



single-dwelling rating **6.1** stars
 multi-unit development (attach listing of ratings) heating **154.4** MJ/m²
 If selected, data specified is the average across the entire development cooling **33.6** MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number Stephanie Campbell VIC/BDVA/10/0073
 Assessor Signature [Signature] Date 30/07/13

6 STAR ENERGY RATING

- Ceiling
R6.0 Glasswool to ceiling with Antiglare as sarking
- Floor
R2.0 Glasswool to under floor
- External walls
R2.5 Glasswool to external walls, Antiglare behind lite weight cladding
- Internal walls
R2.5 Glasswool to internal walls surrounding laundry, wc & bathroom
- Windows & External Doors
All windows & external doors to be weather stripped
Refer window schedule for glazing type
- Exhaust fans
To feature a backdraft shutter that closes automatically when not in use.

GENERAL NOTES

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH BUT NOT LIMITED TO THE BUILDING REGULATIONS 2012, THE BUILDING CODE OF AUSTRALIA 2012 AND ALL THE RELEVANT AUSTRALIAN STANDARDS UNLESS REFERRED TO OTHERS.

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES:
 (I) ALL ROOMS - WITHIN 50mm VERTICAL TO THE FLOOR
 (II) BATHROOMS - WITHIN 200mm VERTICAL FROM BATH-BASE & WITHIN 100mm HORIZONTAL FROM BATH-BASE TO POWERED DOORS, SHOWER SCREENS & BATH DOORS
 (III) LAUNDRY - WITHIN 100mm VERTICAL FROM DOOR LEVEL AND/OR WITHIN 300mm VERTICAL OF TROUGHS
 (IV) DOORWAYS - WITHIN 300mm HORIZONTAL FROM ALL DOORS
 (V) ESCALATE - AS FOR (I)

PROVIDE AN IMPERVIOUS SUBSTRATE AND SELECT SURFACE FINISH TO FLOORS WITHIN 1500mm OF AN UNENCLOSED SHOWER AND SAME TO WALLS AT 1800mm ABOVE FLOORS AND 150mm ABOVE BATH, SINKS, BASINS AND TROUGH SPLASHBACKS AN THE LIKE, BCA PART 3.8.1.

STOP RISERS OTHER THAN FOR SPINAL STAIRS TO BE RISES 160mm MAX. & 115mm. GOING 350 MAX. & 140 MIN. 125mm MAX. OPEN TREADS

ALL TREADS, LANDINGS AND THE LIKE TO HAVE NON-SLIP FINISH OR BUTYLENE NON-SLIP STRIP NEAR EDGE OF WALKING.

PROVIDE BALUSTRADE WHERE CHANGE IN LEVEL EXCEEDS 100mm ABOVE THE SURFACE BENEATH WALKING SURFACE UNLESS OTHERWISE SPECIFIED TO BE:
 1000mm MIN. ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE, AND 850mm MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR WALKING OR RAMP, AND VERTICAL WITH A 125mm GAP BETWEEN AND ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150mm AND 1700mm ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 400mm ABOVE THE SURFACE BENEATH WALKING SURFACE UNLESS OTHERWISE SPECIFIED.

FINISH WALLS TO BE 850mm MINIMUM ABOVE STAIR WALKING AND LANDINGS

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

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL THE RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

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 & VERIFY ALL DIMENSIONS, SETBACKS, LEVELS, AND SPECIFICATIONS AND ALL OTHER RELEVANT INFORMATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION. PLANS MARKED 'DRAFT' CAN NOT BE USED FOR BUILDING PERMIT APPLICATION AND/OR CONSTRUCTION.

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

THE BUILDER AND SUBCONTRACTORS SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM BUILDING FOOTING AND/OR SLAB EDGE SO AS TO PREVENT GENERAL MOISTURE PENETRATION, COMPRESS, HEAVENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF WHOM DESIGN FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER.

100mm DIA. CLASS 1 PVC STORMWATER LINE LAG TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LOCAL POINT OF STORMWATER DISCHARGE. PROVIDE PROTECTION OPERATING AT 500mm O.C. AND AT EACH CHANGE OF DIRECTION. THE COVER OF UNDERGROUND STORMWATER DRAINS SHALL NOT BE LESS THAN:
 100mm UNDER SOIL
 150mm UNDER PAVED OR CONCRETE AREAS
 100mm UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
 75mm UNDER REINFORCED DRIVEWAYS

BUILDING TECHNIQUE TO BE PROVIDED IN ACCORDANCE WITH AS1851-2001. CONFIRM DESIGN WITH SPEEDING WIND CLASSIFICATION WITH THE RELEVANT BUILDING SURVEYOR. REFER TO AS1851 FOR CONSTRUCTION REQUIREMENTS

SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPONSIBLE AUTHORITY

FOOTINGS NOT TO ENDOURCH TITLE BOUNDARIES & GABLEMENT LINES

PROVIDE WALL TIES IN BRICKWORK AT MAXIMUM 600mm CENTRES IN EACH DIRECTION AND WITHIN 200mm OF ALL JOINTS

SUBFLOOR VENTS TO PROVIDE A RATE OF THROUGH CLEAR VENTILATION PER ROOM PER 1000mm² OF EXTERNAL WASHERY WALL AND COORDINATE CLEAR VENTILATION PER ROOM WITH INTERNAL DAMP WALLS

SMOKE ALARMS TO BE PROVIDED & INSTALLED IN ACCORDANCE WITH AS1876-2001 AND UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1, 2 OR 3 BUILDING OR CLASS PART OF A BUILDING THE SMOKE ALARM SHALL BE HARDWIRED WITH BATTERY BACKUP

BUSH FIRE ASSESSMENT

THIS PROPERTY IS IN A BUSHFIRE PRONE AREA
 www.dpc.vic.gov.au/bushfire 11/07/13

FIRE DANGER INDEX

	100			
NORTH	EAST	WEST	SOUTH	
N/A	N/A	N/A	N/A	

VEGETATION TYPE (WORST CASE)

>100m	>100m	>100m	>100m
N/A	N/A	N/A	N/A

DISTANCE TO VEGETATION

>100m	>100m	>100m	>100m
N/A	N/A	N/A	N/A

BAL CALCULATION

LOW	LOW	LOW	LOW
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BUSH FIRE ATTACK LEVEL

BAL-LOW

- Site in bush fire prone overlay therefore RBS to apply BAL 12.5 rating.
- **BUSH FIRE ATTACK LEVEL**
- BAL 12.5
- **External doors**
Provide bushfire shutter, or screened with steel, bronze or aluminium mesh or glazed with 5mm toughened glass, non-combustible or 35mm solid timber for 400mm above threshold, naturally fire resistant (high density) timber framed for 400mm above ground, decking, etc. tight fitting with weather strips at base
- **Windows**
Provide bushfire shutter, completely screened with steel, bronze or aluminium mesh or glazed with 5mm toughened glass or glass blocks within, 400mm of ground, deck etc., Operable portion metal screened with frame of metal or metal reinforced pvc-u or bushfire resisting timber
- **Roofs**
Non-combustible covering, roofwall junction sealed, openings fitted with non-combustible ember guards. Roof to be fully sarked
- **External walls**
Parts less than 400mm above ground or decks etc to be non-combustible material, 6mm fibre cement clad or bushfire resistant/naturally fire resistant timber.
- **Veranda/deck decks etc.**
Enclosed sub-floor space- no special requirement for materials except within 400mm of ground. No special requirements for support framing. Decking to be non-combustible or bushfire resistant within 300mm horizontally and 400mm vertically from a glazed element.

revision	revision description	date

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client
Darren Asquith/Shelley Haring



architectural design
 commercial
 residential

echuca 10 jamieson drive
 t: (03) 54522029
 m: 0408 517 114
 e: enoh_design@inet.net.au
 r: dp-ad 22407

project title
Proposed Residence

address
**20 Megan Court
 Waldara 3678**

drawing title
Building Permit

scale
1:100

checked
M.HONE

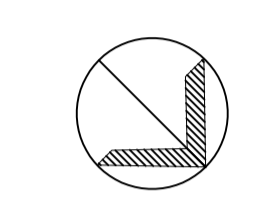
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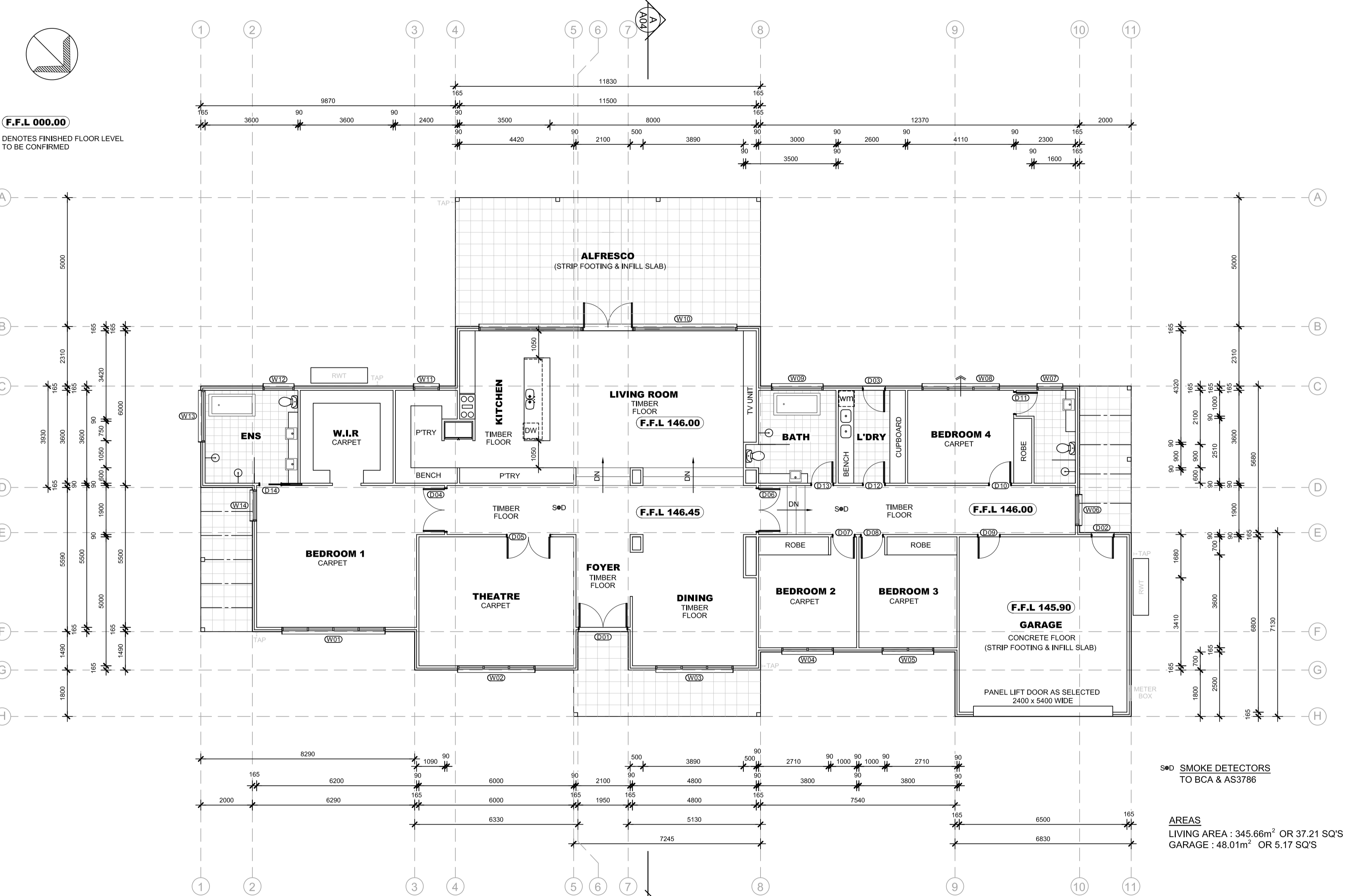
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INTEL SIZES - LOADBEARING:
 120 x 45 TREATED F 5 R/P FOR OPENINGS UP TO 900
 145 x 45 TREATED F 7 K/DHW FOR OPENINGS UP TO 1500
 190 x 45 TREATED F 17 K/DHW FOR OPENINGS UP TO 2300
 240 x 45 TREATED F 17 K/DHW FOR OPENINGS UP TO 2700
 290 x 75 TREATED F 17 K/DHW FOR OPENINGS UP TO 3800
 ALL OTHER SPANS BY ENGINEER

PERGOLA
 200 x 50 F14 SIDE BEAMS
 PERGOLA RAFTERS F14 125 X 50 @900 CTRS



F.F.L 000.00
 DENOTES FINISHED FLOOR LEVEL TO BE CONFIRMED



FLOOR PLAN
 SCALE 1:100

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