

ASSESSOR CERTIFICATE
6 STAR ENERGY REPORT

Class 1 Single Dwelling
BCA P3.12.0.1 – Building envelope thermal performance assessment
Issued in accordance with the requirements of BCA P3.12.0.1 Class 1 & 10a only. (Individual state variations apply.)

BCA 2013 – ENERGY EFFICIENCY REPORT			
Company:	Energyworx	Issue Date:	16 September 2019
Address:	PO Box 3214, Unley SA 5061	Business No:	(08) 7226 6800
Email:	mail@energyworx.com.au	Mobile No:	0430 777 778
File Name:	TATARELLI Dw.2	Software Version:	First Rate 5 Version 5.2.10a (3.13)
CLIENT DETAILS			
Name:	Glen Duncan	Phone No:	(08) 8338 2211
Company:	Spectra Building Designers	Fax No:	(08) 8338 2188
Address:	1/159 Port Road, HINDMARSH, SA 5007	Email:	glen@spectragroup.net.au
PROPOSED PROJECT DETAILS		CERTIFICATE NO: 212-00516	
Applicant:	S. Tatarelli	LGA:	Campbelltown City Council
Dwelling Type:	Double Storey Dwelling	Building Class:	1A
Address:	Dw.2, No.5 Athos Place, PARADISE, SA 5075	NatHERS Climate Zone:	16 Adelaide (Kent Town)
AREA CALCULATIONS (M²)			
Net Conditioned Floor Area:		Net Unconditioned Floor Area (Including Garage):	
143.5		47.2	
PREDICTED ANNUAL ENERGY LOADS (MJ/M²/YEAR)			
Heating:	59.5	MJ/m²	<div>6.1 Stars</div> <div></div>
Cooling:	33.0	MJ/m²	
Total:	92.5	MJ/ m²	
Photovoltaic System:	N/A	kW	

ASSESSOR: David Lenkic

DWELLING

Orientation of nominal North elevation:	320.0
Terrain category:	Suburban
Roof ventilation:	Unvented
Cross ventilation:	None
Subfloor ventilation:	Enclosed
Living area open to entry:	Yes
Living areas separated by doors:	No
Stair open to heated areas:	Yes
Seals to windows and doors:	Yes
Insect screens installed:	Yes
Exhaust fans without dampers:	No
Ventilated skylights:	No
Wall and ceiling vents:	No

Thermal Performance Specifications BCA P3.12.0.1

GLAZING

These are the specifications upon which the certified assessment is based. If details included in these specifications vary from other drawings or written specifications, these specifications shall take precedence. If only one specification option is detailed for a building element that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element the locations and extent of alternate specifications must be detailed below and/or clearly indicated on referenced documents.

WINDOW BRAND	GLASS TYPE	FRAME TYPE	U VALUE	SHGC	AREA M ²	DETAILS
	Single glazing 3mm clear	Aluminium	6.29	0.60	14.67	Awning windows as per plan
	Single glazing 4mm clear	Aluminium	6.16	0.75	1.62	Fixed windows as per plan
	Single glazing 4mm clear	Aluminium	6.10	0.62	1.97	Hinged door as per plan
	Single glazing 4mm clear	Aluminium	6.16	0.71	12.29	Sliding doors as per plan

SKYLIGHTS	GLASS TYPE	FRAME TYPE	U VALUE	SHGC	AREA M ²	DETAILS

WINDOW COVERS	INTERNAL (CURTAINS)	EXTERNALS (AWNINGS, SHUTTERS, ETC)
None	Holland Blinds	None

Any U and SHGC values specified on Certificates issued after 1 May 2007 are according to NFRC. All values prior to this date are ANAC. Alternate products may be used if their u-Value is lower and the SHGC value is less than 10% higher or lower.

EXTERNAL WALLS

CLADDING TYPE	CONSTRUCTION	INSULATION VALUE	COLOUR = SOLAR ABSORBENCY	DETAILS
Brick Veneer		R2.0	Medium	As per plan
Hebel		R2.0	Medium	As per plan
Colorbond cladding		R2.0	Medium	As per plan

INTERNAL WALLS

TYPE	CONSTRUCTION	INSULATION VALUE	DETAILS
Plasterboard on stud		R1.5	Around garage & wet areas only

FLOORS

TYPE	CONSTRUCTION	INSULATION VALUE	COVERINGS	DETAILS
Ground Floor	CSOG	None	Tiles	As per plan.
Upper Floor	Timber	None	Carpet/Tiles	As per plan.

CEILINGS

TYPE	CONSTRUCTION	INSULATION VALUE	DETAILS
Plasterboard		R4.0	Throughout

ROOFS

TYPE	CONSTRUCTION	INSULATION VALUE	COLOUR = SOLAR ABSORBENCY	DETAILS
Metal clad	Sisalation	None	Light	As per plan.

FIXED SHADINGS

PROJECTION WIDTH	OFFSET	DETAILS
1000mm	0mm	As per plan.
3600mm	0mm	As per plan.

BUILDING SEALING**BCA 3.12.3**

- 3.12.3.1 Chimneys and flues to be provided with a damper of flap capable of sealing it.
- 3.12.3.2 Roof lights to habitable rooms and conditioned spaces to have sealing capability, constructed with an imperforate ceiling diffuser, weatherproof seal or readily operated shutter system.
- 3.12.3.3 All external doors to be fitted with weather seals. Windows are factory fitted with weather seals.
- 3.12.3.4 Exhaust fans are self-sealing or damper fitted type to habitable rooms.
- 3.12.3.5 Roof, wall and floor construction to minimise air leakage and consist of tight fitting internal lining materials.
- 3.12.3.6 Evaporative coolers to be fitted with self-closing dampers when servicing habitable or conditioned spaces.

AIR MOVEMENT**BCA 3.12.4**

- 3.12.4.1 Opening area per habitable room is a percentage of the floor area no less than the value specified.
- 3.12.4.2 Ventilation openings connected via a breeze path through not more than two openings of not more than 1.5m² each in the internal walls with a distance of not more than 20 m along the path, or be provided by a minimum of two ventilation openings located within the same habitable room, with each ventilation opening having an area of not less than 25% of the area required by Table 3.12.4.1.
- 3.12.4.3 Ceiling fans or evaporative coolers which are required to comply with 3.12.0.1, Table 3.12.2.1 or Table 3.12.4.1 must be permanently installed and have a speed controller. Single ceiling fans serving a whole room, must not exceed a space of 15m² if the fan has a blade rotation diameter of not less than 900mm; and 25m² if it has a blade rotation diameter of not less than 1200 mm.

SERVICES**BCA 3.12.5**

- 3.12.5.1 Thermal insulation for central heating, water piping, and heating and cooling ductwork (if installed) must be protected against the effects of weather and sunlight, is able to withstand the temperatures within the piping or ductwork and use thermal insulation material in accordance with AS/NZS 4859.1.
- 3.12.5.2 Central heating water piping must be thermally insulated to achieve minimum material R-value in accordance with Table 3.12.5.1.
- 3.12.5.3 Heating and Cooling ductwork and fittings must achieve the material R-value in table 3.12.5.2 and be sealed against air loss by closing all openings in the Surface, joints and seams of ductwork with adhesives, mastics, sealants or gaskets in accordance with AS 4254 Parts 1 and 2 for a Class C seal or for flexible ductwork, with a draw band in conjunction with a sealant or adhesive tape. Duct insulation must abut adjoining duct insulation to form a continuous barrier; and be installed so that it maintains its position and thickness, other than at flanges and supports and where located outside of the building, under a suspended floor, in an attached Class 10a building or in a roof space- be protected by an outer sleeve of protective sheeting to prevent the insulation becoming damp; and have the other outer protective sleeve sealed with adhesive tape not less than 48mm wide creating an airtight and waterproof seal. Any flexible ductwork used for the transfer of products, initiating from a heat source that contains a flame, must also achieve the fire hazard properties.
- 3.12.5.4 Electric resistance space heating system that services more than one room must have separate isolating switches for each room and a separate temperature controller and time switch for each group of rooms with common heating needs; and power loads of not more than 110 W/m² for living areas and 150W/m² for bathrooms.
- 3.12.5.5 The lamp power density or illumination power density of artificial light, excluding heaters that emit light, must not exceed within a class 1 Building, 5 W/m², 4 W/m² on a veranda or balcony attached to a Class 1 Building and 3 W/m² in a Class 10a building associated with a Class 1 building. These values may be adjusted in accordance with Table 3.12.5.3. Halogen lamps must be separately switched from fluorescent lamps. Artificial lighting around the perimeter of a building must be controlled by a daylight sensor or have an average light source efficacy of not less than 40 Lumens/W.
- 3.12.5.6 Heat pumps and solar heaters in hot water systems to comply with the specifications detailed in 3.12.5.6b, inclusive of state variations. Gas heaters to comply with the specifications detailed in 3.12.5.6c. Electrical resistance heaters to comply with the specifications detailed in section 3.12.5.6d, inclusive of state variations. Wood fired thermo siphon water heater or direct-fired water heater each complying with AS/NZS 3500.4.
- 3.12.5.7 Heating for a swimming pool other than a spa must be provided by solar heating, and not boosted by means of an electrical resistance heater. Heating for a spa that shares a water reticulation system with a swimming pool must be provided by a solar heater, gas heater, a heat pump or a combination of the aforementioned systems. If provided by gas or a heat pump, the spa must and have a cover and a pushbutton with a time switch to govern its control. A timer switch must be provided to control the operation of a circulation pump for a swimming pool other than a spa pool with capacity of less than 680L.

The above are the specifications which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must be detailed below and/or clearly indicated on referenced documents.

FirstRate® Provisional Diagnostic Information

Project Information

Mode	New Home
Climate	16 Adelaide (Kent Town)
Site Exposure	suburban
Client Name	S. Tatarelli
Rated Address	Dw.2, No.5 Athos Place PARADISE
Accredited Rater	David Lenkic
Date	13/09/2019
Reference	PROPOSED BUILDING

Energy Usage

Type	Energy MJ/m ²
Total	92.5
Heating	59.5
Cooling	33.0

Areas

Area	Size (m ²)
Net Conditioned Floor Area (NCFA)	143.5
Unconditioned Room Area	24.3
Garage Area	22.9



GENERAL NOTES:

PROPOSED BUILDING IS TO BE CONSTRUCTED OF BRICK VENEER CONSTRUCTION COMPRISING 110mm BRICK, 40mm CAVITY AND 90mm TIMBER STUD.
HEBEL PANEL CONSTRUCTION COMPRISING 75mm HEBEL, 25mm CAVITY AND 90mm TIMBER STUD.
90mm TIMBER STUD LINED WITH SELECTED LIGHTWEIGHT CLADDING.
LINED WITH 10mm PLASTERBOARD WALL LINING. VILLABOARD TO WET AREAS.

ALL EXPOSED TIMBER MEMBERS AND FIXINGS ARE TO BE ADEQUATELY TREATED WITH PRESERVATIVE IN ACCORDANCE WITH AS 1604

VERIFY ALL FINISHED LEVELS BEFORE THE COMMENCEMENT OF ANY BUILDING WORK.

TERMITE PROTECTION SHALL COMPLY WITH AS3660.1, PROVIDE CERTIFICATE IN ACCORDANCE WITH AS3660.1 STATING METHOD OF APPLICATION AND CERTIFICATE OF COMPLETION.

ROOF CONTRACTOR SHALL PROVIDE ALL NECESSARY FLASHINGS, CAPPINGS AND OTHER ITEMS REQUIRED TO MAKE THE ROOF WATERTIGHT AND COMPLETE.

BUILDER TO CHECK AND CONFIRM ALL SITE AND SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

REFER TO ENGINEERS DOCUMENTATION FOR DETAILS ON FOOTINGS, STRUCTURE, SITEWORKS AND STORMWATER DETAILS.

ALL GLAZING TO COMPLY WITH AS 1288-2006. ALL GLAZING IS TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS 1288.1

ALL SANITARY, PLUMBING, DRAINAGE & ELECTRICAL WORK TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSED TRADESPERSONS.

ALL ELECTRICAL WORK CARRIED OUT, TO BE IN ACCORDANCE WITH AS 3000.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTS, SCHEDULES AND SPECIFICATIONS

ALL STEEL WORK TO COMPLY WITH BCE.C & C.GART 3.4.2.

ALL WET AREA DETAILS TO COMPLY WITH AS 3740-2004 AND BCA TABLE 3.8.1.1

EXTERNAL BALCONIES TO BE WATERPROOFED IN ACCORDANCE WITH AS4654.1 & 2

DETAILS OF THE REQUIRED RAINWATER TANK (MIN 1000 LITRES) COLLECTING A MINIMUM OF 50 m2 OF ROOF CATCHMENT AREA AND PLUMBED TO A WATER CLOSET, WATER HEATER OR LAUNDRY COLD WATER OUTLETS. THE TANK MUST ALSO BE FITTED WITH MOSQUITO PROOF, NON DE-GRADABLE SCREENS, FORMED FORM NOT LESS THAN .315MM DIAMETER MATERIAL AND HAVE A MINIMUM OF 6 X 7 OPENINGS PER cm2. IN THE EVENT THAT THE TANK IS TO BE SUPPORTED ON A STAND THE STAND SHALL BE DESIGNED TO BE ABLE TO ACCOMMODATE THE IMPOSED DEAD LOADS, WIND LOADS AND WHERE APPLICABLE THE EARTHQUAKE LOADS AS REQUIRED BY CLAUSE 3.11.2 OF THE BCA (APPLICABLE AS OF JULY 1ST 2006 BCA-SA 2.1

AMENDMENTS			
REV	DATE	DESCRIPTION	DRAWN

SPECTR	
SUITE 1 / 159 PORT ROAD HINDMARSH SA 5007 T: 8338 2211 F: 8338 2188	
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT AT: 5 ATHOS PLACE PARADISE, SA 5075	
CLIENT SOFIA TATARELI	
DRAWN F.B./G.D	DATE AUG 2018
SCALE 1:200@A2	COPYRIGHT
PROJECT No. 23.2018	SHEET No. 01 OF 15
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNERS IMMEDIATELY	

STITE PLAN
1:200

TBM MASONRY NAIL
IN TOP OF KERB
EL: 58.48m

NOTE:
Existing tree to be removed and a new Tree to be re-instated as shown

NOTE:
Siteworks, drainage and levels are to be as per engineering design and documentation.

NOTE:
- No brush fencing to be constructed within 3000mm of building



Energy Rating

☒ single-dwelling rating

☐ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number David Lenkic

Date 16/09/2019

heating 59.5 MJ/m²

cooling 33.0 MJ/m²

6.1 stars

86mm set down to Alfresco

FOR CERTIFICATION ONLY

TERMITE TREATMENT:

TERMITE RISK MANAGEMENT IS TO COMPLY WITH PART 3.1.3 BCA96 WHERE THE CONCRETE SLAB ON GROUND OF A TERMITE BARRIER IS TO BE AS PART SYSTEM, THE SLAB MUST BE DESIGNED & CONSTRUCTED TO COMPLY WITH AS 2870

SLABS MUST HAVE PENETRATIONS, CONTROL JOINTS AND THE PERIMETER PROTECTED

THE SLAB ON GROUND MAY BE USED AS PERIMETER PROTECTION PROVIDED THAT THE SLAB IS EXPOSED 75 mm ABOVE FINISHED GROUND LEVEL AND THE SLAB EDGE DOES NOT HONEYCOMBED, ROUGH OR CONTAIN RIPPLES

CHEMICAL TERMITICIDE TO UNDERSIDE OF CONCRETE SLAB IN ACCORDANCE WITH 3660.1 (BIFLEX OR SIMILAR)
OR
STAINLESS STEEL MESH BARRIER EITHER FULL
OR
PARTIAL PROTECTION TERMIMESH OR SIMILAR)
OR
GRADED STONE BARRIER
OR
KORDON TERMITE BARRIER

NOTE: BUILDER TO SELECT IN CONSULTATION WITH OWNER

CONCRETOR'S NOTE:

PROVIDE ELECTRICAL CONDUIT UNDER SLAB TO KITCHEN ISLAND BENCH FOR DISHWASHER & DOUBLE POWERPOINT

NOTE: 86mm EDGE REBATE TO PERIMETER OF HOUSE.

REINFORCED CONCRETE FOOTING AND SLAB SYSTEM AS PER ENGINEERS DESIGN AND DETAILS.

FOOTING EDGE IS TO BE EXPOSED A MINIMUM OF 75mm ABOVE PAVING LEVEL OR ALTERNATIVE PERIMETER TERMITE TREATMENT IS REQUIRED.

ALLOW FOR SUB-FLOOR STORM WATER PIPES PRIOR TO POURING OF SLAB.

AMENDMENTS			
REV	DATE	DESCRIPTION	DRAWN

SPECTR

SUITE 1 / 159 PORT ROAD
HINDMARSH SA 5007
T: 8338 2211 F: 8338 2188

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
AT:
5 ATHOS PLACE
PARADISE, SA 5075

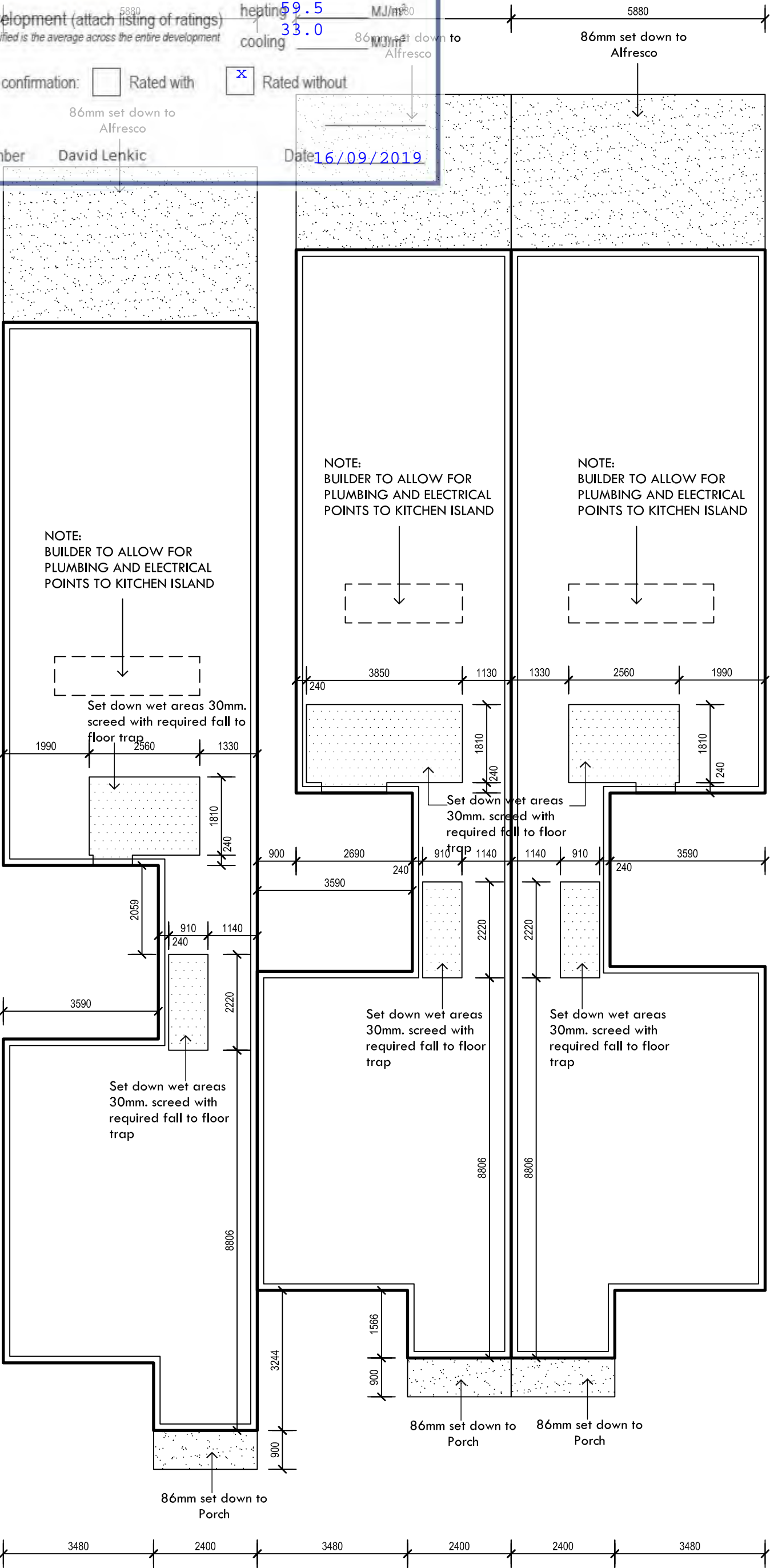
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SOFIA TATARELLI

DRAWN
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SCALE
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DATE
AUG 2018
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PROJECT No.
23.2018
SHEET No.
02 OF 15

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CONCRETE SLAB FLOOR PLAN
1:100



☒ single-dwelling rating

☐ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: David Lenkic

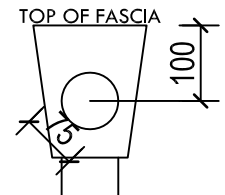
Date: 16/09/2019

heating 59.5 MJ/m²
 cooling 33.0 MJ/m²

FOR CERTIFICATION ONLY



' OG' GUTTERS



- a. A 75mm DIAMETER HOLE IN THE OUTWARD FACE OF THE RAINHEAD; AND
- b. THE CENTRELINE OF THE HOLE POSITIONED 100mm BELOW THE TOP OF THE FASCIA

EXTRA BRACING FOR SOLAR HOT WATER PANELS

 KLIPLOK ROOF SHEETING AT 2° ROOF PITCH. ARROW INDICATES DIRECTION OF FALL.

[illegible]

SUITE 1 / 159 PORT ROAD
HIND MARSH SA 5007
T: 8338 2211 F: 8338 2188

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
AT:
5 ATHOS PLACE
PARADISE, SA 5075

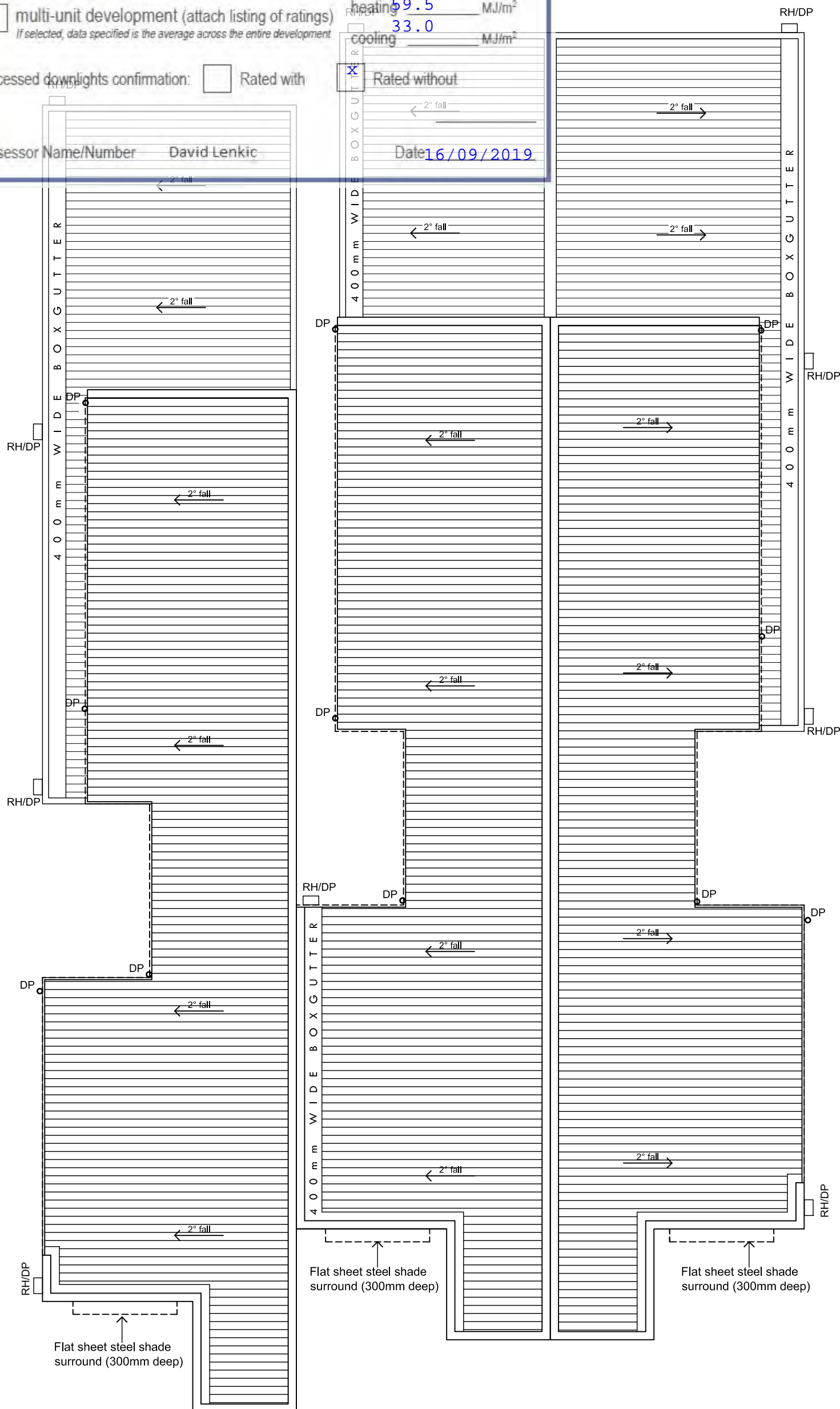
CLIENT
SOFIA TATARELLI

DRAWN	DATE
F.B/G.D	AUG 2018

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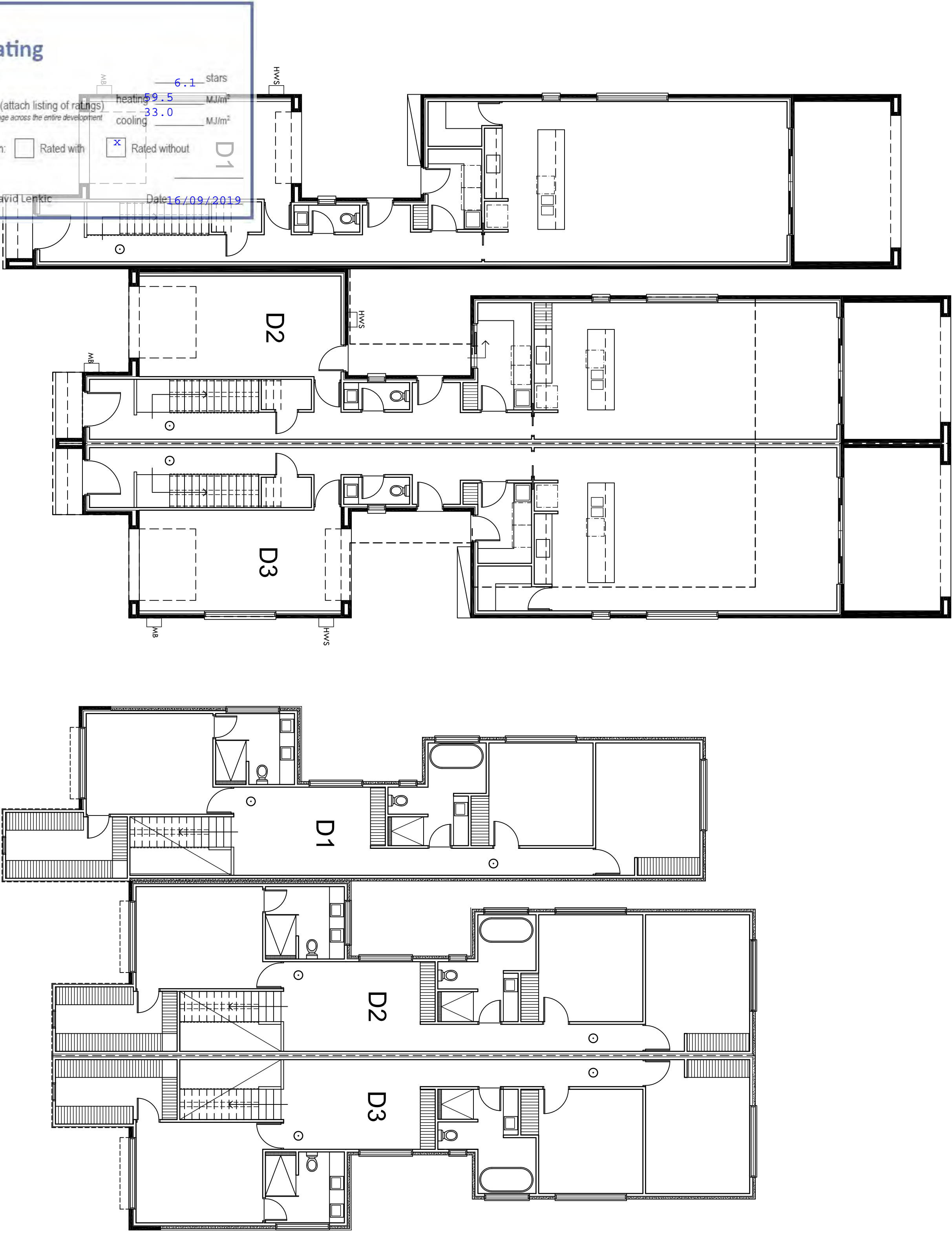
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23.2018	04 OF 15

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ROOF PLAN

SCALE 1:100



HOUSE

Energy Rating

☒

single-dwelling rating

☐

multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

Recessed downlights confirmation:

☐ Rated with

☒ Rated without

Assessor Name/Number

David Lenkic

Date

16/09/2019

heating

6.1 MJ/m²

cooling

33.0 MJ/m²

6.1 stars

LOWER ELECTRICAL PLAN 1 : 100

UPPER ELECTRICAL PLAN 1 : 100

NO.	ELECTRICAL LEGEND:
	△ SINGLE G.P.O @ 200mm FFL
	△△ DOUBLE G.P.O @ 200mm FFL
	▲ SINGLE G.P.O @ 1100mm FFL
	▲▲ DOUBLE G.P.O @ 1100mm FFL
	▲ SINGLE G.P.O @ 1400mm FFL
	▲▲ DOUBLE G.P.O @ 1400mm FFL
	△ SINGLE G.P.O AS SPECIFIED
	△△ DOUBLE G.P.O AS SPECIFIED
	X LIGHT SWITCH
	X 2 2-WAY LIGHT SWITCH (PAIR)
	X 3 3-WAY LIGHT SWITCH (SET)
	(P) PENDANT LIGHT
	⊗ RECESSED LED LIGHT
	⊙ COMPACT FLURO
	○ BATTEN LIGHT
	▽ STAR LIGHT
	⌒ WALL MOUNTED LIGHTS
	⌒ IXL (4) (INCLUDES SWITCH)
	⌒ IXL (2) (INCLUDES SWITCH)
	➔ EXHAUST FAN
	⌚ T.V. POINT
	☎ TELEPHONE
	📶 DATA POINT
	⊕ CEILING FAN WITH LIGHT
	✂ CEILING FAN WITHOUT LIGHT

MS DENOTES MOTION SENSOR
CONNECTED TO LIGHTS

WP DENOTES WATER PROOF
EXTERNAL G.P.O

⊙ DENOTES SMOKE DETECTOR
HARD WIRED IN ACCORDANCE
WITH AS 3786

NOTE:
ALL SMOKE ALARMS TO BE
INTERLINKED

NOTE:
MECHANICAL VENTILATION TO WET
AREAS WITH NO NATURAL
VENTILATION BE CONNECTED TO
LIGHT SWITCH

REV	DATE	DESCRIPTION	DRAWN

SPECTR

ARCHITECTURE

SUITE 1/158 PORT ROAD
HINDMARSH SA 5003
T: 8338 2211 F: 8338 2186

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

AT
5 ATHOS PLACE
PARADISE, SA 5075

CLIENT
SORIA TATARELLI

DRAWN
FB/GJD
SCALE
1:100@A2

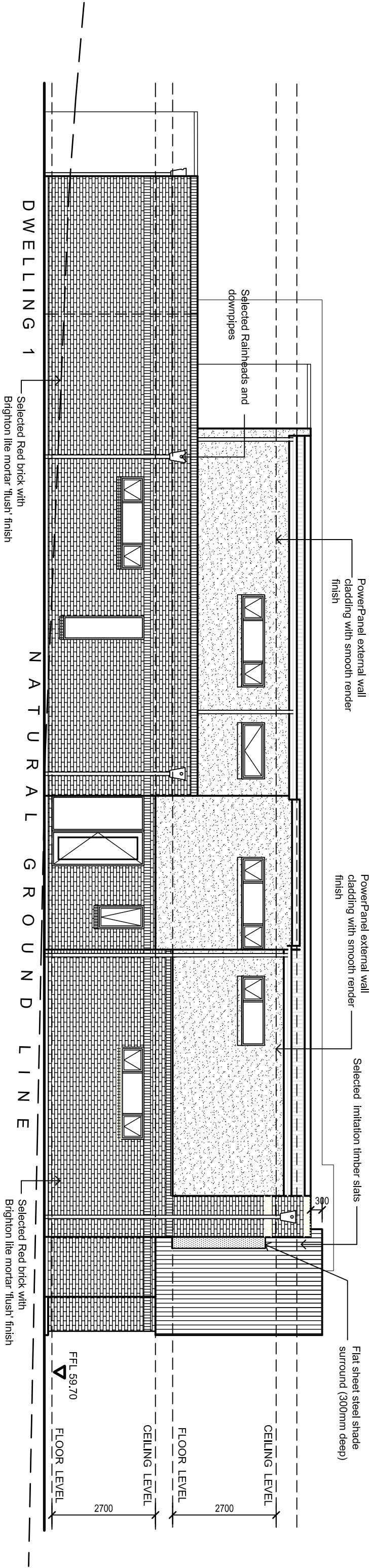
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CONTRIBUTOR

PROJECT No.
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SHEET No.
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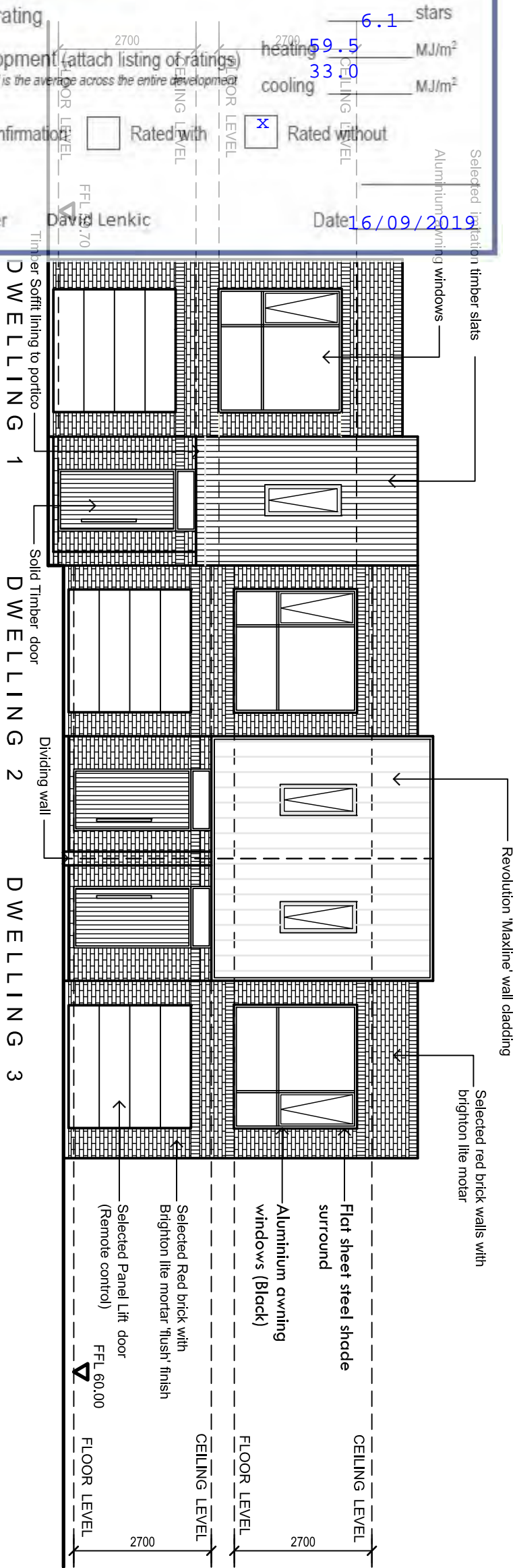
LETALS ON THE ELEVATOR COMMISSIONING DAY WORK ON
SHALL HAVE PREFERENCE OVER SCALED DIMENSIONS
AND DIMENSIONS SHALL BE INDICATED TO THE
DESIGNERS IMMEDIATELY

NOTE:
FOR OPERABLE WINDOWS WHERE THE FLOOR BELOW IS 2000mm OR MORE ABOVE THE SURFACE LEVEL AND WHERE THE LOWEST LEVEL OF THE WINDOW OPENING IS LESS THAN 1700mm ABOVE THE FLOOR THE WINDOW MUST BE PROTECTED WITH THE FOLLOWING:


- A DEVICE CAPABLE OF RESTRICTING WINDOW OPENING TO NOT PERMIT A 125mm SPHERE TO PASS THROUGH; OR
- A SCREEN WITH SECURE FITTINGS CAPABLE OF RESISTING A HORIZONTAL ACTION OF 250N AGAINST THE WINDOW RESTRAINED BY DEVICE OR SCREEN PROTECTING THE OPENING; AND HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS REMOVABLE, UNLOCKED OR OVERRIDDEN.



W E S T E R N E L E V A T I O N



F R O N T E L E V A T I O N



Energy Rating

☒ single-dwelling rating

☐ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating59.5 MJ/m²

cooling33.0 MJ/m²

6.1 stars

Recessed downlights confirmation

☐ Rated with

☒ Rated without


Assessor Name/Number

David Lenkic

Date

16/09/2019

AMENDMENTS		
REV	DATE	DESCRIPTION



S U I T E 1 / 1 5 9 P O R T R O A D
H I N D M A R S H S A 5 0 0 7
T : 8 3 9 8 2 2 1 1 F : 8 3 3 8 2 1 8 8

PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT

AT

3 ATHOS PLACE
PARADISE, SA 5075

CLIENT

SOFIA TATARELLI

DRAWN

F.R./G.D

DATE

AUG 2018

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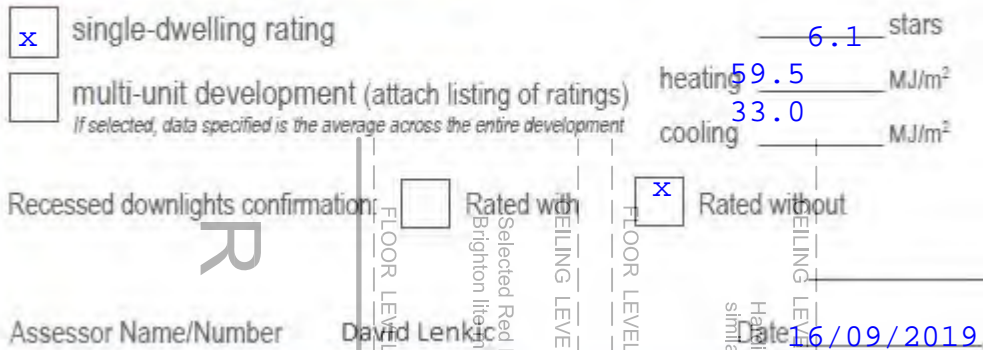
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NOTE:
ALL UPPER FLOOR WINDOWS TO BE @ 2400HH UNLESS OTHERWISE NOTED. OBSCURE GLAZING TO MINIMUM 1700HH TO ALL UPPER WINDOWS (EXCLUDING STREET FACING)

[illegible]

	
SUITE 1 / 159 PORT ROAD HINDMARSH SA 5007 T: 8338 2211 F: 83382188	
PROPOSED RESIDENTIAL DEVELOPMENT	
AT: 5 ALTHOS PLACE PARADISE, SA 5075	
CLIENT	SOFA TATARELLI
DRAWN	DATE
FB/C/D	AUG 2018
SCALE	COPYRIGHT
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PROJECT No.	SHEET No.
23.2018	07 OF 15

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NOTE:
ALL UPPER FLOOR WINDOWS TO
BE @ 2400HH UNLESS
OTHERWISE NOTED. OBSCURE
GLAZING TO MINIMUM 1700HH
TO ALL UPPER WINDOWS
(EXCLUDING STREET FACING)

NOTE:
FOR OPERABLE WINDOWS WHERE THE FLOOR BELOW IS 2000mm OR MORE ABOVE THE SURFACE LEVEL AND WHERE THE LOWEST LEVEL OF THE WINDOW OPENING IS LESS THAN 1700mm ABOVE THE FLOOR THE WINDOW MUST BE PROTECTED WITH THE FOLLOWING:

- A DEVICE CAPABLE OF RESTRICTING WINDOW OPENING TO NOT PERMIT A 125mm SPHERE TO PASS THROUGH; OR
- A SCREEN WITH SECURE FITTINGS CAPABLE OF RESISTING A HORIZONTAL ACTION OF 250N AGAINST THE WINDOW RESTRAINED BY DEVICE OR SCREEN PROTECTING THE OPENING; AND HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS REMOVABLE, UNLOCKED OR OVERRIDDEN.



AMENDMENTS			
REV	DATE	DESCRIPTION	DRAWN



PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT

AT:

5 ATHOS PLACE
PARADISE, SA 5075

CLIENT

SOPHIA TATARELLI

DRAWN	DATE
FB/GJD	AUG 2018


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1:1000@A3	

PROJECT No.	SHEET No.
23.2018	08 OF 15

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY

SUITE 1 / 159 PORT ROAD
HINDMARSH SA 5007
T: 8338 2211 F: 8338 2188



 **Energy Rating**

☒ single-dwelling rating

☐ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: David Lenkic

Date: 16/09/2019

heating 6.1 stars
cooling 59.5 MJ/m²
33.0 MJ/m²

NOTE:
ALL UPPER FLOOR WINDOWS TO
BE @ 2400HH UNLESS
OTHERWISE NOTED. OBSCURE
GLAZING TO MINIMUM 1700HH
TO ALL UPPER WINDOWS
(EXCLUDING STREET FACING)



Energy Rating

☒ single-dwelling rating

☐ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name: David Lenkic

Number:

Date: 16/09/2019

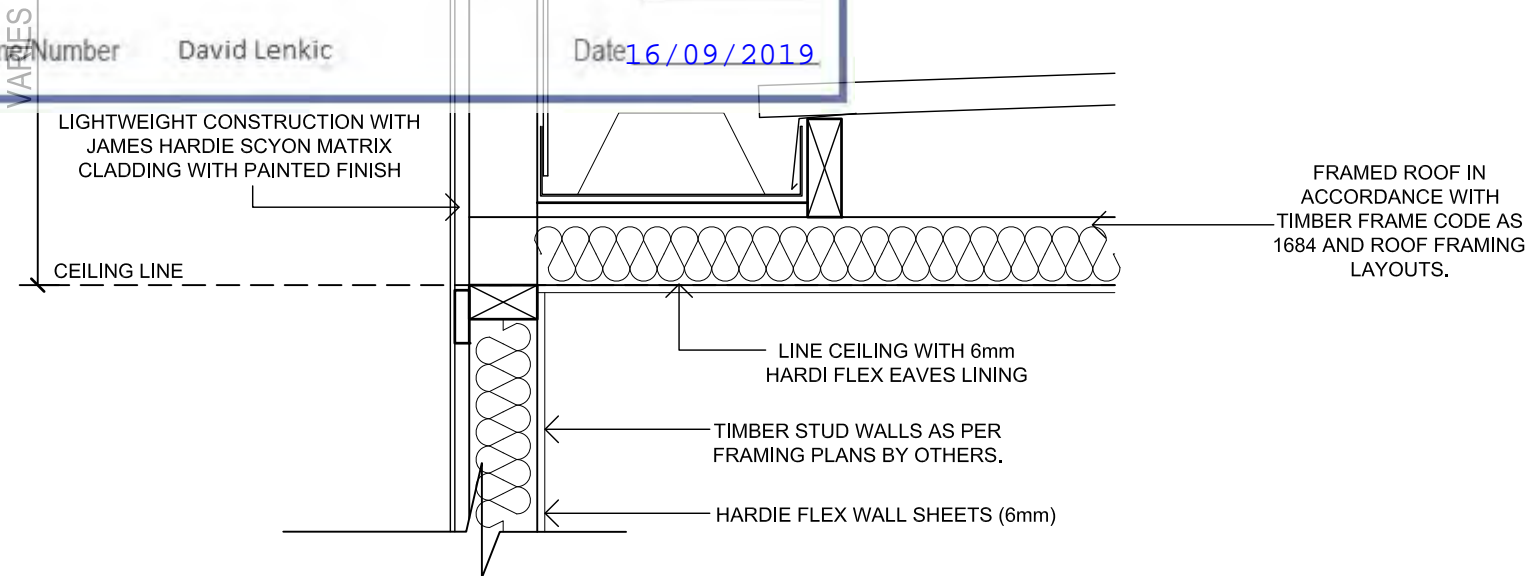
heating 59.5 MJ/m²

cooling 33.0 MJ/m²

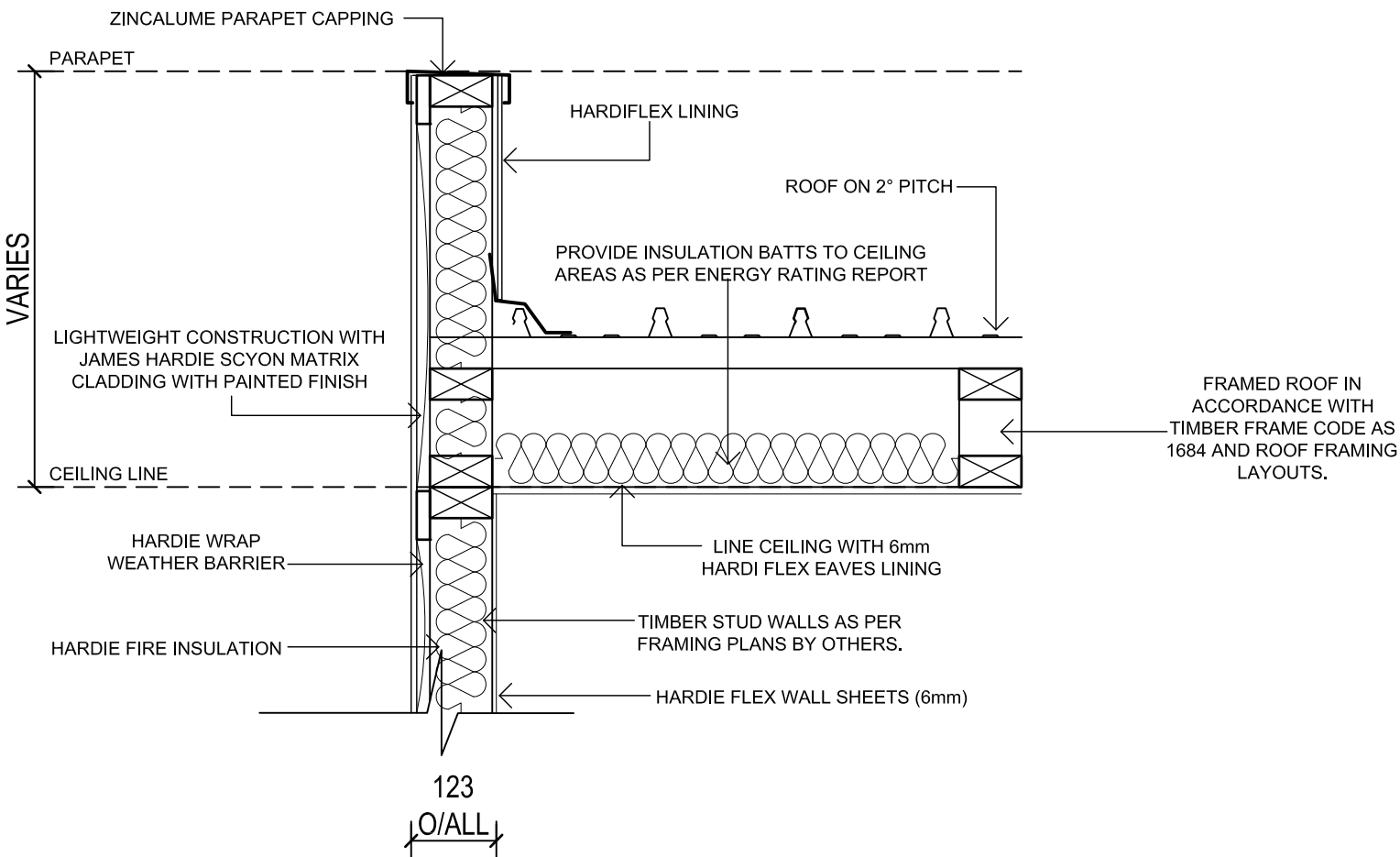
6.1 stars

HARDIFLEX LINING

FOR CERTIFICATION ONLY



PARAPET DETAIL (LIGHTWEIGHT)
SCALE 1:10



PARAPET/WALL DETAIL (HARDIE SMART BOUNDARY WALL)
FRL 60/60/60
SCALE 1:10

AMENDMENTS			
REV	DATE	DESCRIPTION	DRAWN

SPECTR

SUITE 1 / 159 PORT ROAD
HINDMARSH SA 5007
T: 8338 2211 F: 8338 2188

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
AT:
5 ATHOS PLACE
PARADISE, SA 5075

CLIENT
SOFIA TATARELLI

DRAWN
F.B./G.D.

DATE
AUG 2018

SCALE
1:10@A3

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PROJECT No.
23.2018

SHEET No.
09 OF 15

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Energy Rating

☒ single-dwelling rating

☐ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating 59.5 MJ/m²

cooling 33.0 MJ/m²

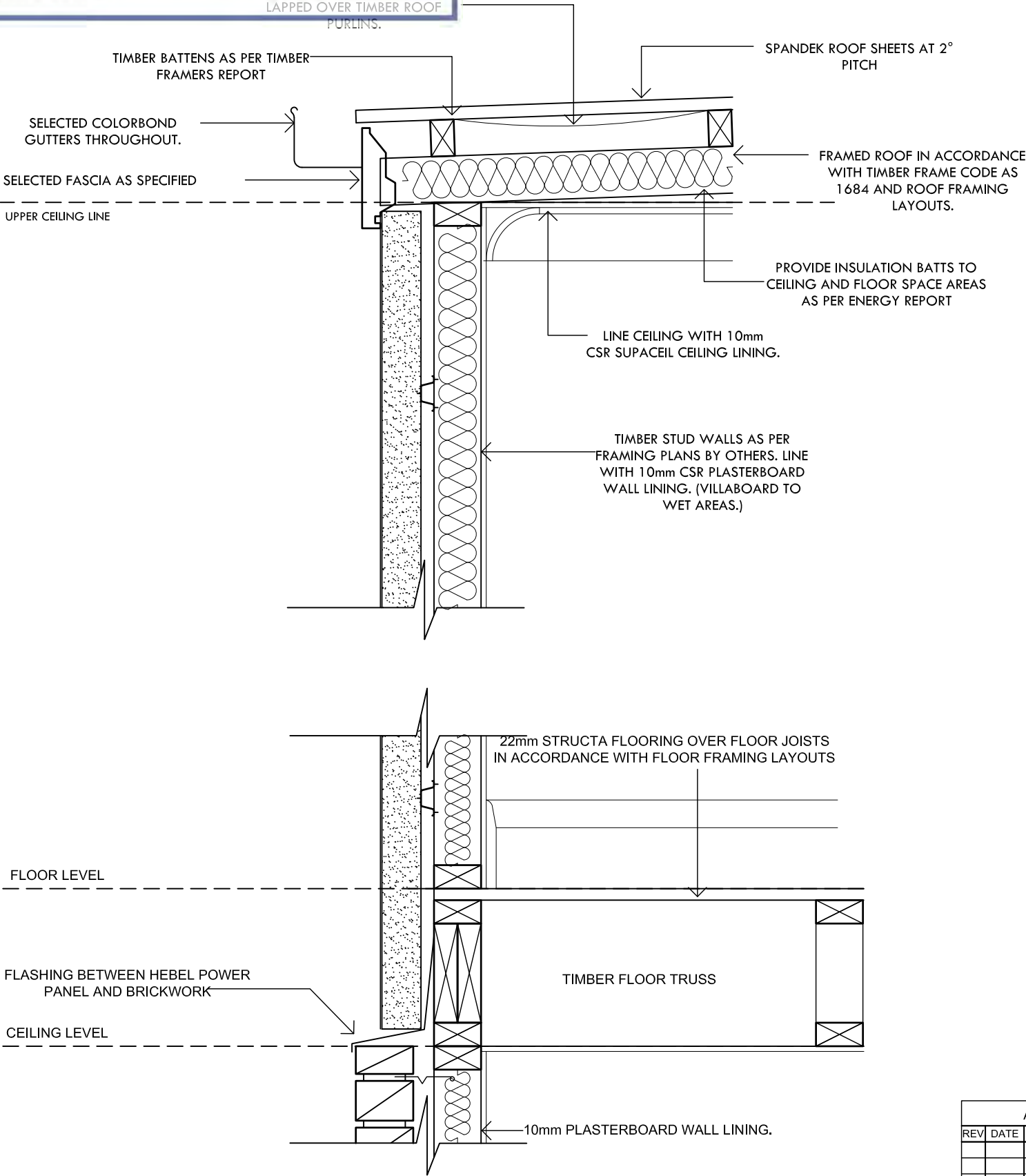
stars 6.1

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number David Lenkic

APPROVED SARKING
THROUGHOUT ROOF JOISTS.
LAPPED OVER TIMBER ROOF
PURLINS.
Date 16/09/2019

FOR CERTIFICATION ONLY



HEBEL WALL SECTION
SCALE 1:10

AMENDMENTS			
REV	DATE	DESCRIPTION	DRAWN

SPECTR

SUITE 1 / 159 PORT ROAD
HINDMARSH SA 5007
T : 8338 2211 F : 8338 2188

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
AT:
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PARADISE, SA 5075

CLIENT
SOFIA TATARELLI

DRAWN
F.B./G.D.

DATE
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SCALE
1:10@A3

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PROJECT No.
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Energy Rating

COLORBOND PARAPET CAPPING. PROVIDE POSITIVE FALL TO CAPPING BACK INTO BOX GUTTER AND ROOF SHEETING. TYPICAL THROUGHOUT.



single dwelling rating



multi-unit development (attach listing of ratings)

If selected, data specified is the average across the entire development

Recessed downlights confirmation:



Rated with



Rated without

Assessor Name/Number

David Lenkic

Date 16/09/2019

6.1 stars

heating 59.5 MJ/m²

cooling 33.0 MJ/m²

FOR CERTIFICATION ONLY

BOX GUTTER SUPPORTED ON KLIP-LOC ROOF SHEETING AND BY 25mm WIDE GI. STRAPS AT 900mm MAX. CTRS. PROVIDE 1:200 MIN. FALL TO RAINWATER HEAD.

PARAPET WALL AS INDICATED BEYOND.

ZINCALUME KLIPLOC ROOF SHEETING ON 2° ROOF PITCH.

INSTALL ZINCALUME ANTI-SPLASH FLASHING FIXED TO TOP OF LAST TIMBER ROOF PURLIN.

CEILING HEIGHT

TIMBER WALL FRAMING IS TO BE IN ACCORDANCE WITH THE TIMBER FRAMING LAYOUT AND THE TIMBER FRAMING CODE AS 1684.

SELECTED EXPOSED FACE BRICKWORK TO PROPOSED RESIDENCE.

10mm PLASTERBOARD WALL LINING THROUGHOUT PROPOSED STRUCTURE.

SUPPLY AND INSTALL INSULATION BATTS THROUGHOUT ALL CEILING AREAS AS PER ENERGY RATING NOTES

SELECTED F.P. CORNICES.

10mm CSR SUPACEIL CEILING LINING THROUGHOUT PROPOSED STRUCTURE.

22mm STRUCTA FLOORING OVER FLOOR JOISTS IN ACCORDANCE WITH FLOOR FRAMING LAYOUTS

FLOOR LEVEL

TIMBER FLOOR TRUSS

CEILING LEVEL

10mm PLASTERBOARD WALL LINING.

10mm PLASTERBOARD

STEPPED 500U_m VISCOURSE FLASHING DPC AT BASE OF WALLS. EXTEND MINIMUM 150mm UP STUD WALL.

OPEN PERPS @ 1200 MAX CENTRES.

CONCRETE PAVERS TO PERIMETER PATHS WITH FALL AWAY FROM DWELLING

ORTECON EXTENDED UP FACE OF FOOTING TO TOP OF PATH. TRIM OFF AND SILICON SEAL.

PROVIDE A 50mm DEEP SLAB EDGE REBATE THROUGHOUT PROPOSED STRUCTURE.

CONSOLIDATED FILL UNDER SLAB AS PER ENGINEERING DOCUMENTATION.

90x45mm FLOOR PLATES FIXED TO SLAB AT 900mm CTRS WITH D.E.S. ANCHORS.

REINFORCED CONCRETE FOOTING SYSTEM IN ACCORDANCE WITH ENGINEERS DETAILS

STANDARD BRICK VENEER SECTION

SCALE 1:10

AMENDMENTS

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SPECTR

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PROJECT No.
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