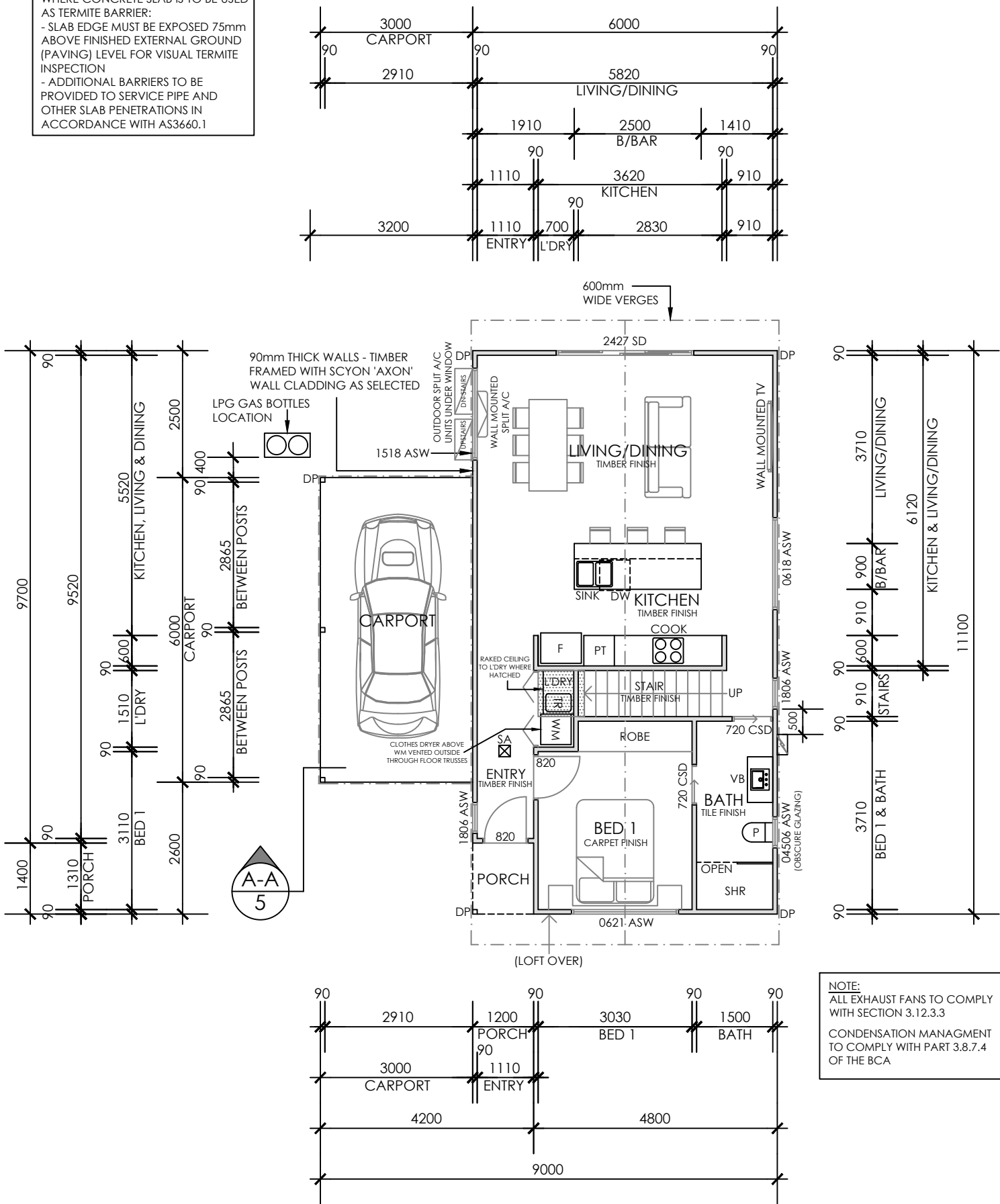


TERMITE NOTES:

WHERE CONCRETE SLAB IS TO BE USED AS TERMITE BARRIER:
- SLAB EDGE MUST BE EXPOSED 75mm ABOVE FINISHED EXTERNAL GROUND (PAVING) LEVEL FOR VISUAL TERMITE INSPECTION
- ADDITIONAL BARRIERS TO BE PROVIDED TO SERVICE PIPE AND OTHER SLAB PENETRATIONS IN ACCORDANCE WITH AS3660.1

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT REPORTS, DRAWINGS, ENGINEERING & COUNCIL APPROVALS.



Summary of BASIX Commitments (refer to Certificate for exact details)			
Water Commitments			
Showerheads:	3* (>7.5 but <= 9 L/min)		Toilets: 3 Star
Basin Taps:	3 Star	Kitchen Taps:	3 Star
Individual Water Tank:	1,500L	Individual Roof Collection:	20m²
Individual Rainwater Connection:	All toilets in the development Cold water supply to the washing machine At least 1 external tap		
Energy Commitments			
HWS:	Gas Instantaneous, 6 Star Rating		
Cooling:	1 Phase air-conditioning, 2 Star, In at least the living area		
Heating:	1 Phase air-conditioning, 2 Star, In at least the living area		
Ventilation:	Kitchen & Bathroom: ducted, manual control Laundry: no mechanical ventilation		
Appliances:	Gas Cooktop & Electric Oven to be installed		
Artificial Lighting:	The following rooms are to be primarily lit by fluorescent or LED lamps: 1 Bedroom 2 Living/Dining Rooms The Kitchen All Hallways The Laundry All Bathrooms/Toilets		
Clothes Line:	Fixed outdoor clothes drying line to be installed		

Summary of BUILDING SUSTAINABILITY Commitments (refer to Certificate for exact details)	
Thermal Comfort Commitments	
Eternal Walls:	Timber framed light weight wall cladding Foil + R2.5
Internal Walls:	Plasterboard on timber studs Insulation R2.0 to walls adjacent to garage
Floors:	Concrete slab, Enclosed, No Insulation Timber, Enclosed (Elevated where shown on plans) Finish: Carpet, Timber floorboards & Tiles as per plans
Ceiling:	Plasterboard, R3.5 to ceiling adjacent to roof space (Nil to lower floor including garage) Approved non-ventilated cover or shield is to be installed to all recessed lighting and exhaust fans to allow insulation to be closely installed to the top and sides of the light fitting and exhaust fans.
Roof:	Metal Sheetting, Foil + R1.0 Blanket (reflective side down, anti-glare up), 35° & 5° Roof Pitch Colour: Medium (0.475 - 0.7)
Eaves:	Nil Eaves as shown on the plans
Glazing:	Single clear with aluminium frames throughout Weather stripping throughout, Windows as specified or equivalent to be installed on site

LOWER FLOOR PLAN (DWELLING 1)

(LOT 2,4,7,9,11,13,14 & 16)

(LOT 3,5,6,8,10,12 & 15 - MIRRORED)

SCALE 1:100

FLOOR AREAS

LOWER MAIN FLOOR:	64.9 m ²
CARPORT:	18.0 m ²
PORCH:	1.7 m ²
TOTAL AREA:	84.6 m ²

LEGEND

☒	SMOKE ALARMS TO AS 3786 AND SECTION 3.7.2 OF THE BCA. ALL DETECTORS ARE TO BE INTERCONNECTED	SHR	SHOWER
DP	DOWN PIPE LOCATION TO AS 3500	P	TOILET PAN
Ⓢ	INTERNAL VENTILATION TO AS 1668.2	L	LINEN
0924	900mm HIGH x 2400mm WIDE	TR	TROUGH
820	820mm DOOR	WM	WASHING MACHINE
R	ROBE	F	FRIDGE
☒	RINNIA 12L INFINITY INSTANTANEOUS GAS HOT WATER SYSTEM	PT	PANTRY
		DW	DISHWASHER
		☐☐	LPG GAS BOTTLES

MECHANICAL VENTILATION

MINIMUM FLOW RATES:
BATHROOM AND SANITARY COMPARTMENT - 25 LITRES PER SECOND
KITCHEN AND LAUNDRY - 40 LITRES PER SECOND

TO BE DISCHARGED OUTDOORS OR TO VENTILATED ROOF SPACE
(VENTILATED ROOF SPACE REQUIRES EVENLY DISTRIBUTED OPENINGS WITH AREAS OF 1/300TH OF RESPECTIVE CEILING AREA WHERE ROOF PITCH > 22° AND 1/150TH OF RESPECTIVE CEILINGS WHERE ROOF PITCH < 22°. 30% OF OPENINGS NEAR RIDGE OR HIGHEST POINT OF ROOF AND REMAINDER BY WALL VENTS)



GLAZING SPECIFICATIONS:

WINDOWS SPECIFIED USE AFRC U & SHGC VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE (REFER TO BUILDING SUSTAINABILITY CERTIFICATE FOR DETAILS).

STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT.

WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH PART 3.6.4.5 OF THE BCA.

BEDROOM WINDOWS-WHERE THE FLOOR LEVEL OF A BEDROOM IS MORE THAN 2m ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH BCA VOL 2 PART 3.9.2.5

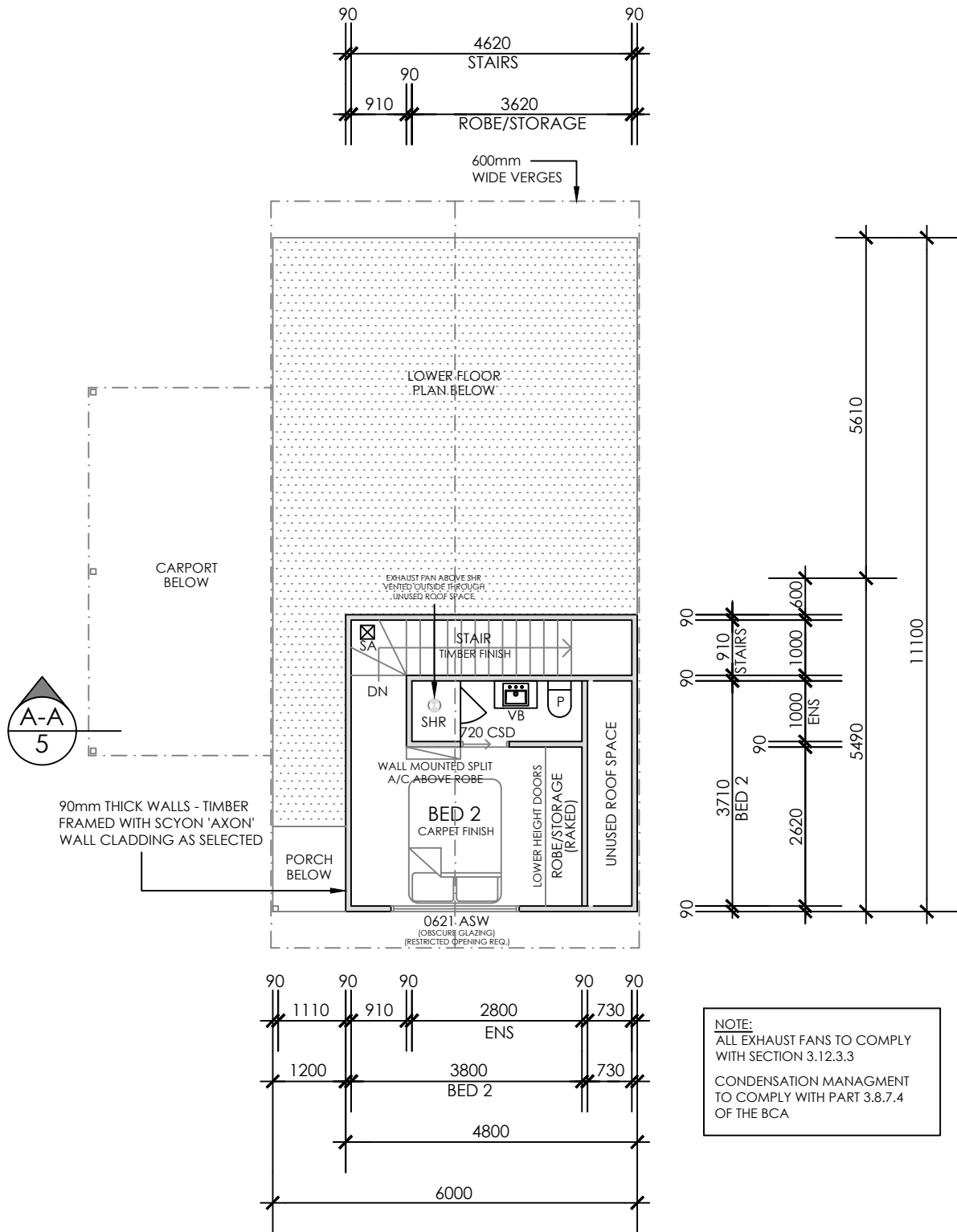
WINDOWS AND GLAZING TO COMPLY WITH:

AS 4055 : WIND LOADS FOR HOUSING
AS 1288 : GLASS IN BUILDING-SELECTION & INSTALLATION
AS 2047 : WINDOWS & EXTERNAL DOORS IN BUILDING
AS 1170-part 2 : WIND ACTIONS
AS 3959 : CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY BCA AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE

UNITS 1-7 : BAL 12.5
UNITS 11 -17 : BAL 12.5
UNITS 8+9+10 : BAL 19
PLEASE REFER TO BUSHFIRE REPORT BY S&K JOHNSON CONSTRUCTIONS PTY LTD (KRISANN JOHNSON)

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		Email: ahdesignanddrafting@gmail.com		ISSUE: CONSTRUCTION PLANS	DATE: JANUARY 2020
Project: UNIT PROPOSAL (MULTI DWELLING HOUSING)		SHEET: 2 OF 10	LOWER FLOOR PLAN (DWELLING 1)		AMENDMENTS:
Street: 11 KEMP STREET		Designer/Drafter: ANDREW HOLLIDAY (V2)	Scale:	1:100	Date:
Suburb: PORT MACQUARIE NSW 2444			Sheet Size:	A3	
Client:			Job No:	18-037	
			Drawing Issue:	K	

CHECK ALL DIMENSIONS ON SITE. THIS
DRAWING IS TO BE READ IN CONJUNCTION
WITH ALL RELEVANT REPORTS, DRAWINGS,
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Summary of BASIX Commitments (refer to Certificate for exact details)			
Water Commitments			
Showerheads:	3* (>7.5 but <= 9 L/min)		Toilets: 3 Star
Basin Taps:	3 Star	Kitchen Taps:	3 Star
Individual Water Tank:	1,500L	Individual Roof Collection:	20m²
Individual Rainwater Connection:	All toilets in the development Cold water supply to the washing machine At least 1 external tap		
Energy Commitments			
HWS:	Gas Instantaneous, 6 Star Rating		
Cooling:	1 Phase air-conditioning, 2 Star, In at least the living area		
Heating:	1 Phase air-conditioning, 2 Star, In at least the living area		
Ventilation:	Kitchen & Bathroom: ducted, manual control Laundry: no mechanical ventilation		
Appliances:	Gas Cooktop & Electric Oven to be installed		
Artificial Lighting:	The following rooms are to be primarily lit by fluorescent or LED lamps: 1 Bedroom 2 Living/Dining Rooms The Kitchen All Hallways The Laundry All Bathrooms/Toilets		
Clothes Line:	Fixed outdoor clothes drying line to be installed		

Summary of BUILDING SUSTAINABILITY Commitments (refer to Certificate for exact details)	
Thermal Comfort Commitments	
Eternal Walls:	Timber framed light weight wall cladding Foil + R2.5
Internal Walls:	Plasterboard on timber studs Insulation R2.0 to walls adjacent to garage
Floors:	Concrete slab, Enclosed, No Insulation Timber, Enclosed (Elevated where shown on plans) Finish: Carpet, Timber floorboards & Tiles as per plans
Ceiling:	Plasterboard, R3.5 to ceiling adjacent to roof space (Nil to lower floor including garage) Approved non-ventilated cover or shield is to be installed to all recessed lighting and exhaust fans to allow insulation to be closely installed to the top and sides of the light fitting and exhaust fans.
Roof:	Metal Sheetting, Foil + R1.0 Blanket (reflective side down, anti-glare up), 35° & 5° Roof Pitch Colour: Medium (0.475 - 0.7)
Eaves:	Nil Eaves as shown on the plans
Glazing:	Single clear with aluminium frames throughout Weather stripping throughout, Windows as specified or equivalent to be installed on site

LOFT PLAN (DWELLING 1)

(LOT 2,4,7,9,11,13,14 & 16)
(LOT 3,5,6,8,10,12 & 15 - MIRRORED)

SCALE 1:100

FLOOR AREAS	
LOFT MAIN AREA:	23.5 m ²

LEGEND	
<input checked="" type="checkbox"/>	SMOKE ALARMS TO AS 3786 AND SECTION 3.7.2 OF THE BCA. ALL DETECTORS ARE TO BE INTERCONNECTED
DP	DOWN PIPE LOCATION TO AS 3500
	INTERNAL VENTILATION TO AS 1668.2
0924	900mm HIGH x 2400mm WIDE
820	820mm DOOR
R	ROBE
SHR	SHOWER
P	TOILET PAN
L	LINEN
TR	TROUGH
WM	WASHING MACHINE
F	FRIDGE
PT	PANTRY
DW	DISHWASHER

MECHANICAL VENTILATION

MINIMUM FLOW RATES:
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WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE
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STANDARD GLAZING: SINGLE CLEAR GLAZING WITH
STANDARD ALUMINIUM FRAMES THROUGHOUT.

WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

PLEASE NOTE: ALL GLAZING IN BATHROOMS,
ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH
PART 3.6.4.5 OF THE BCA.

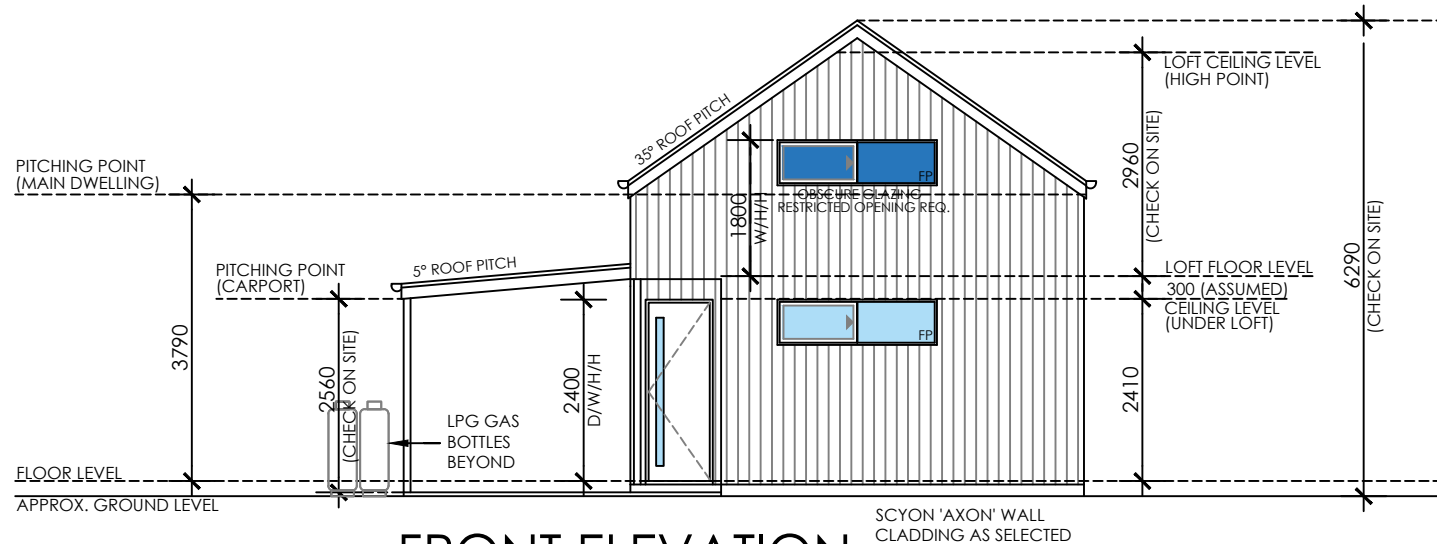
BEDROOM WINDOWS-WHERE THE FLOOR LEVEL OF A
BEDROOM IS MORE THAN 2m ABOVE THE SURFACE
BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH
BCA VOL 2 PART 3.9.2.5

WINDOWS AND GLAZING TO COMPLY WITH:

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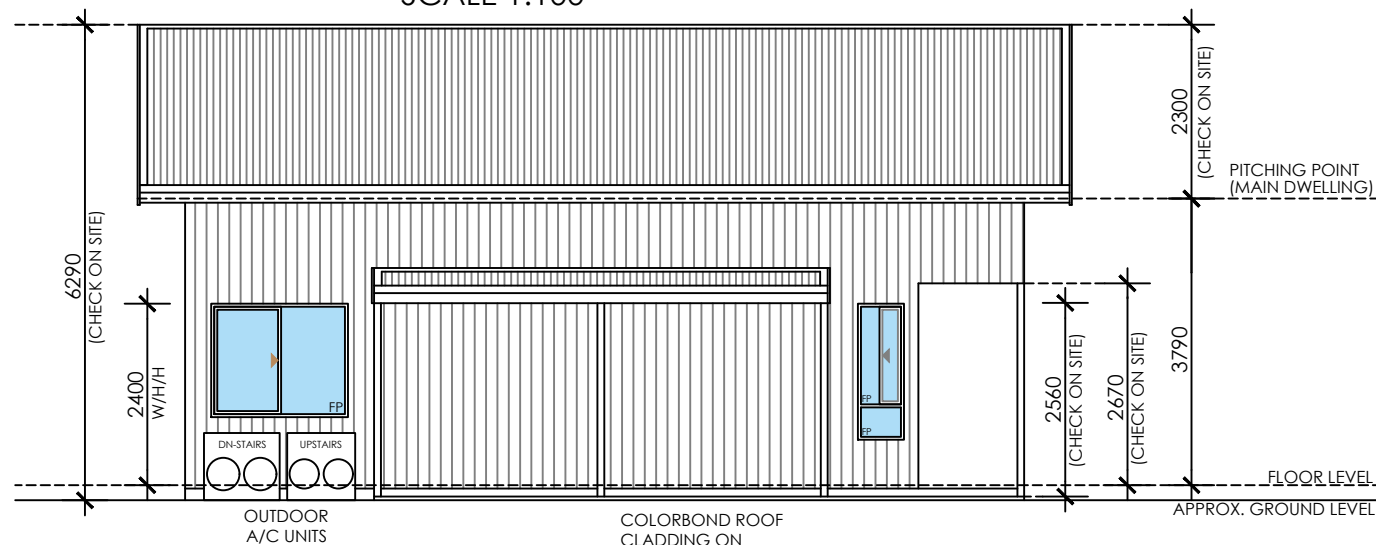
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Project: UNIT PROPOSAL (MULTI DWELLING HOUSING)	SHEET: 3 OF 10	LOFT PLAN (DWELLING 1)	AMENDMENTS:	
Street: 11 KEMP STREET	Designer/Drafter: ANDREW HOLLIDAY (V2)	Scale: 1:100	Date:	Detail:
Suburb: PORT MACQUARIE NSW 2444		Sheet Size: A3		
Client:		Job No: 18-037		
		Drawing Issue: K		



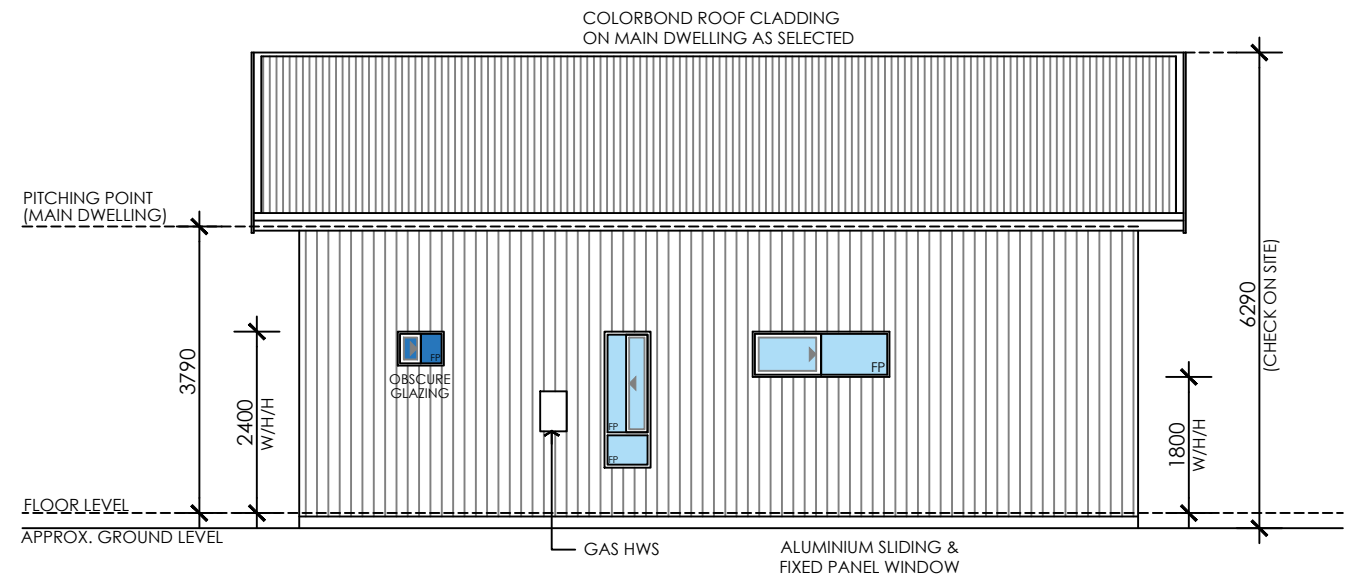
FRONT ELEVATION

(LOT 2,4,7,11,13,14 & 16)
(LOT 3,5,6,8,12,15 & 17 - MIRRORED)
SCALE 1:100



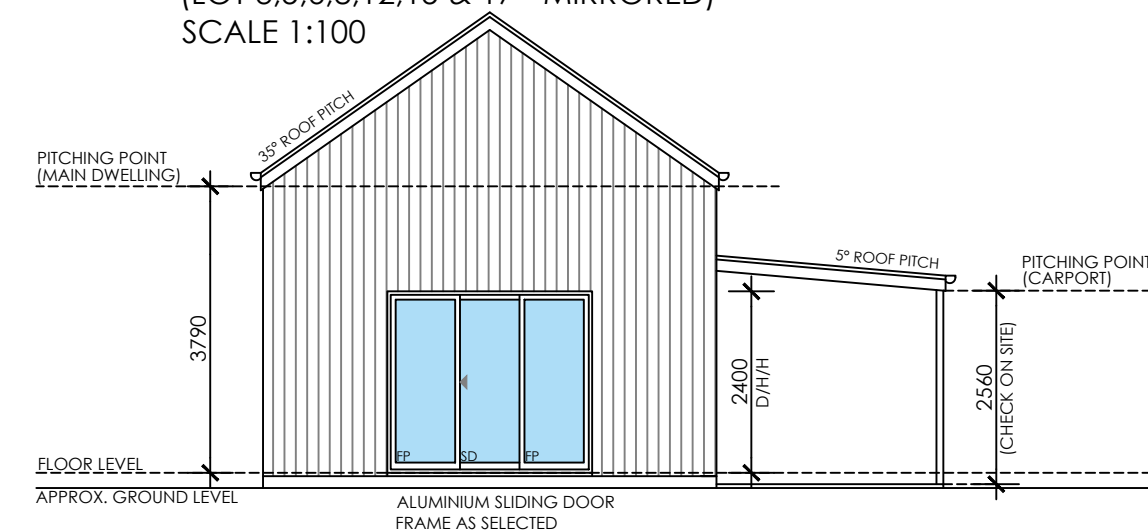
SIDE ELEVATION

(LOT 2,4,7,11,13,14 & 16)
(LOT 3,5,6,8,12,15 & 17 - MIRRORED)
SCALE 1:100



SIDE ELEVATION

(LOT 2,4,7,11,13,14 & 16)
(LOT 3,5,6,8,12,15 & 17 - MIRRORED)
SCALE 1:100



REAR ELEVATION

(LOT 2,4,7,11,13,14 & 16)
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