



ENERGY RATING REQUIREMENTS

REFER TO FIRSTSTATES ENERGY RATING FOR FURTHER DETAILS

GENERAL

ALL EXTERNAL DOORS TO BE SEALED
 ALL DOORS TO UNCONDITIONED ROOMS TO BE WEATHER STRIPED
 ALL EXHAUST FANS TO BE SEALED
 ALL CONSTRUCTION GAPS & CRACKS TO BE SEALED

ROOF / CEILING

SHEET ROOF, FOIL SARKING OVER RAFTERS
 R3.5 BULK INSULATION BETWEEN CEILING JOISTS

WINDOWS

ALUMINIUM IMPROVED FRAME AND GLAZING
 WITH U VALUE AND SHGF AS PER GLAZING SCHEDULE

EXTERNAL WALLS

DOUBLE SIDED VAPOUR PERMEABLE REFLECTIVE FOIL
 FIXED TO EXTERNAL FACE OF STUDS,
 R2.0 BATTS BETWEEN STUDS, LINED INTERNALLY

FLOOR

CONCRETE RAFT SLAB ON GROUND
 PROVIDE R1.2 INSULATION TO UNDERSIDE OF SLAB.
 FIRST FLOOR TIMBER FRAMED PRIVATE R3.5 BULK
 INSULATION BETWEEN JOISTS.

TIMBER STAIRS

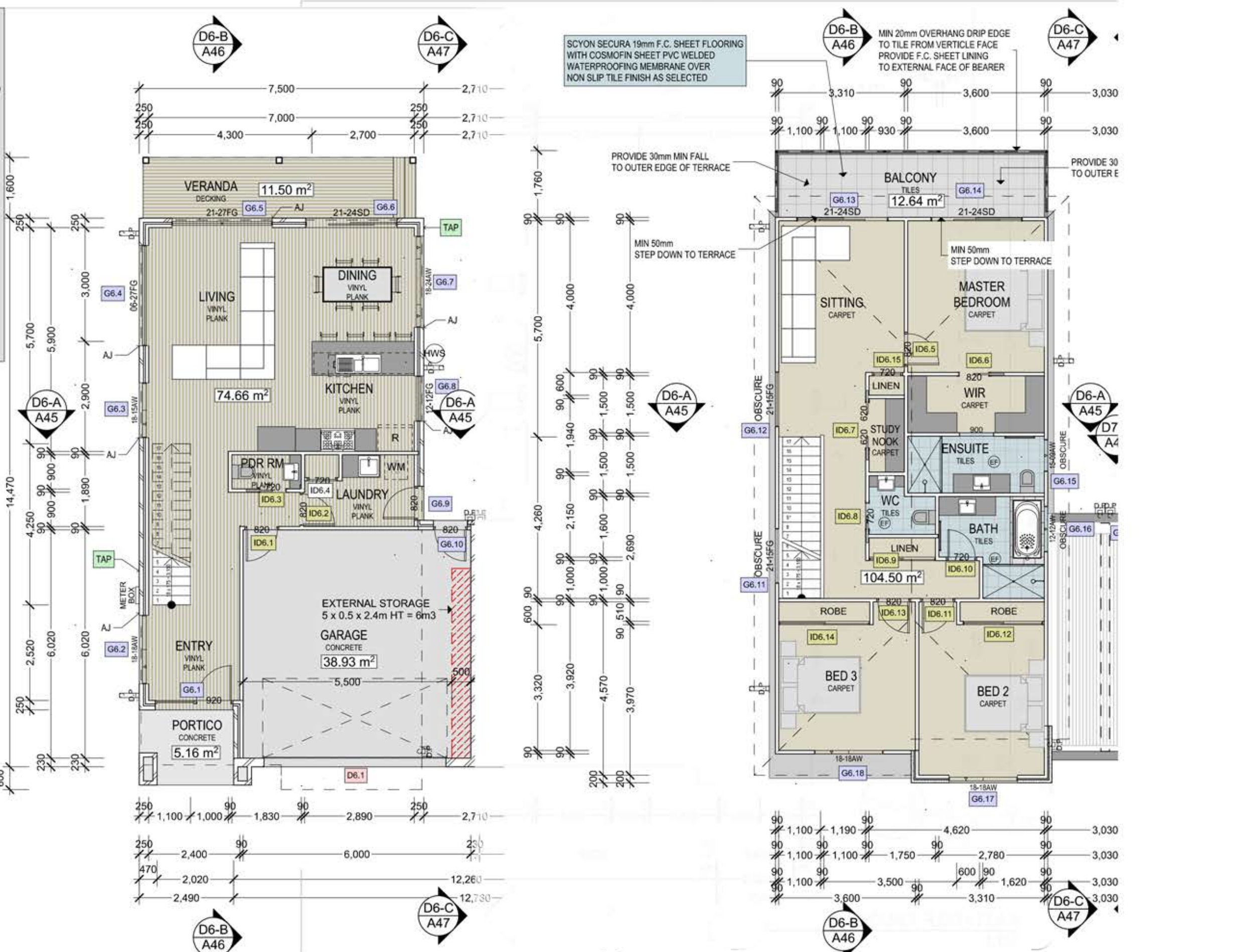
TREADS UP TO 1000mm WIDE -32mm MIN THICKNESS
 TREADS OVER 1000mm WIDE -44mm MIN THICKNESS
 STRINGERS -220 x 35
 NEVEL POSTS -90 x 90
 LANDING BEARERS -90 x 45
 LANDING JOISTS -90 x 45
 LANDING FLOORING -19mm MINIMUM THICKNESS
 RISERS @ 150mm - 190mm MAX
 TREADS @ 280mm - 240mm MIN.
 BALUSTRADE & HANDRAILS TO BE INSTALLED AS REQUIRED
 BY CLAUSE 3.9.2.2 OF THE B.C.A.
 BALUSTRADE CONSTRUCTION TO COMPLY TO CLAUSE 3.9.2.3
 ALL EXPOSED TIMBER SHALL BE PRESERVATIVE TREATED
 IN ACCORDANCE WITH AS 1604

LEGEND

- 230 DOUBLE BRICK
- 250 BRICK VENEER
- 110 SINGLE BRICK
- 90 TIMBER STUD
- SMOKE DETECTOR
- EXHAUST FAN
- ARTICULATION JOINT
- ELEC. SUB-BOARD
- HOT WATER SYSTEM
- DOWN PIPE

Dwelling 6 Area Summary

Zone	m2	Sqr
GF Living Area	74.66	8.04
FF Living Area	108.75	11.71
Total Living Area	183.41	19.74
Garage Area	38.93	4.19
Alfresco Area	11.50	1.23
Balcony Area	12.64	1.36
Portico Area	5.16	0.56
Total Area	251.64	27.08



Developing Dreams

PROJECT: PROPOSED MULTI-RESIDENTIAL DEVELOPMENT
 CLIENT: ALLURE LIFESTYLE GROUP
 LOT A P.S. 722083-McNULTY DRIVE TRARALGON VIC 3844

DRAWING TITLE: DWELLING 6 & 7 - FLOOR PLAN
 REVISION NUMBER: 01/03/19

DRAWN BY: S.McCLEVEN
 BUILDERS SIGNATURE: _____ CLIENT SIGNATURE: _____
 DATE: 10/03/2019
 SCALE: AS NOTED @ A3
 PROJECT NUMBER: L1847
 DRAWING NUMBER: A41

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