



*NOTE: DETAILS AND AREAS FOR BASIC USE ONLY. NOT TO BE USED FOR PRICING			
DETAILS		ENERGY	
STREET ADDRESS	NO. 1 JOHNS PT DRIVE	HOT WATER UNIT	GAS INSTANTANEOUS - 1 STAR
LOCALITY	100/100/100/1000	COOKING - LIVING	EVAPORATIVE COOLER
SUBURB		BEDROOMS	EVAPORATIVE COOLER
POSTCODE	2963	HEATING - LIVING	GAS FIRED FUEL FURNACE - MIN 3 STAR
LOCALITY	JAMES SHIRE COUNCIL	VENTILATION	SWITCH - MANUAL SWITCH CHOICE
NO. OF SEPARATE HOUSES	ONE	WATERBATH EXHAUST	INDIVIDUAL FAN, DUCTED TO ROOF
	MIN 50 SQ M	SWITCH	MANUAL SWITCH CHOICE
TOTAL FLOOR AREA	305 SQ M	KITCHEN EXHAUST	INDIVIDUAL FAN, DUCTED TO ROOF
NO. OF BEDROOMS	4	SWITCH	MANUAL SWITCH CHOICE
CONDITIONED FLOOR AREA	175 SQ M	LAUNDRY EXHAUST	INDIVIDUAL FAN, DUCTED TO ROOF
NON CONDITIONED FLOOR AREA	18.0 M	SWITCH	MANUAL SWITCH CHOICE
WATER		LIGHTING	
AREA OF GARDEN AND LAWN	450 SQ M	BATHROOM - LIVING	NO. OF ROOMS 3
AREA OF BEDROOMS/LAWN/SHEDS AREAS	450 SQ M	TOILET	LED OR FLOORSIDE
FIGURE PATIEN (WATER/SHEDS) 3.5 STAR	4.5 N/A	DECORATIVE LIGHTING	YES
TOKENS	4-STAR	BEDROOMS - STUDY	YES 4
KITCHEN TAP(S)	4-STAR	KITCHEN	YES 3
BATHROOM TAP(S)	4-STAR	TOILET	YES
ROOF AREA DIVERTED TO TANK	N/A	ALL BATHROOM / WC	NO
TANK SIZE	N/A	ALL HALLWAYS	YES
TANK USED FOR:	N/A	KITCHEN APPLIANCES	GAS COOKTOP/ ELECTRIC OVEN
		OTHER	PRIVATE TO OUTLET/ OTHERS DRIVING AREA
THERMAL - MINIMUM REQUIREMENTS			
CONSTRUCTION		ADDITIONAL INSULATION	
FLOOR - CONCRETE SLAB ON GROUND	N/A	2.50 OR 2.80 RNC CONSTRUCTION	OTHER SPECIFICATIONS
EXTERNAL WALL - WEATHERSHIELD	N/A	2.50 OR 2.80 RNC CONSTRUCTION	
INTERNAL WALL - BRICK VENEER	N/A	0.86 OR 1.80 RNC CONSTRUCTION	
EXTERNAL WALL SHARED WITH GARAGE	N/A	0.86 OR 1.80 RNC CONSTRUCTION	
CERAM & ROOF - FLAT CEILING WITH GARAGE ROOF	N/A	CEILING & 2.80 RNC FOR FLANNING	UNPAINTED COLOUR - MEDIUM

No.	SIZE X H X W	ORIENTATION	STYLE	COMMENTS
1	1800 X 900	NORTH EAST	ALUM AWING	ALUM FRAMING/SLIDE GLAZED
2	1000 X 900	NORTH EAST	ALUM AWING	ALUM FRAMING/SLIDE GLAZED
3	1800 X 900	NORTH EAST	ALUM AWING	ALUM FRAMING/SLIDE GLAZED
4	1800 X 900	NORTH EAST	ALUM AWING	ALUM FRAMING/SLIDE GLAZED
5	900 X 1500	SOUTH EAST	ALUM SLIDING	ALUM FRAMING/SLIDE GLAZED/OSCILLATE
6	1000 X 1500	SOUTH EAST	ALUM SLIDING	ALUM FRAMING/SLIDE GLAZED/OSCILLATE
7	900 X 900	SOUTH EAST	ALUM SLIDING	ALUM FRAMING/SLIDE GLAZED/OSCILLATE
8	900 X 1500	SOUTH EAST	ALUM SLIDING	ALUM FRAMING/SLIDE GLAZED/OSCILLATE
9	1000 X 1500	SOUTH WEST	ALUM SLIDING	ALUM FRAMING/SLIDE GLAZED/OSCILLATE
10	1200 X 1500	SOUTH WEST	ALUM SLIDING	ALUM FRAMING/SLIDE GLAZED/OSCILLATE
11	1800 X 1800	NORTH WEST	ALUM SLIDING	ALUM FRAMING/SLIDE GLAZED/OSCILLATE
12	1800 X 1500	NORTH WEST	ALUM SLIDING	ALUM FRAMING/SLIDE GLAZED/OSCILLATE
13	1000 X 1500	NORTH WEST	ALUM SLIDING	ALUM FRAMING/SLIDE GLAZED/OSCILLATE

No	SIZE H x W	ORIENTATION	STYLE	COMMENTS
1	1900 x 600	NORTH EAST	800 SLIDING CORE EXTERNAL DOOR	
2	2100 x 900	NORTH WEST	820 FULLY GLAZED DOOR	ALUM. FRAMED SINGLE GLAZED
3	2100 x 3600	SOUTH WEST	SLIDING GLASS DOOR	ALUM. FRAMED SINGLE GLAZED
4			2100 x 2450 ROLLER DOOR	
5			2200 x 5000 PANEL-LIFT GARAGE DOOR	

PLANS TO BE READ IN CONJUNCTION WITH SPECIFICATION PROVIDED.

SEWER & STW LINES SHOWN ON THE PLAN ARE INDICATIVE ONLY. EXACT POSITIONING TO BE CONFIRMED ON SITE BY LICENSED PLUMBER.

CONFIRM ALL DIMENSIONS & ROOF PITCH QUOTE AND ON SAWNPOOD PRESERVATIVE TREATED TO H3.

SURVEYOR TO CONFIRM BOUNDARY LOCATIONS BEFORE CONSTRUCTION.

ANY MECHANICAL VENTILATION TO BE DUCTED THROUGH THE ROOF AND COMPLY WITH THE NCC.

ALL EXTERNAL ABOVE-GROUND TIMBER MUST BE DURABILITY CLASS 1 TIMBER, WITH SAWNPOOD QUOTE AND ON SAWNPOOD PRESERVATIVE TREATED TO H3.

FRAMES & TRUSSES TO BE TREATED TREATED RADIATA PINE

WINDOW SCHEDULE OUTLINES GLAZING SIZES FOR BASIS. CONFIRM FRAME OPENING SIZES WITH WINDOW MANUFACTURER

ALL WINDOWS TO COMPLY WITH NCC HPS 2022 - Part 9.2.1 PROTECTION OF OPERABLE WINDOWS BEDROOMS.

Part 9.2.1 PROTECTION OF OPERABLE WINDOWS ROOMS OTHER THAN BEDROOMS

SMOKE ALARMS TO BE INTERCONNECTED

PROVIDE SENSING TO NCC HPS 2022 - 9.0.1 - EXISTING WALL CONSTRUCTION

ALL EXHAUST SYSTEMS TO MEET NCC HPS 2022 - REQUIREMENTS - 10.0.2 - EXHAUST SYSTEMS



**XEROS PICCOLO**  
CONSULTING ENGINEERS

REGION	TERRAIN	SHIELDING	TOPOGRAPHY	STANDARD
A	TC2.5	PS	T0	N1

PROPOSED NEW RESIDENCE  
AT : 14 JOHN POTTS DRIVE  
JUNEE 2663  
FOR : TROY RAULSTON HOMES



Accredited  
Chartered  
Building Designer



BUILDING DESIGNERS

## GENERAL DETAILS

SCALES: 1:100 1:200 1:50	DATE: 12 / 9 / 2023	DRAWN B.MERRETT
Copyright: © PLAN No:	PLAN & SHEET No. 23177-1	No. OF SHEETS 1