

LEGEND

	200MM DINCEL WALL
	250MM BRICK VENEER CONSTRUCTION
	270MM DOUBLE BRICK CONSTRUCTION
	110MM SINGLE BRICK CONSTRUCTION
	110MM STUD WALL
	200MM BLOCK WALL CONSTRUCTION

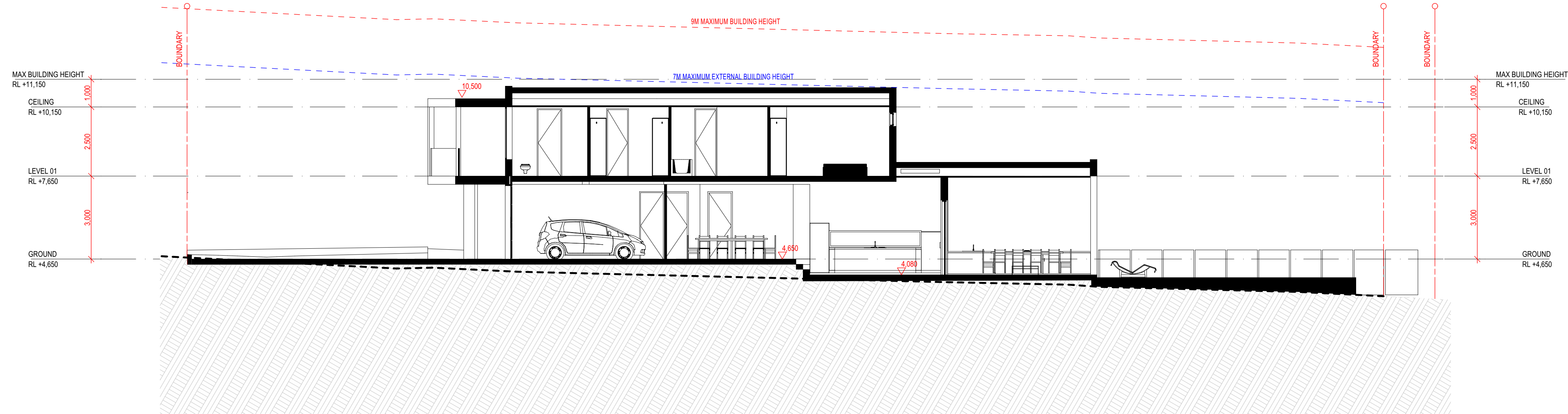
EX XXXX EXISTING NATURAL GROUND LEVELS

30 SET DOWN IN BATHROOMS

XXXX SSL - STRUCTURAL SLAB LEVEL

EXISTING STRUCTURES TO BE DEMOLISHED.

GENERAL NOTES:
1. Written dimensions to take precedence over scale
2. Builder to verify all boundary clearances and site set out dimensions prior to commencement of construction
3. Levels and contours are based on supplied datum, prior to construction the relevant authority should be contacted for possible minimum floor level requirements and flood information.
4. All works to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities concerned.
5. All structural work and site drainage to be subject to the Engineers details or certification where required by Council.
6. Articulation joints in masonry to be provided as per Engineers Details and/or in accordance with BCA clause 3.3.1.8
7. Retaining walls are required to be engineer designed and certified where required.
8. All plumbing works to be strictly in accordance with A.S. 3500 and approved by relevant authorities.
9. All drawings are to be read in conjunction with the Engineer's Structural Drawings.
10. All windows and glazing to comply with A.S. 1288 & A.S. 2047.
11. Batters to comply with appropriate soil classification described in Table 3.1.1.1 BCA Vol 2
12. Engineer to provide design to address footings if built in close proximity to sewer, stormwater easements.
13. Vehicular crossover to be constructed as per Council requirements.
14. Articulated joints in accordance with BCA 3.3.1.8 (Vol2)
15. Ventilation to be to be an exhaust fan in accordance with BCA-14.5 & As-1668.2
16. Provide cold water connection & gpo to dishwasher space
17. Hotwater system to comply with A.S.3500
18. Downpipes to be a maximum 12m spacing and adjacent to valley intersections
19. Drainage to be in accordance with part 3 of the BCA, point of discharge to meet local authority requirement



SECTION

HERA 10170 - 43 ARAB ROAD, PADSTOW UNIT 2 OPTION: REV D - COLOURS.DWG
SCALE 1:100

BASIX Commitments

Basix Certificate No: 1377030M

Thermal Spec					
Ph-0433411889					
Issued in accordance with					
BASIX Thermal Comfort Simulation Method.					
HERA 1070		Projects: PADSTOW			
Thermal performance specifications					
Following specification must apply to all instances of that element for the whole project. If different construction elements are applied then the Assessor Certificate is no longer valid.					
Certificate No: HR-SCF4QF-02		43 ARAB ROAD			
		Unit-A	Unit-B		
External walls Construction		Added Insulation			
Brick Veneer		R2.5	R2.0		
Fibro Cavity Panel		R2.5	R2.0		
Internal walls Construction					
Plaster board stud wall		Nil	Nil		
Plaster board stud wall(Garage)		R2.5	R2.5		
Roof Construction					
Metal Roof		Foil (Anticon R1.3)	Foil (Anticon R1.3)		
Colour		Medium	Medium		
Ceilings Construction					
Plaster board		R3.5	R3.5		
Floors Construction		Covering			
Concrete (On ground)		As drawn	Nil	Nil	
Timber (Floor between)		As drawn	Nil	Nil	
Timber (Above Garage)		As drawn	Nil	Nil	
Windows & Glazed door					
All window and glazed door to be selected as per AFRC. Deviation is accepted ±5%. : This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated.					
Orientation	Frame	Ext. cover	U Val	SHGC	Glazing
Unit-A & B	Alum/Sliding	As drawn	6.4	0.75	Single clear
	Alum/Fixed	As drawn	6.2	0.75	Single clear
	Alum/Awning	As drawn	6.4	0.65	Single clear
	Alum/Sliding dr	As drawn	6.2	0.71	Single clear
D10	Alum/Slidg dr	As drawn	4.2	0.59	Dbl clear
Skylights					
Area (M ²)	Type		Glazing		
3.6x2	Alum/Timber		Dbl Low E Clear		
Fixed shading (eaves, pergolas, verandas , awnings)					
All shade elements modelled as drawn					
Weather seals to windows and doors			Be provided		
All down lights be sealed			Yes		

HOT WATER

•Gas Instantaneous -5.5 star

VENTILATION

- Bathrooms: Individual fan ducted to façade or roof with interlock to light switch
- Kitchen: Individual fan not ducted with manual ON /OFF
- Laundry:No Mechanical ventilation

AIR CON:

•Cooling & Heating : 1- Phase Air con-EER 2.5-3.0 (Zoned)

LIGHTING

•Energy efficient light fittings (LED or fluorescent for each individual spaces)

KITCHEN

•Gas cooktop & electric oven

CLOTHES DRYING LINE

- No, In door Clothes drying line
- Yes, outdoor clothing drying line

VENTILATED SPACE

No, Ventilated refrigerated space

WATER SAVING

- 4 star shower heads
- 3 star toilets or better
- 5 star kitchen tap
- 5 Star bathroom tap

RAIN WATER&STORM WATER TANK:

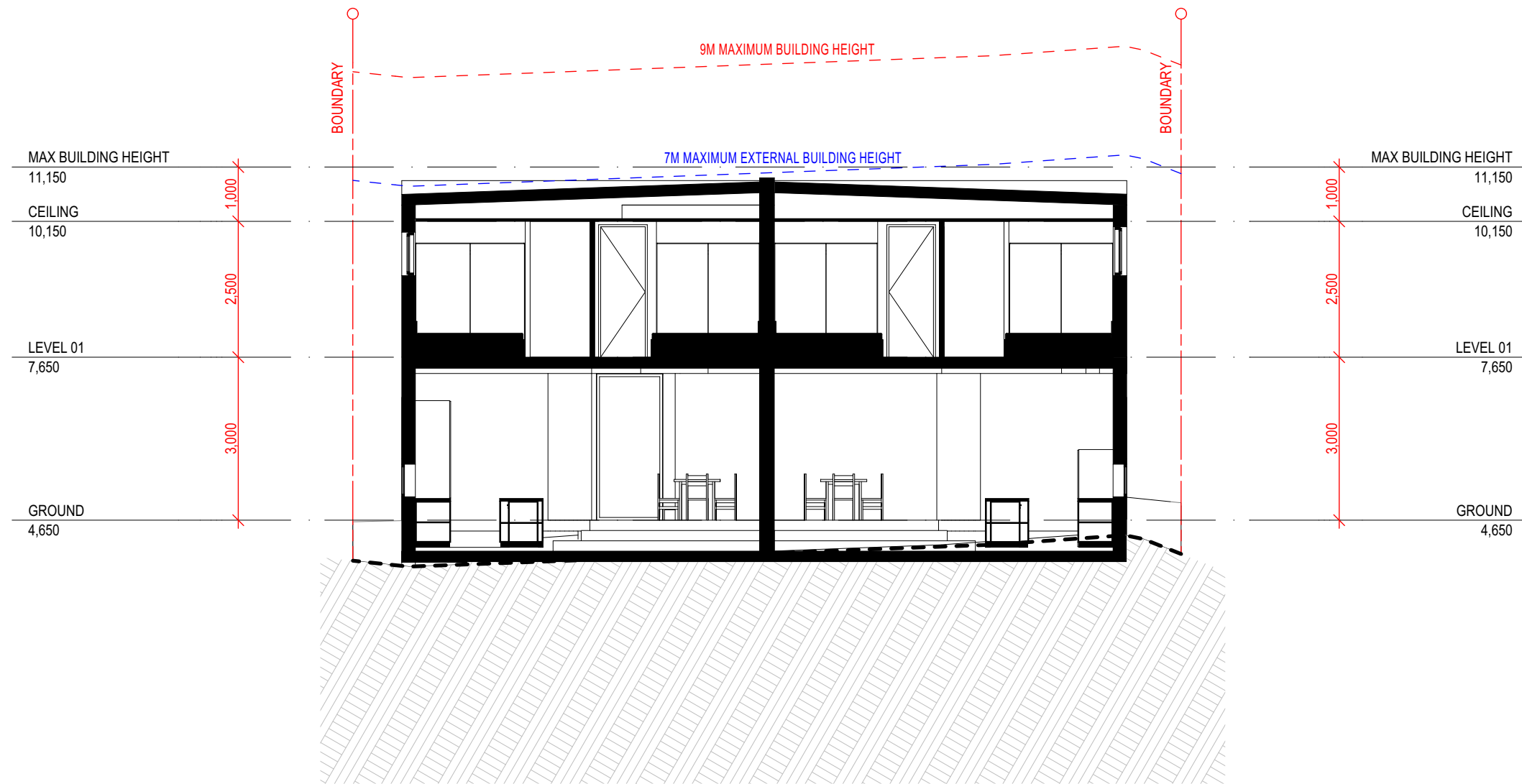
•1500L rain water tank used for laundry & Landscape.

POOL & SPA:

• 23kL swimming pool with timer, No active heating and pool cover

ALTERNATIVE ENERGY:

• 1.0 kW solar PV panel(Unit-A)



SECTION

HERA 10170 - 43 ARAB ROAD, PADSTOW UNIT 2 OPTION: REV D - COLOURS.DWG
SCALE 1:100



#HR-SCF4QF-02 11/03/2023

Assessor AKM Hassan
Accreditation No. HERA 10170

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<http://www.hero-software.com.au/pdf/HR-SCF4QF-02>



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PROJECT TITLE
43 ARAB ROAD, PADSTOW - NSW - 2211

CLIENT
MR. ADAM TALAB

REV	DESCRIPTION	DATE
A01	ISSUE FOR REVIEW	15/02/2023
B01	ISSUE FOR REVIEW	15/02/2023
C01	AMENDED AS PER MEETING	22/02/2023
D01	AMENDED AS PER MEETING	28/02/2023

DRAWING TITLE:
SECTIONS

PROJECT NUMBER:
22-043

DRAWING NUMBER: **DA4001**

DATE OF ISSUE: **22/03/2023**

D01

N

SCALE: **AS SHOWN**

S 4.55 MODIFICATION