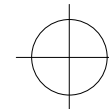


FRONT PERSPECTIVE



REAR PERSPECTIVE

DRAWING REGISTER
01 - COVER
02 - SITE PLAN
03 - LOWER FLOOR PLAN
04 - UPPER FLOOR PLAN
05 - ELEVATIONS
06 - ELEVATIONS
07 - SECTIONS
08 - DETAILS
09 - DETAILS
10 - WALL LEGEND
11 - WINDOW AND DOOR SCHEDULE
12 - REFLECTED CEILING PLAN
13 - GENERAL NOTES



Date	01-Oct-2023
Version	v6
Drawn by	AH
Checked by	MG

DESIGN 200	
PAGE TITLE: COVER	
SCALE: A3 @	SHEET: 01 of 13

LEVELS ARE TO AUSTRALIAN HEIGHT DATUM

DIMENSIONS & LEVELS TO BE VERIFIED BY CERTIFIED COPY OF TITLE, APPROVED PLAN OF SUB-DIVISION OR RE-ESTABLISHMENT SURVEY

NOTE: DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS & SOIL REPORTS

BUILDER TO CONFIRM ALL SETBACKS & DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS. NOTIFY THE DESIGN OFFICE IMMEDIATELY OF ANY DISCREPANCIES FOR CLARIFICATION AND INSTRUCTION

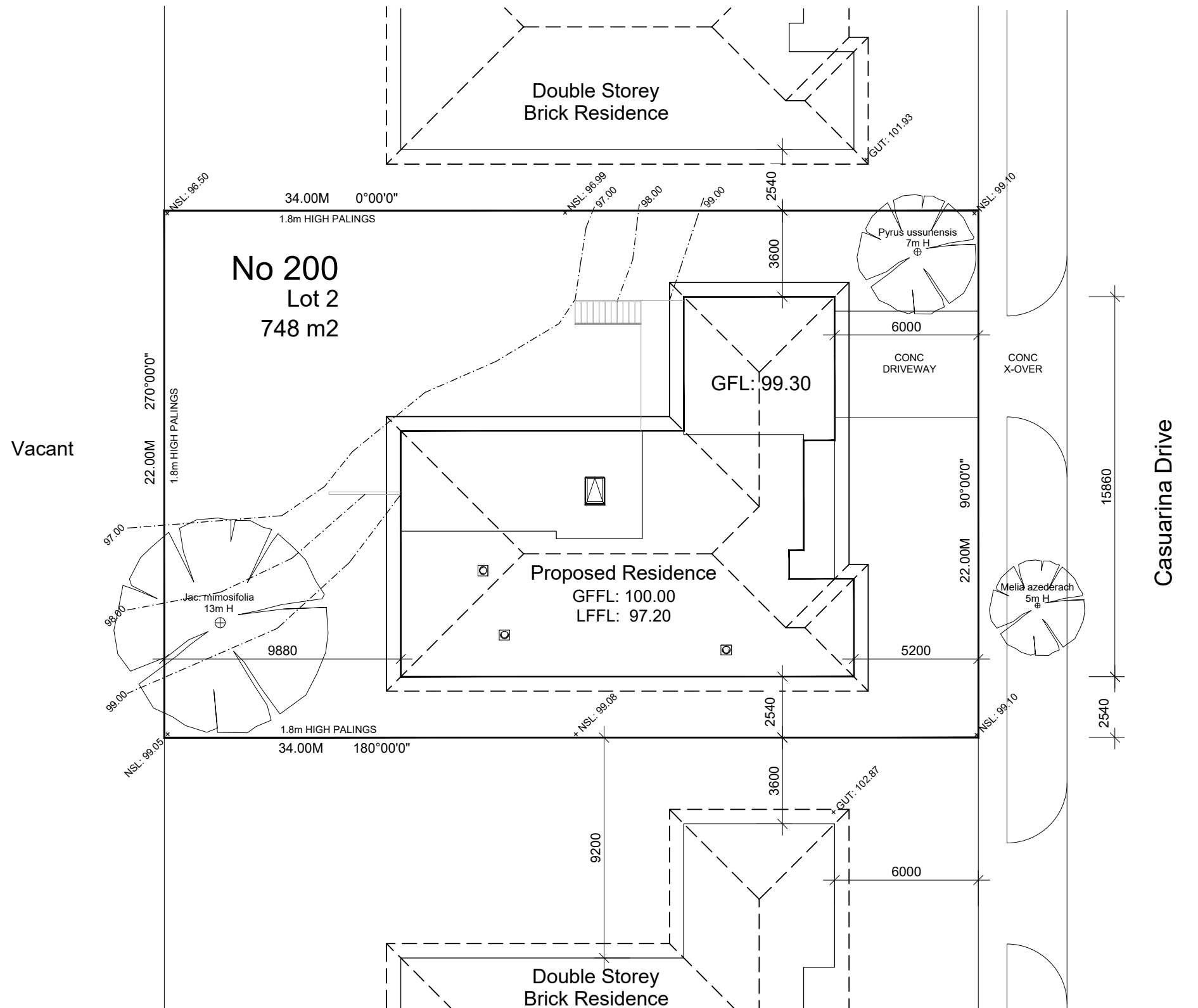
ALL EXISTING BOUNDARY FENCES ARE TO BE RETAINED. PATCH AND REPAIR FENCES AS REQUIRED

ALL PROPOSED STORMWATER DOWNPIPES TO BE DIRECTED TO EXISTING STORMWATER DRAINAGE SYSTEM TO SATISFACTION OF LOCAL AUTHORITY

PROVIDE 90mm DIAMETER PVC STORMWATER PIPE WITH MINIMUM FALL OF 1:100 AND CONNECT TO EXISTING SWD SYSTEM (VERIFY LOCATION OF SW POINT ON SITE PRIOR TO WORKS COMMENCING)

PROVIDE 100mm DIAMETER SEWER GRADE STORMWATER PIPE UNDER GARAGE (AND DRIVEWAYS)

PROVIDE 100 x 50 DOWNPIPES AT 12000mm CRS. (MAX.)



SITE PLAN 1:200

SITE AREA:	748.0 M ²
LOWER GROUND FLOOR:	46.6 M ²
UPPER GROUND FLOOR:	179.7 M ²
GARAGE:	36.5 M ²
FRONT PORCH:	8.0 M ²
REAR PORCH:	9.7 M ²
TOTAL ROOF AREA:	267.6 M ²
BUILDING COVERAGE:	35.8%



NatHERS Example 2
 No 200, Lot 2 Casuarina Drive
 West Hobart, 7000, TAS

© Copyright 2022 Commonwealth of Australia.
 Worked examples. For training purposes only. Not to be used for construction.



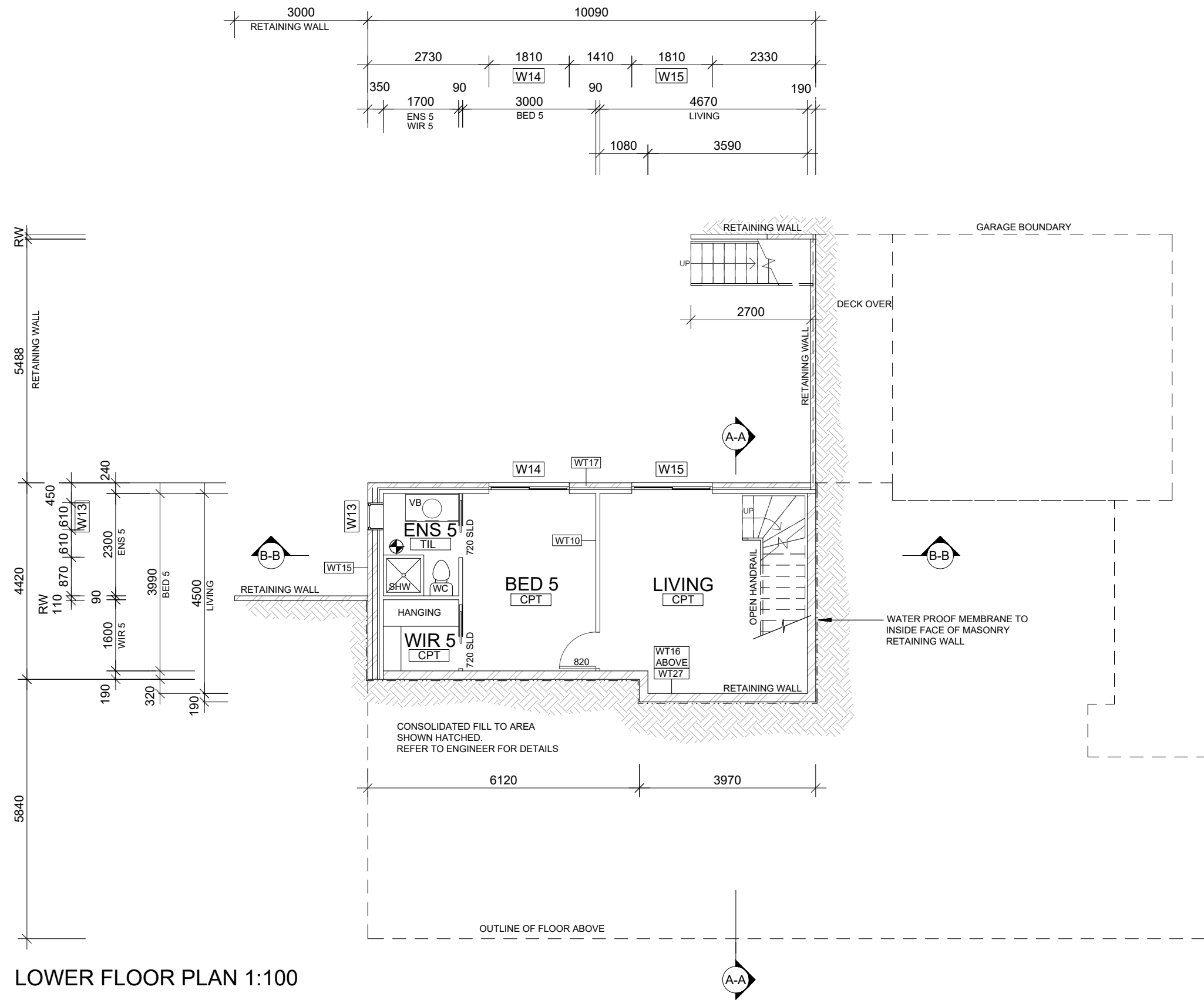
Date	01-Oct-2023
Version	v6
Drawn by	AH
Checked by	MG

DESIGN 200

PAGE TITLE: **SITE PLAN**

SCALE: A3 @ 1 : 200

SHEET: 02 of 13



FLOOR LEGEND	
CT	DENOTES 8mm CERAMIC TILES ON 6mm COMPRESSED FC SHEET UNDERLAY
TIMB	DENOTES 12mm TIMBER FLOORBOARDS ON PARTICLE BOARD FLOOR
CPT	SELECTED 10mm CARPET LAID OVER 8mm RUBBER UNDERLAY
CONC	DENOTES NATURAL FINISH CONCRETE SURFACE
DECK	DENOTES SELECTED TIMBER DECKING OVER TIMBER SUBFRAME. DECKING TO BE PERMEABLE



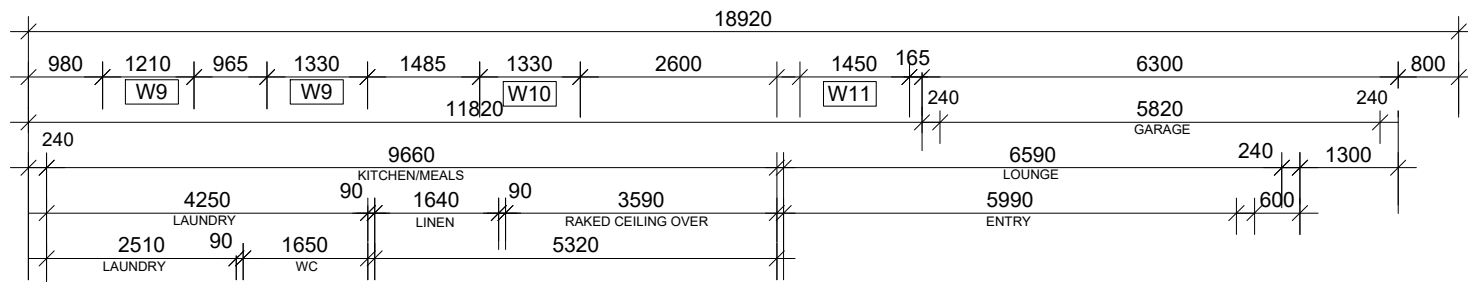
NatHERS Example 2
 No 200, Lot 2 Casuarina Drive
 West Hobart, 7000, TAS

© Copyright 2022 Commonwealth of Australia.
 Worked examples. For training purposes only. Not to be used for construction.

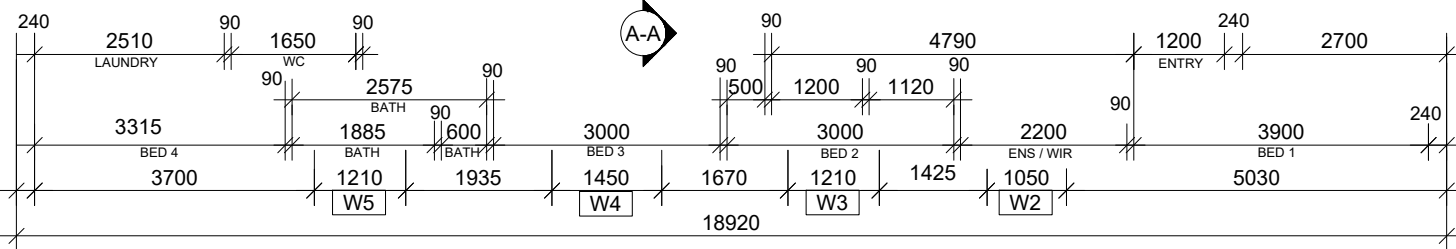
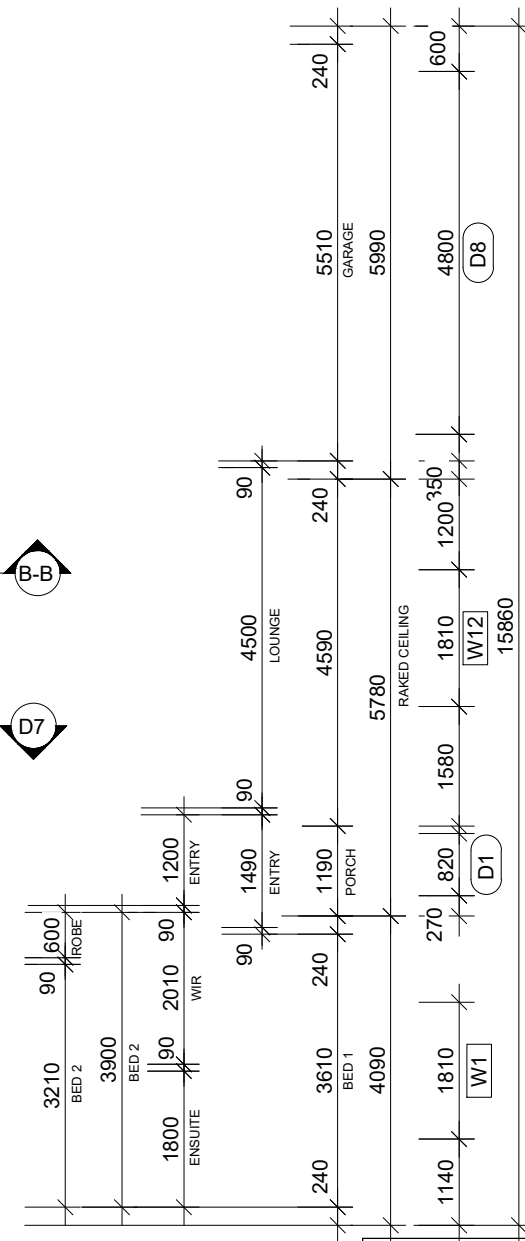
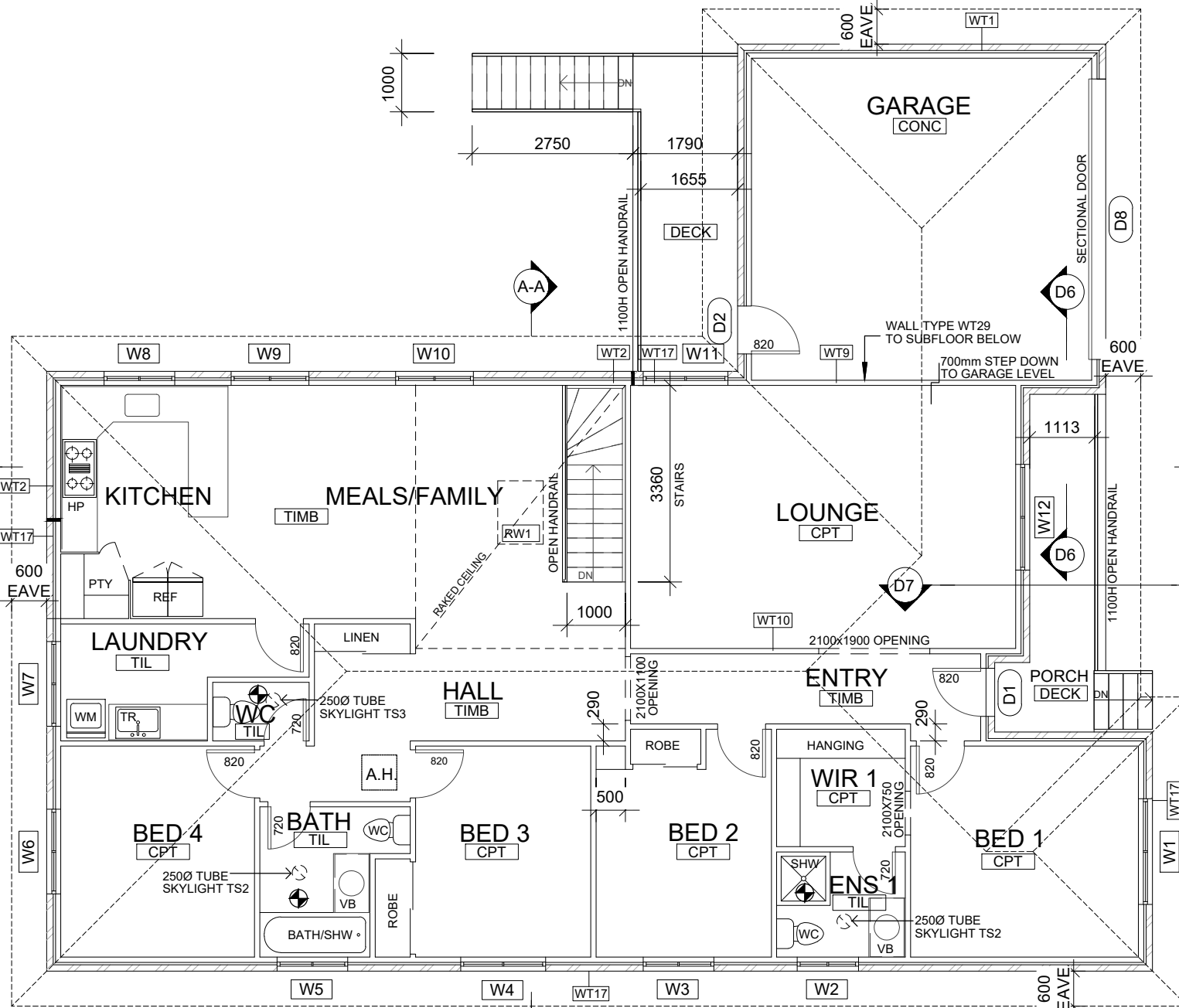
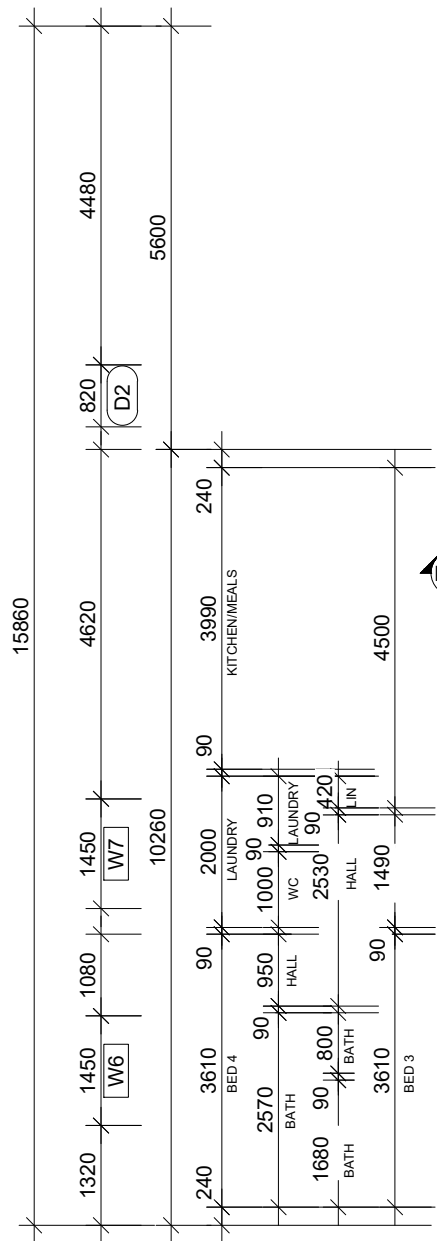


Date	01-Oct-2023
Version	v6
Drawn by	AH
Checked by	MG

DESIGN 200	
PAGE TITLE: LOWER FLOOR & SUB FLOOR PLAN	
SCALE: A3 @ 1 : 100	SHEET: 03 of 13



INTERNAL DOORS UNLESS OTHERWISE NOTED, 2040 HIGH BY NOMINATED WIDTH.
 WIR'S AND LINEN, 2340 HIGH, TO SUIT OPENING WIDTH
 ROOF VENTILATION
 12 EAVE VENTS DISTRIBUTED UNDER EAVE AROUND PERIMETER OF BUILDING, TO WORK IN CONJUNCTION WITH 4x Ø250mm POWERED ROOF VENTILATORS



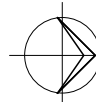
GROUND FLOOR PLAN 1:100

FLOOR LEGEND	
CT	DENOTES 8mm CERAMIC TILES ON 6mm COMPRESSED FC SHEET UNDERLAY
TIMB	DENOTES 12mm TIMBER FLOORBOARDS ON PARTICLE BOARD FLOOR
CPT	SELECTED 10mm CARPET LAID OVER 8mm RUBBER UNDERLAY
CONC	DENOTES NATURAL FINISH CONCRETE SURFACE
DECK	DENOTES SELECTED TIMBER DECKING OVER TIMBER SUBFRAME. DECKING TO BE PERMEABLE



NatHERS Example 2
 No 200, Lot 2 Casuarina Drive
 West Hobart, 7000, TAS

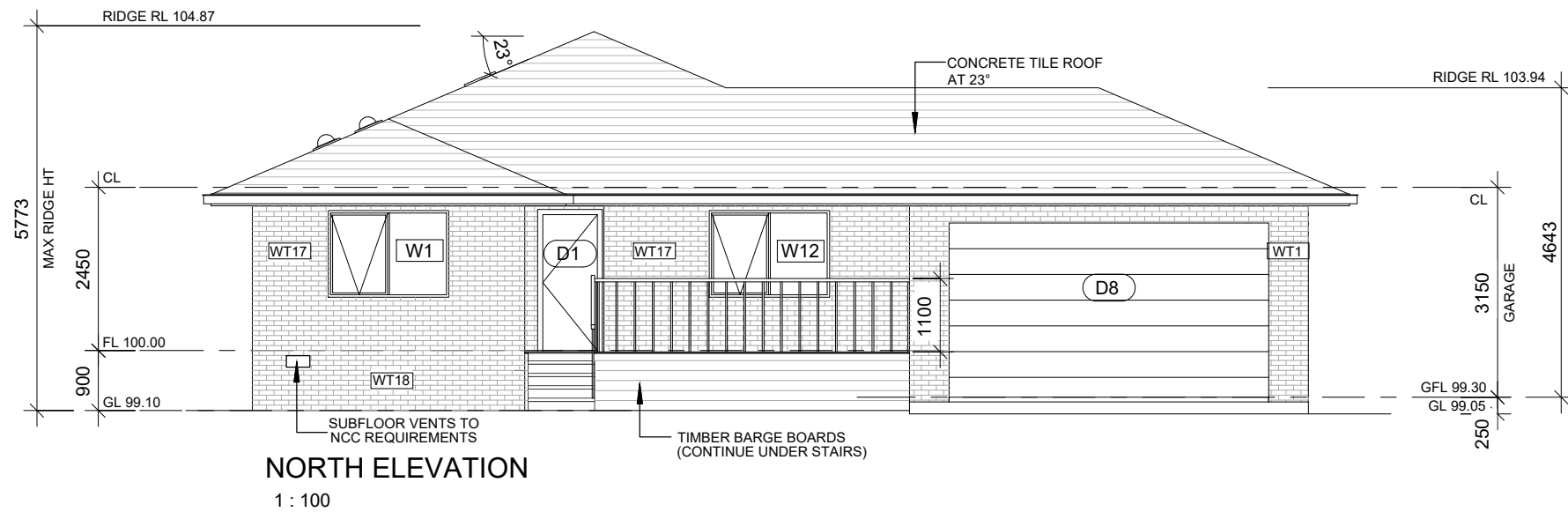
© Copyright 2022 Commonwealth of Australia.
 Worked examples. For training purposes only. Not to be used for construction.



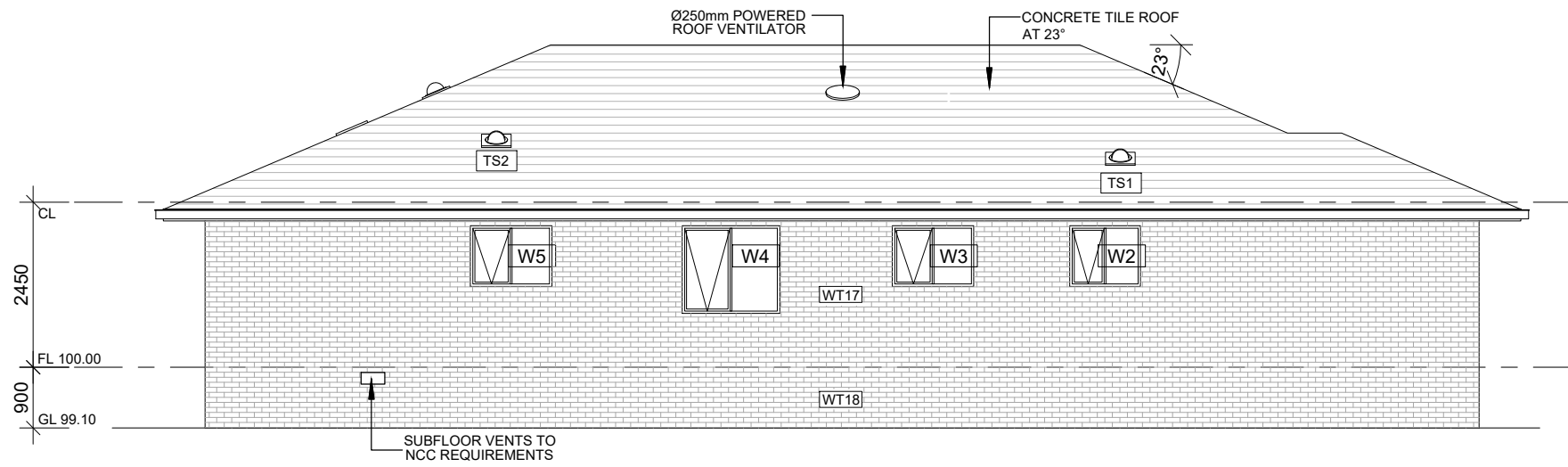
NORTH

Date	01-Oct-2023
Version	v6
Drawn by	AH
Checked by	MG

DESIGN 200	
PAGE TITLE: UPPER FLOOR PLAN	
SCALE: A3 @ 1 : 100	SHEET: 04 of 13













NORTH ELEVATION
1 : 100



EAST ELEVATION
1 : 100

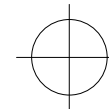
Materials and Colour scheme

	Roof:	Boral Capri "Ochre"
	Concrete tiles	
	Fascias/Barges:	Colorbond 'Dune'
	Fibre Cement sheet	
	Gutters/Downpipes:	Colorbond 'Dune'
	Eave linings & trims:	Painted 'classic white'.
	Fibre Cement sheet	
	Brickwork:	PGH Essentials 'Heathwood'
	Blockwork:	Natural Grey
	Exposed timber:	Oiled natural finish
	Windows:	Painted Colorbond 'Shale Grey'
	Timber framed	
	RW1 frame:	Colorbond 'Jasper'
	Aluminium framed	
	Garage door:	Colorbond 'Jasper'
	Steel	
	Internal walls:	To client selection
	Floors:	To client selection
	Ceilings:	To client selection



NatHERS Example 2
No 200, Lot 2 Casuarina Drive
West Hobart, 7000, TAS

© Copyright 2022 Commonwealth of Australia.
Worked examples. For training purposes only. Not to be used for construction.



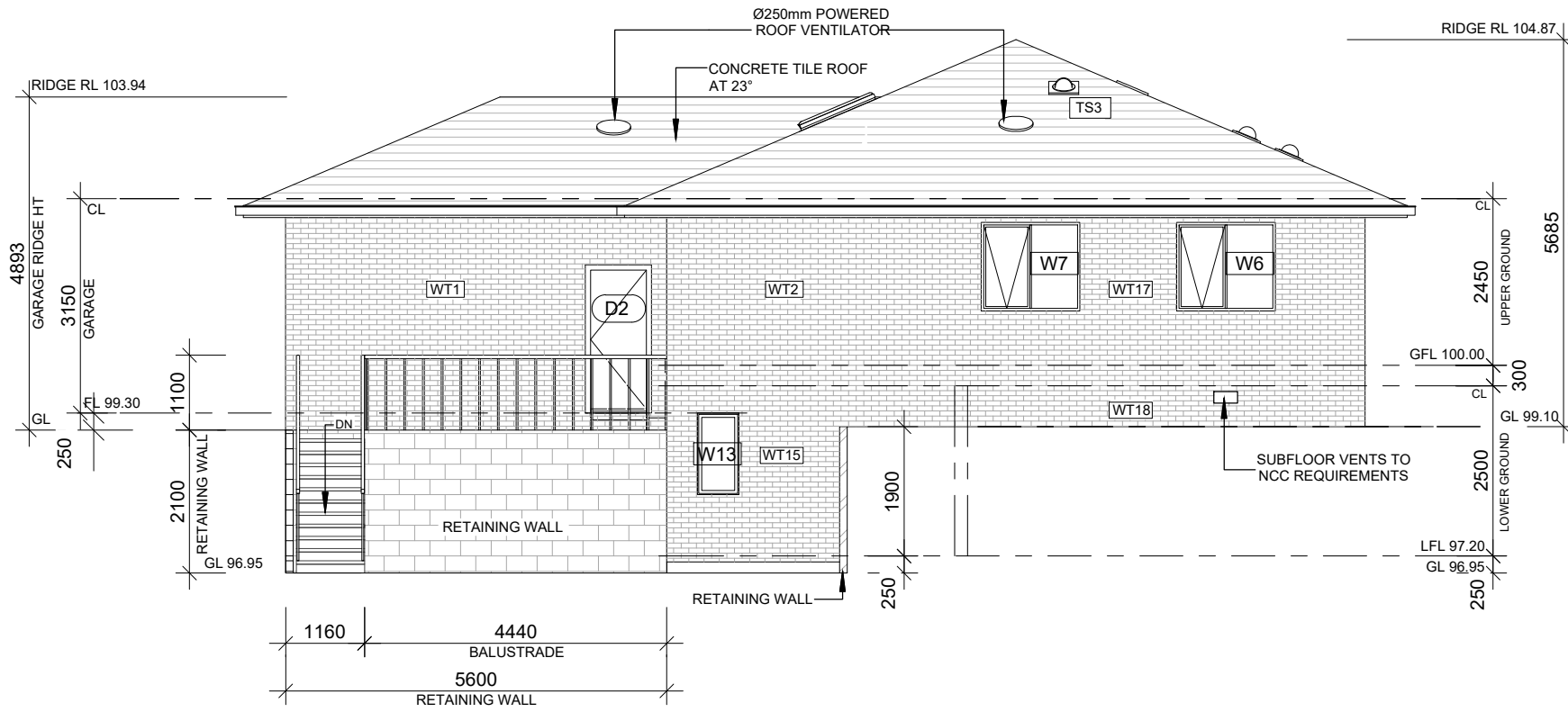
Date	01-Oct-2023
Version	v6
Drawn by	AH
Checked by	MG

DESIGN 200

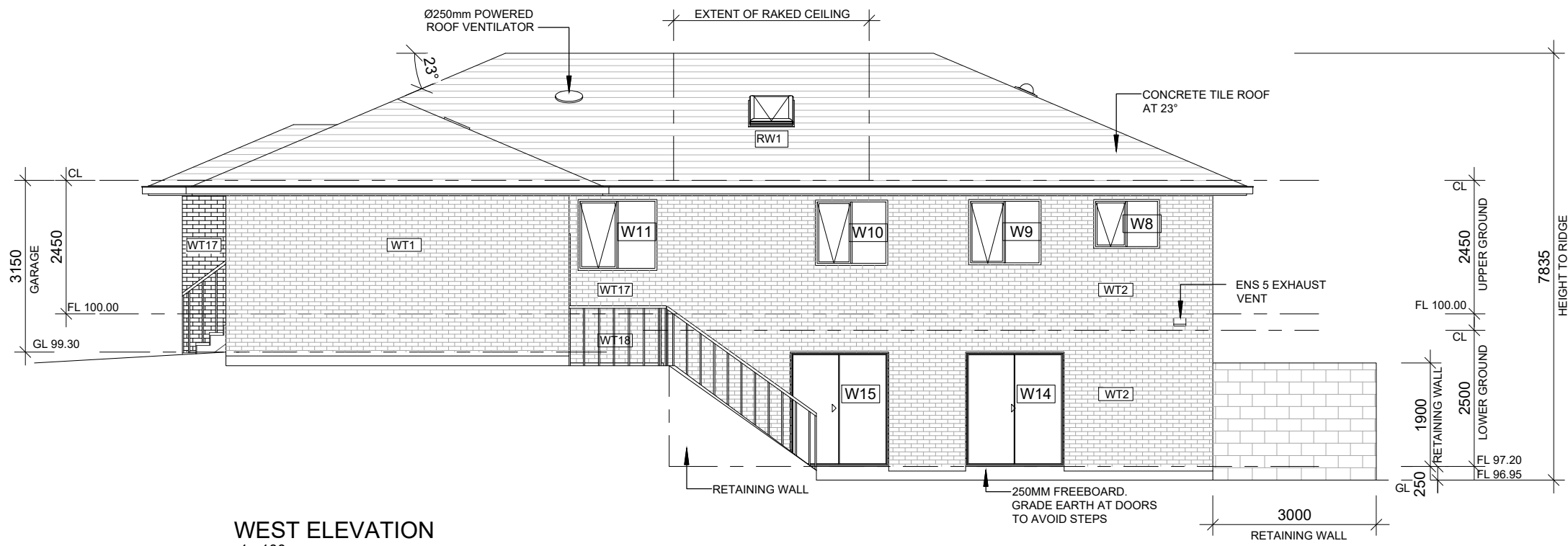
PAGE TITLE: ELEVATIONS

SCALE: A3 @ 1 : 100

SHEET: 05 of 13



SOUTH ELEVATION
1 : 100

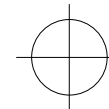


WEST ELEVATION
1 : 100



NatHERS Example 2
No 200, Lot 2 Casuarina Drive
West Hobart, 7000, TAS

© Copyright 2022 Commonwealth of Australia.
Worked examples. For training purposes only. Not to be used for construction.



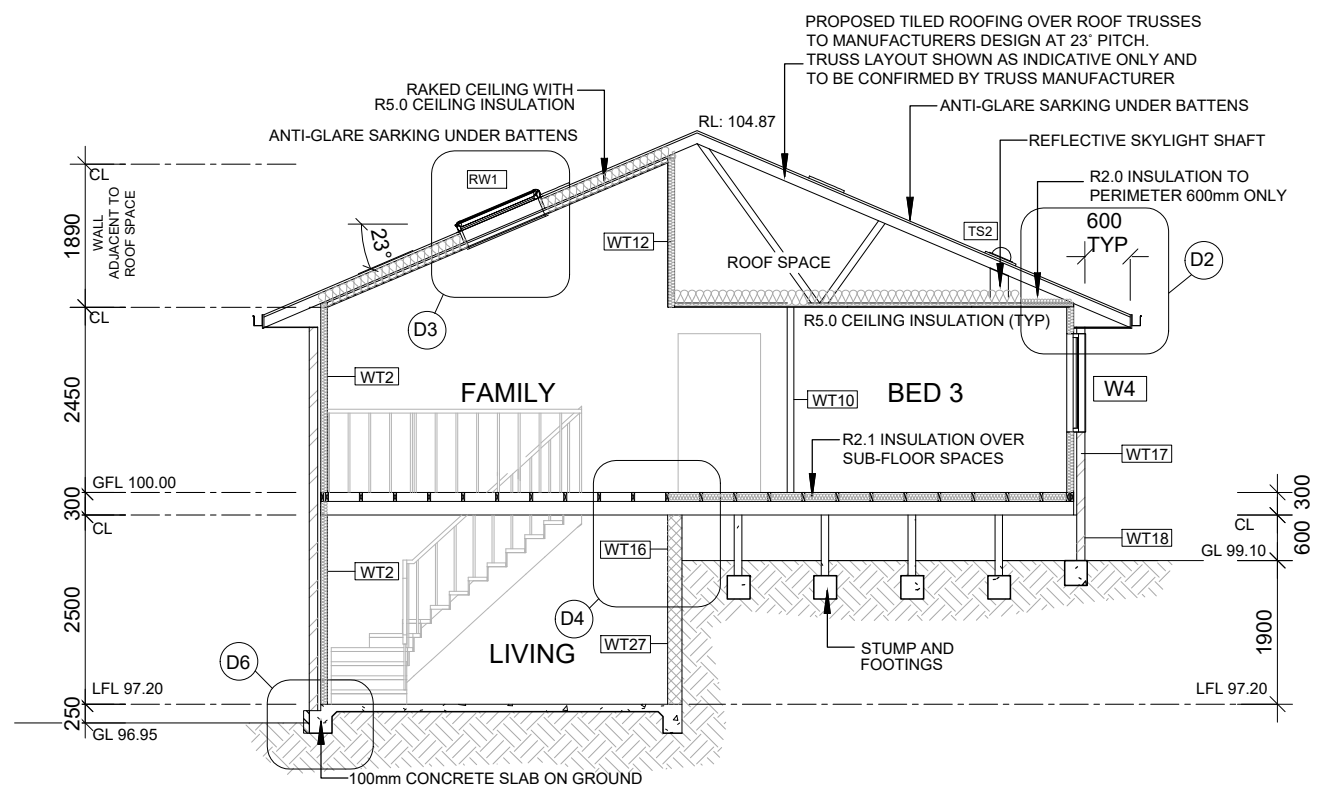
Date	01-Oct-2023
Version	v6
Drawn by	AH
Checked by	MG

DESIGN 200

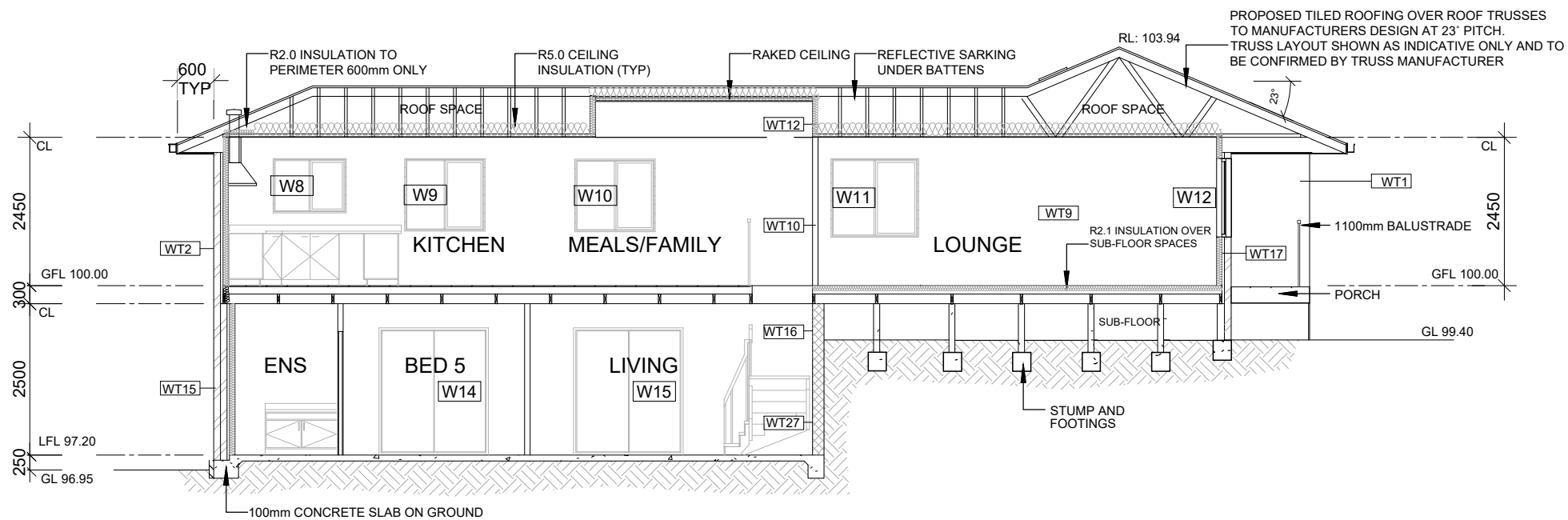
PAGE TITLE: ELEVATIONS

SCALE: A3 @ 1 : 100

SHEET: 06 of 13



SECTION A-A
1 : 100



SECTION B-B
1 : 100

RATING NOTES:
 LOWER GROUND FLOOR
 100mm CONCRETE RAFT SLAB
 250mm MIN. FREEBOARD

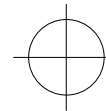
 GARAGE
 100mm CONCRETE RAFT SLAB
 250mm MIN. FREEBOARD

 WT17 - UNOBSTRUCTED AIR
 FLOW BETWEEN THE SUBFLOOR
 AND ROOFSPACE



NatHERS Example 2
 No 200, Lot 2 Casuarina Drive
 West Hobart, 7000, TAS

© Copyright 2022 Commonwealth of Australia.
 Worked examples. For training purposes only. Not to be used for construction.



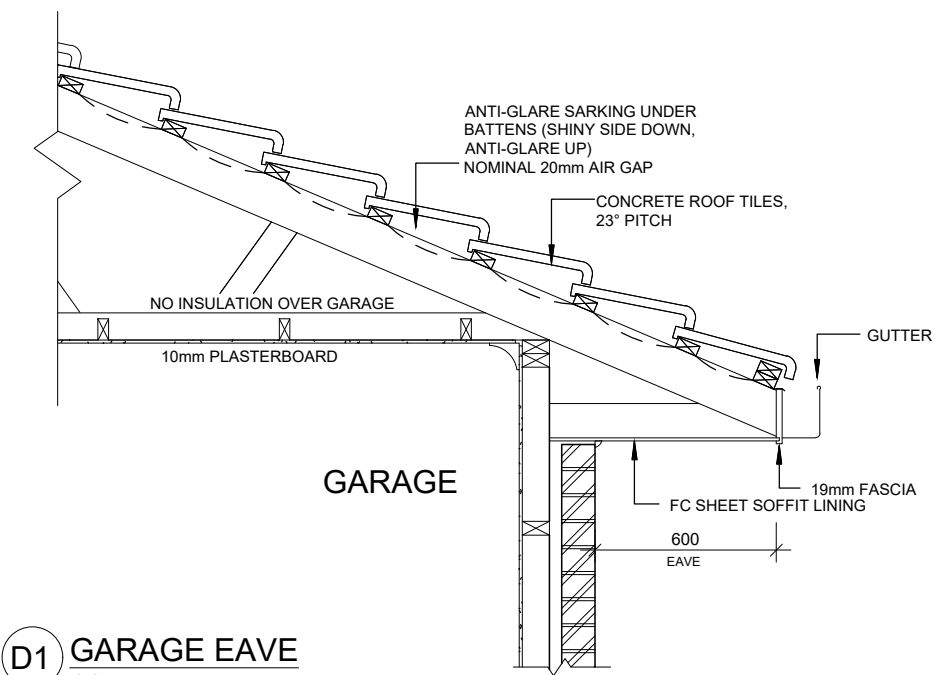
Date	01-Oct-2023
Version	v6
Drawn by	AH
Checked by	MG

DESIGN 200

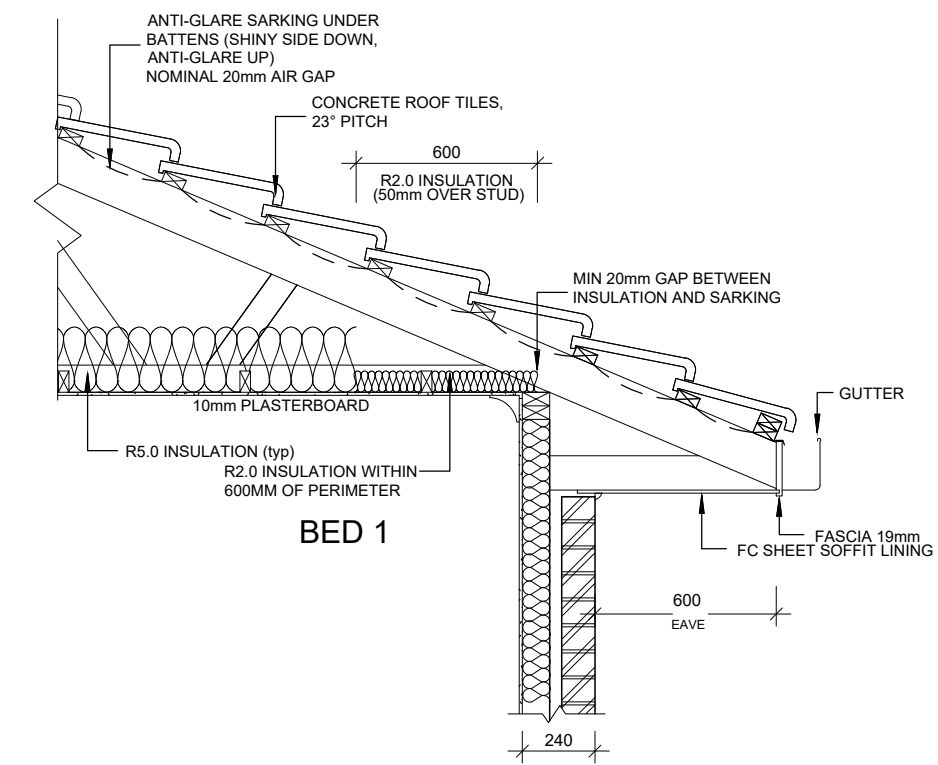
PAGE TITLE: SECTIONS

SCALE: A3 @ 1 : 100

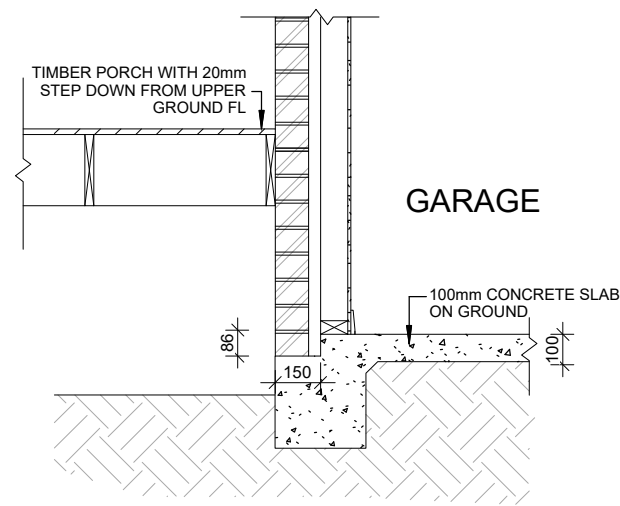
SHEET: 07 of 13



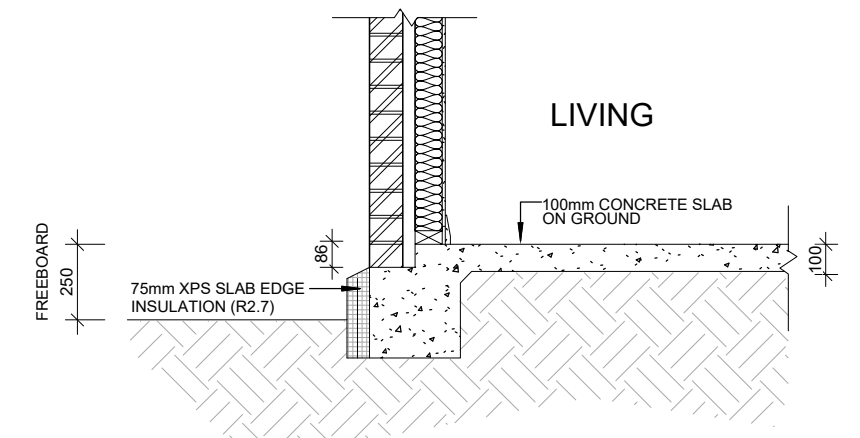
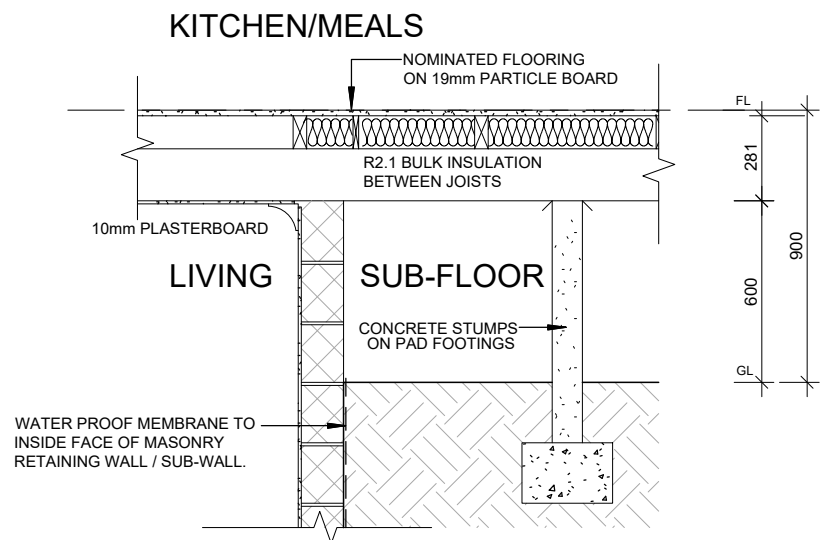
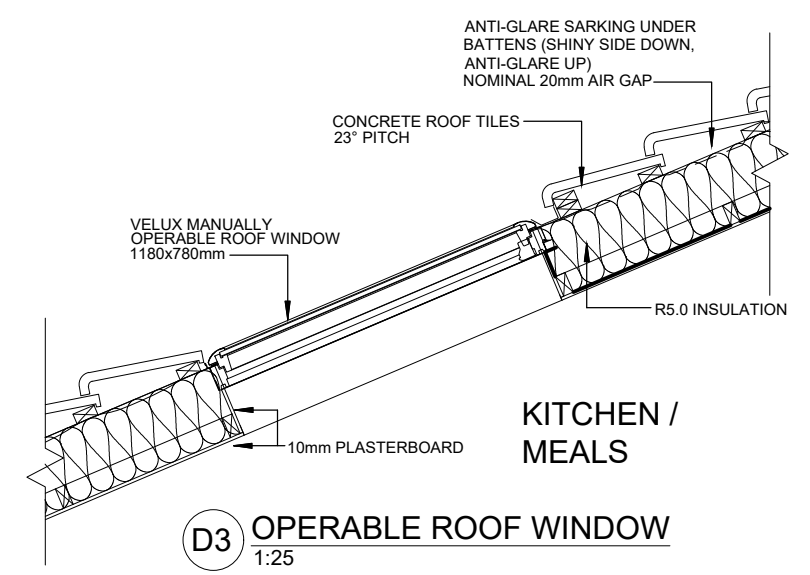
D1 GARAGE EAVE
1:25



D2 PERIMETER INSULATION AND EAVE
1:25

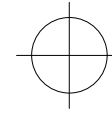


D5 GARAGE/PORCH DETAIL
1:25



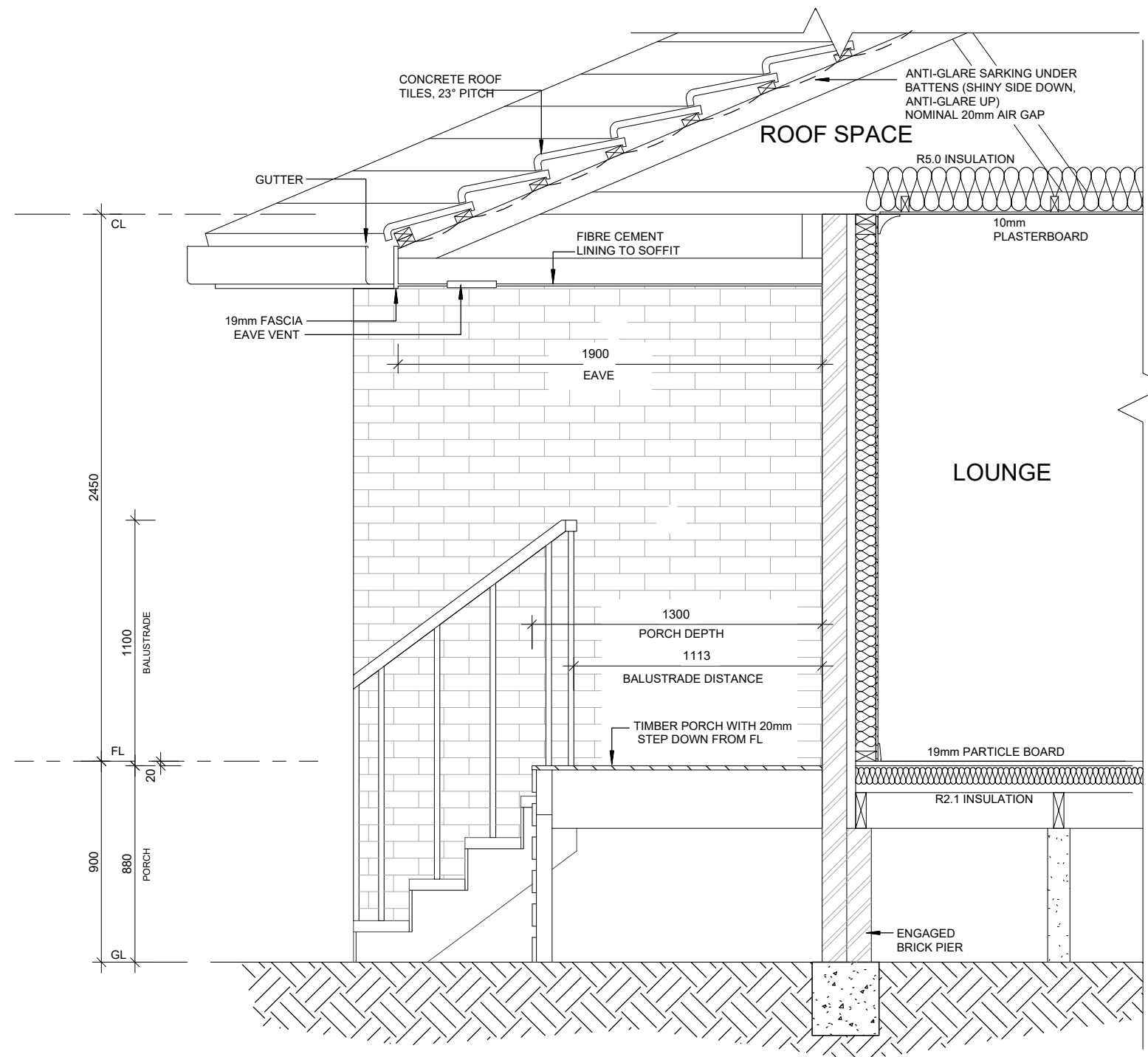
NatHERS Example 2
No 200, Lot 2 Casuarina Drive
West Hobart, 7000, TAS

© Copyright 2022 Commonwealth of Australia.
Worked examples. For training purposes only. Not to be used for construction.

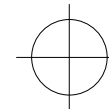


Date	01-Oct-2023
Version	v6
Drawn by	AH
Checked by	MG

DESIGN 200	
PAGE TITLE: DETAILS	
SCALE: A3 @ 1 : 25	SHEET: 08 of 13

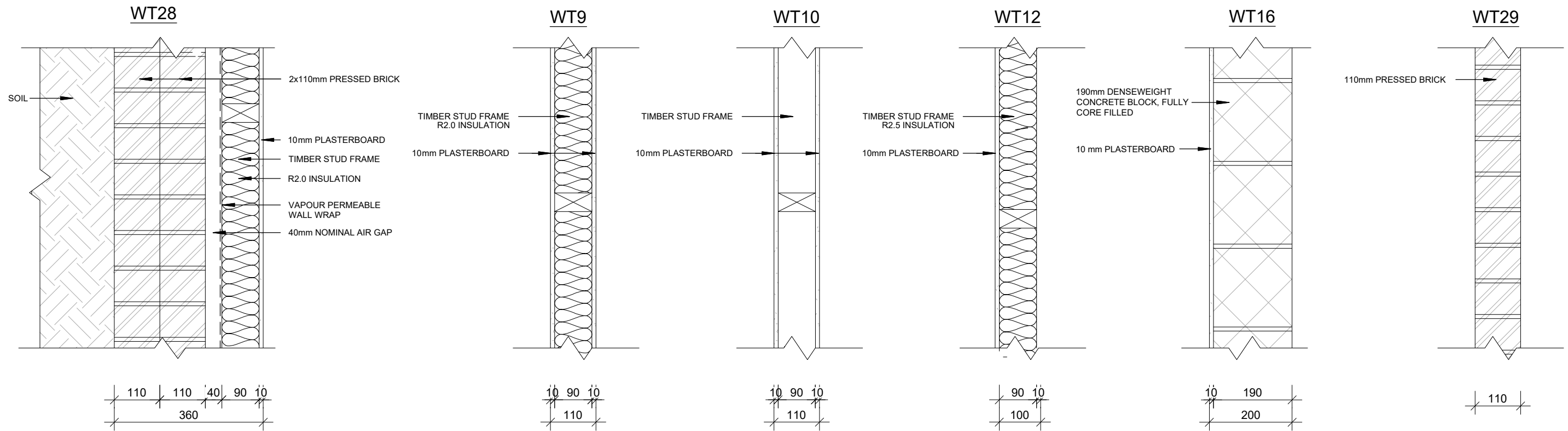
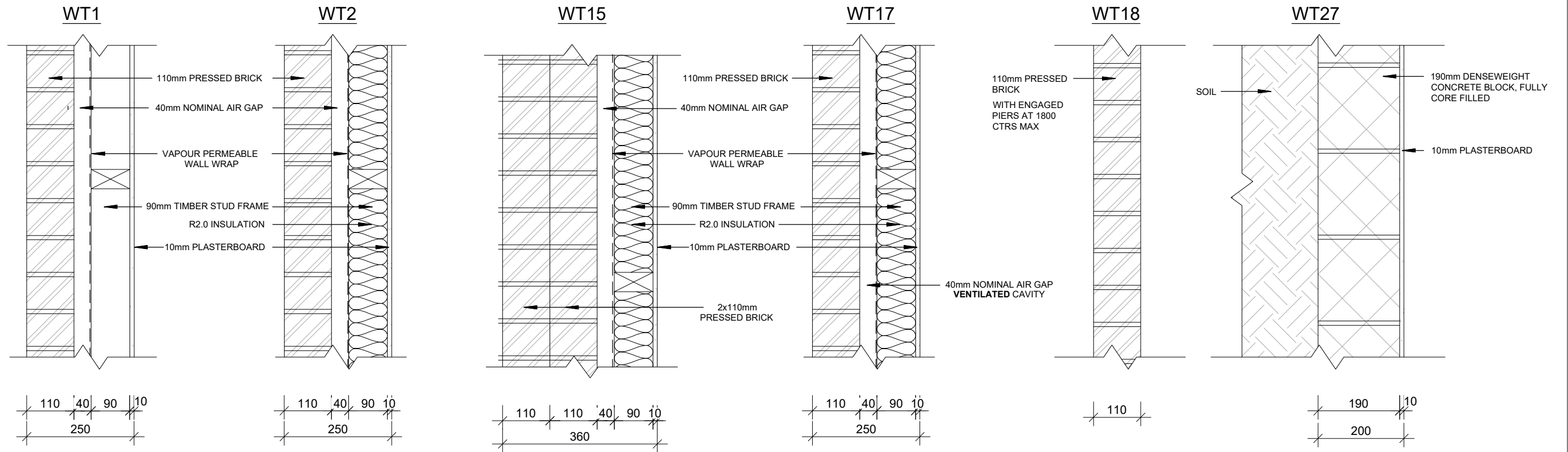


D7 FRONT PORCH DETAIL
1:25



Date	01-Oct-2023
Version	v6
Drawn by	AH
Checked by	MG

DESIGN 200	
PAGE TITLE: DETAILS	
SCALE: A3 @ 1 : 25	SHEET: 09 of 13



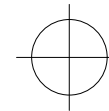
WALL TYPES 1:10

ALL WALL CAVITIES ARE UNVENTILATED U.N.O



NatHERS Example 2
 No 200, Lot 2 Casuarina Drive
 West Hobart, 7000, TAS

© Copyright 2022 Commonwealth of Australia.
 Worked examples. For training purposes only. Not to be used for construction.



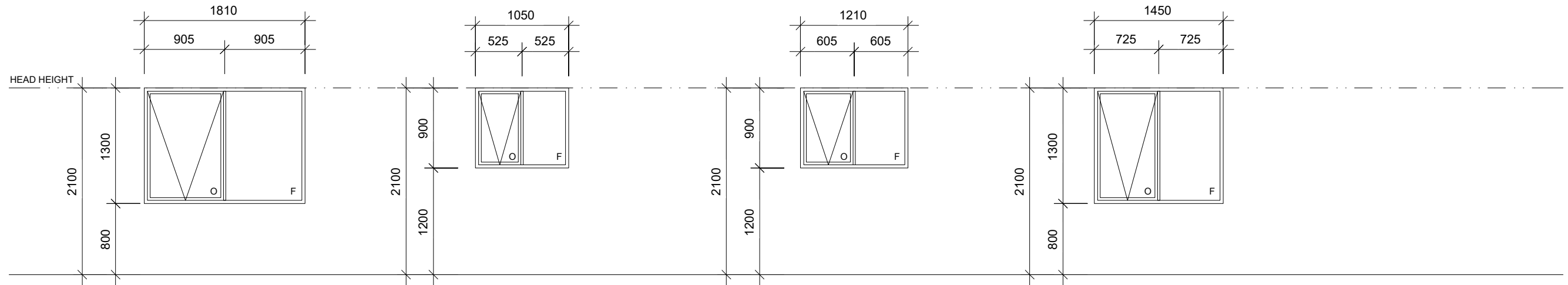
Date	01-Oct-2023
Version	v6
Drawn by	AH
Checked by	MG

DESIGN 200

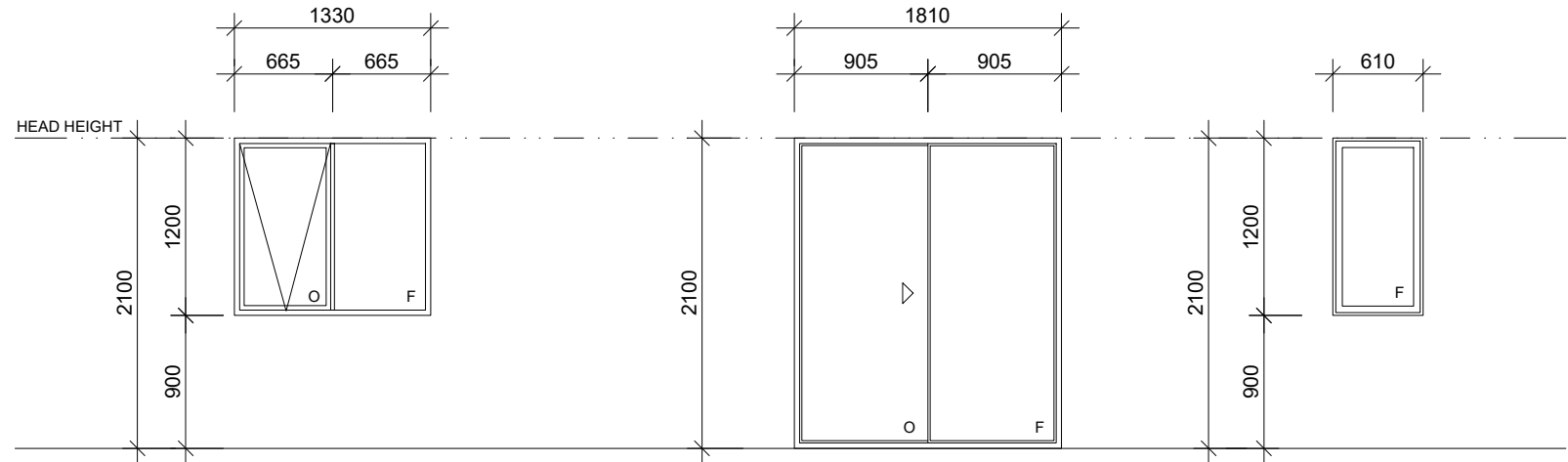
PAGE TITLE: WALL TYPES

SCALE: A3 @ 1 : 10

SHEET: 10 of 13

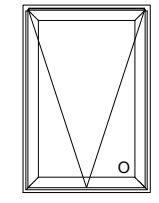


W1 W12 W2 W3 W5 W8 W4 W6 W7
W11



W9 W10 W14 W15 W13 RW1

ROOF GLAZING

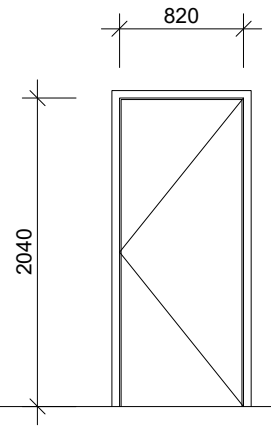


VELUX MANUALLY OPENABLE SKYLIGHT 780x1180

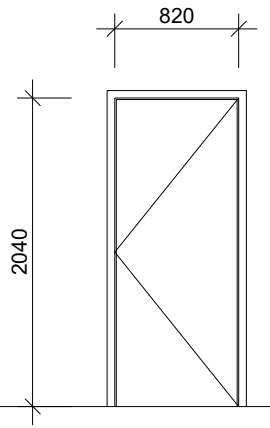


250mm DIA TUBULAR SKYLIGHT WITH CEILING DIFFUSER AND REFLECTIVE FLEXIBLE SHAFT

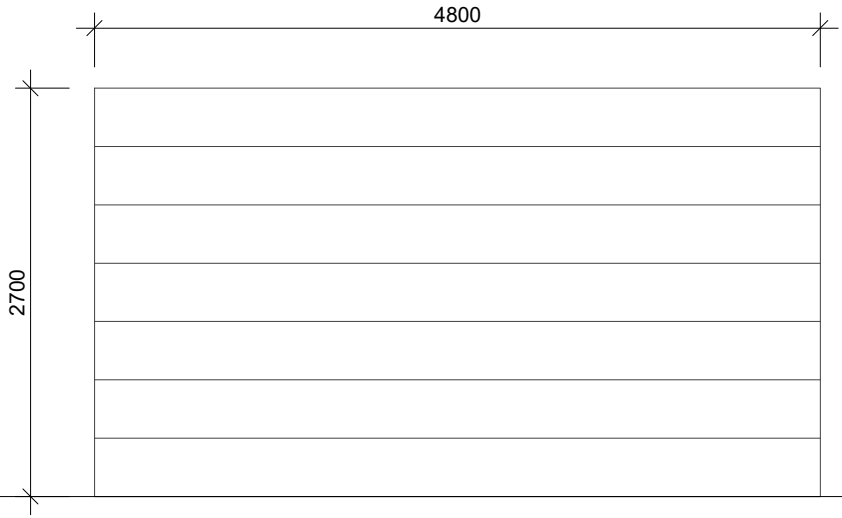
TS1 TS2 TS3



D1
2040 X 820 X 42mm SOLID TIMBER DOOR (MOUNTAIN ASH) HINGED DOOR



D2
2040 X 820 X 30mm (NOM) HOLLOW CORE (5mm MASONITE SKIN) HINGED DOOR



D8
2700 X 4800 SECTIONAL STEEL (1mm) GARAGE DOOR

ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPS AND FLYWIRE SCREENS, EXCEPT GARAGE DOORS

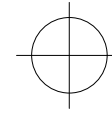
SPECIFICATIONS
TIMBER FRAMED ARGON FILLED DOUBLE GLAZED
AWNING: U = 2.60: SHGC = 0.50
FIXED: U = 2.60: SHGC = 0.53
SLIDING: U = 2.60: SHGC = 0.53

O= OPENABLE SASH
F= FIXED SASH



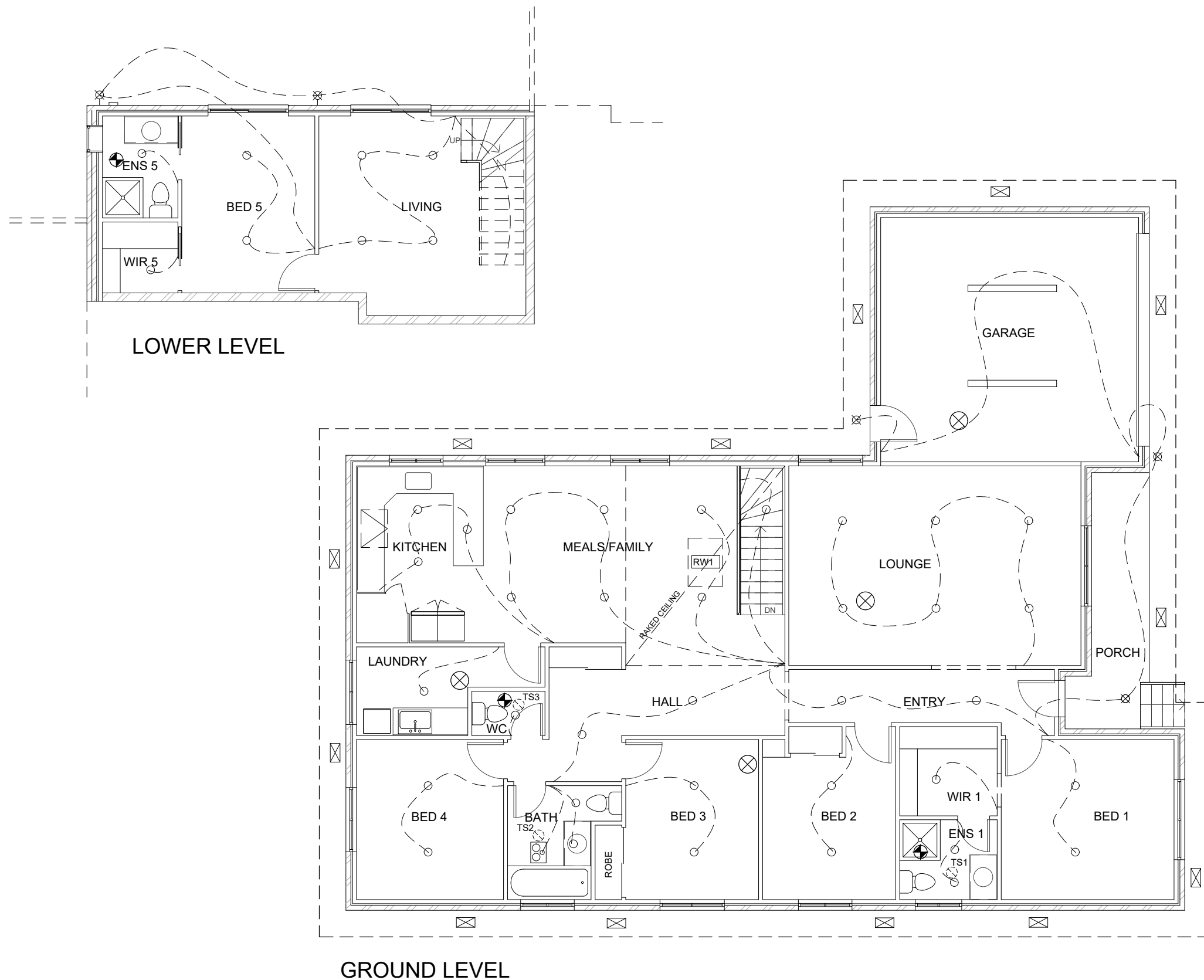
NatHERS Example 2
No 200, Lot 2 Casuarina Drive
West Hobart, 7000, TAS

© Copyright 2022 Commonwealth of Australia.
Worked examples. For training purposes only. Not to be used for construction.



Date	01-Oct-2023
Version	v6
Drawn by	AH
Checked by	MG

DESIGN 200	
PAGE TITLE: WINDOW & DOOR SCHEDULE	
SCALE: A3 @ 1 : 50	SHEET: 11 of 13



ELECTRICAL FIXTURES LEGEND

- 43 ○ Ø90mm RECESSED LED DOWNLIGHT 9W
- 5 ⊗ Ø90mm SURFACE MOUNTED LED DOWNLIGHT 9W
- 2 — FLUORESCENT TUBE LIGHT 18W
- 1 ⊗ IXL TASTIC TRIUMPH (CLASSIC) 375 3-IN-1 UNIT
- 3 ⊗ Ø250mm CEILING EXHAUST FAN,
- 1 ⊗ RANGEHOOD EXHAUST FAN 160mmØ DUCT TO EXTERNAL EAVE VENT

POWERED ROOF VENTILATORS

- 13 ⊗ DENOTES UNDER EAVE VENT.
- 4 ⊗ LOCATION OF EXTERNAL 250Ø POWER ROOF VENTILATION UNIT

ROOFLIGHTS LEGEND

- ⊗ ROOFLIGHTS REFER TO WINDOW SCHEDULE FOR DETAILS
- ⊗ TSx TUBE SKYLIGHTS REFER TO WINDOW SCHEDULE FOR DETAILS

THE LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF ARTIFICIAL LIGHTING IS NOT TO EXCEED 5W/m² FOR THE RESIDENCE, 3W/m² FOR THE GARAGE AND 4W/m² FOR PORCH/VERANDAHS.

RECESSED DOWNLIGHTS ARE TO BE SEALED UNITS TO PREVENT AIR LEAKAGE.

ALL EXHAUST FANS TO BE FITTED WITH A SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER, FILTER OF THE LIKE, AND DUCTED TO EXTERNAL AIR

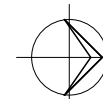
RANGEHOODS ARE TO HAVE A FILTER INSTALLED, AND DUCTED TO EXTERNAL ENVIRONMENT.

REFLECTED CEILING PLAN 1:100



NatHERS Example 2
 No 200, Lot 2 Casuarina Drive
 West Hobart, 7000, TAS

© Copyright 2022 Commonwealth of Australia.
 Worked examples. For training purposes only. Not to be used for construction.



NORTH

Date	01-Oct-2023
Version	v6
Drawn by	AH
Checked by	MG

DESIGN 200

PAGE TITLE: REFLECTED CEILING PLAN

SCALE: A3 @ 1 : 100

SHEET: 12 of 13

General Notes

- All materials and work practices shall comply with, but not limited to the Building Regulations 2018, National Construction Code Series 2022 Building Code of Australia and all relevant current Australian Standards (as amended) referred to therein.
- Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2022 Building Code of Australia Volume 2.
- All materials and construction practice shall meet the Performance Requirements of the BCA. Where a performance solution is proposed then, prior to implementation or installation, it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the BCA.
- Glazing, including safety glazing, shall be installed to a size, type and thickness so as to comply with:
 - BCA Part 8 for Class 1 and 10 Buildings within a design wind speed of not more than N3; and
 - BCA Vol 1 Part B1.4 for Class 2 and 9 Buildings.
- Waterproofing and water resistance of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2010: Waterproofing of Domestic Wet Areas.
- These Drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alteration.
- Step sizes (other than for spiral stairs) to be:
 - Risers (R) 190mm maximum and 115mm minimum
 - Going (G) 355mm maximum and 240mm minimum
 - 2R + 1G = 700mm maximum and 550mm minimum
 - with less than 125mm gap between open treads.
- All treads, landings and the like to have a slip-resistance classification of P4 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.
- Provide barriers where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Barriers (other than tensioned wire barriers) to be:
 - 1000mm min. above finished surface level of balconies, landings or the like, and
 - 865mm min. above finished surface level of stair nosing or ramp, and
 - vertical with less than 125mm gap between, and
 - any horizontal element within the barrier between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.
- Wire barrier construction to comply with NCC 2022 BCA Part 11.3.6 for Class 1 and 10 Buildings and NCC 2022 BCA Volume 1 Part D3.D21 for other Classes of Buildings.
- Top of hand rails to be minimum 865mm vertically above stair nosing and floor surface of ramps.
- Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.
- Where the building (excludes a detached Class 10) is located in a termite prone area the building is to be provided with a termite management system.
- Concrete stumps:
 - up to 1400mm long to be 100mm x 100mm (1 No.H.D. Wire)
 - 1401mm to 1800mm long to be 100mm x 100mm (2 No. H.D. Wires)
 - 1801mm to 3000mm long to be 125mm x 125mm (2 No. H.D. Wires)
- 100mm x 100mm stumps exceeding 1200mm above ground level to be braced where no perimeter base brickwork provided.
- Buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of Table 4.1 of AS 4773.1-2015 'Masonry in small buildings' Part 1: Design.
- All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.

General Notes

- These drawings shall be read in conjunction with all relevant structural and all other consultants' drawings/details and with any other written instructions issued in the course of the contract.
- Site plan measurements in metres – all other measurements in millimetres unless noted otherwise.
- Figured dimensions take precedence over scaled dimensions.
- The Builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.
- The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.
- Installation of all services shall comply with the respective supply authority requirements.
- The Builder and Subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.
- These plans have been prepared for the exclusive use by the Client of [Insert Drafting Service] ('The Designer') for the purpose expressly notified to the Designer. Any other person who uses or relies on these plans without the Designer's written consent does so at their own risk and no responsibility is accepted by the Designer for such use and/or reliance.
- A building Permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.
- The Client and/or the Client's Builder shall not modify or amend the plans without the knowledge and consent of [building designer's name] except where a Registered Building Surveyor makes minor necessary changes to facilitate the Building Permit application and that such changes are promptly reported back to [building designer's name].
- The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. All variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing any variation.

Stormwater

- All storm water to be taken to the legal point of discharge to the Relevant Authorities approval.
- The Builder and Subcontractor shall ensure that all storm water drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/ or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.
- All pipes shall be 100MM dia min. Class 6 UPVC storm water line laid to a minimum grade of 1:100 and connected to the legal point of discharge. Provide inspection openings at 9000 C/C and at change in direction. The storm water drainage system must be installed so that any overflow during heavy rain periods is prevented from flow back into the Building. The Builder is to ensure that adequate DP's are provided. The builder is NOT allowed to nominate. The cover to underground storm water drains shall be not less than:
 - 100mm under soil.
 - 50mm under paved or concrete areas
 - 100mm under unreinforced concrete or paved driveways
 - 75mm under reinforced concrete driveways
- All exposed flashings and valleys colour to match roof colour to owners approval. DP denotes min. 90mm dia down pipes, fix to brickwork at 3 points min. (2400mm H. wall).
- Roof spouting to be Colorbond quad spouting with concealed support brackets (colour T.B.A) if not specified. All roofing battens to be laid true to string line to eliminate bows and waves.

Site Environment Design Information

Site Classification

- Site classification as Class:
- Refer to soil report No:
- By:

(All footings to be founded at the minimum depths indicated by this soil report)

Design Gust Wind Speed / Wind Classification

- Building tie-downs to be provided in accordance with AS1684-2010 for an assumed design gust wind speed / wind classification of [Insert wind speed or wind classification] (subject to confirmation on site by Relevant Building Surveyor at first inspection) refer to AS1684 for construction requirements.

Corrosion protection of built-in structural members

- Provide corrosion protection of built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS4773.1-2015 Masonry in Small Buildings, Part 1: Design suitable for an Environment Classification of [Insert environment classification]

Corrosion protection for sheet roofing

- Provide corrosion protection for sheet roofing in accordance with BCA Table 3.5.1.1a suitable for an Environment Classification of [Insert environment classification].

Climate Zone

- Climate zone for thermal design / thermal performance assessment: Zone 26 Hobart.

Energy Efficiency Notes

- R5.0 insulation batts typical to ceilings (except garage).
- R2.0 insulation batts to ceilings where at a perimeter edge as per AS 3000
- Reflective sarking under all roof tiles
- R2.1 insulation batts to floors where over sub-floor
- Refer to wall schedule sheets for specific wall insulation
- R2.7 (75mm XPS board) to exposed perimeter concrete slab edges
- Refer to window schedule sheets for all specific glazing requirements
- All recessed downlights to be sealed to prevent air leakage
- All ducts for exhaust fans to have self sealing dampers when not in use
- INSULATION MUST COMPLY WITH AS/NZS 4859.1, AS 4200.2, AS 3999 and AS 3000

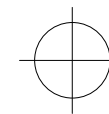
Property Information

FLOOD PRONE LAND:	Yes
DESIGNATED BUSHFIRE AREA:	NO BAL-LOW
TERMITE AREA:	Yes
SNOW LOADS:	TBA
WIND CLASSIFICATION:	29m/s



NatHERS Example 2
No 200, Lot 2 Casuarina Drive
West Hobart, 7000, TAS

© Copyright 2022 Commonwealth of Australia.
Worked examples. For training purposes only. Not to be used for construction.



Date	01-Oct-2023	DESIGN 200	
Version	v6	PAGE TITLE: GENERAL NOTES	
Drawn by	AH	SCALE: A3 @	N/A
Checked by	MG	SHEET:	13 of 13