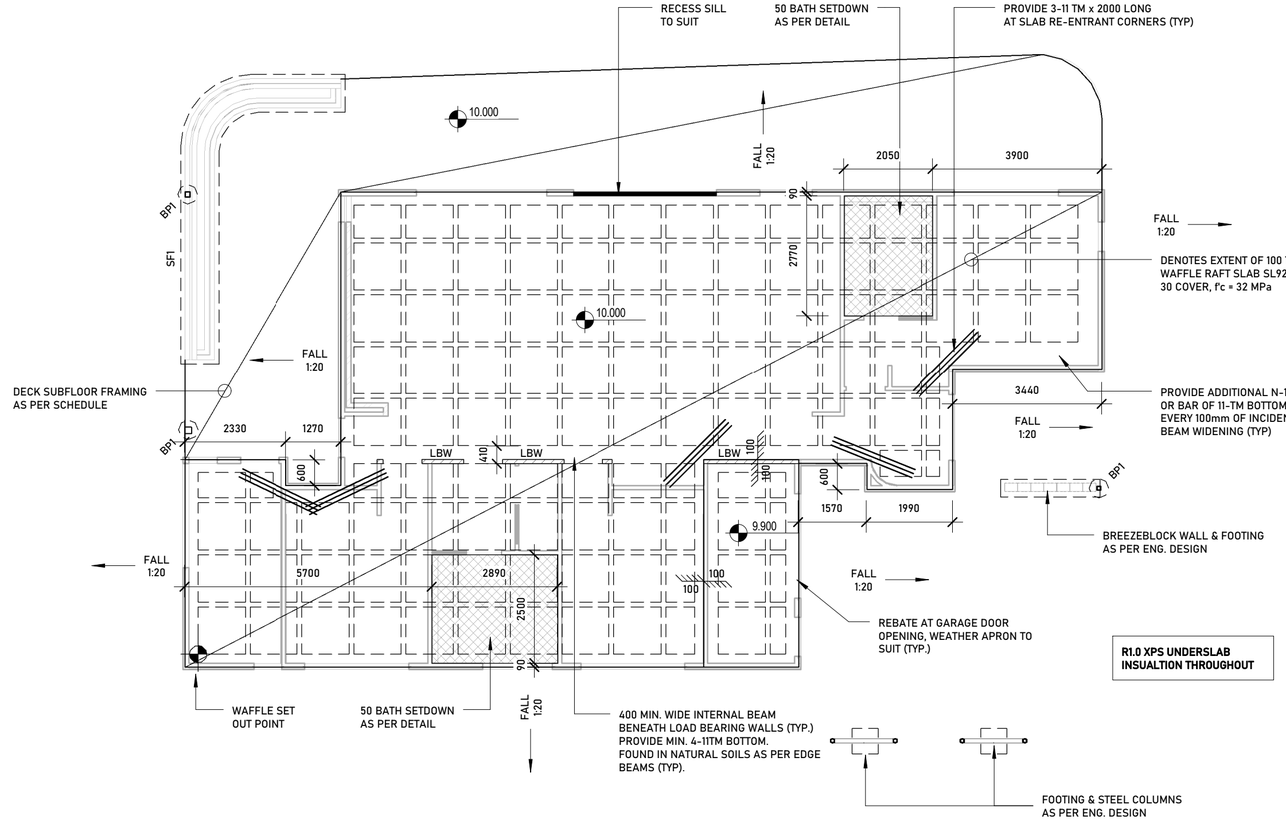

MEMBER SCHEDULE

BP1	600ø x 1000 DEEP BORED PIER FOUNDED A MIN. OF 800mm BELOW NATURAL GROUND LEVEL & 200 MIN. INTO DENSE NATURAL SAND
SF1	1000 WIDE x 600 DEEP CONC. STRIP FOOTING

SITE DRAINAGE:
IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THE SITE IS GRADED & DRAINED TO ENSURE NO WATER IS PERMITTED TO POND AGAINST THE SLAB.

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

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

FOUNDATION CLASSIFICATION - CLASS ***M*** ACCORDING TO AS 2870-1996 AND ATTACHED SOIL REPORT

DECK SUB-FLOOR SCHEDULE

DB1 -	2/90 x 45 MGP10 (H3 TREATED) PINE FLOOR BEARER (1400 MAX SINGLE SPAN, 1400 MAX CONT. SPAN) FLOOR LOADS ONLY
DJ1 -	90 x 45 MGP10 (H3 TREATED) PINE FLOOR JOISTS @ 450 CTRS (1400 MAX SINGLE SPAN, 1400 MAX CONT. SPAN) FLOOR LOADS ONLY
PP1 -	90 x 45 MGP10 (H3 TREATED) PINE PITCHING PLATE BOLTED TO SLAB EDGE WITH M10 MASONRY ANCHORS @ 450 CTRS.

STUMPS & PADS:
100x100 CONCRETE STUMP (U.N.O) ON Ø350 x 150 THICK CONCRETE PAD FOUNDED A MIN. OF 600mm BELOW NATURAL GROUND LEVEL & 100 MIN. INTO DENSE NATURAL SAND

1 SLAB & SUBFLOOR FRAMING PLAN

1 : 100

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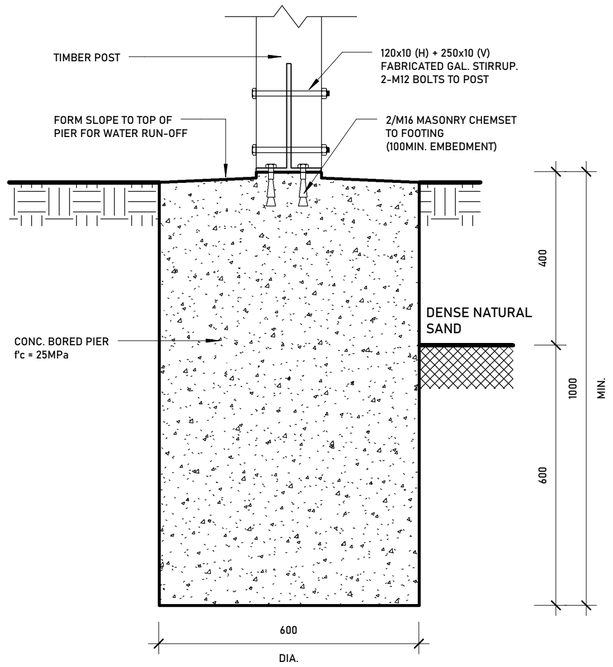
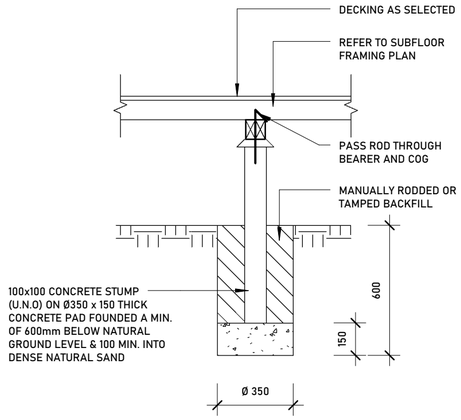


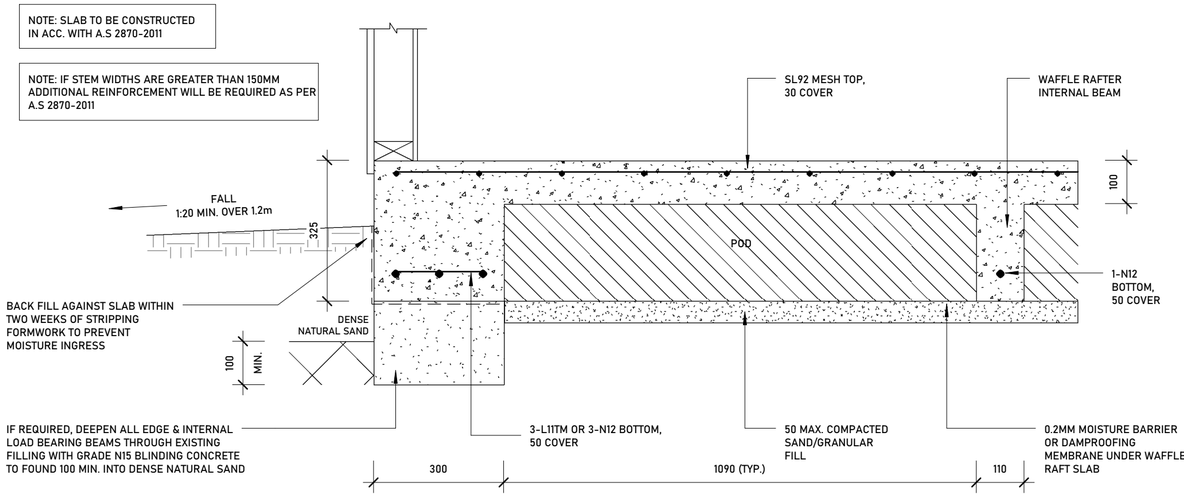
1 DETAIL - BORED PIER

1 : 10



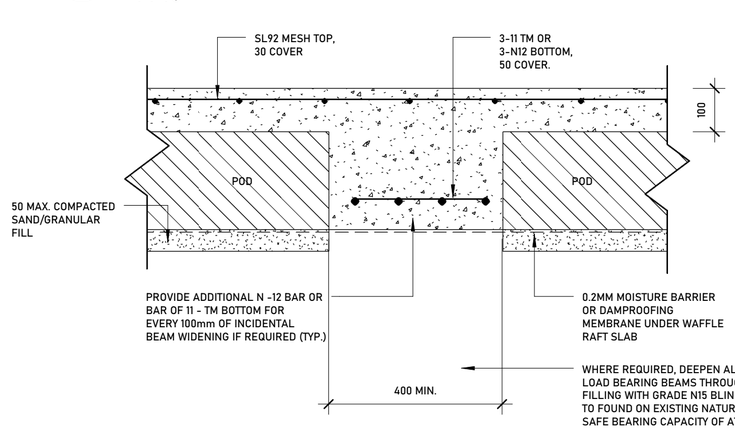
4 DETAIL - DECK STUMP

1 : 20



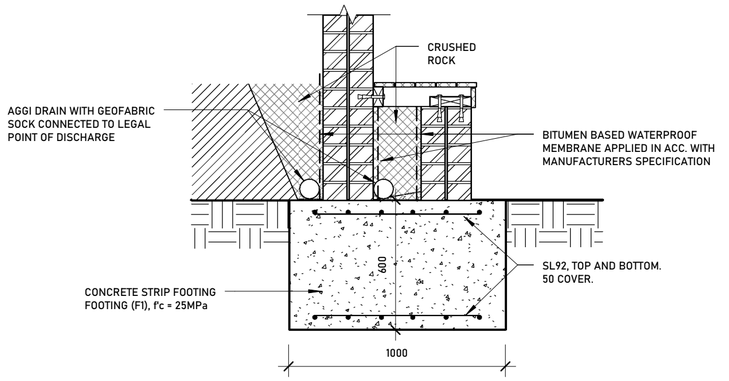
5 DETAIL - WAFFLE POD

1 : 10



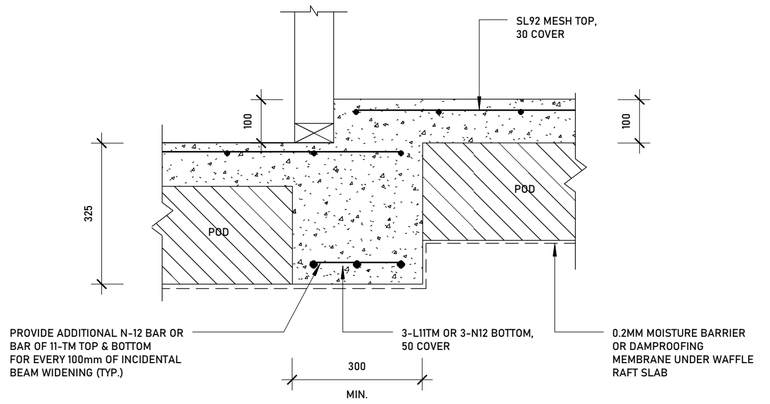
6 DETAIL - WAFFLE INTERNAL BEAM

1 : 10



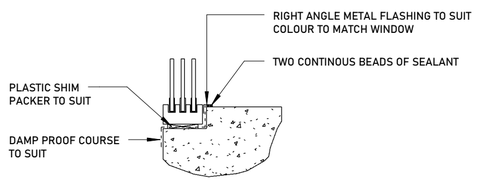
3 DETAIL - STRIP FOOTING DETAILS

1 : 20



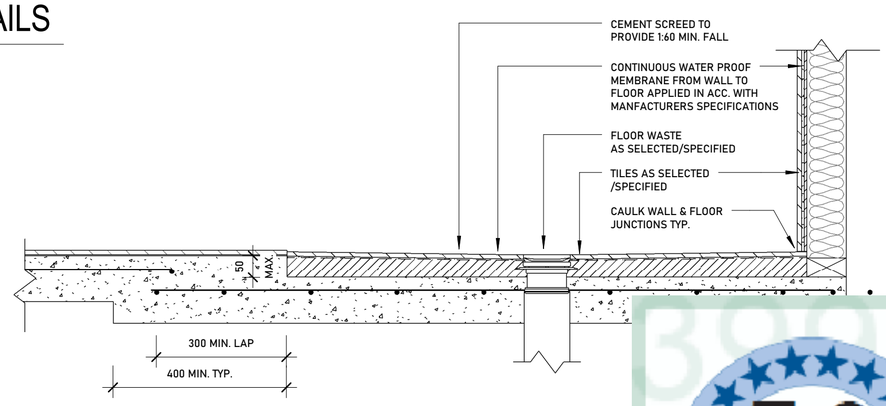
8 DETAIL - WAFFLE POD SLAB SETDOWN

1 : 10



7 DETAIL - WINDOW/SLAB RECESS

1 : 10



2 BATHROOM SETDO

1 : 10

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SLAB DETAILS

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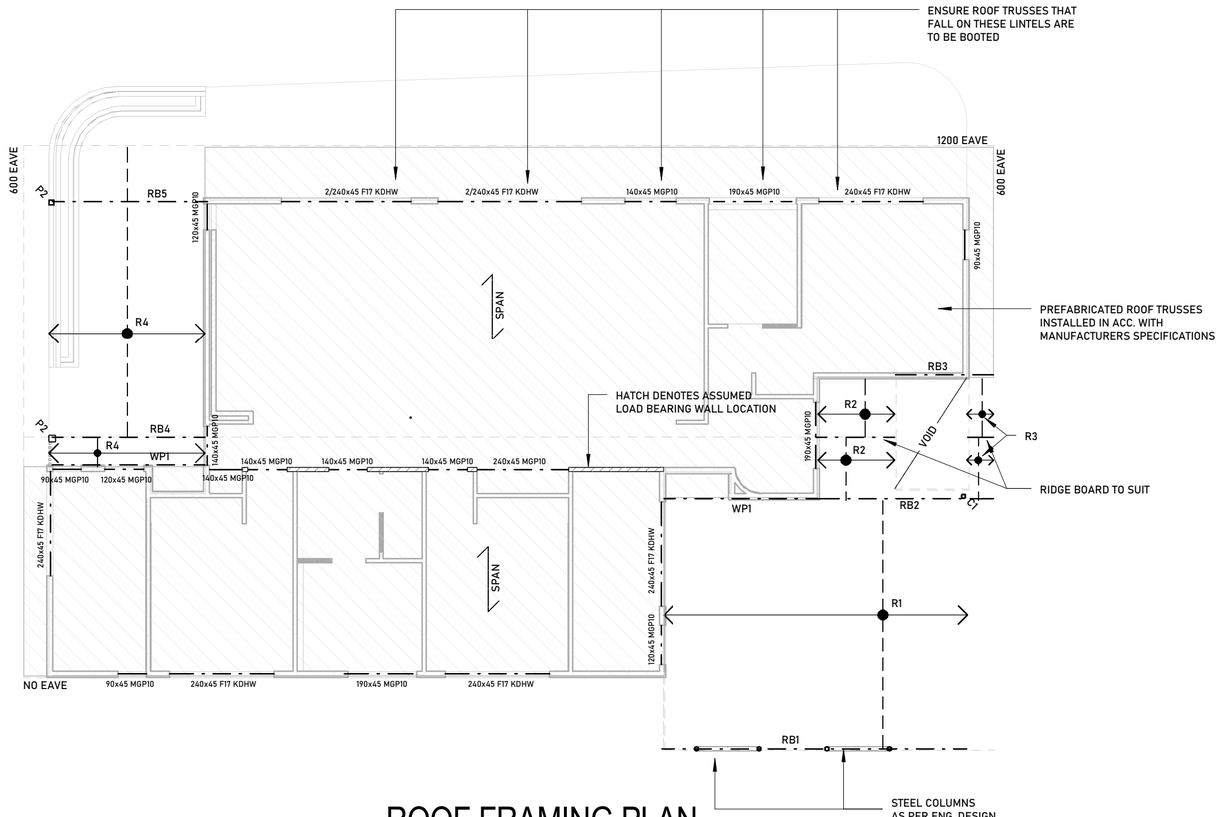
LOT 165 STARGAZER STRE
CAPE PATERSON, VIC, 3995

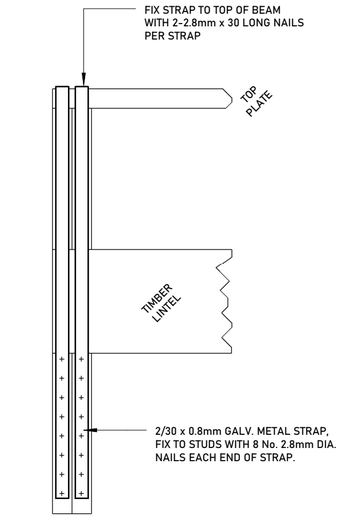


1 ROOF FRAMING PLAN

1 : 100

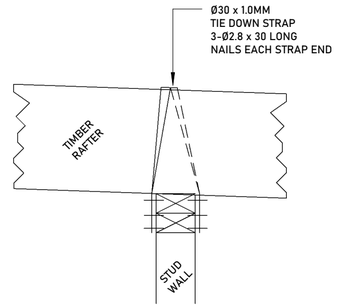
MEMBER SCHEDULE

R1	240x42 LVL15 @ 900 MAX. CTRS.
R2	240x45 MGP10 @ 900 MAX. CTRS
R3	MIN. 90x45 MGP10 @ 900 MAX. CTRS.
R4	240x42 LVL15 @ 900 MAX. CTRS.
RB1	2/240x42 LVL15
RB2	240x42 LVL15
RB3	120x45 MGP10
RB4	2/240x42 LVL15
RB5	2/240x42 LVL15
WP1	240x45 MGP10
P1	150x150 H5 CYPRESS PINE H5
P2	115x115 CYPRESS PINE H5
C1	AS PER ENG. DESIGN



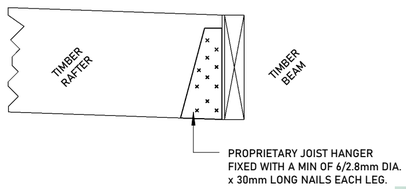
3 DETAIL - TIMBER LINTEL TO JAMB STUD DETAIL

1 : 10



4 DETAIL - TIMBER RAFTER TO STUD WALL DETAIL

1 : 10



5 DETAIL - TIMBER RAFTER TO TIMBE

1 : 10

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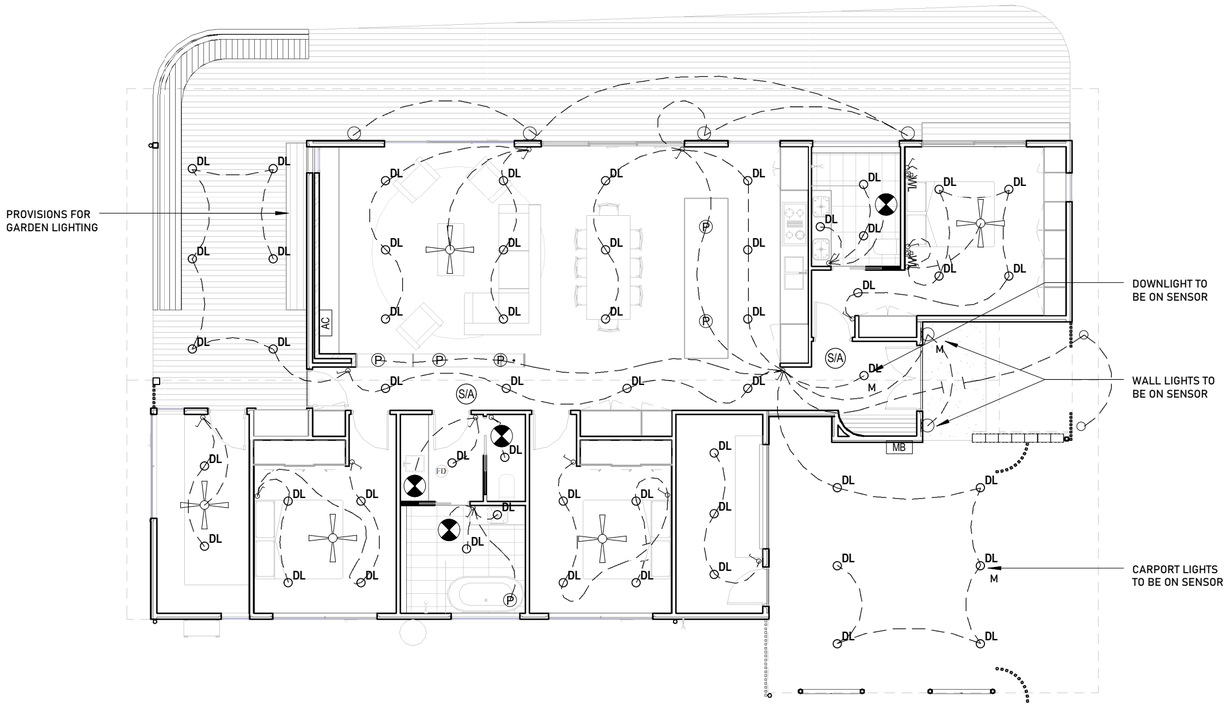


1 REFLECTED CEILING PLAN

1 : 100

ELECTRICAL & LIGHTING LEGEND

DL	RECESSED DOWNLIGHT
P	PEDANT LIGHT
WL	INTERNAL WALL LIGHT
	EXTERNAL WALL LIGHT
	FLOOR / DECK LIGHT
	EXTERNAL FLOOD LIGHT
	FLUORESCENT LIGHT
	SLIM LINE LED STRIP
M	MOTION SENSOR
1000 2	GENERAL POWER OUTLET
1000 2	EXTERNAL WEATHERPROOF POWER OUTLET
TV	TELEVISION POINT
	TELEPHONE POINT
D	DATA POINT
	TASTIC WITH BUILT IN FAN
	EXHAUST FAN DUCTED TO OUTSIDE AIR AS PER NCC INCL. FLOW RATES, 25L/s FOR BATHROOMS, WC'S & ENSUITS & 40L/s FOR LDRKITCHEN & LDRY
S/A	SMOKE ALARM - HARDWIRED AND INTERCONNECTED

	SWITCH
	CEILING FAN
MB	METER BOX
	INTERNAL SWITCHBOARD RECESSED INTO STUD WALL
AC	SPLIT SYSTEM AC/HEATER
HWS	HOT WATER SERVICE
CON	CONDENSER UNIT

TYPICAL MOUNTING HEIGHTS
GPO'S- 300 ABOVE FLOOR LEVEL
150 ABOVE BENCH LEVEL
LIGHT SWITCHES- 1000 ABOVE FLOOR LEVEL

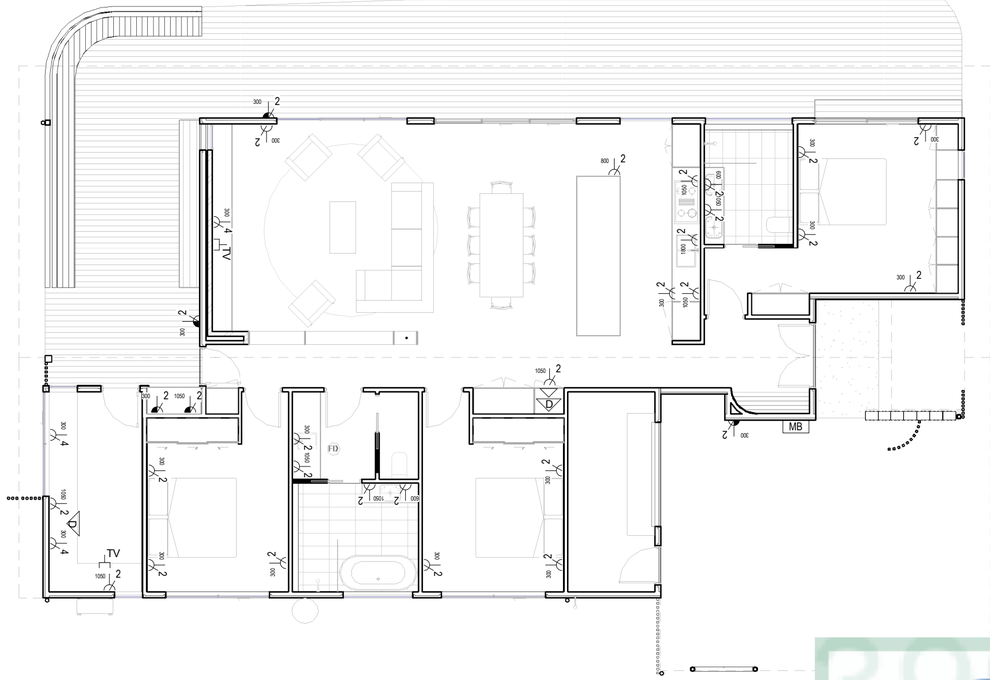
ELECTRICAL NOTES: IN ADDITION TO ELECTRICAL OUTLETS SHOWN ON PLAN MAKE ALLOWANCES FOR WIRING OF FIXED APPLIANCES SUCH AS OVEN, HOT WATER SERVICE, HEATING ETC.

ARTIFICIAL LIGHTING REQUIREMENTS

AREA	SIZE (m²)	MAX. WATTS (W/m²)	MAX. WATTS (m² x W/m²)
GROUND FLOOR	...m²	5 W/m²	..W
FIRST FLOOR	...m²	5 W/m²	..W
GARAGE	...m²	3 W/m²	..W
DECK	...m²	4 W/m²	..W
BALCONY	...m²	4 W/m²	..W

NOTE:
ALL LIGHTING & POWER POINT LOCATIONS TO BE CONFIRMED ONSITE WITH OWNER

NOTE:
ALL LIGHTING & POWER POINT LOCATIONS TO BE CONFIRMED ONSITE WITH OWNER



2 ELECTRICAL PLAN

1 : 100

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CAPE PATERSON, VIC, 399

7.8 NATIONWIDE HOUSE ENERGY RATING SCHEME

VZ
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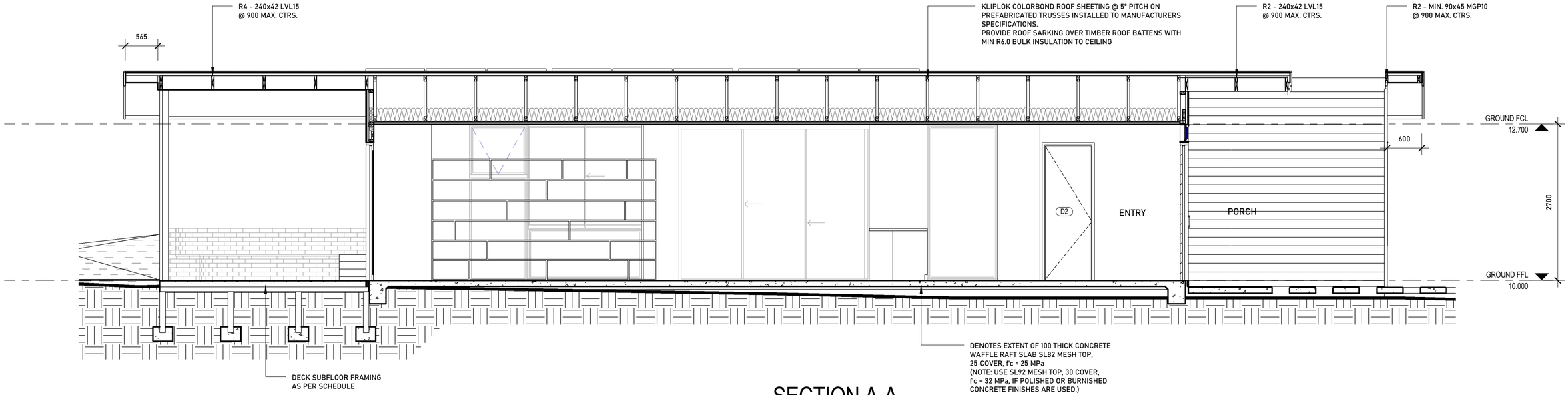
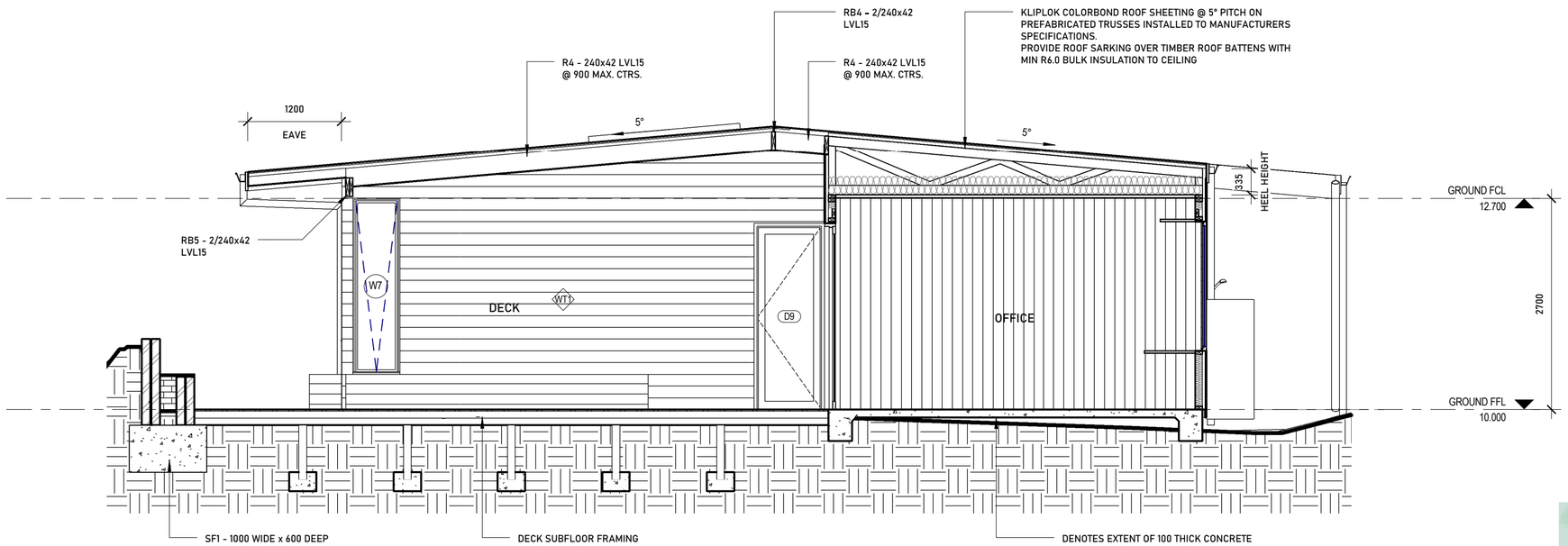
CAP



1 SECTION A-A

1 : 50



2 SECTION B-B

1 : 50

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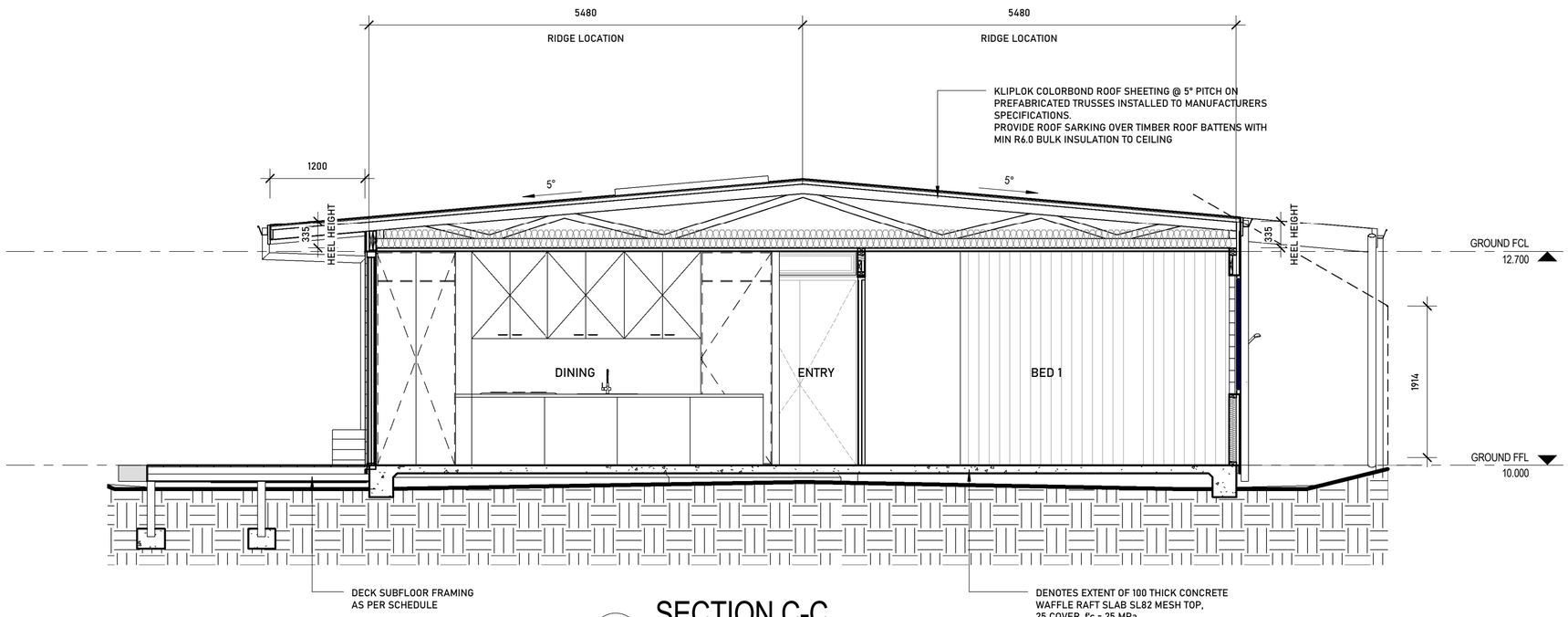
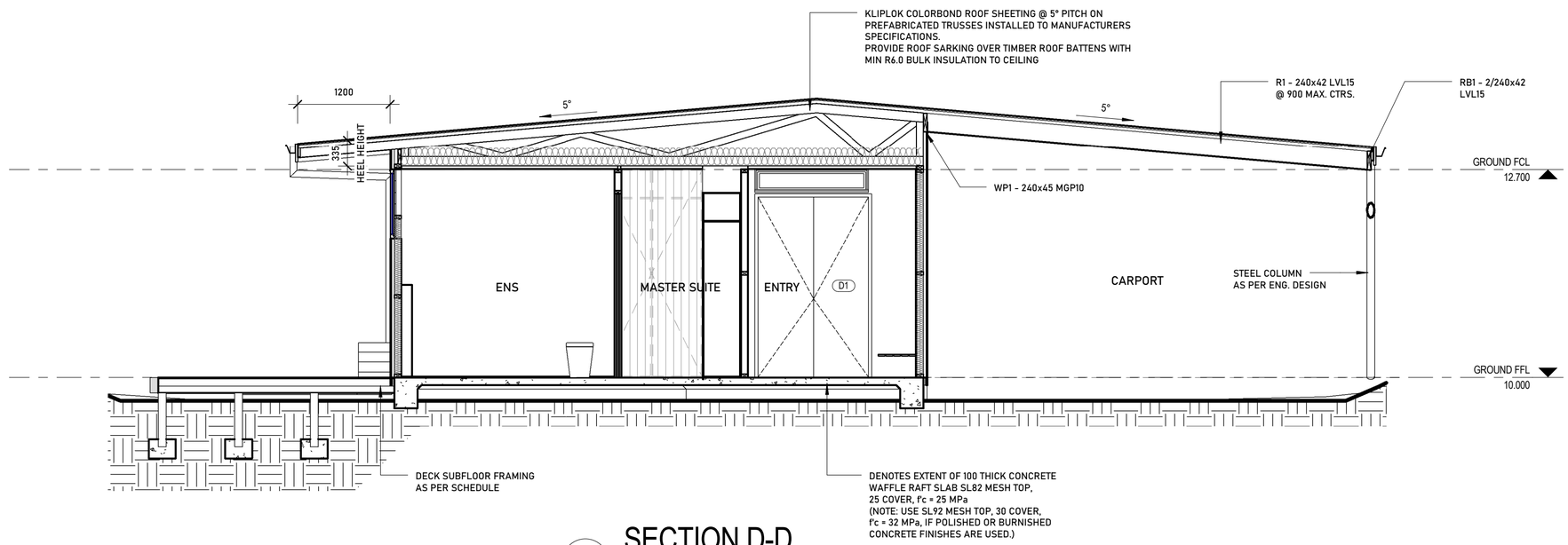
7.8
NATIONWIDE HOUSE ENERGY RATING SCHEME
67.1



1 SECTION C-C

1 : 50



2 SECTION D-D

1 : 50

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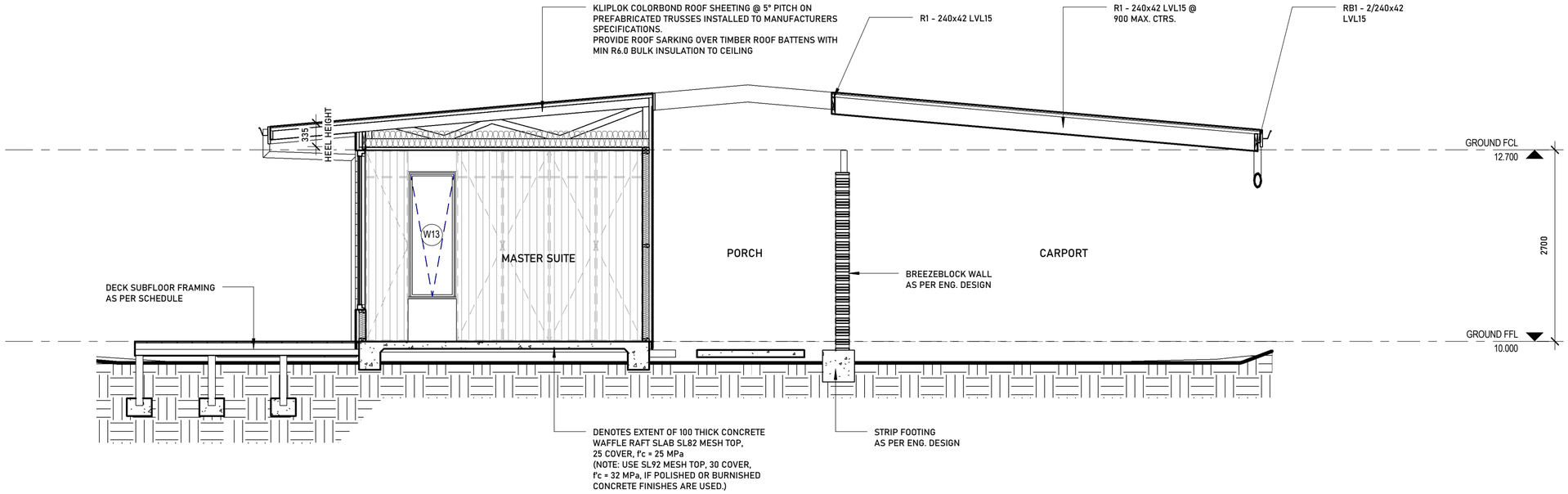
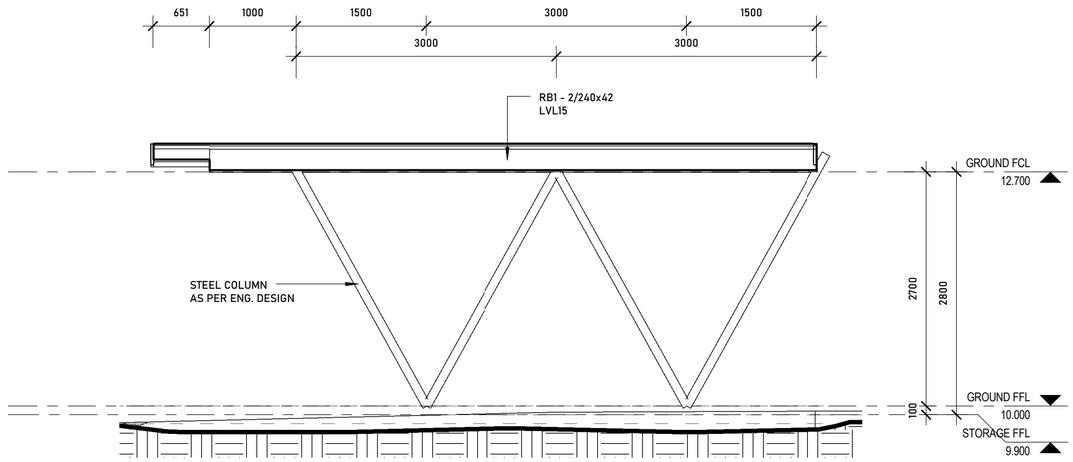
NATIONWIDE HOUSE ENERGY RATING SCHEME
67.1



1 SECTION E-E

1 : 50



2 SECTION F-F

1 : 50

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7.8 NATIONWIDE HOUSE ENERGY RATING SCHEME

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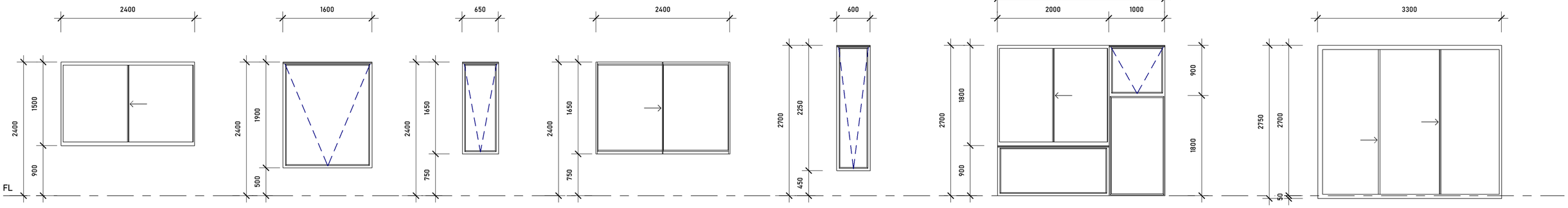
CAP

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)



W1 W3

TYPE:	SLIDING
FRAME:	TIMBER - VIC ASH
FINISH:	PAINTED WHITE EXT.
GLAZING:	DOUBLE
U-VALUE:	2.0
SHGC:	0.41
NOTES:	-

W2

TYPE:	AWNING
FRAME:	TIMBER - VIC ASH
FINISH:	PAINTED WHITE EXT.
GLAZING:	DOUBLE
U-VALUE:	1.79
SHGC:	0.39
NOTES:	GRADE A SAFTEY GLASS OPAQUE

W4 W6

TYPE:	AWNING
FRAME:	TIMBER - VIC ASH
FINISH:	PAINTED WHITE EXT.
GLAZING:	DOUBLE
U-VALUE:	(W4 - 2.0) (W6 - 1.79)
SHGC:	(W4 - 0.41) (W6 - 0.39)
NOTES:	-

W5

TYPE:	SLIDING
FRAME:	TIMBER - VIC ASH
FINISH:	PAINTED WHITE EXT.
GLAZING:	DOUBLE
U-VALUE:	2.0
SHGC:	0.41
NOTES:	-

W7

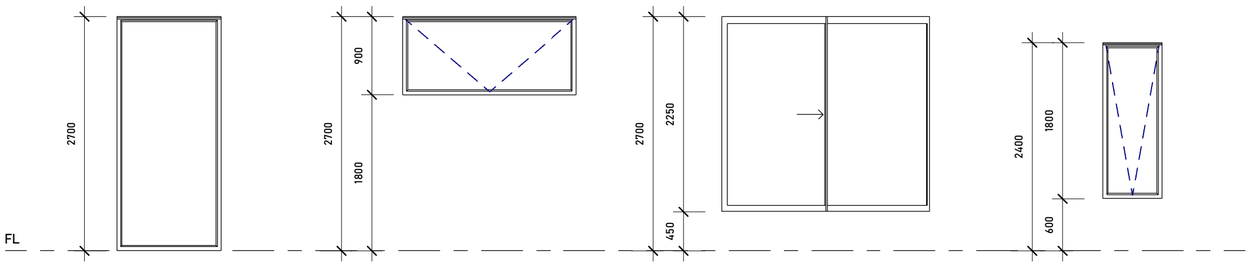
TYPE:	AWNING
FRAME:	TIMBER - VIC ASH
FINISH:	PAINTED WHITE EXT.
GLAZING:	DOUBLE
U-VALUE:	1.79
SHGC:	0.39
NOTES:	GRADE A SAFTEY GLASS

W8

TYPE:	AWNING / SLIDING
FRAME:	TIMBER - VIC ASH
FINISH:	PAINTED WHITE EXT.
GLAZING:	DOUBLE
U-VALUE:	2.0
SHGC:	0.41
NOTES:	GRADE A SAFTEY GLASS

W9

TYPE:	SLIDING DOOR
FRAME:	TIMBER - VIC ASH
FINISH:	PAINTED WHITE EXT.
GLAZING:	DOUBLE
U-VALUE:	1.9
SHGC:	0.41
NOTES:	GRADE A SAFETY GLASS



W10

TYPE:	FIXED
FRAME:	TIMBER - VIC ASH
FINISH:	PAINTED WHITE EXT.
GLAZING:	DOUBLE
U-VALUE:	1.79
SHGC:	0.39
NOTES:	GRADE A SAFETY GLASS

W11

TYPE:	AWNING
FRAME:	TIMBER - VIC ASH
FINISH:	PAINTED WHITE EXT.
GLAZING:	DOUBLE
U-VALUE:	1.79
SHGC:	0.39
NOTES:	OPAQUE

W12

TYPE:	SLIDING
FRAME:	TIMBER - VIC ASH
FINISH:	PAINTED WHITE EXT.
GLAZING:	DOUBLE
U-VALUE:	2.0
SHGC:	0.41
NOTES:	-

W13

TYPE:	AWNING
FRAME:	TIMBER - VIC ASH
FINISH:	PAINTED WHITE EXT.
GLAZING:	DOUBLE
U-VALUE:	1.79
SHGC:	0.39
NOTES:	-

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DRAWING TITLE

WINDOW ELEVATIONS

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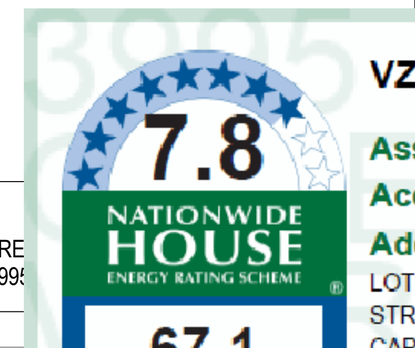
LOT 165 STARGAZER STRE
CAPE PATERSON, VIC, 399

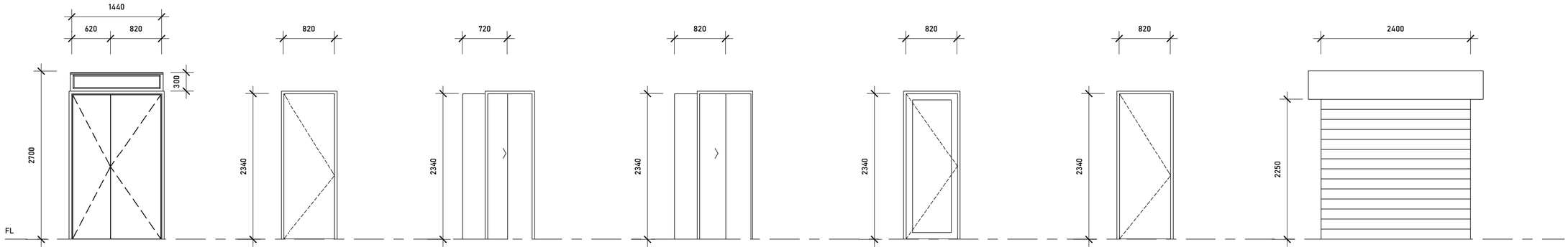


NOTES

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)



D1

TYPE: SOLID CORE EXTERNAL HINGED DOOR

FINISH: PALE BLUE

DOOR HARDWARE: BUILDERS RANGE

JAMB: BUILDERS RANGE

U-VALUE: 1.79
SHGC: 0.4

NOTES:

- REFER TO PLAN FOR OPENING DIRECTION

D2 D4 D5 D8

TYPE: SEMI-SOLID CORE INTERNAL HINGED DOOR

FINISH: WHITE

DOOR HARDWARE: BUILDERS RANGE

JAMB: BUILDERS RANGE

NOTES:

- REFER TO PLAN FOR OPENING DIRECTION

D3 D7

TYPE: SEMI-SOLID CORE INTERNAL CAVITY SLIDER

FINISH: WHITE

DOOR HARDWARE: BUILDERS RANGE

JAMB: BUILDERS RANGE

NOTES:

- REFER TO PLAN FOR OPENING DIRECTION
- PROVIDE APPROPRIATE TOP HUNG TRACK CONCEALED IN CEILING SPACE.

D6

TYPE: SEMI-SOLID CORE INTERNAL CAVITY SLIDER

FINISH: WHITE

DOOR HARDWARE: BUILDERS RANGE

JAMB: BUILDERS RANGE

NOTES:

- REFER TO PLAN FOR OPENING DIRECTION
- PROVIDE APPROPRIATE TOP HUNG TRACK CONCEALED IN CEILING SPACE.

D9 D10

TYPE: FULLY GLAZED HINGED

FINISH: TIMBER - PAINTED WHITE EXT.

DOOR HARDWARE: BUILDERS RANGE

JAMB: BUILDERS RANGE

U-VALUE: 1.79
SHGC: 0.4

NOTES:

- REFER TO PLAN FOR OPENING DIRECTION

D11

TYPE: SOLID CORE EXTERNAL HINGED DOOR

FINISH: WHITE

DOOR HARDWARE: BUILDERS RANGE

JAMB: BUILDERS RANGE

NOTES:

- REFER TO PLAN FOR OPENING DIRECTION

D12

TYPE: ROLLER GARAGE DOOR

FINISH: SURFMIST

DOOR HARDWARE: MANUFACTURERS RANGE

JAMB: BUILDERS RANGE

NOTES:

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DRAWING TITLE

DOOR SCHEDULE

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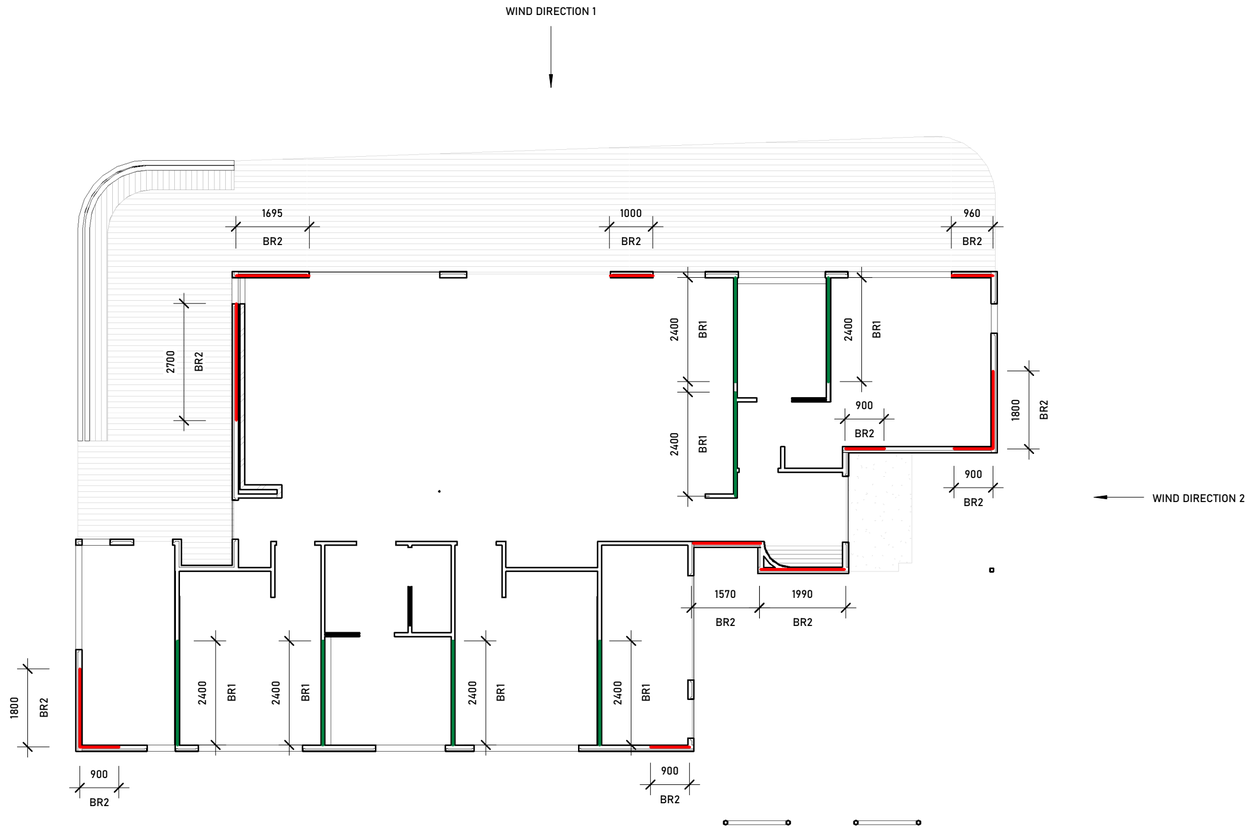
LOT 165 STARGAZER STRE
CAPE PATERSON, VIC, 399

7.8
NATIONWIDE HOUSE ENERGY RATING SCHEME
67.1

BRACING		
WIND CLASSIFICATION: N3		
	WIND DIRECTION 1	WIND DIRECTION 2
AREA OF ELEVATION (m²)	49.32	23.21
WIND PRESSURE (kPa)	0.9	1.4
RACKING FORCE (AREA OF ELEVATION x LATERAL WIND PRESSURE)	44.40	32.50

BRACING SCHEDULE

MARK	DESCRIPTION
BR1	METAL STRAPS - TENSIONED - WITH METAL STRAPS *METAL STRAP:* 30 x 0.8mm GALV. TENSIONED METAL STRAPS FIXED TO STUDS WITH ONE 30x2.8mm DIA. GALV. FLAT HEAD NAIL (OR EQUIVALENT) AND TO PLATES WITH 4/30 x 2.8mm DIA. GALV. FLAT HEAD NAIL. *STUD STRAP:* 30 x 0.8mm GALV. METAL STRAP LOOPED OVER PLATE AND FIXED TO STUD WITH 4/30 x 2.8mm DIA. GALV. FLAT-HEAD NAILS(OR EQUIVALENT) TO EACH END *BRACING CAPACITY kN/m = 3.0*
BR2	PLYWOOD 4.5mm THICK F11 PLYWOOD NAILED TO STUD WALL WITH 30 x 2.8 DIA. GALV. FLAT HEAD NAILS (OR EQUIVALENT). PROVIDE ONE ROW OF NOGGINS (HALF WALL HEIGHT) AND ENSURE STUD SPACING IS NOT GREATER THAN 450 CTRS. FASTER SPACINGS: 150mm TOP AND BOTTOM PLATES 150mm VERTICAL EDGES & NOGGING 300mm INTERMEDIATE STUDS *BRACING CAPACITY kN/m = 3.4*



1 BRACING PLAN

1 : 100

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BRACING PLAN

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