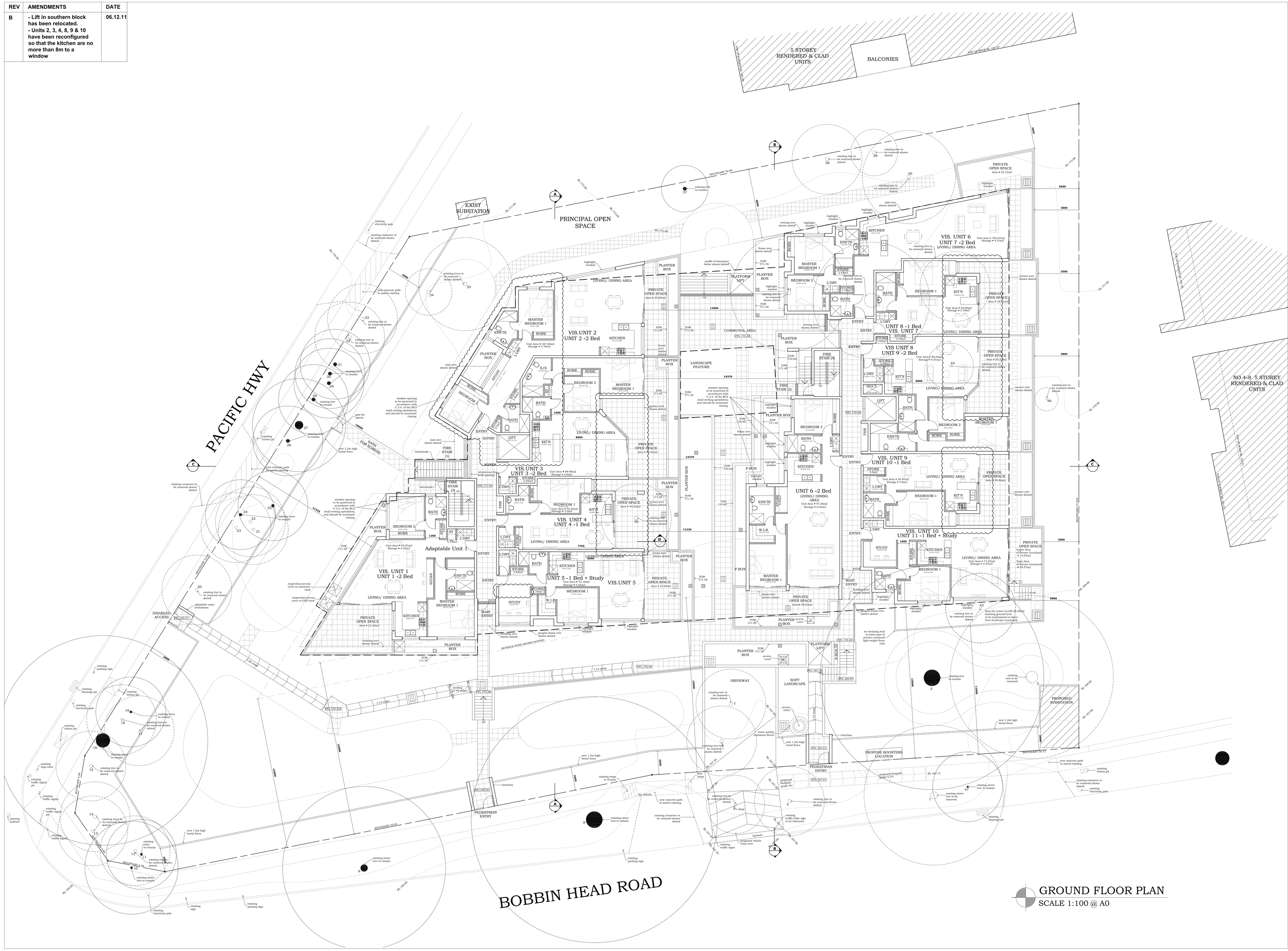
REV	AMENDMENTS	DATE
B	- Lift in southern block has been relocated. - Units 2, 3, 4, 8, 9 & 10 have been reconfigured so that the kitchen are no more than 8m to a window	06.12.11



GROUND FLOOR PLAN
SCALE 1:100 @ A0

BASIX REQUIREMENTS

- All units must have 3 star (>4.5 but <=6L/min) rated shower heads
- All units must have 4 star rated toilet flushing system
- All units must have 4 star rated kitchen & bath'rm taps
- All units must have 5 star rated gas instantaneous hot water system
- Each bathroom in all units must have an individual fan into central duct + VSD
- Each bathroom In all units must have a manual switch on/off;
- Each kitchen in all units must have an individual fan into central duct + VSD
- Each kitchen In all units must have a manual switch on/off;
- Each laundry in all units must have an individual fan into central duct + VSD
- Each laundry in all units must have a manual switch on/off;
- All units must have 1-phase airconditioning 3.5 Star (new rating) to living areas for cooling & heating
- All dwellings to have artificial lightng to each kitchen, bathroom, laundry & hallways
- All dwellings to have artificial lighting to each kitchen, bathroom, laundry & hallways
- Dwellings 11, 16, 22, 23, 27, 33, 38, 44 & 48 must have natural lighting to 1 bathroom
- All units must have a gas cooktop & electric oven
- All units must have a well ventilated fridge space
- All units must have an indoor sheltered clothes drying line
- All units must have an indoor sheltered clothes drying line
- Where there is an in-slab heating or cooling system, the applicant must install insulation with an R-value not less than 1 around the vertical edges of the perimeter of the slab (or) on a suspended floor install insulation with an R-value not less than 1 underneath & around the vertical edges of the perimeter of the slab
- Common toilets must have 3 star rated toilet flushing system
- Common taps must have 4 star rating
- Lift car No.1 & 2 must have fluorescent lighting and be connected to lift call button
- Ground Floor Lobby must have no mechanical ventilation, fluorescent lighting with a manual on/ manual off switch
- Hallways & Lobbies of the remaining floors must have no mechanical ventilation, fluorescent lighting with a manual on/ manual off switch
- Lift No.1 & 2 must have gearless traction with VVV F motor servicing 7 levels (including basement)
- All dwellings must have a central water tank. This tank must connect to toilets
- The development must have a central water tank-rainwater or stormwater of about 13600 litres
- The central water tank must be configured to collect 327m2 of roof area of buildings In the development
- Car park area must be ventilated by exhaust & supply air and have a carbon monoxide VSD fan. The primary type of artificial lighting is fluorescent, with time clock & motion detectors.

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Job:
RESIDENTIAL FLAT BUILDING: - 1147, 1149 PACIFIC HWY & 2 BOBBIN HEAD ROAD PYMBLE

Drawing title:
GROUND FLOOR PLAN

North point:

Scale: **1:100 @ A0**
Date: **22.07.2011**
Drawn: **JA**
Checked: **DM**
Drawing no.
SK05B

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