



AREAS:	SQMETERES	SQUARES
GROUND FLOOR	217.00	23.33
GARAGE	36.22	3.89
PORCH	5.50	0.59
ALFRESCO	9.48	1.02
Total:	268.20	28.84
COVERAGE	60%	
PERMEABILITY	33%	
IMPERMIABILITY	7%	

DRAWING SCHEDULE				
SHEET	NAME	ISSUE	DATE	REMARKS
	COVER			
WD-01	INDEX			
WD-02	SITE PLAN			
WD-03	LANDSCAPE PLAN			
WD-04	GENERAL NOTES			
WD-05	FLOOR PLAN			
WD-06	ELEVATIONS			
WD-07	ELEVATIONS			
WD-08	SECTION			
WD-09	ROOF PLAN			
WD-10	ELECTRICAL PLAN			
WD-11	WINDOWS & EXT. DOORS SCHED...			
WD-12	KITCHEN INTERNAL VIEWS			
WD-13	KITCHEN INTERNAL ELEVATIONS			
WD-14	DETAILS			
WD-15	ENERGY RATING SUMMARY			
WD-16	MATERIALS & FINISHES			

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 <p>11 REDROCK ROAD, WOLLERT 3750 PHONE: 0425349797</p>	CHECKED BY: M.A.C.	PROJECT: SINGLE STOREY DWELLING LOT 21 - 46 COOKES ROAD , DOREEN VIC	 <p>Where dreams get built</p>	NORTH POINT	TITLE: INDEX	SCALE: As indicated on drawings	ISSUE	SHEET No. WD-01
	DATE: 10/11/2017	CLIENT NAME: AMAN SINGH & ROMY KAUR			JOB No. 21			

Termite Note:

A termite barrier to be installed to minimise the risk of termite attack to primary building elements in accordance with AS3660.1.

A durable notice must be permanently fixed to the building in a permanent location, indicating the following:

- The method of termite risk management;
- The date of installation of the system;
- Where chemical barrier is used, its life expectancy as listed on the National Registration Authority label;
- The installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity

GENERAL NOTES

DOWNPIPES - SIZE AND INSTALLATION

- * THE SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m
- * DOWNPIPES MUST BE SECURELY FIXED TO WALLS
- * DOWNPIPES MUST BE FIXED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND, IF THE DOWNPIPE IS MORE THAN 1.2m FROM A VALLEY, PROVISION FOR OVERFLOW MUST BE MADE
- CONNECT SWD TO PROPERTY INLET
- 90 DIA UPVC SWD 1:100 MIN GRADE
- PROVIDE 100mm DIA PVC STORMWATER PIPE UNDER GARAGE AND FUTURE DRIVEWAYS
- PROVIDE 10'S @ 9.00m MAX. CTRS AND AT CHANGE OF DIRECTIONS
- PROVIDE 100x50 DOWNPIPES AT 12000 MAX. CRS.
- ALL BOUNDARY FENCING TO BE AT LEAST 1.8m HIGH FROM FINISHED GROUND LEVEL
- LEVELS ARE TO BE CONFIRMED BY OWNER USING LICENCED LAND SURVEYOR
- STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY AND WILL BE LAID AT THE DRAINER'S DISCRETION

DOWNPIPES - SIZE AND INSTALLATION

*ALL DRAINAGE AND SEWERAGE PIPES ADJACENT TO BUILDING TO BE SETBACK AT A DEPTH THAT WILL NOT AFFECT ANGLE OF REPOSE (45 DEG.) TO FOUNDING DEPTH

*SERVICE PIPES AND DRAINAGE PIPES JOINTS TO BE ARTICULATED AT FOOTING / WALL PENETRATIONS.
BACKFILL TO TRENCHES TO BE FULLY COMPACTED.

*GRADING AND SITE DRAINAGE: THE AREA WITHIN 2000MM OF BUILDING TO BE GRADED TO AVOID PONDING OF WATER TO BUILDING.

*GRADE SHALL BE 50MM WITHIN THE FIRST METER - ON SEVERE SLOPING SITES, ADOPT THE USE OF AG DRAINS ADJACENT TO FOOTINGS WHERE THE GROUND FALLS TOWARD BUILDING.

CONSTRUCTION OF SANITARY COMPARTMENTS

THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST:

- * OPEN OUTWARDS; OR
 - * SLIDE; OR
 - * BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT.
- UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET AND WITHIN THE SANITARY COMPARTMENT AND THE NEAREST PART OF THE DOORWAY

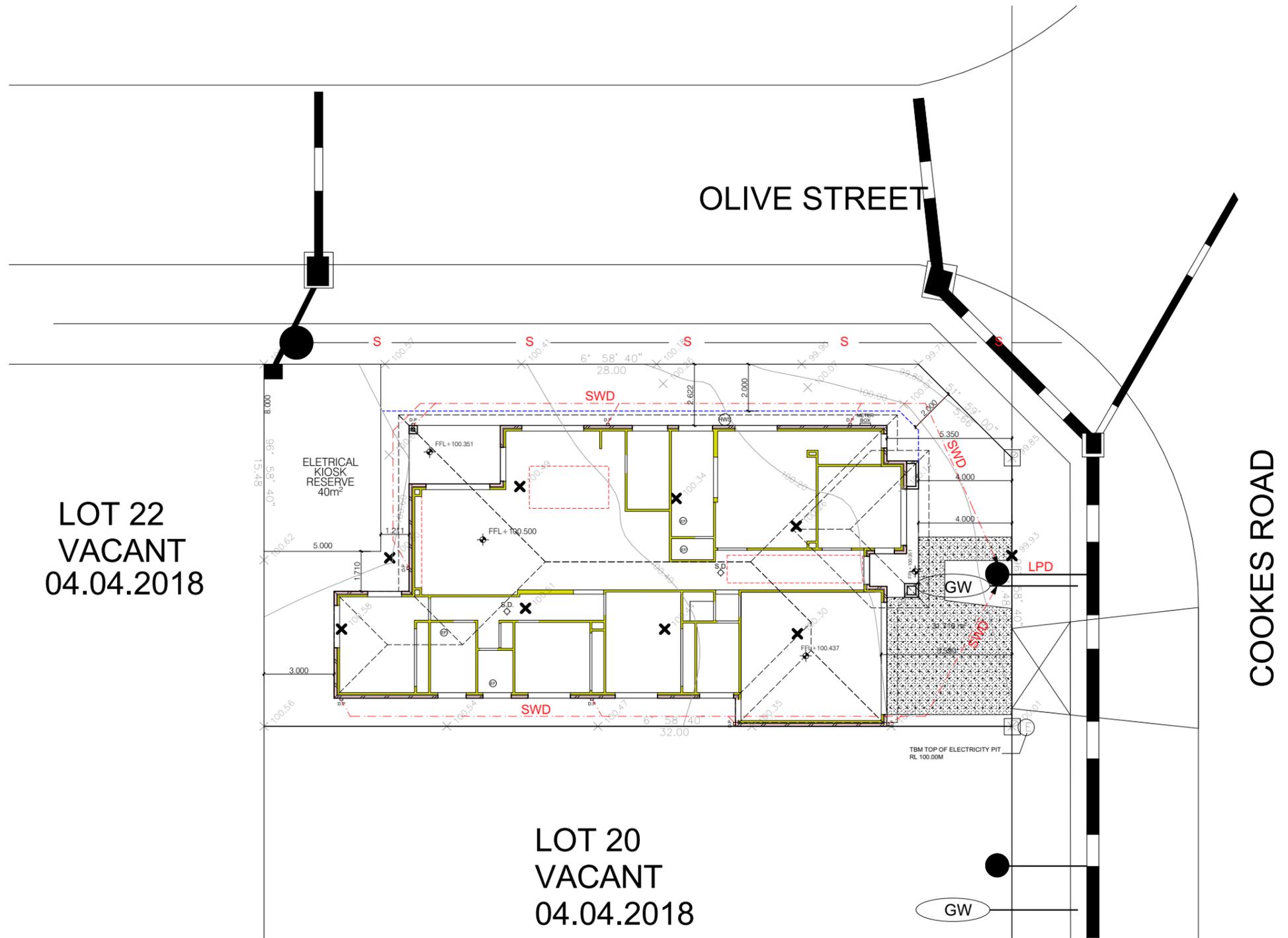
NOTES:

BUILDER TO VERIFY ALL LEVELS ON THE SITE INCLUDING ANY SITE CUT - FILL IF REQUIRED AND NOTIFY THE BUILDING DESIGNER PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS
BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE BUILDING DESIGNER PRIOR TO SET OUT FOR RECTIFICATION.
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FRONT TAP TO BE LOCATED NEAR WATER METER.

ALL LEVELS ARE DERIVED FROM SURVEYORS SURFACE LEVELS - CONTRACT OF SALE

NOTE:

CONNECT LEGAL POINT OF DISCHARGE AS PER STORMWATER AND PROPERTY INFORMATION SHEET FROM THE COUNCIL, ACCURACY OF LOCATION IS NOT GUARANTEED. PLEASE REF. COUNCIL SHEETS FOR EXACT CONNECTION DETAILS AND LOCATION



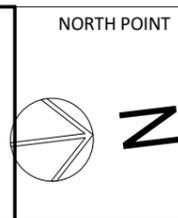
1:200 SITE PLAN

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MCAM BUILDING DESIGN
11 REDROCK ROAD, WOLLERT 3750
PHONE: 0425349797

CHECKED BY:	PROJECT:
M.A.C.	SINGLE STOREY DWELLING
DATE:	LOT 21 - 46 COOKES ROAD ,
10/11/2017	DOREEN VIC
	CLIENT NAME:
	AMAN SINGH & ROMY KAUR

OMAXE HOMES
Where dreams get built



TITLE:		SHEET No.	
SITE PLAN		WD-02	
SCALE:	ISSUE	Plot Date:	
As indicated on drawings	D	30/04/2018	
JOB No.	DRAWN		
21	M.C		

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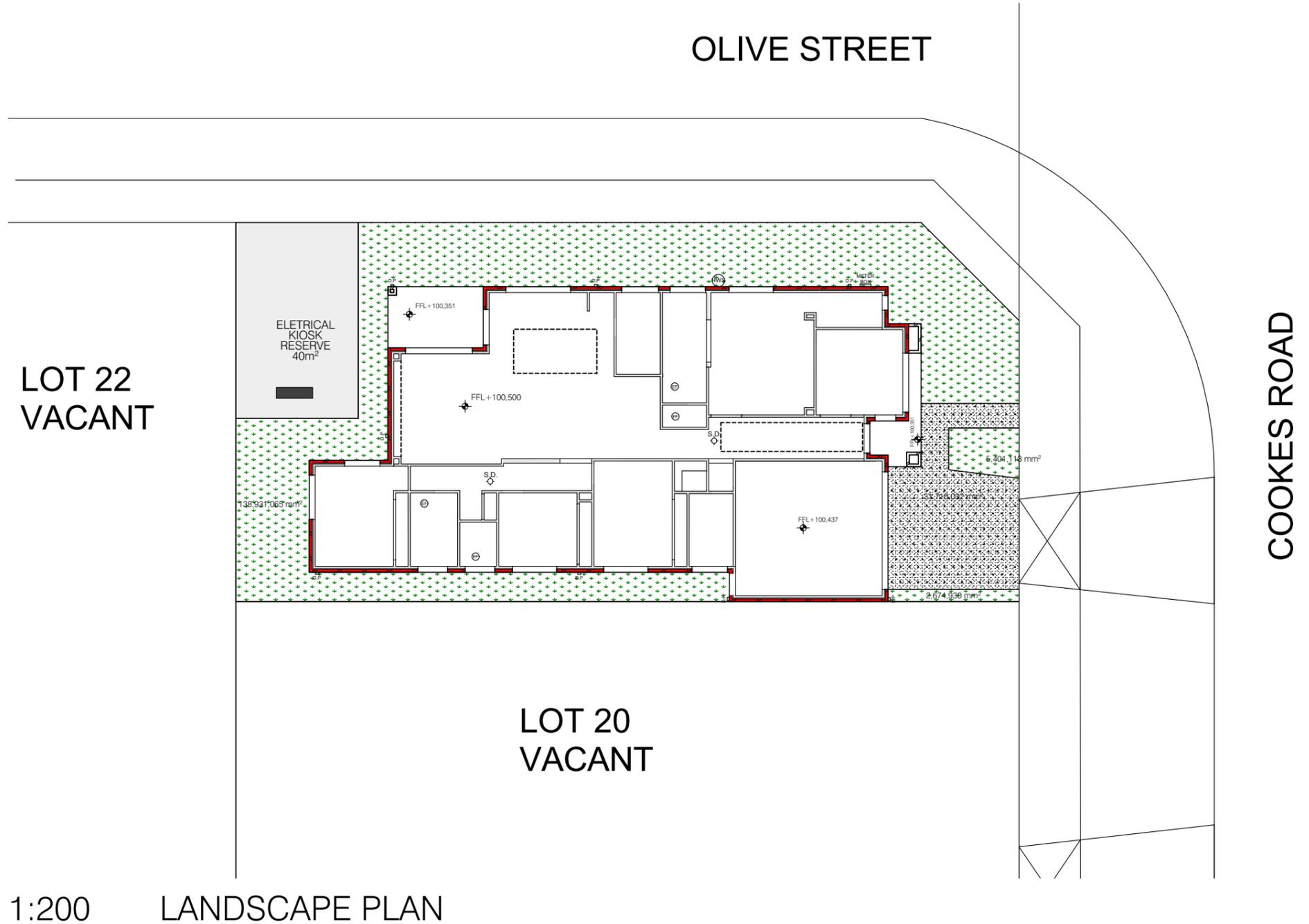
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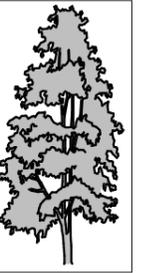


1:200 LANDSCAPE PLAN

Landscaping Note:

The selection of planting for the landscaping is to focus on Low Water tolerant plants to include (but not limited to) the following:

Small Trees:	Acer platanum	Japanese Maple	Small Shrubs:	poa sieberiana	grey tussock grass	Camellia Japonica	Japonica	
Large Shrubs:	Coprosma quadrifida	Prickly currant bush	Indigenous wildflowers:	calocephalus lacteus	lemon milky heads	Ground covers:	Kennedia nigricans	Black coral pea
	bossiaea cineria	Showy bossiaea	Grasses and straplike plants:	pattersonia occidentalis	long purple flag		Carpobrotus modestus	inland noon flower
	Goodenia ovata	Hop Goodenia	Climbers:	poa labillardieri	common tussock grass		Adiantum aetheopicum	Common Maidenhair
	pultenaea scabra	rough bush pea		Hardenbergia violacea	Happy Wanderer			



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MCAM BUILDING DESIGN
11 REDROCK ROAD, WOLLERT 3750
PHONE: 0425349797

CHECKED BY: M.A.C.	PROJECT: SINGLE STOREY DWELLING LOT 21 - 46 COOKES ROAD , DOREEN VIC
DATE: 10/11/2017	CLIENT NAME: AMAN SINGH & ROMY KAUR

OMAXE HOMES
Where dreams get built

NORTH POINT

TITLE: LANDSCAPE PLAN

SCALE: As indicated on drawings	ISSUE	SHEET No.
JOB No. 21	DRAWN M.C	Plot Date: 30/04/2018
		WD-03

General Notes

- All materials and work practices shall comply with, but not limited to the Building Regulations 2006, the Building Code of Australia 2010 and all relevant current Australian Standards (as amended) referred to therein.
- 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 Part B1.4 for Class 2 and 9 Buildings.
- Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740 -2004: Waterproofing of Wet Areas in Residential Buildings.
- These Drawings shall be read in conjunction with any House Energy Rating (HER) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alteration.
- Step sizes (other than for spiral stairs) to be:
 - Risers (R) 190mm maximum and 115mm minimum
 - Going (G) 355mm maximum and 240mm minimum
 - 2R + 1G = 700mm maximum and 550mm minimum
 - with less than 125mm gap between open treads.
- All treads, landings and the like to have non slip finish or suitable non -skid strip near edge of nosing.
- Provide balustrades where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Balustrades (other than tensioned wire balustrades) 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 balustrade 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 balustrade construction to comply with BCA2010 Volume 2 Part 3.9.2.3 for Class 1 and 10 Buildings and BCA 2010 Volume 1 Part D2.16 for other Classes of Buildings.
- Hand rails to be 865mm minimum above stair nosing and landings.
- Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.
- Where the building (excludes a detached Class 10) is located in a termite prone area, the area to underside of building and perimeter is to be treated against termite attack.
- 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.
- For 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 5.1 of AS3700-2001 Masonry Structures.
- All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.
- 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.
- Site plan measurements in metres – all other measurements in millimetres u.n.o.
- 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.
- 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.
- These plans have been prepared for the exclusive use by the Client of Mcam Building Design P/L ('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.
- 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. Any said variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing the said variation.

STORMWATER

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.

SPECIFICATIONS

CONCRETE
 ALL CONCRETE & SLABS WORK SHALL COMPLY WITH AS 2870.1-1988 'RESIDENTIAL SLAB & FOOTINGS' PART ONE: CONSTRUCTION IN THE ABSENCE OF ENGINEER'S DRAWINGS OR COMPUTATIONS

EXCAVATION
 EXCAVATE FOOTINGS & DRAINS AS SHOWN. KEEP EXCAVATIONS DRY & BACKFILL WITH APPROVED MATERIALS FREE OF ANY BUILDING DEBRIS

BRICK VENEER WALLS
 COMPLY WITH AS 3700 MASONRY IN BUILDINGS & AS 2904 DAMP PROOF COURSES & FLASHING. USE BRICKS AS SELECTED AND M3 (1:1:6) MORTAR. USE FACE FIXING CAVITY TIES TO AVOID HOLES IN FOIL INSULATION MATERIAL

PROVIDE MASONRY CONTROL JOINTS AS RECOMMENDED BY SOIL TEST REPORT AND IN STRICT ACCORDANCE WITH TECHNICAL NOTE CN9 OF CEMENT & CONCRETE ASSOCIATION OF AUST.

SOIL CLASSIFICATION
 THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE SOIL REPORT.

FOOTINGS TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED IN THE SOIL REPORT. THE H.G.F.L. RECOMMENDS THAT FOOTINGS/ SLABS & DRAINAGE TO BE DESIGNED & INSPECTED BY AN ENGINEER TO SATISFY THEIR REQUIREMENTS.

STORMWATER
 90mm DIAM. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF DISCHARGE AS DIRECTED BY CITY ENGINEER. PROVIDE INSPECTION OPENINGS AT 9000mm C/C & AT EACH CHANGE OF DIRECTION. THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:
 - 100mm UNDER SOIL
 - 50mm UNDER PAVED OR CONC. AREAS
 - 100mm UNDER UNREINFORCED CONC. OR PAVED DRIVEWAYS
 - 75mm UNDER REINFORCED CONC. DRIVEWAYS

*REFER ENGINEER'S CIVIL PLAN

SMOKE ALARMS
 SMOKE ALARMS SHOWN ON PLANS ARE TO BE PROVIDED & INSTALLED IN ACCORDANCE WITH A.S. 3786-1993. AND UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1,2,3 OR PART OF A BUILDING THE SMOKE ALARMS SHELL BE HARD WIRED WITH BATTERY BACKUP.

PLASTER
 PROVIDE 10mm THICK PLASTERBOARD TO WALLS AND 10mm THICK PLASTER TO CEILING. ALL WET AREAS SHALL HAVE AN APPROVED 10 THICK WATERPROOF PLASTERBOARD OR HARDIES VILLABOARD INSTALLED IN STRICT ACCORDANCE WITH MANU. INSTRUCTIONS & SPECIFICATIONS

SAFETY GLAZING
 SAFETY GLAZING TO BE USED IN FOLLOWING CASES:-
 - ALL ROOMS - WITHIN 500mm VERTICAL FROM FLOOR
 - BATHROOMS - WITHIN 1500mm VERTICAL FROM THE BATH BASE
 - LAUNDRY - WITHIN 1200mm VERTICAL FROM FLOOR AND/ OR WITHIN 300mm VERTICAL OF TROUGH
 - ENSUITE - AS PER BATHROOM
 - SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS

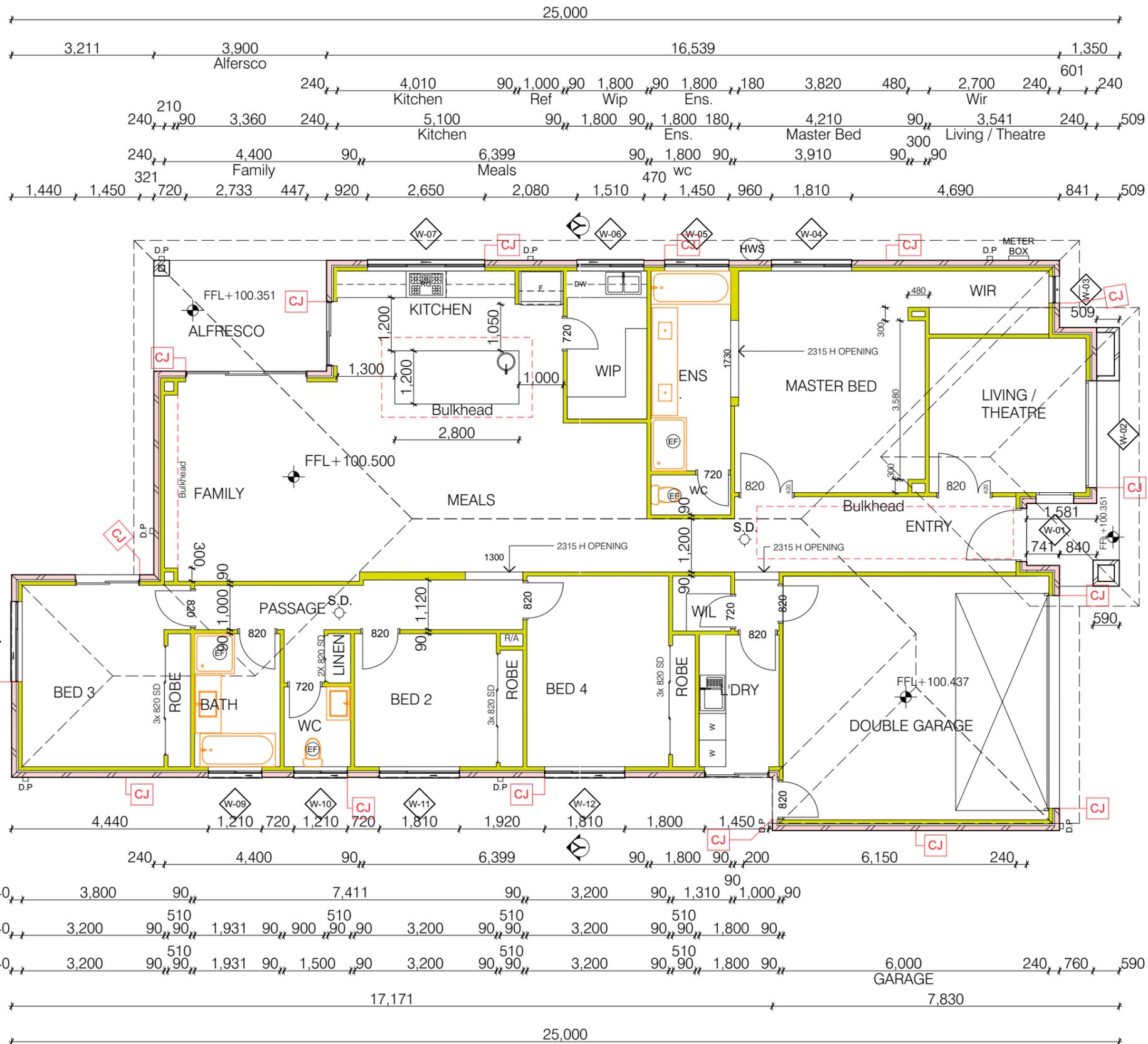
TIMBER FLOOR WALL AND ROOF FRAMING
 ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH AS 1684 'TIMBER FRAMING CODE' & SUPPLEMENTARY TABLES

TIMBER FRAMING SCHEDULE

FLOORING MATERIAL	GRADE	JOIST SPACING			
19 THICK VICTORIAN HW	STANDARD	620			
19 THICK RADIATA PINE	STANDARD	510			
PARTICLEBOARD SHEET FLOORING	600 SERIES	600			
FRAMING TIMBER	MAX. SPAN				
CEILING HEIGHT - 3000	SUPP. AT 2 POINTS	CONT. OVER 2 SPANS	MAXIMUM SPACING	MAXIMUM STRESS GRADE	
EFFECTIVE ROOF LENGTH - 12000					
MEMBER	SIZE				
SIZES FOR SINGLE STOREY AND UPPER STOREY OF 2 STOREY CONSTRUCTION					
BOTTOM PLATE	90 x 45	600	600	-	F5
TOP PLATE	90 x 45	600	600	-	F5
STUDS-COMMON	90 x 35	2400	2400	600	F5
	90 x 35	2700	2700	600	F5
	90 x 45	3000	3000	450	F5
STUDS-AT SIDES OF OPENING	90 x 45	2400	2400	1150	F5
	90 x 70	2400	2400	3000	F5
	90 x 70	2700	2700	1800	F5
	90 x 90	2700	2700	2700	F5
LINTELS (REFER TRUSS DESIGN)	90 x 35	1300	-	-	F17
	140 X 35	1900	-	-	F17
	190 x 35	2400	-	-	F17
	240 X 35	3000	-	-	F17
	240 X 45	3200	-	-	F17
NOGGINGS	290 X 45	3600	-	-	F17
	70 x 35	600	-	1350	F5
BRACING	METAL STRAP - REFER A.S. 1684				
ROOF BATTENS	75 X 38	-	900	900	F8
SIZES FOR LOWER STOREY OF 2 STOREY CONSTRUCTION					
TOP AND BOTTOM PLATE	90 x 70	600	600	-	F5
STUDS COMMON	90 x 45	2400	-	600	F5
	90 x 45	2700	-	450	F5
	90 x 70	3000	-	450	F5
STUDS -AT SIDES OF THE OPENINGS	90 x 45	2400	2400	900	F5
	90 x 70	2700	2700	1500	F5
	90 x 90	2700	2700	2100	F5
	90 x 70	2700	2700	3900	F17
LINTELS	REFER TO ENGINEER'S DETAILS				
FLOOR JOISTS	REFER TO ENGINEER'S DETAILS				
STRESS GRADE F17 REFERS TO SEASONED HARDWOOD STRESS GRADE F8 REFERS TO UNSEASONED HARDWOOD STRESS GRADE F7 REFERS TO UNSEASONED OREGON STRESS GRADE F5 REFERS TO SEASONED RADIATA PINE					

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 <p>11 REDROCK ROAD, WOLLERT 3750 PHONE: 0425349797</p>	CHECKED BY: M.A.C.	PROJECT: SINGLE STOREY DWELLING LOT 21 - 46 COOKES ROAD , DOREEN VIC	 <p>Where dreams get built</p>	NORTH POINT	TITLE: GENERAL NOTES
	DATE: 10/11/2017	CLIENT NAME: AMAN SINGH & ROMY KAUR		SCALE: As indicated on drawings	ISSUE
				JOB No. 21	DRAWN M.C
					A
				Plot Date: 30/04/2018	WD-04



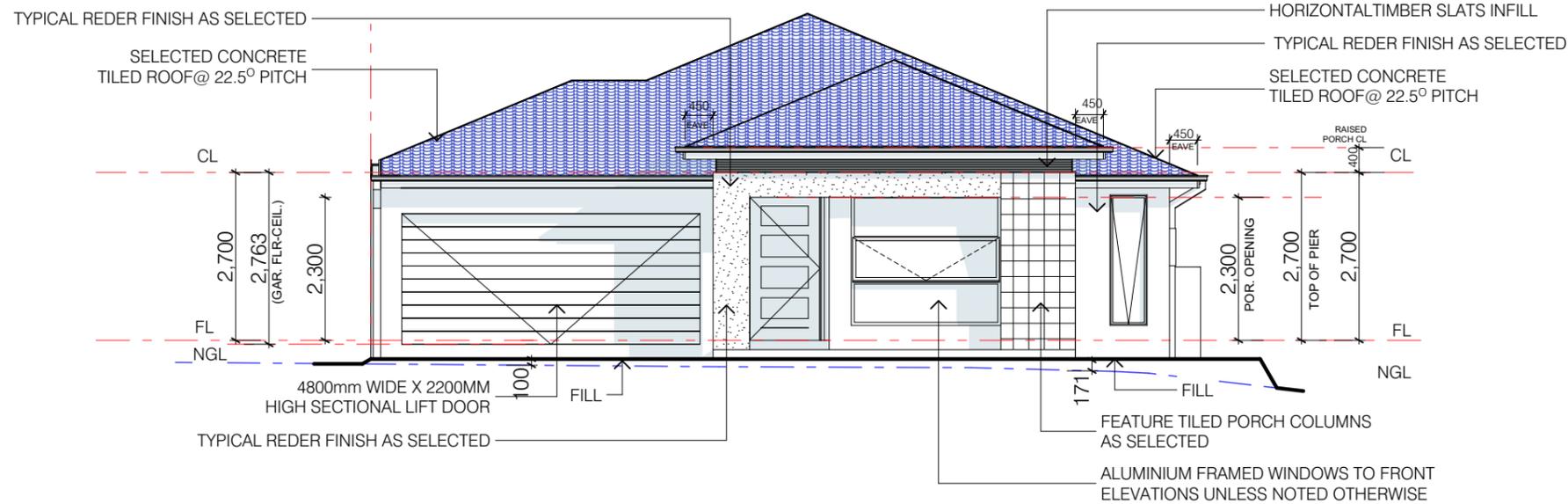
1:100 FLOOR PLAN

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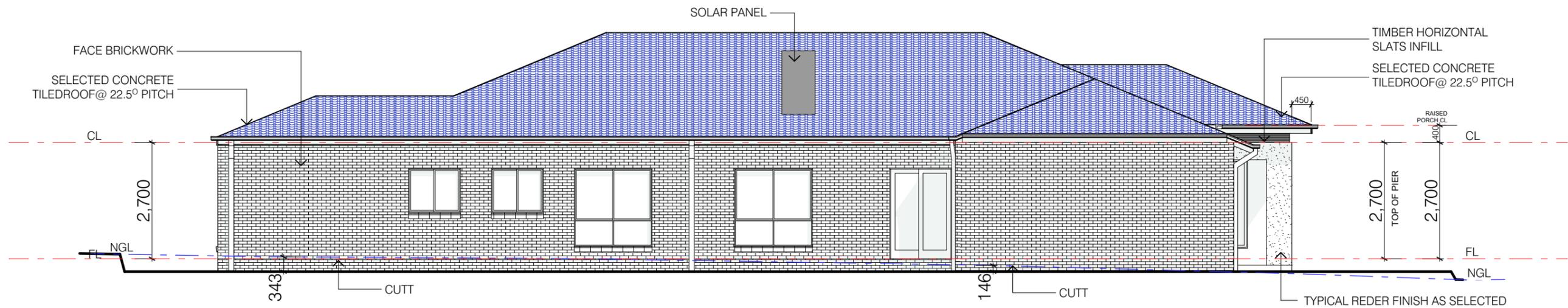
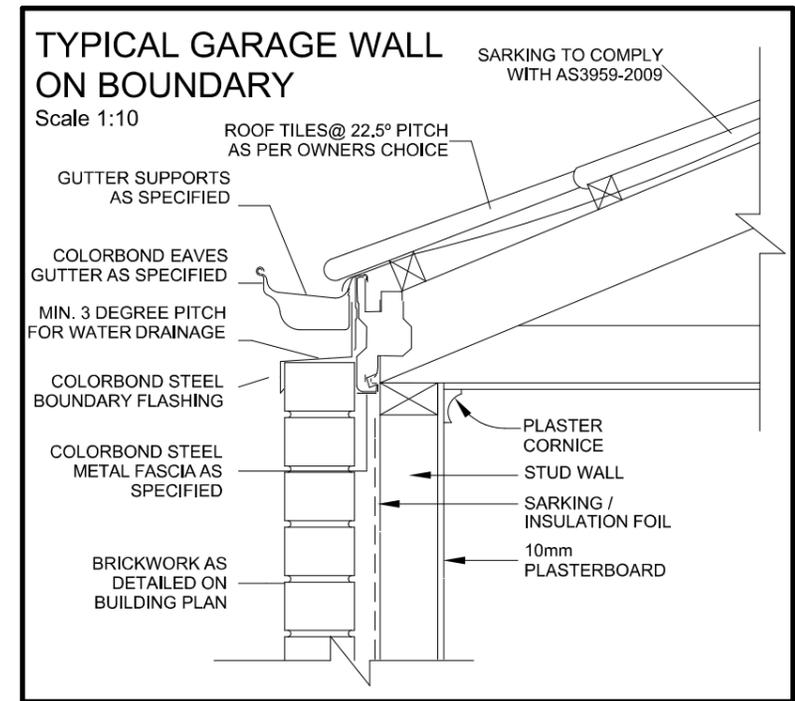
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CHECKED BY:	PROJECT:
M.A.C.	SINGLE STOREY DWELLING
DATE:	LOT 21 - 46 COOKES ROAD , DOREEN VIC
10/11/2017	CLIENT NAME: AMAN SINGH & ROMY KAUR

NORTH POINT	TITLE:	FLOOR PLAN	
	SCALE:	As indicated on drawings	ISSUE
	JOB No.	21	B
	DRAWN	M.C	Plot Date: 30/04/2018
	SHEET No.	WD-05	



1:100 ELEVATION - A



1:100 ELEVATIONS - B

WALLS

- R2.5 bulk insulation with 1 layer of breathable membrane wrap to all the external walls excluding the Garage
- R2.5 bulk insulation in the internal Garage, Bathroom, WC & Laundry walls

WINDOWS

- Windows are to be aluminium single glazed clear glass with a minimum U- value & SHGC as listed below

WINDOW TYPE	U-VALUE	SHGC
Awning, Casement	6.7	0.57
Fixed, Sliding	6.7	0.70

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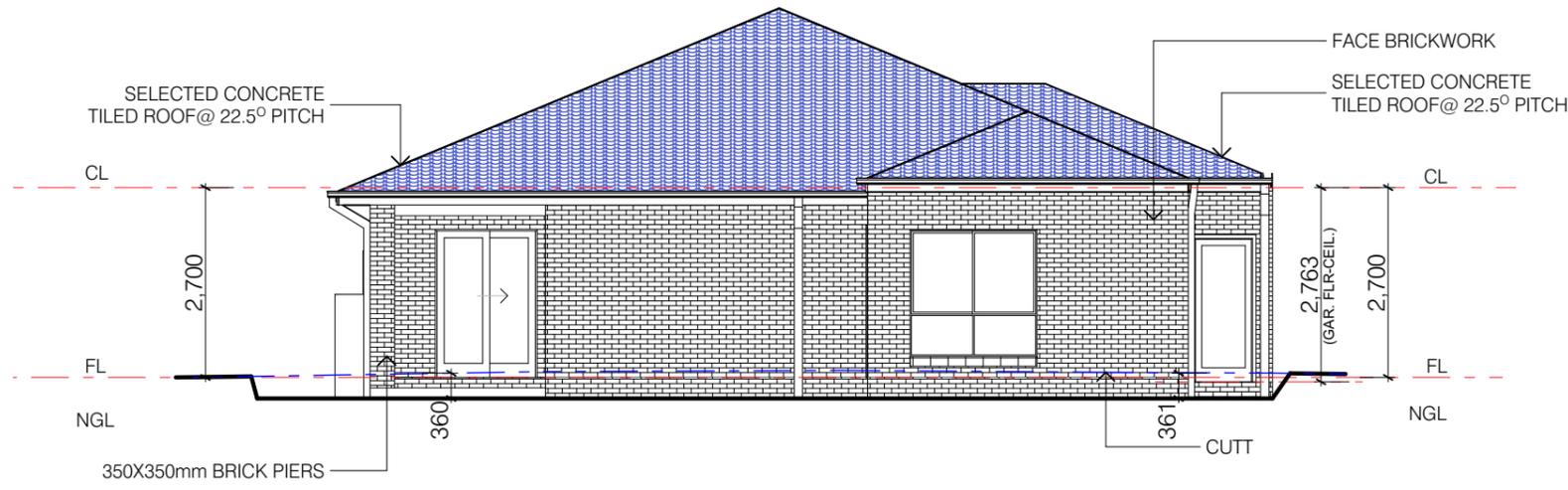
PROJECT: SINGLE STOREY DWELLING
LOT 21 - 46 COOKES ROAD,
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CLIENT NAME: AMAN SINGH & ROMY KAUR

Where dreams get built

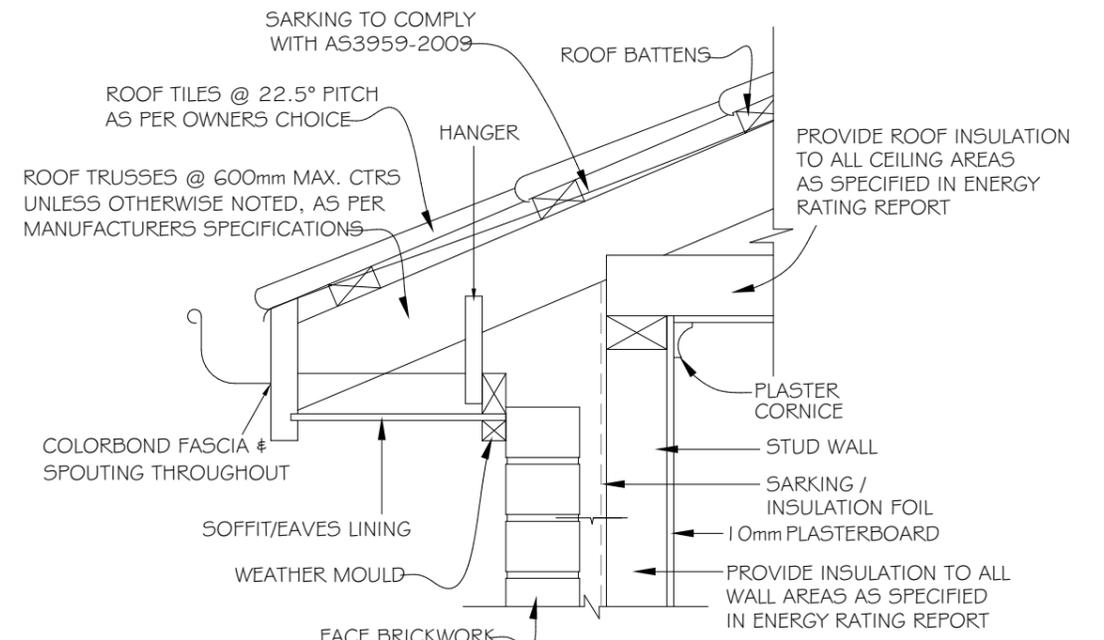
NORTH POINT

TITLE: ELEVATIONS

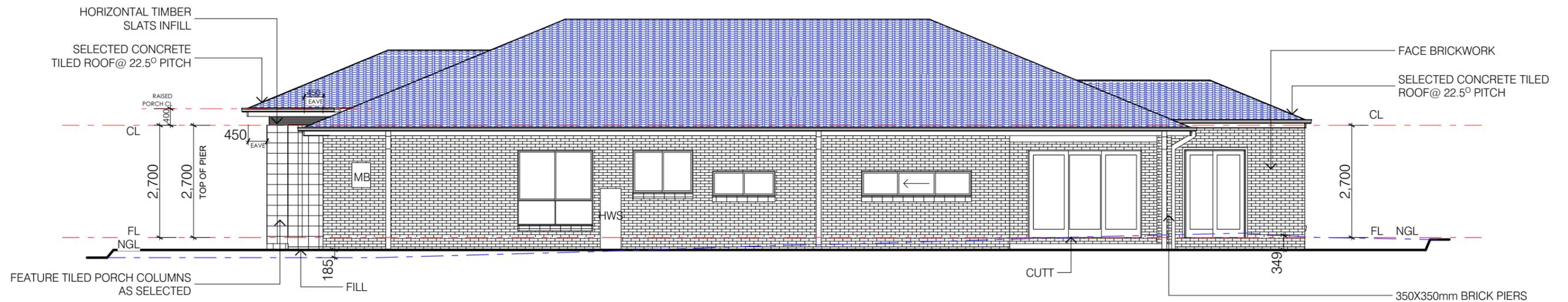
SCALE: As indicated on drawings	ISSUE	SHEET No.
JOB No. 21	DRAWN M.C	Plot Date: 30/04/2018
		WD-06



1:100 ELEVATION - C



TYP. EAVES DETAIL
SCALE 1:10



1:100 ELEVATION - D

CORROSION PROTECTION
ALL STRUCTURAL STEEL MEMBERS, WALL TIES AND ROOF SHEETS TO BE AS PER BCA 3.4.2.2 MUST HAVE A MIN COATING CLASS IN ACCORDANCE WITH AS 1397 of Z275 (250grams of zinc per metre) or AZ150 (150 grams per metres of aluminium/zinc)

WALLS

- R2.5 bulk insulation with 1 layer of breathable membrane wrap to all the external walls excluding the Garage
- R2.5 bulk insulation in the internal Garage, Bathroom, WC & Laundry walls

WINDOWS

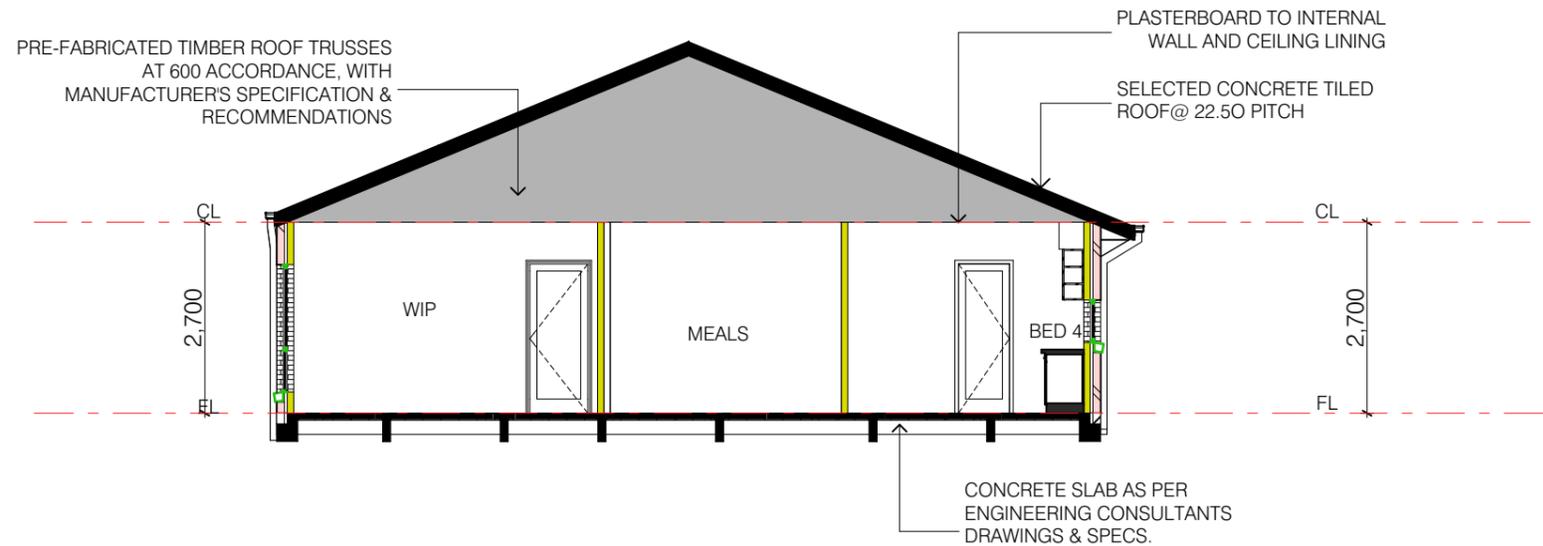
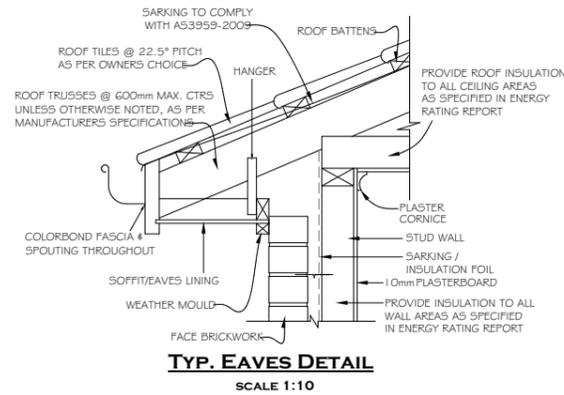
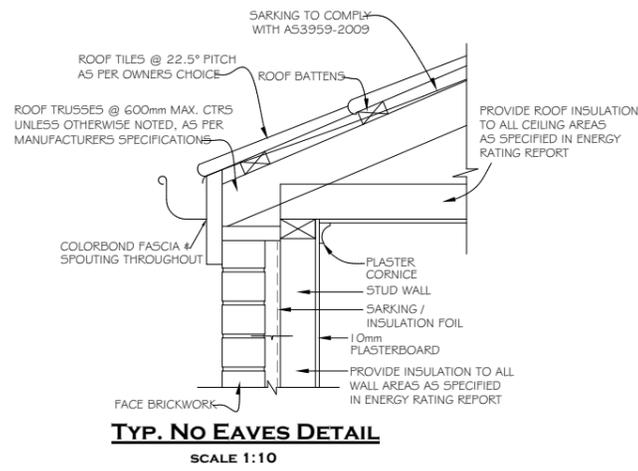
- Windows are to be aluminium single glazed clear glass with a minimum U- value & SHGC as listed below

WINDOW TYPE	U-VALUE	SHGC
Awning, Casement	6.7	0.57
Fixed, Sliding	6.7	0.70

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CHECKED BY: M.A.C.
DATE: 10/11/2017
PROJECT: SINGLE STOREY DWELLING
LOT 21 - 46 COOKES ROAD, DOREEN VIC
CLIENT NAME: AMAN SINGH & ROMY KAUR

NORTH POINT TITLE: ELEVATIONS
SCALE: As indicated on drawings ISSUE: D
JOB No. 21 DRAWN: M.C. Plot Date: 30/04/2018 SHEET No. WD-07



1:100 SECTION- Y-Y

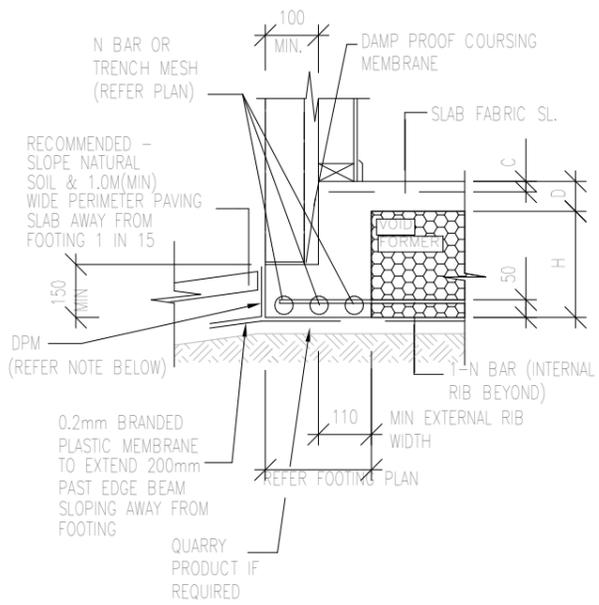
Provide studs 90x45 pine F5 @ 600 ctrs. Top & Bottom Plates 90x45 F5 pine. Steel angle brace on 45 degrees.

All timber construction to comply with Light timber Framing Code AS 1684.4

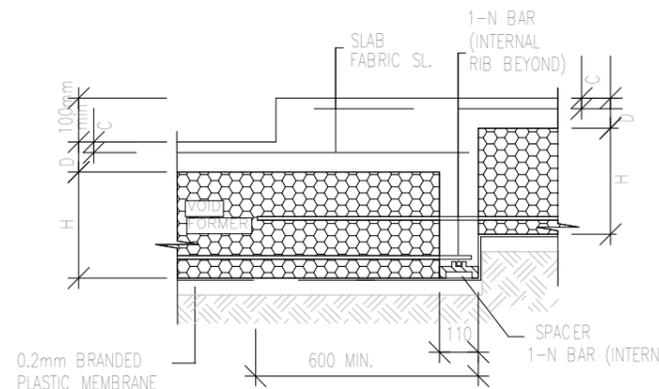
Provide timber trussed roof as per manufacture design and layout.

Provide Waffle Pod Slab as per engineers specification and computation. (refer to engineers slab drawings)

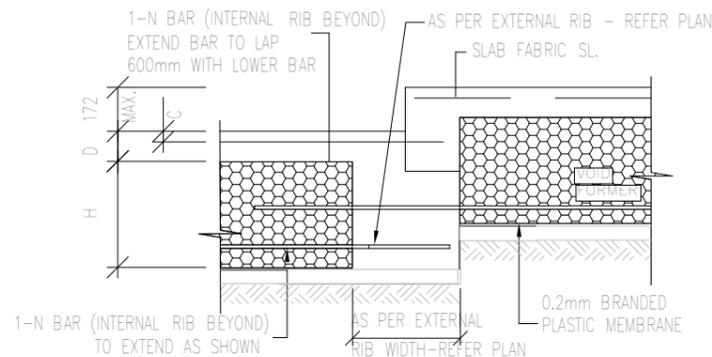
PRIOR CONSTRUCTION, CHECK ENGINEERS SPECIFICATIONS FOR EXACT WAFFLE POD SLAB CONSTRUCTION DETAILS



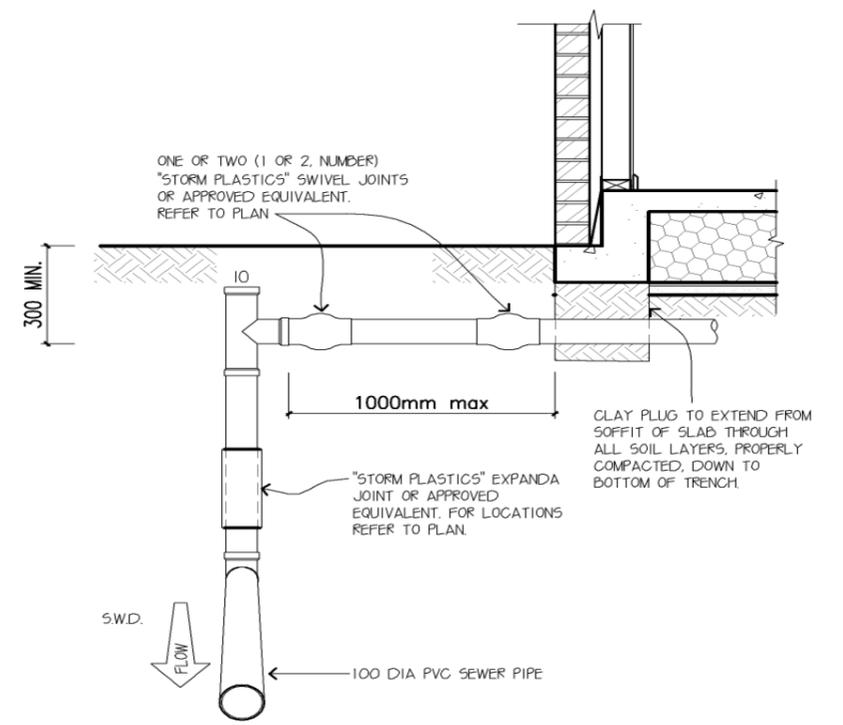
EDGE REBATE DETAIL



TYP. STEP DOWN DETAIL



GENERAL SETDOWN ALTERNATIVE



SITE CLASSIFICATION	MINIMUM REQUIREMENTS FOR SEWER ARTICULATION			
	SEWER EXIT POINT & ORG	RISERS		
	SWIVEL	EXPANDER	EXPANDER	LAGGING
M	1	0	0	MIN 25MM
H1	1	1	1	MIN 50MM
H2	2	1	1	MIN 50MM
E	2	1	X	MIN 50MM

GENERIC SEWER ARTICULATION DETAIL
N.T.S.

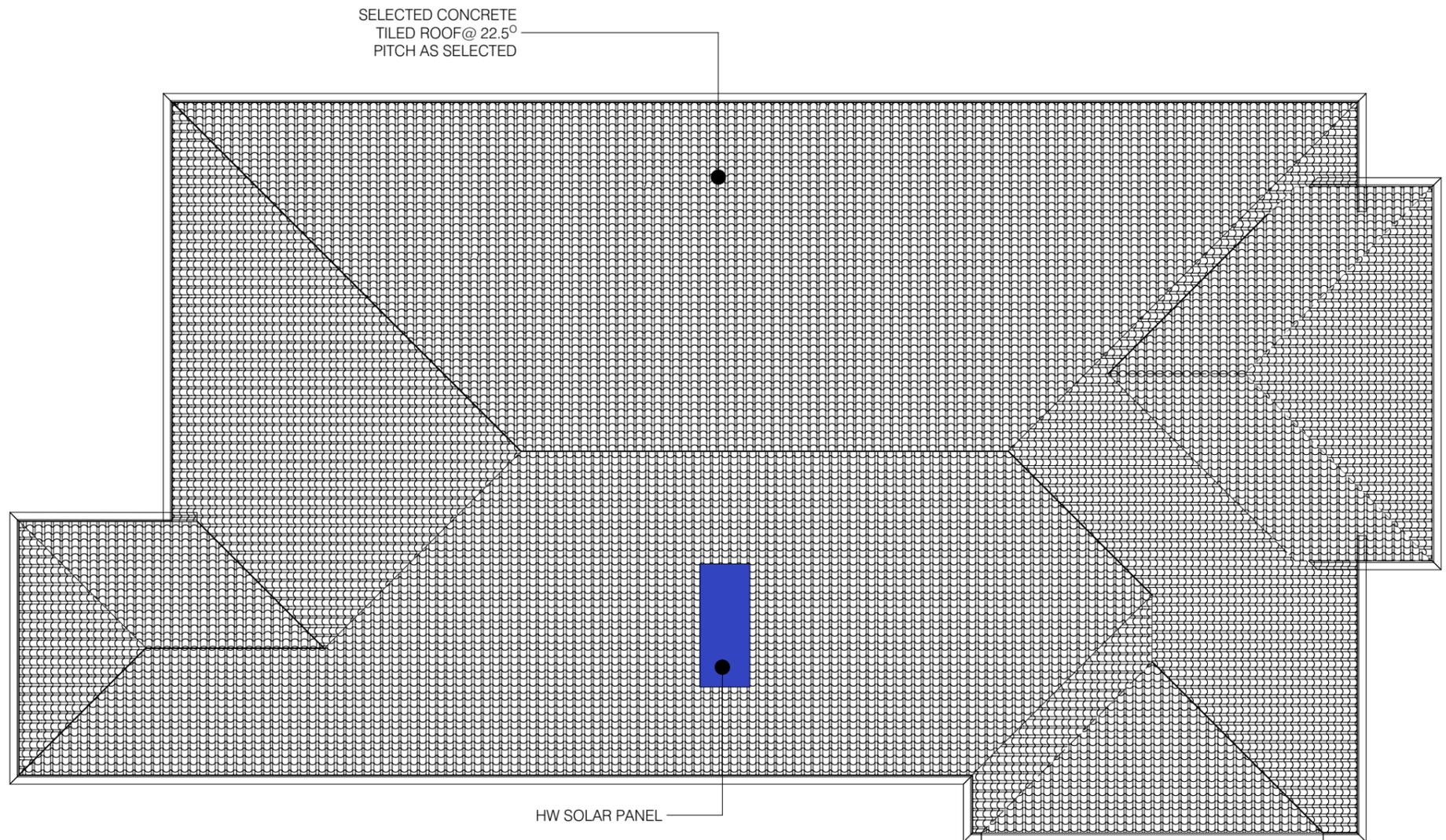
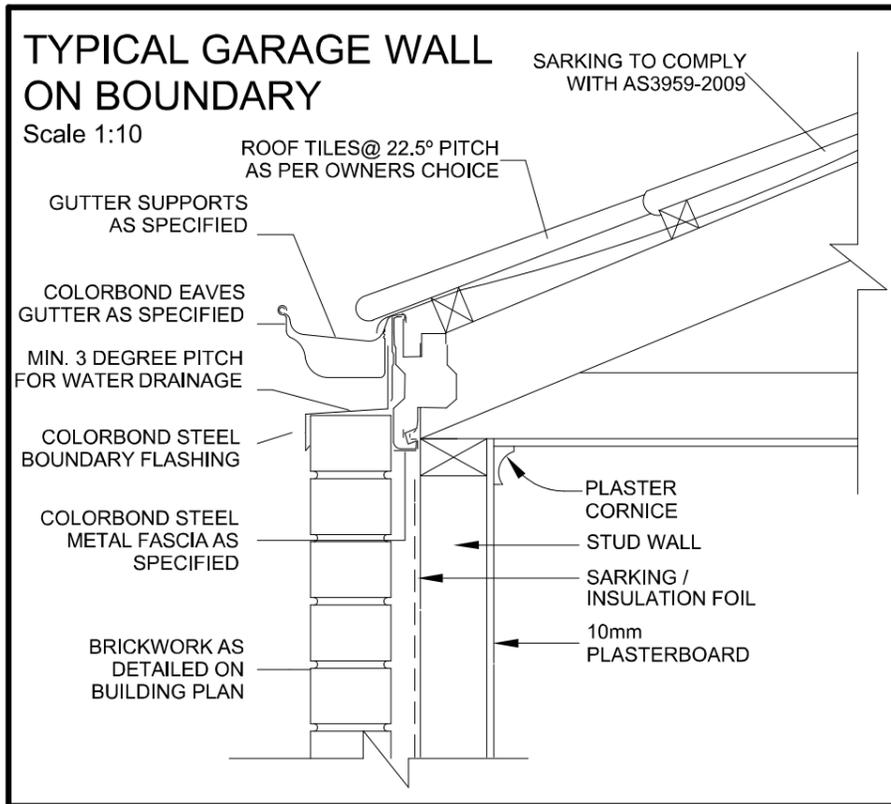
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MCAM BUILDING DESIGN
 11 REDROCK ROAD, WOLLERT 3750
 PHONE: 0425349797

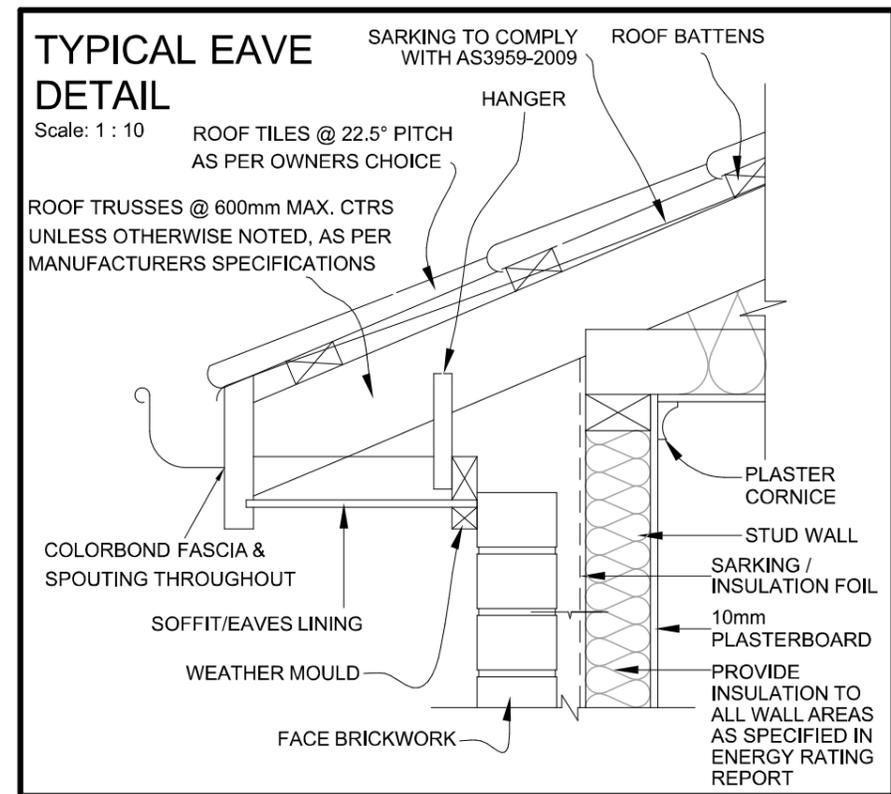
CHECKED BY: M.A.C.
 DATE: 10/11/2017
 PROJECT: SINGLE STOREY DWELLING
 LOT 21 - 46 COOKES ROAD, DOREEN VIC
 CLIENT NAME: AMAN SINGH & ROMY KAUR

OMAXE HOMES
 Where dreams get built

NORTH POINT
 TITLE: SECTION
 SCALE: As indicated on drawings
 ISSUE: B
 JOB No. 21
 DRAWN: M.C.
 Plot Date: 30/04/2018
 SHEET No. **WD-08**



1:100 ROOF



BUILDING BRACING TO BUILDER'S SPECIFICATIONS TO BE INSTALLED IN ACCORDANCE WITH AS1684.

BUILDER TO SUPPLY MANUFACTURERS TRUSS LAYOUT TO BUILDING SURVEYOR FOR APPROVAL PRIOR TO CONSTRUCTION. TRUSS DESIGN MUST BE IN ACCORDANCE WITH AS1720 AND AS1684. TRUSS FABRICATOR IS RESPONSIBLE FOR PROVIDING ADEQUATE ROOF BRACING TO ENSURE STABILITY OF THE STRUCTURE. ROOF TRUSSES TO BEAR ON ALL EXTERNAL WALLS AND EXTERNAL WALLS ONLY. IF INTERNAL WALLS NEED TO BE USED THIS OFFICE MUST BE CONTACTED FOR FURTHER ADVICE.

AIR LEAKAGE

- 3.12.3.1 – All chimneys and flues to be fitted with self closing dampers.
- 3.12.3.2 – All roof lights must be sealed or capable to be sealed.
- 3.12.3.3 – All external windows and doors are to be fitted with weather-strips.
- 3.12.3.4 – Self-closing damper to all the exhaust fans.
- 3.12.3.5 – Seal any avenues of air leakage through the building envelope by caulking, skirting, architraves, cornices or the like.

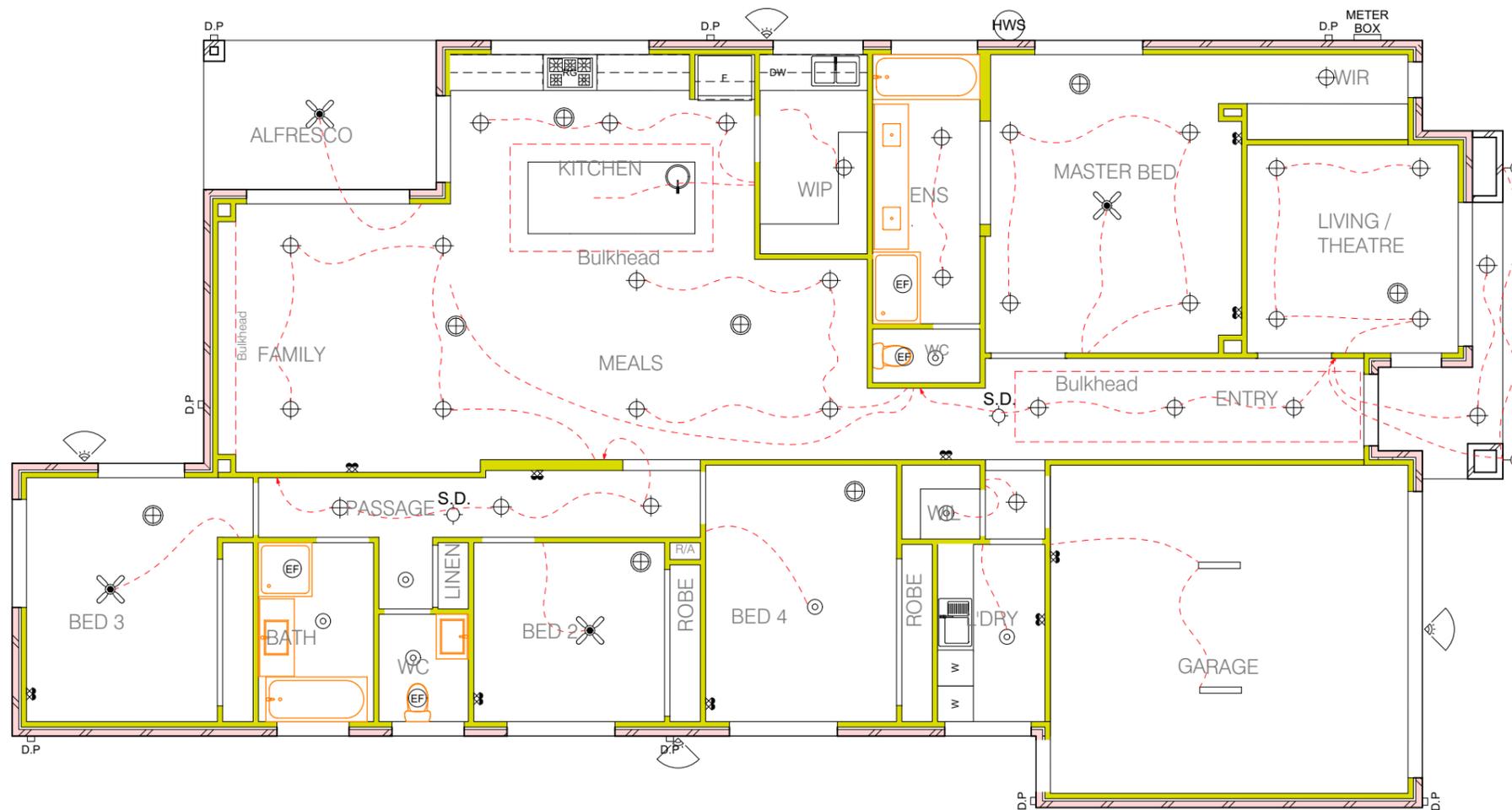
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11 REDROCK ROAD, WOLLERT 3750
PHONE: 0425349797

CHECKED BY:	PROJECT:
M.A.C.	SINGLE STOREY DWELLING
DATE:	LOT 21 - 46 COOKES ROAD , DOREEN VIC
10/11/2017	CLIENT NAME: AMAN SINGH & ROMY KAUR

Where dreams get built

NORTH POINT	TITLE:
	ROOF PLAN
SCALE: As indicated on drawings	ISSUE
JOB No. 21	DRAWN M.C.
Plot Date: 30/04/2018	SHEET No. WD-09



ELECTRICAL LEGEND

- SINGLE GPO AT Ceiling
- SINGLE GPO AT 300mm
- DOUBLE GPO AT 300mm
- SINGLE GPO AT 1050mm
- DOUBLE GPO AT 1050mm
- SINGLE GPO AT 1500mm
- DOUBLE GPO AT 300mm
- SINGLE ATER PROOF GPO AT 300mm
- DOUBLE WATER PROOF GPO AT 300mm
- BATTEN LIGHT HOLDER
- LED DOWNLIGHT FIXED
- LED DOWNLIGHT GIMBLE
- FLURO WALL LIGHT
- FLURO LIGHT TUBE
- FLOOD LIGHT WALL
- MOVEMENT SENSOR
- METER BOX
- EXHAUTS FAN
- SMOKE ALARM TO AS3786
- T.V. OUTLET LOW
- T.V. OUTLET HIGH
- TELEPHONE POINT
- 2-WAY LIGHT CIRCUIT
- LIGHT CIRCUIT
- CEILING HEATING DUCT OUTLET (APPX. LOCATION)
- GROUND FLOOR CEILING SPEAKER GRILLE LOCATED UNDER FIRST FLOOR BATH/SPA WASTE (APPX. LOCATION)
- DHU HEATING UNIT Inc. DOUBLE P.POINT & LIGHT POINT (APPX. LOCATION) EXACT LOCATION SUBJECT TO CONTRACTORS DISCRETION
- ECU EVAP. COOLING DUCT OUTLET (APPX. LOCATION) EXACT LOCATION SUBJECT TO CONTRACTORS DISCRETION
- AIR-CONDITIONER UNIT Inc. ISOLATOR (APPX. LOCATION) EXACT LOCATION SUBJECT TO CONTRACTORS DISCRETION
- THERMOSTAT
- RETURN AIR (IN WALL)
- R/A
- CEILING FAN
- CEILING FAN WITH LIGHT
- LED SPOTLIGHT - SINGLE (HEIGHT VARIES)
- LED SPOTLIGHT - DOUBLE (HEIGHT VARIES)
- DIMMER LIGHT SWITCH
- MOTION SENSOR
- 2 GLOBE
- 4 GLOBE - HEATER/FAN & LIGHT -
- HEATER/FAN (NO LIGHT)
- HEATER/FAN & LIGHT
- JUNCTION BOX (Height Varies)
- 1200 1200 FLURO - SINGLE
- 1200 1200 FLURO - DOUBLE

1:100 ELECTRICAL PLAN

ARTIFICIAL LIGHTING AND CEILING PENETRATION CALCULATIONS

Lighting						
Dwelling	Watts	Number	Total Watts	Area	Maximum W/m2	Allowable Watts
LED Downlight	10	30	300	218.1	5.0	1090.4
Batten Holder	15	10	150			
			0			
			0			
			0			
Porch/Alfresco	Watts	Number	Total Watts	Area	Maximum W/m2	Allowable Watts
LED Downlight	10	2	20	15.8	4.0	63.0
Batten Holder	15	1	15			
			0			
Garage	Watts	Number	Total Watts	Area	Maximum W/m2	Allowable Watts
Batten Holder	15	2	30	36.2	3.0	108.7
			0			
			0			

Total Watts	515.0	Allowable Watts	1262.1
Compliance	PASS		

LIGHTING

- Downlights have been included in this assessment: Yes
- All lighting in the dwelling will be designed at 5W/m² or better.
- All lighting on the verandah, balcony will be designed at 4W/m² or better.
- All lighting in the garage will be designed at 3W/m² or better.
- Artificial lighting around the perimeter of the building must be controlled by a daylight sensor.

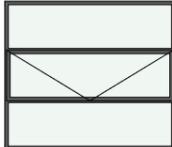
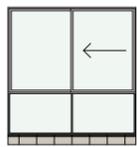
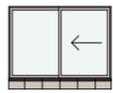
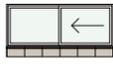
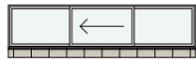
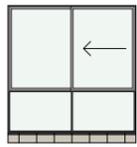
Insulation Penetration						
Penetration Type	Area (m2)	Number	Area	Penetration Area	Dwelling Area	Penetration Percentage
Downlight	0.02		0	0.000	218.1	0.000
Exhaust Fan	0.02		0			
Rangehood	0.02		0			
			0			
			0			

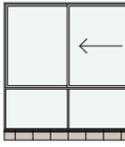
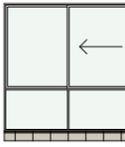
6-Star Required Insulation	
Upgraded Insulation	

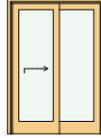
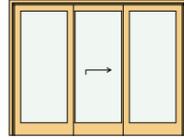
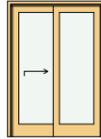
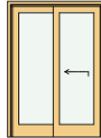
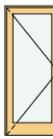
Note: All external lighting must be controlled by a daylight sensor for have a minimum efficiency of 40 lumens per watt.

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 11 REDROCK ROAD, WOLLERT 3750 PHONE: 0425349797	CHECKED BY:	PROJECT:	 Where dreams get built	NORTH POINT	TITLE:	
	M.A.C.	SINGLE STOREY DWELLING LOT 21 - 46 COOKES ROAD , DOREEN VIC CLIENT NAME: AMAN SINGH & ROMY KAUR		ELECTRICAL PLAN		
	DATE:			SCALE: As indicated on drawings	ISSUE	SHEET No.
	10/11/2017			JOB No. 21	DRAWN M.C	ISSUE B
					Plot Date: 30/04/2018	WD-10

WINDOW SCHEDULE						
ID	ELEVATION	W x H Size	HEAD HT	TYPE	FRAME	COMMENTS
W-01		850x2,100	2,340	AWNING	ALUMINIUM	
W-02		2,410x2,100	2,340	FIXED AWNING FIXED	ALUMINIUM	
W-03		600x2,100	2,340	AWNING	ALUMINIUM	
W-04		1,810x1,800	2,100	SLIDING	ALUMINIUM	
W-05		1,450x1,027	2,100	SLIDING	ALUMINIUM	
W-06		1,510x600	1,600	SLIDING	ALUMINIUM	
W-07		2,650x600	1,600	SLIDING	ALUMINIUM	
W-08		1,810x1,800	2,100	SLIDING	ALUMINIUM	
W-09		1,210x1,027	2,100	SLIDING	ALUMINIUM	

WINDOW SCHEDULE						
ID	ELEVATION	W x H Size	HEAD HT	TYPE	FRAME	COMMENTS
W-10		1,210x1,027	2,100	SLIDING	ALUMINIUM	
W-11		1,810x1,800	2,100	SLIDING	ALUMINIUM	
W-12		1,810x1,800	2,100	SLIDING	ALUMINIUM	

DOOR SCHEDULE						
ID	ELEVATION	W x H Si...	HE...	TYPE	FRAME	COMMENTS
D-1		1,200x2,340	2,340		TIMBER	1200 DESIGNER ENTRY DOOR
D-2		1,450x2,110	2,110		ALUMINIUM	ALUMINIUM FRAMED SLIDING GLASS DOOR
D-3		2,733x2,110	2,110		ALUMINIUM	ALUMINIUM FRAMED SLIDING GLASS DOOR
D-4		1,450x2,110	2,110		ALUMINIUM	ALUMINIUM FRAMED SLIDING GLASS DOOR
D-5		1,450x2,110	2,110		ALUMINIUM	ALUMINIUM FRAMED SLIDING GLASS DOOR
D-6		820x2,040	2,040			820 GARAGE DOOR

WINDOWS

- Windows are to be aluminium single glazed clear glass with a minimum U- value & SHGC as listed below

WINDOW TYPE	U-VALUE	SHGC
Awning, Casement	6.7	0.57
Fixed, Sliding	6.7	0.70

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11 REDROCK ROAD, WOLLERT 3750
PHONE: 0425349797

CHECKED BY: M.A.C.
DATE: 10/11/2017
PROJECT: SINGLE STOREY DWELLING
LOT 21 - 46 COOKES ROAD ,
DOREEN VIC
CLIENT NAME: AMAN SINGH & ROMY KAUR

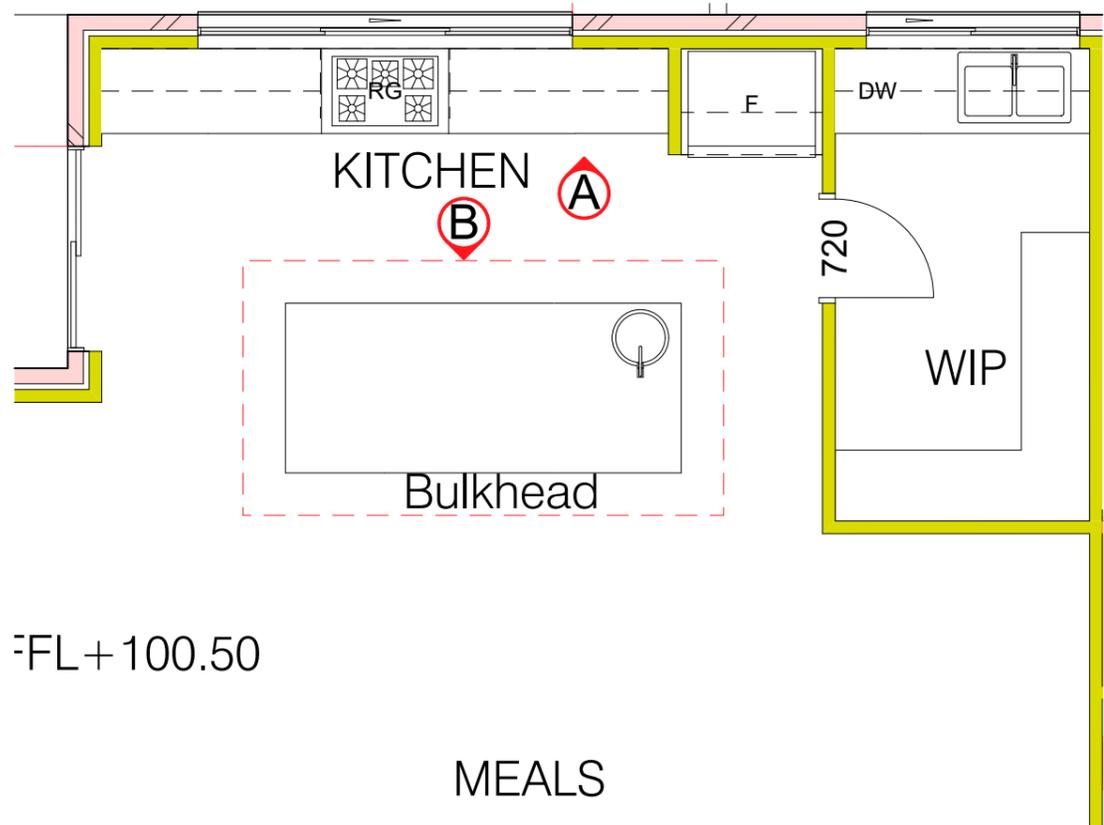


Where dreams get built

NORTH POINT

TITLE: WINDOWS & EXT. DOORS SCHEDULE

SCALE: As indicated on drawings	ISSUE	SHEET No.
JOB No. 21	DRAWN M.C	Plot Date: 30/04/2018
	A	WD-11



±FL+ 100.50

MEALS

KITCHEN INTERNALS

IMPORTANT NOTE : 3D IMAGE ARE FOR ILLUSTRATIVE PURPOSES ONLY, ARE ARTIST IMPRESSION AND THE COLOR SELECTED BY THE CLIENT MAY NOT BE MATCH TO THE SEE IN THIS 3D IMAGE



Camera



Camera



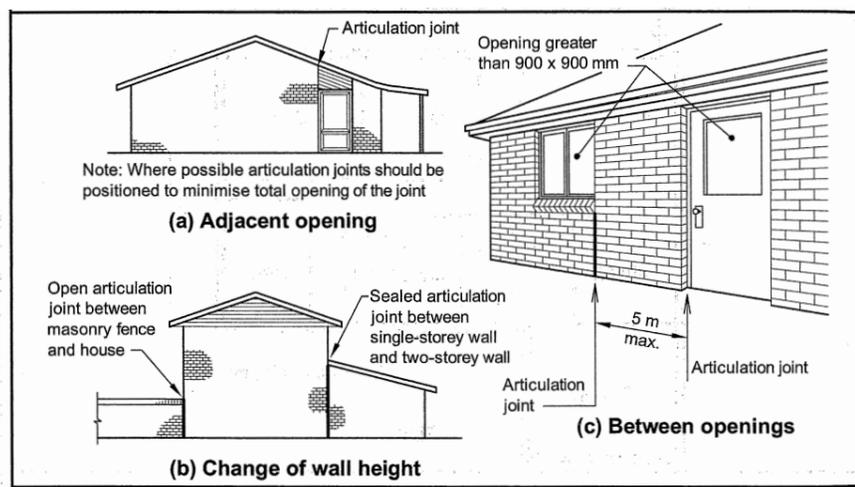
Camera

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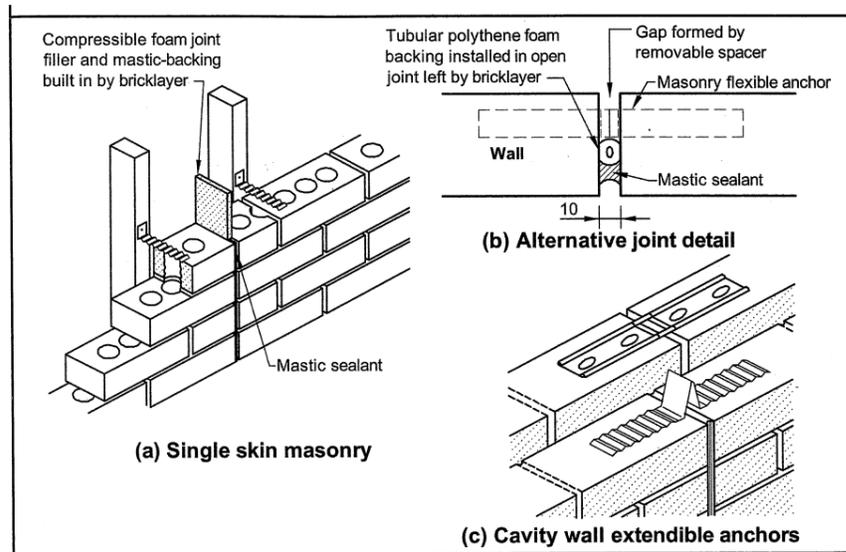
11 REDROCK ROAD, WOLLERT 3750
PHONE: 0425349797

CHECKED BY:	PROJECT:
M.A.C.	SINGLE STOREY DWELLING
DATE:	LOT 21 - 46 COOKES ROAD ,
10/11/2017	DOREEN VIC
	CLIENT NAME:
	AMAN SINGH & ROMY KAUR

NORTH POINT		TITLE:	
		KITCHEN INTERNAL VIEWS	
SCALE:	As indicated on drawings	ISSUE	SHEET No.
JOB No.	DRAWN	Plot Date:	WD-12
21	M.C	30/04/2018	



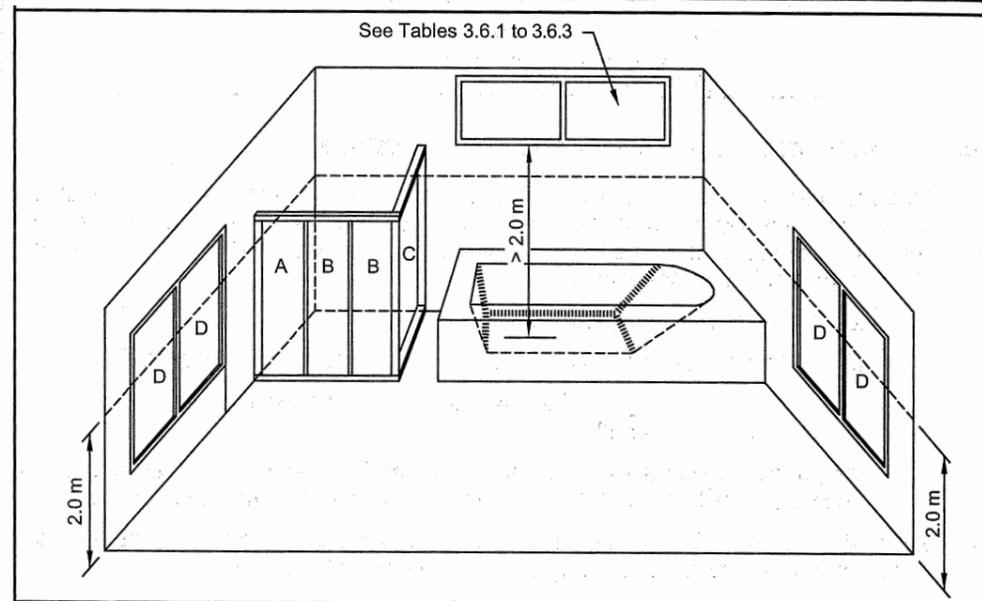
D-01 TYPICAL LOCATIONS OF CONTROL JOINTS



D-02 TYPICAL CONTROL JOINTS DETAILS

MAXIMUM AREAS OF GRADE B SAFETY GLAZING MATERIALS FOR SHOWER DOORS, SHOWER SCREENS AND BATH ENCLOSURES

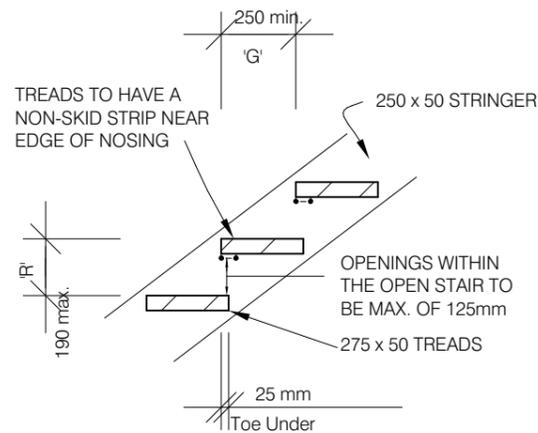
Type of glass	Standard nominal thickness (mm)	Maximum area of pane (m ²)	Area (Fig. 3.6.3)
Safety wired glass	Greater than or equal to 6	2.5	A, B, C
	3	1	A, B, C, D
Safety organic coated glass	4	1.5	
	5	2	
	Greater than or equal to 6	3	



D-07 GLAZING REQUIREMENTS FOR BATHROOMS ETC

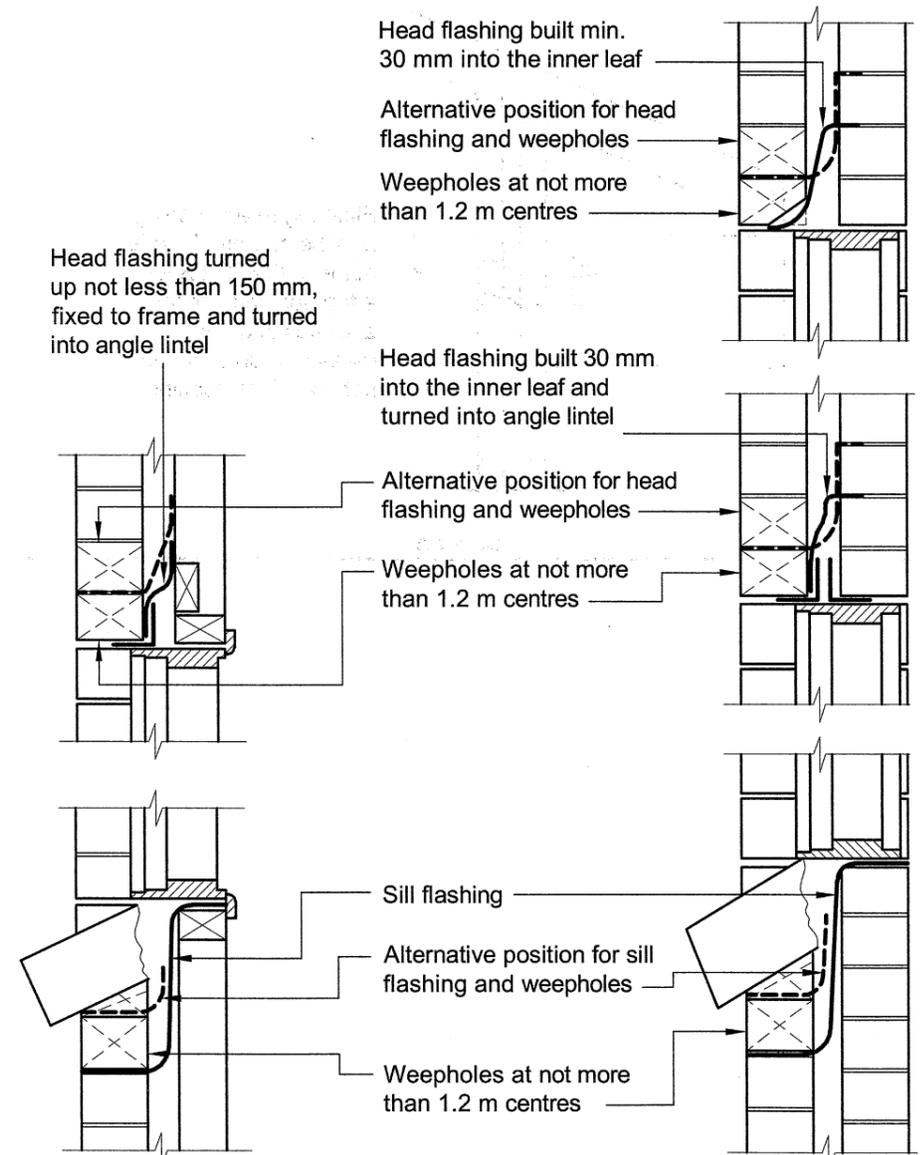
HANDRAILS SHALL BE PROVIDED ALONG EACH SIDE OF A STAIRWAY IF THE WIDTH OF THE STAIRWAYS EXCEEDS 2000mm.

THE WIDTH OF A STAIR (MEASURED CLEAR OF HANDRAILS AND OBSTRUCTIONS) SHALL BE CONSTANT. BALUSTRADES TO BE CONSTRUCTED IN A WAY THAT ANY OPENINGS DOES NOT PERMIT A 125mm SPHERE TO PASS THROUGH IT AND FOR BOTTOM RAILS THE SPACE IS TESTED ABOVE THE NOSINGS.

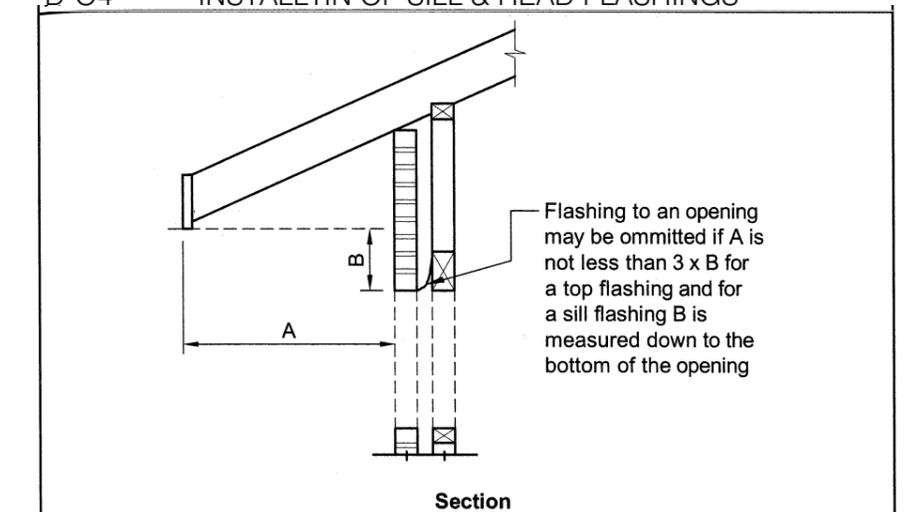


GOING AND RISERS SHALL NOT EXCEED FOLLOWING:

	RISER (R)		GOING (G)		QUANTITY (2R+G)	
	Max.	Min.	Max.	Min.	Max.	Min.
Stairs	190	115	355	250	700	550



D-03 FLASHINGS TO EXTERNAL WALL OPENINGS



D-04 INSTALLTION OF SILL & HEAD FLASHINGS

E:\2018-PROJECTS\LOT 21\LOT 21 -WD.pln

MCAM BUILDING DESIGN
 11 REDROCK ROAD, WOLLERT 3750
 PHONE: 0425349797

CHECKED BY: M.A.C.
 DATE: 10/11/2017
 PROJECT: SINGLE STOREY DWELLING
 LOT 21 - 46 COOKES ROAD, DOREEN VIC
 CLIENT NAME: AMAN SINGH & ROMY KAUR

OMAXE HOMES
 Where dreams get built

NORTH POINT TITLE: DETAILS
 SCALE: As indicated on drawings ISSUE: A SHEET No. WD-14
 JOB No. 21 DRAWN: M.C. Plot Date: 30/04/2018

Lot 21 Cookes Road, Doreen

23-04-2018

Thermal Energy Report Building Specification Requirements

Star Rating: 6.0 stars

The below items have been added to the proposed building in order to gain the given rating as per the attached report. Please read these items in conjunction with the attached report and plans as stamped and endorsed.

Please note: the below items are minimum requirements that must be incorporated and installed correctly for the building to achieve the rating given. Please ensure that all minimum B.C.A requirements are met as required.

Specification Inclusion List as follows;

CEILINGS

- R6.0 bulk insulation in the ceiling of the roof excluding the Garage

FLOORS

- Minimum 300mm Wafflepod with 85mm Concrete slab

WALLS

- R2.5 bulk insulation with 1 layer of breathable membrane wrap to all the external walls excluding the Garage
- R2.5 bulk insulation in the internal Garage, Bathroom, WC & Laundry walls

WINDOWS

- Windows are to be aluminium single glazed clear glass with a minimum U- value & SHGC as listed below

WINDOW TYPE	U-VALUE	SHGC
Awning, Casement	6.7	0.57
Fixed, Sliding	6.7	0.70

AIR LEAKAGE

- 3.12.3.1 – All chimneys and flues to be fitted with self closing dampers.
- 3.12.3.2 – All roof lights must be sealed or capable to be sealed.
- 3.12.3.3 – All external windows and doors are to be fitted with weather-strips.
- 3.12.3.4 – Self-closing damper to all the exhaust fans.
- 3.12.3.5 – Seal any avenues of air leakage through the building envelope by caulking, skirting, architraves, cornices or the like.

LIGHTING

- Downlights have been included in this assessment: Yes
- All lighting in the dwelling will be designed at 5W/m² or better.
- All lighting on the verandah, balcony will be designed at 4W/m² or better.
- All lighting in the garage will be designed at 3W/m² or better.
- Artificial lighting around the perimeter of the building must be controlled by a daylight sensor.

ARTIFICIAL LIGHTING AND CEILING PENETRATION CALCULATIONS

Lighting						
Dwelling	Watts	Number	Total Watts	Area	Maximum W/m ²	Allowable Watts
LED Downlight	10	30	300	218.1	5.0	1090.4
Batten Holder	15	10	150			
			0			
			0			
Porch/Airfresco						
Porch/Airfresco	Watts	Number	Total Watts	Area	Maximum W/m ²	Allowable Watts
LED Downlight	10	2	20	15.8	4.0	63.0
Batten Holder	15	1	15			
			0			
Garage						
Garage	Watts	Number	Total Watts	Area	Maximum W/m ²	Allowable Watts
Batten Holder	15	2	30	36.2	3.0	108.7
			0			
			0			

Total Watts	515.0	Allowable Watts	1262.1
Compliance	PASS		

Note: All external lighting must be controlled by a daylight sensor for have a minimum efficiency of 40 lumens per watt.

Insulation Penetration						
Penetration Type	Area (m ²)	Number	Area	Penetration Area	Dwelling Area	Penetration Percentage
Downlight	0.02			0.000	218.1	0.000
Exhaust Fan	0.02					
Rangehood	0.02					

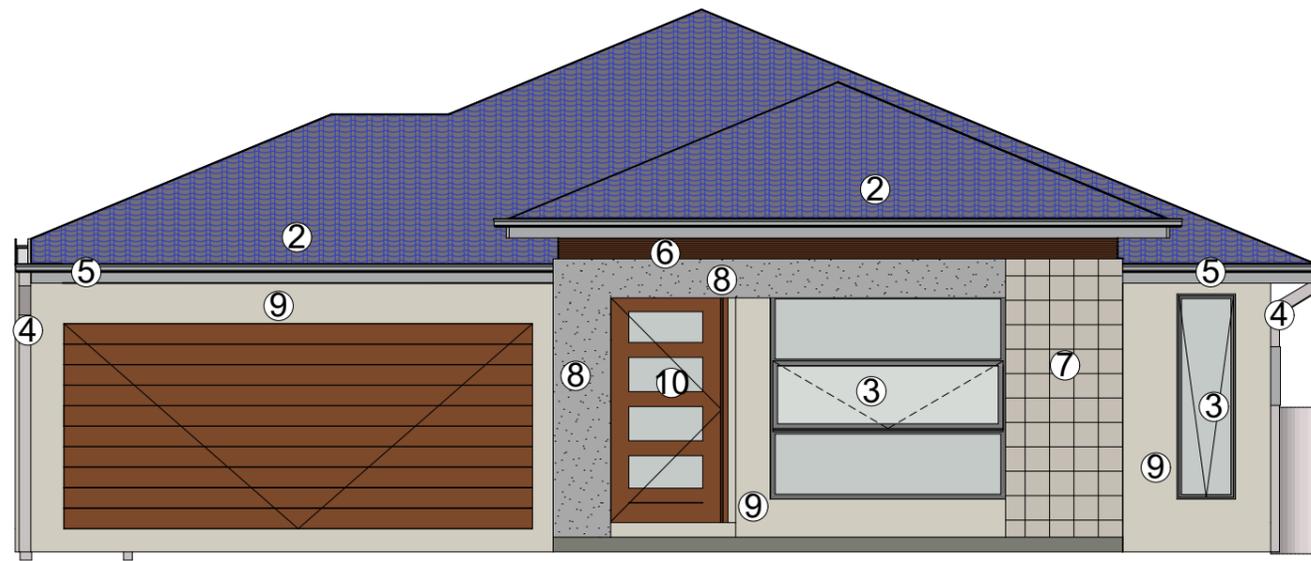
6-Star Required Insulation	
Upgraded Insulation	

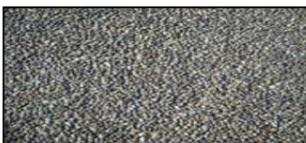
GENERAL NOTES

- The building materials listed in these reports are the minimum requirement needed to achieve the listed Star Rating required. All State, Territory & Federal; building standards and regulations still need to be adhered to.
- All insulation is to be supplied and installed as per Australian Standards & required regulations.
- Holes, rips and penetrations through Sisalation, Reflective Foils and Insulation Wraps must be sealed or repaired.
- Insulation batts and blankets are not to be compressed when being installed and all voids must be completely filled.
- Insulation is to be laid over all manhole lids, ensuring a continuous layer of insulation. No ceiling penetrations have been entered for man holes.
- Glass window and glass door sizes are not to be increased; it will change the rating of this report.
- Total System 'U-Value' - The glass windows and/or glass doors supplied must equal and/or can be less than the 'U-Values' listed in this report.
- Total System 'SHGC' - The glass windows and/or glass doors supplied should not be greatly reduced or increased (a 5% variance is acceptable) than the Total System 'SHGC' Values listed in this report.
- All downlights and exhaust fans that penetrate the ceiling must be sealed.
- If any details are changed on this project as listed above then this report may be invalid and will need to be re assessed to meet the minimum star rating required; there will be an additional cost to re issue this report and also re stamping the amended working drawings if required.
- (NCC 2016: V2, BCA) This Thermal Performance Assessment meets the 6 Star Rating required as laid out in the NCC 2016, BCA V2, Class I and Class I0 Buildings
- (NCC 2016: V2, BCA) It is also the responsibility of the developer, builder and/or owner builder that the following sections of the NCC 2016, BCA Volume 2, comply; 3.12.1.1 Building fabric thermal insulation; 3.12.1.2(c) & 3.12.1.4(b) Thermal breaks; 3.12.1.5(c) & 3.12.1.5(d) Floor edge insulation & Part 3.12.3 Building Sealing.
- (NCC 2016: V2, BCA - Victoria) In the case of a new Class I building, it must have either a rainwater tank connected to all sanitary flushing systems or a solar water heater system.
- See above for ceiling penetration calculations or a re-rating is required.

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 <p>11 REDROCK ROAD, WOLLERT 3750 PHONE: 0425349797</p>	CHECKED BY: M.A.C.	PROJECT: SINGLE STOREY DWELLING LOT 21 - 46 COOKES ROAD, DOREEN VIC	 <p>Where dreams get built</p>	NORTH POINT	TITLE: ENERGY RATING SUMMARY			
	DATE: 10/11/2017	CLIENT NAME: AMAN SINGH & ROMY KAUR		SCALE: As indicated on drawings	ISSUE A	SHEET No. WD-15		
				JOB No. 21	DRAWN M.C	Plot Date: 30/04/2018		



MATERIALS & FINISHES			
NO	MATERIALS/ DESCRIPTION	TYPES/FINISHES	COLOUR
1	BRICKS	MUSHROOM-AUSTRAL BRICKS	
2	ROOF TILES	MAGNUM-BRISTILE ROOFTILES	
3	ALUMINIUM FRAMED WINDOWS	DUNE RENDER COLOUR DULUX® C8	
4	DOWNPIPE & SPOUTING	DUNE RENDER COLOUR DULUX® C8	
5	FASCIER & GUTTER	MONUMENT	
6	FEATURE TIMBER CLADDING	FEATURE TIMBER CLADDING	
7	BIG PILLAR	TILE AS PER CLIENT SELECTION	SELECTED TILE MATCH TO FRONT FACADE COLOUR
8	L-SHAPE PILLAR	MONUMENT	
9	FAÇADE	DUNE RENDER COLOUR DULUX® C8	
10	ENTRY DOOR	CAOBA (TIMBER LOOK)	
11	GARAGE DOOR	SLIME LINE PANEL LIFT LOOK CAOBA COLOUR WITH REMOTE CTRL	
12	DRIVE WAY	EXPOSED AGGREGATE	
13	FENCE	CAPPED TIMBER PAILING FENCE WITH EXPOSED POSTS AND DOUBLE SIDED PAILING	

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MCAM BUILDING DESIGN
 11 REDROCK ROAD, WOLLERT 3750
 PHONE: 0425349797

CHECKED BY:	PROJECT:
M.A.C.	SINGLE STOREY DWELLING
DATE:	LOT 21 - 46 COOKES ROAD ,
10/11/2017	DOREEN VIC
	CLIENT NAME:
	AMAN SINGH & ROMY KAUR

OMAXE HOMES
 Where dreams get built

NORTH POINT	TITLE:
	MATERIALS & FINISHES
SCALE: As indicated on drawings	ISSUE
JOB No. 21	DRAWN M.C.
	Plot Date: 30/04/2018
	SHEET No. WD-16