# Nationwide House Energy Rating Scheme NatHERS Certificate No. N6V2IPVNA2

Generated on 9 Dec 2021 using FirstRate5: 5.3.1a (3.21)

#### **Property**

Address 28 St Clems Road, Doncaster East, VIC, 3109

Lot/DP -

NCC Class\* Class 1a

Type New Home

#### **Plans**

Main plan 21022 09/05/21

Prepared by PMD

#### Construction and environment

Assessed floor area	Exposure type	
Conditioned*	313.2	suburban
Unconditioned*	73.8	NatHERS climate zone
Total	387	62 Moorabbin Airport
Garage	47.9	



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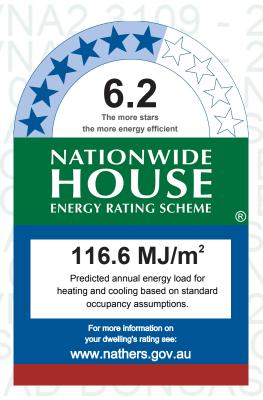
 Phone
 0431597610

 Accreditation No.
 DMN/10/1001

**Assessor Accrediting Organisation** 

Design Matters National

**Declaration of interest**Declaration completed: no conflicts



### Thermal performance

Heating Cooling 92.8 23.8 MJ/m<sup>2</sup> MJ/m<sup>2</sup>

#### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans

#### Verification

To verify this certificate, scan the QR code or visit https://www.fr5.com.au /QRCodeLanding?PublicId= N6V2IPVNA2 When using either link, ensure you are visiting

www.FR5.com.au.



#### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

\* Refer to glossary.

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#### Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

#### Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

#### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

#### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

#### Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

#### Exposure\*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

#### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

#### Additional Notes

### Window and glazed door type and performance

#### Default\* windows

				Substitution tolerance ranges		
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit	
No Data Availa	ble					

#### Custom\* windows

				Substitution tolerance ranges		
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit	
REH-004-04 W	uPVC Awning Window DG 4Gy/8/4EA	2.2	0.28	0.27	0.29	
REH-008-03 W	S920 uPVC Sliding Door DG 4Gy-12Ar-4ET	2.02	0.36	0.34	0.38	

### Window and glazed door Schedule

l costion	Window ID	Mindow no	Height	Width	NAC and a continue	Onening 0/	Owienstetien	Window shading
Location	Window ID	Window no.	(mm)	(mm)	Window type	Opening %	Orientation	device*
Sitting	REH-004-04 W	W01	2400	2700	awning	20.0	NNE	No
Study	REH-004-04 W	W03	1900	4500	awning	50.0	SSW	No
Entry	REH-004-04 W	W04	3000	5490	fixed	0.0	ESE	No
Bath	REH-004-04 W	W10	2100	600	awning	40.0	WNW	No

\* Refer to glossary. Page 2 of 10

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Ldry	REH-004-04 W
	5511 664 64114

#### 6.2 Star Rating as of 9 Dec 2021



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Ldry	REH-004-04 W	W09	1200	450	awning	90.0	WNW	No
Butlers	REH-004-04 W	W08	2100	900	awning	40.0	WNW	No
Kitchen/Living	REH-008-03 W	D06	3000	4000	sliding	60.0	SSW	No
Kitchen/Living	REH-004-04 W	W06	3000	3000	awning	30.0	SSW	No
Kitchen/Living	REH-004-04 W	W05	3000	3000	awning	30.0	NNE	No
Kitchen/Living	REH-004-04 W	W07	3000	560	fixed	0.0	NNE	No
Master	REH-004-04 W	W24	2700	3600	awning	10.0	NNE	No
Master Study	REH-004-04 W	W11	2100	1800	awning	10.0	ESE	No
WIR	REH-004-04 W	W23	2700	1200	awning	10.0	NNE	No
Ens	REH-004-04 W	W21	1200	900	awning	10.0	WNW	No
Bedroom 4	REH-004-04 W	W20	2100	900	awning	10.0	WNW	No
Bedroom 4	REH-004-04 W	W20	2100	900	awning	10.0	WNW	No
Pdr 1	REH-004-04 W	W19	2100	600	awning	10.0	WNW	No
Void	REH-004-04 W	W12	2500	5490	fixed	0.0	ESE	No
Retreat	REH-004-04 W	W18	2100	900	awning	10.0	WNW	No
Retreat	REH-004-04 W	W18	2100	900	awning	10.0	WNW	No
Bath 2	REH-004-04 W	W13	1500	1000	awning	10.0	ESE	No
Bedroom 2	REH-004-04 W	W15	2100	3000	awning	10.0	SSW	No
Bedroom 3	REH-004-04 W	W16	2100	3000	awning	10.0	SSW	No

### Roof window type and performance value

Default\* roof windows

				Substitution tolerance ranges		
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit	
DEFAULTS:DG-Generic-02 A	Clear AI DG DEFAULT ROOF WINDOW System 02	4.22	0.72	0.68	0.76	

Custom\* roof windows

				Substitution to	lerance ranges
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

### Roof window schedule

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
WIR	DEFAULTS:DG-Generic-02 A	Element 5	0.0	1.1	N	None	Yes
Ens	DEFAULTS:DG-Generic-02 A	Element 4	0.0	1	N	None	Yes
Void	DEFAULTS:DG-Generic-02 A	Element 1	0.0	1.1	N	None	Yes
Void	DEFAULTS:DG-Generic-02 A	Element 2	0.0	1.1	N	None	Yes

\* Refer to glossary.



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Void

DEFAULTS:DG-Generic-02 Element 3

0.0

Ν

1

None

Yes

### Skylight type and performance

Skylight ID **Skylight description** 

No Data Available

### Skylight schedule

		Skylight	Skylight shaft	Area	Orient-	Outdoor		Skylight shaft
Location	Skylight ID	No.	length (mm)	(m²)	ation	shade	Diffuser	reflectance

No Data Available

#### External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation	
Entry	2460	2660	100.0	NNE	
Ldry	2340	820	100.0	WNW	
Garage	2340	820	100.0	WNW	
Garage	2400	5000	100.0	NNE	

### External wall type

		Solar	Wall shade		Reflective
Wall ID	Wall type	absorptance	(colour)	Bulk insulation (R-value)	wall wrap*
1	Custom - Brick Veneer R2.5AG Glass Fibre	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes
2	FR5 - Brick Veneer	0.5	Medium		No
3	FR5 - Double Brick	0.5	Medium		No
4	FR5 - 100mm Expanded Polystyrene Clad	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
5	Custom - Timb Fibro Clad Framed R2.5 Glass Fibre	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No

### External wall schedule

					Horizontal shading	Vertical
	Wall	Height	Width		feature* maximum	shading feature
Location	ID	(mm)	(mm)	Orientation	projection (mm)	(yes/no)
Sitting	1	3000	1991	WNW	2625	Yes
Sitting	1	3000	3675	ESE	0	No
Sitting	1	3000	3738	NNE	0	Yes
Sitting	1	3000	733	NNE	1958	Yes
Study	1	3000	4477	SSW	0	Yes
Study	1	3000	2960	ESE	0	No
Entry	1	3000	5865	ESE	0	Yes
Entry	1	3000	2949	NNE	3940	Yes
Bath	1	3000	1635	WNW	0	Yes
Ldry	1	3000	2385	WNW	0	No
Butlers	1	3000	1773	WNW	0	Yes
Kitchen/Living	1	3000	6997	WNW	0	Yes

\* Refer to glossary.

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Kitchen/Living	
Garage	

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Kitchen/Living	1	3000	353	SSW	0	Yes
Kitchen/Living	1	3000	8943	SSW	4976	Yes
Kitchen/Living	1	3000	3764	SSW	0	Yes
Kitchen/Living	1	3000	6996	ESE	0	No
Kitchen/Living	1	3000	4584	NNE	0	Yes
Kitchen/Living	1	3000	1499	NNE	0	Yes
Garage	2	3000	7772	WNW	0	No
Garage	2	3000	2327	SSW	0	Yes
Garage	2	3000	2157	ESE	2600	Yes
Garage	2	3000	1116	ESE	0	Yes
Garage	3	3000	5026	NNE	710	No
Garage	3	3000	1223	NNE	0	No
Master	4	2700	4839	ESE	0	No
Master	5	2700	5470	NNE	0	No
Master Study	4	2700	652	SSW	0	Yes
Master Study	4	2700	3458	ESE	0	No
WIR	4	2700	4868	WNW	0	No
WIR	5	2700	2976	NNE	0	No
Ens	4	2700	3515	WNW	0	No
Bedroom 4	4	2700	3783	WNW	0	No
Pdr 1	4	2700	1686	WNW	0	No
Void	4	2700	5675	ESE	0	Yes
Retreat	4	2700	4327	WNW	0	No
Retreat	4	2700	1399	ESE	0	No
Retreat	4	2700	662	NNE	0	Yes
Bath 2	4	2700	2711	ESE	0	No
Bedroom 2	5	2700	4204	SSW	0	No
Bedroom 2	4	2700	4139	ESE	0	No
Bedroom 3	4	2700	4139	WNW	0	No
Bedroom 3	5	2700	4210	SSW	0	No

### Internal wall type

Wall ID	Wall type	Area (m²)	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	206.5	
2	Custom - Internal Plasterboard Stud Wall R2.5 Glass Fibre	101.8	Glass fibre batt: R2.5 (R2.5)

### Floor type

		Area	Sub-floor	Added insulation	
Location	Construction	(m²)	ventilation	(R-value)	Covering
Sitting	150CSOG	13.8	Enclosed	R1.5	Timber
Sitting	150CSOG	2.6	Enclosed	R1.5	Timber

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Study	150CSOG	11.2	Enclosed	R1.5	Timber
Study	150CSOG	2.1	Enclosed	R1.5	Timber
Entry	150CSOG	31.2	Enclosed	R1.5	Timber
Passage	150CSOG	3.1	Enclosed	R1.5	Timber
Bath	150CSOG	4.5	Enclosed	R1.5	Timber
Ldry	150CSOG	8.7	Enclosed	R1.5	Tiles
Butlers	150CSOG	7	Enclosed	R1.5	Tiles
Kitchen/Living	150CSOG	26.4	Enclosed	R1.5	Timber
Kitchen/Living	150CSOG	2.8	Enclosed	R1.5	Timber
Kitchen/Living	150CSOG	62.2	Enclosed	R1.5	Timber
Garage	150CSOG	38.4	Enclosed	R1.5	none
Garage	150CSOG	9.5	Enclosed	R1.5	none
Master	FR5 - Timber	0.4	Enclosed	R4.0;R2.0	Carpet
Master	FR5 - Timber	5.6	Enclosed	R4.0;R2.0	Carpet
Master	FR5 - Timber	10.5	Enclosed	R4.0;R2.0	Carpet
Master	FR5 - Timber	0.7	Elevated	R4.0;R2.0	Carpet
Master	FR5 - Timber	12.1	Elevated	R4.0;R2.0	Carpet
Master Study	FR5 - Timber	12.3	Enclosed	R4.0;R2.0	Carpet
WIR	FR5 - Timber	14.1	Enclosed	R4.0;R2.0	Carpet
WIR	FR5 - Timber	1.1	Elevated	R4.0;R2.0	Carpet
Ens	FR5 - Timber	11.2	Enclosed	R4.0;R2.0	Tiles
Ens	FR5 - Timber	0.2	Elevated	R4.0;R2.0	Tiles
Ens	FR5 - Timber	1.1	Enclosed	R4.0;R2.0	Tiles
Bedroom 4	FR5 - Timber	9.9	Enclosed	R4.0;R2.0	Carpet
Bedroom 4	FR5 - Timber	3.6	Elevated	R4.0;R2.0	Carpet
Pdr 1	FR5 - Timber	1.5	Enclosed	R4.0;R2.0	Tiles
Pdr 1	FR5 - Timber	1.6	Elevated	R4.0;R2.0	Tiles
Passage	FR5 - Timber	10.1	Enclosed	R4.0;R2.0	Carpet
Void	No Floor	16.6	Enclosed	R4.0;R2.0	No Floor
Retreat	FR5 - Timber	27.6	Enclosed	R4.0;R2.0	Carpet
Retreat	FR5 - Timber	0.1	Elevated	R4.0;R2.0	Carpet
Bath 2	FR5 - Timber	9.6	Enclosed	R4.0;R2.0	Tiles
Bedroom 2	FR5 - Timber	5.9	Elevated	R4.0;R2.0	Carpet
Bedroom 2	FR5 - Timber	10.8	Enclosed	R4.0;R2.0	Carpet
Bedroom 3	FR5 - Timber	6	Elevated	R4.0;R2.0	Carpet
Bedroom 3	FR5 - Timber	10.8	Enclosed	R4.0;R2.0	Carpet

### Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Sitting	Plasterboard	R6.0	No
Sitting	FR5 - Timber	R4.0;R2.0	No

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Study	Plasterboard	R6.0	No
Study	FR5 - Timber	R4.0;R2.0	No
Entry	FR5 - Timber	R4.0;R2.0	No
Passage	FR5 - Timber	R4.0;R2.0	No
Bath	FR5 - Timber	R4.0;R2.0	No
Ldry	FR5 - Timber	R4.0;R2.0	No
Butlers	FR5 - Timber	R4.0;R2.0	No
Kitchen/Living	Plasterboard	R6.0	No
Kitchen/Living	Plasterboard	R6.0	No
Kitchen/Living	FR5 - Timber	R4.0;R2.0	No
Garage	FR5 - Timber	R4.0;R2.0	No
Garage	Plasterboard	R0.0	No
Master	Plasterboard	R6.0	No
Master	Plasterboard	R6.0	No
Master	Plasterboard	R6.0	No
Master	Plasterboard	R6.0	No
Master Study	Plasterboard	R6.0	No
WIR	Plasterboard	R6.0	No
WIR	Plasterboard	R6.0	No
Ens	Plasterboard	R6.0	No
Ens	Plasterboard	R6.0	No
Bedroom 4	Plasterboard	R6.0	No
Bedroom 4	Plasterboard	R6.0	No
Pdr 1	Plasterboard	R6.0	No
Pdr 1	Plasterboard	R6.0	No
Passage	Plasterboard	R6.0	No
Void	Plasterboard	R6.0	No
Retreat	Plasterboard	R6.0	No
Bath 2	Plasterboard	R6.0	No
Bedroom 2	Plasterboard	R6.0	No
Bedroom 2	Plasterboard	R6.0	No
Bedroom 3	Plasterboard	R6.0	No
Bedroom 3	Plasterboard	R6.0	No

### Ceiling penetrations\*

Location	Quantity	Туре	Diameter (mm)	Sealed/unsealed
Sitting	6	Downlights	0	Sealed
Study	4	Downlights	0	Sealed
Entry	10	Downlights	0	Sealed
Passage	2	Downlights	0	Sealed
Bath	2	Downlights	0	Sealed
Bath	1	Exhaust Fans	300	Sealed

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Ldry	4	Downlights	0	Sealed
Butlers	3	Downlights	0	Sealed
Kitchen/Living	28	Downlights	0	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Garage	9	Downlights	70	Sealed
Master	10	Downlights	0	Sealed
Master Study	4	Downlights	0	Sealed
WIR	4	Downlights	0	Sealed
Ens	6	Downlights	0	Sealed
Ens	2	Exhaust Fans	300	Sealed
Bedroom 4	4	Downlights	0	Sealed
Pdr 1	1	Downlights	0	Sealed
Pdr 1	1	Exhaust Fans	300	Sealed
Passage	4	Downlights	0	Sealed
Void	8	Downlights	0	Sealed
Retreat	8	Downlights	0	Sealed
Bath 2	5	Downlights	0	Sealed
Bath 2	1	Exhaust Fans	300	Sealed
Bedroom 2	4	Downlights	0	Sealed
Bedroom 3	4	Downlights	0	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)

No Data Available

### Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.5	Medium



#### **Explanatory Notes**

#### About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

#### **Accredited assessors**

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country.

Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

#### **Disclaimer**

The format of the NatHERS Certificate was developed by the NatHERSAdministrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way. Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, indoor air temperature and local climate.

Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

#### Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.

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National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Opening Percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).

#### **GENERAL NOTES**

Do not scale drawing. Use written dimensions only. All dimensions in millimetres unless noted

The Owner/ Builder/ Subcontractor/ and Surveyor shall be responsible for verifying all dimensions, levels, set-backs & specifications prior commencing <u>any works</u>. Any discrepancies must be reported to Prestigious Millennium Design P/L for clarification.

The approval by this office of a design variation and/ or substitute material, work practice, variation or the like is not an authorisation for it's use or a contract variation. Any said variations must be accepted by all parties to the agreement and where applicable the relevant Building Surveyor, prior to

These drawings are to be read in conjunction with all relevant Engineers' details and all other consultants drawings/ details/ reports and with any other written instructions issued in the course of the contract. Report any discrepancies to this office for clarification before commencement of any works.

The Owner/ Builder/ Subcontractor/ and Surveyor shall be responsible for ensuring that all building works, materials and work practices conform to current Building Code of Australia, Australian Standard, and Building Regulations, local by-law, Town Planning requirements, Energy Rating report, and any other relevant permits & regulations. Several important Australian Standard that are relevant to Residential works and materials are:

1. AS/NZS 1170: Structural design actions 2. AS 1273: Unplasticized PVC (UPVC)

3. AS 1276: Acoustics - Rating of sound installation in buildings and of building elements

4. AS 1288: Glass in buildings - Selection and Installation 5. AS 1397: Steel sheet and strip Hot-dipped zinc-coated or aluminium/ zinc-coated

6. AS 1562: Design and installation of sheet roof and wall cladding 7. AS 1657: Fixed platforms, walkways, stairways and ladders - Design, construction and installation

8. AS/NZS 1664: Aluminium structures 9. AS 1668: The use of mechanical ventilation and air-conditioning in buildings

10. AS/NZS 1680: Interior lighting 11. AS 1684: Residential timber-framed construction

12. AS 1720: Timber structures

13. AS 1926: Swimming pool safety 14. AS 2047: Windows in buildings - Selection and installation

15. AS 2049: Roof tiles 16. AS 2050: Installation of roof tiles

17. AS 2159: Piling - Design and installation 18. AS/NZS 2179: Specification for rainwater goods, accessories and fasterners

19. AS/NZS 2269: Plywood - structural 20. AS 2327: Composite structures

21. AS /NZS 2699: Built in components for masonry construction

22. AS 2870: Residential slabs and footings - Construction 23. AS/NZS 2904: Damp-proof courses and flashings

24. AS/NZS 2908: Cellulose cement products 25. AS/NZS 2918: Domestic solid fuel burning appliances - Installation

26. AS/NZS 3500.3: Storm Water Drainage

27. AS 3600: Concrete structures

28. AS 3660: Termite management 29. AS 3700: Masonry structures

30. AS 3740: Waterproofing of wet areas in residential buildings

31. AS 3786: Smoke alarms 32. AS 3959: Construction of buildings in bushfire-prone areas

33. AS 4055: Wind loads for housing

34. AS 4072: Components for the protection of openings in fire-resistant separating elements. 35. AS 4100: Steel structures

36. AS/NZS 4200: Pliable building membranes and underlays 37. AS 4254: Ductwork for air-handling systems in buildings 38. AS/NZS 4256: Plastic roof and wall cladding material

39. AS/NZS 4600: Cold-formed steel structures 40. AS/NZS 4858: Wet area membranes

41. AS/NZS 4859: Materials for the thermal insulation of buildings

Where required. treat area beneath floor against termite infestation in accordance with relevant standard. Contact the relevant municipal council to determine if this is mandatory

Safety glass to be used in the following cases: i) All rooms - Within 500mm vertical of the floor. ii) Bathrooms - Within 2000mm of the floor.

iii) Laundry - Within 1200mm vertical from floor and/or within 300mm horizontal from all doors. iv) Doorway - Within 300mm horizontal from doors.

Shower screens shall be **GRADE A** safety glass

Stormwater shall be taken to legal point of discharge as advised by the municipal drainage engineer. Builder to contact the council if unsure of point of discahrge.

Sewer or septic system shall be in accordance with the relevant authorities requirements.

Footings not to encroach title boundaries and easement lines. Owner and builder to ensure this does not occur. For buildings in close proximity to beachensure that all steel work, brick cavity ties and steel lintels, ETC, that are imbedded or fixed into masonry be protected in accordance with BCA part 3.4.4.

All wet areas to comply with A.S 3740. Wall finishes shall be impervious to a height of 1800mm above floor level to shower enclosures and 300mm above baths, basins, sinks and troughs if within 75mm of the wall. Refer to code for

Provide wall ties to brickwork at maximum 60mm centres in each direction and within 300mm of articulation joints. Sub floor vents are to provide a rate of 7500mm SQ clear ventilation per 100mm run of external wall and 2200 SQ clear ventilation per 1000mm run of internal dwarf walls. (Located below bearer).

Provide clearance from underside of bearers to finished ground level of 150mm for floor with strip flooring or 200mm for floors with particleboard flooring and 400mm in a termite declared area.

Dwelling additions provide termal insulation in accordance with BCA energy efficiency requirements.

New dwellings, to comply with energy rating report

The Builder shall take all steps necessary to ensure the stability of new and existing structures during all works.

The Builder shall ensure for general watertightness of all new and existing works.

Where building is within a designated bushfire prone area compliance with AS 3959 - is required to a leevl of attack as nominated in the building permit documentation

### **CONTACTS**

**LAND SURVEYOR:** 

The land survey is prepared by licensed land surveyor "NOBELIUS LAND SURVEYORS"

**CONTACTS DETAILS:** PHONE: (03) 5641 4112 EMAIL: mail.nobelius.com.au

**ENERGY RATER** 

STRUCTURAL & CIVIL ENGINEER

#### **GENERAL NOTES FOR DEMOLITION WORKS**

The Owner/ Builder/ Subcontractor/ and Surveyor must take precautions before and during demolition in accordance with relevant Australian Standard, Building Regulations, local by-law, and other relevant permits &

The demolition must not be commenced until the precautionary measures have been inspected and approved by the relevant Building Surveyor and authorities.

Any asbestos found on site shall be removed by asbestos removal specialist.

During the progress of the demolition the works shall be under the continuous supervision of an experienced

Any swimming pools, pond or the like, either on the demolition site or on the neighbouring allotments where affected by the demolition works shall be adequately fenced and made safe, so as to comply with AS 1926.1 prior to commencement of any demolition works.

The Demolisher shall be responsible to cut and seal any storm water, sewer pipes, water services, gas services

The position of capped sewer and storm water drains, sealed-off water supply lines, gas supply lines and the like are to be clearly marked on the site. Make good ground condition after removal of underground services prior to foundation works.

Protect all trees not being demolished from soil compaction around drip-line and all trunks and canopies from damage. If any tees require canopy reduction to allow access, the architects must be advised.

Protect all on existing site pits that are to remain and underground services from damage.

and the like.

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All previously issued drawings marked Preliminary shall now be considered void and shall not form part of these drawings and contract.

#### **STAIRCASE NOTE:**

Stair requirements: Riser - 190mm Maximum - 115mm minimum

Going/Tread - 355mm maximum - 240mm minimum (Domestic Only)

Riser and treads to be constant in size throughout flight. Provide non-slip finish or suitable non-skid strip near edge of nosing to BCA table 3.4.1.1 requirements. Provide continuous handrail 1000mm minimum height to balconies and decks which are 1000mm or more above ground level. 865mm minimum height handrail above stair nosing and landings.

Maximum openings between balusters not to exceed 125mm and maximum gap to open tread not to exceed 125mm. Tread & landings to achieve the minimum non slip resistance classification of P3 or R10

(internal) and P4 & R11 All Stairways to have a handrail to one side. For wire balustrade see BCA volume 2 requirements.

### STUMPS NOTE:

Stumps exceeding 120mm above ground to be braced concrete stumps

- 100mm SQ up to 1400mm Long (1 No. HD. WIRE) - 100mm SQ 1400mm TO 1800mm Long (2 No. HD. WIRES) - 125mm SQ 1800mm to 3000mm LONG (2 No. HD. WIRES)

# **SMOKE DETECTOR / ALARM NOTE:**

Smoke alarms to be provided and installed in accordance with AS 3786. New dwellings and additions with sleeping accommodation to be hard wired with battery back up. New alarms must be interlinked.

### WC NOTE:

W.C. Doors. To toilet pans located within 1.2m of the door jamb, lift off hinges must be fitted, otherwise the door must swing outwards.

### TERMITE PROTECTION

A physical Barrier (Blue Sheets & "Homeguard") or other management system need to be installed to underside of building, Perimeter and any penetrations where the building (excluding a detached class 10) is located in a termite pron area to comply with 3660.1

Water tank to be connected to all toilets for flushing purposes, where possible, minimum 2000L

### **EXHAUST FAN**

**WATER TANK** 

Exhaust fan to discharge directly to the outside, otherwise a roof vent (eg. whirly bird) is required if the roof has sakring and the exhaust fans discharge into

### **WINDOW NOTE:**

Windows on first floor bedrooms openable below 1.7m to have a maximum opening of 125mm only.

### **WEEP HOLE**

Weep-holes to brickwork must be provided in the course immediately above any damp proof course or flashing at centres not exceeding 1.2m.

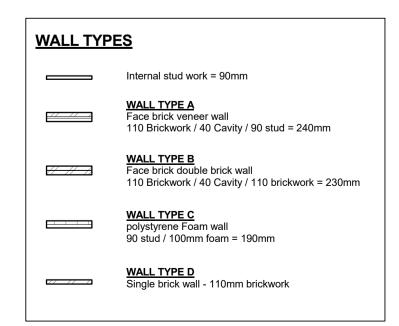
All Weep hole are to comply with part 3.3.5.9 of the current

### **ARTICULATION JOINTS**

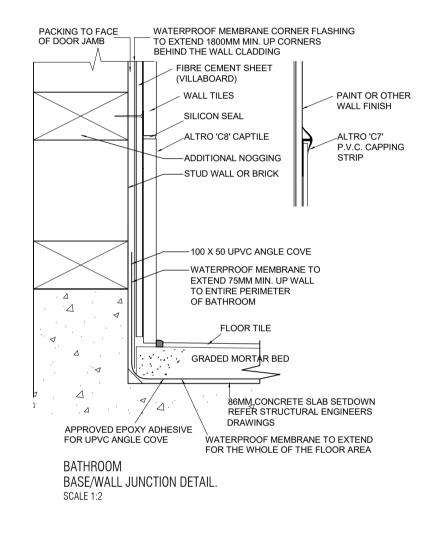
Provide articulation joint in masonry veneer walls in accord with part 3.3.5.13 of the current NCC (2018)

### STRUCTURAL WORKS

**ALL STRUCTURAL WORKS IS INDICATIVE ONLY ON THE** ARCHITECTURAL PLANS. BUILDER MUST REFER TO ACTUAL STRUCTURAL & CIVIL DOCUMENTATION FOR SIZES AND LOCATION PRIOR TO ORDER / CONSTRUCTION. DISCREPANCY MUST BE NOTIFIED IMMEDIATED BACK TO STRUCTURAL / CIVIL **ENGINEER** 







### **WATER PROOFING NOTE**

discahrge as required

All wet areas to comply with the b.c.a part 3.8.1 & as3740-2010 wall finishes shall be impervious to a height of 1800mm vertical of floor to shower enclosures and 150mm above baths, basins, sinks and through if within 75mm from wall, provid impervious floor covverings to all wet areas to the satisfaction of the building surveyor

Builder to provide appropriate tanking / waterprooing as required to all walls near the new structure.

Appropriate ag drains are to be installed and connected to the legal point of

Where existing structure is only single brick, please contact engineer / building designer for solution(s)

	Sheet Name
ND001	Cover Sheet
AR001	Cover Sheet
AR100	Existing & Proposed Site Plan
AR200	Proposed Ground Floor Plan
AR230	Proposed Electrical Plan
AR240	Proposed Ceiling & Security Plan
AR250	Proposed Roof Plan
AR300	Proposed Elevations
AR350	Section 01 & 02
AR500	Window Schedule 01
AR600	Staircase Plan & Section 01
AR800	Floor Finishes Plan
AR710	Shadow Diagrams 01
AR711	Shadow Digrams 02
AR201	Proposed First Floor Plan
AR231	Proposed Lighting Plan
AR351	Section 03 & 04
AR352	Section 05 & 06
AR210	Slab & Retaing Wall Plan
AR700	Fence Plan
AR202	Floor Plans Dimension Plans
AR501	Door Schedule 01
AR601	Staircase Section 02 & 03
AR810	Study Plan & Elevations
AR812	Bath 01 Plan & Elevations
AR813	Butler Plan & Elevations
AR814	Kitchen Plan & Elevations
AR815	Kitchen Elevations
AR817	Living & Garage Plan & Elevations
AR820	Master Bedroom & W.I.R Plan & Elevations
AR822	Master Ensuite Plan & Elevations
AR830	Bath 02 Plan & Elevations
AR831	Powder 01 Plan & Elevations
AR811	Laundry Plan & Elevations
AR832	Bed 2 & 3 & 4 Wardrobe
AR360	Overlooking Sections
AR821	Master Bedroom Plan & Elevation
AR400	Section Detail 01 & 02
AR401	Section Detail 03 & 04
AR402	Section Detail 05 & 06
AR403	Section Details 07 & 08
AR404	Section Details 07 & 00
AR405	Section Detail 11 & 12
10400	SECTION DETAIL IT & 12

Sheet List

### Six star requirements:

Raft slab with in slab insualtion to minimum R1.54. Wall Insulation R2.5 batts to house with sisalation paper, incl. party walls between garage & house. R2.5 to internal walls to Ldry, Bath, Bath 2. Ceiiing Insulation R6.0 batts to house. R6.0 to entire first floor subfloor. Roof colour medium. Skylights to be double glazed. Vue Windows (Rehau codes used as per website) double glazed alum windows and doors throughout. See energy report for U-values and SHGC values.

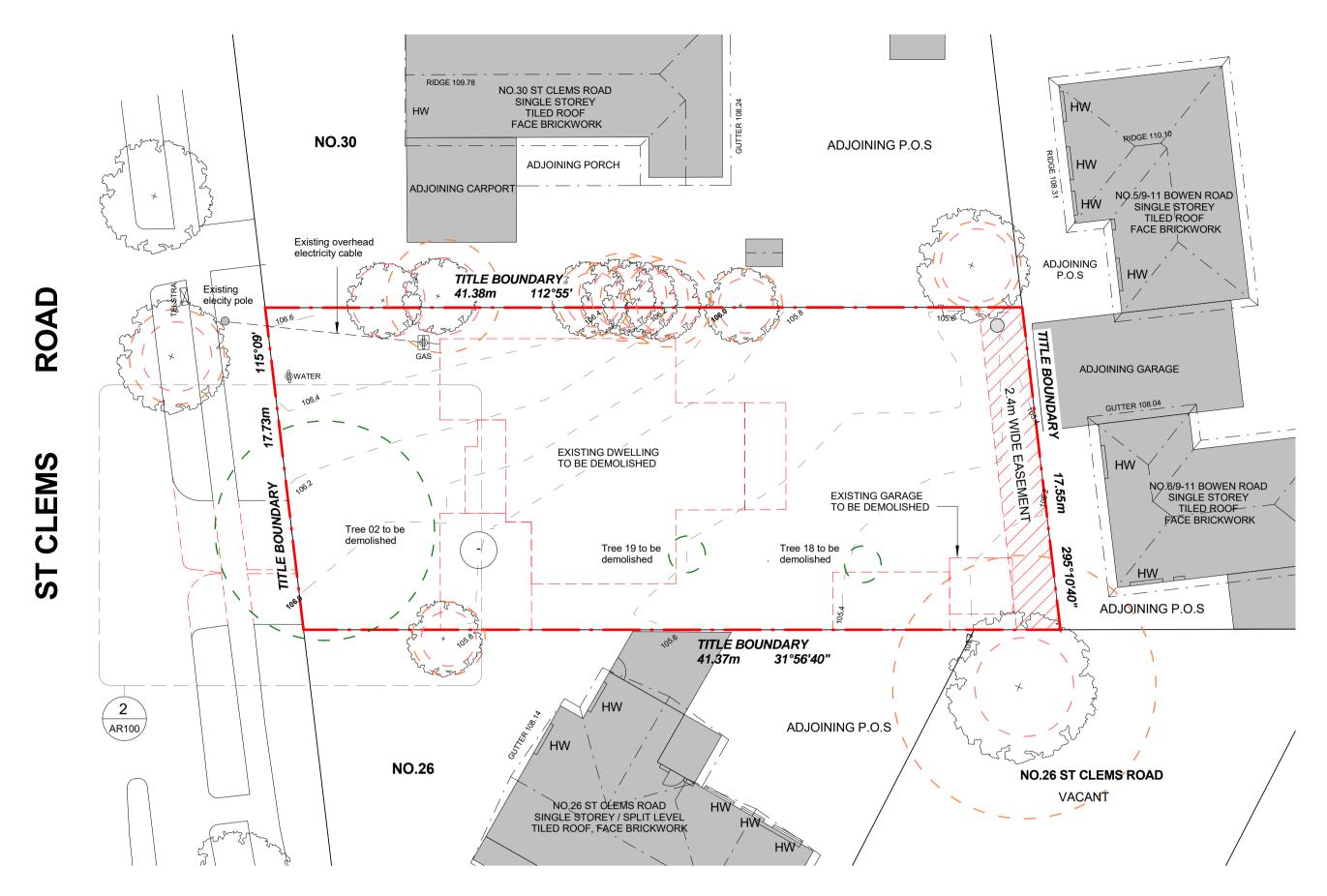


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MR. MATT CHAN & SOFIA CHAN

PROJECT/ADDRESS: NO.28 ST CLEMS ROAD, DONCASTER EAST, VIC. 3109

21022 Cover Sheet PRELIMINARY 09/01/21 Checker AR001 1:100 @ A1 Author



Nature strip

TITLE BOUNDARY

PROPOSED BUILDING

ADJOINING PROPERTIES

RL RELATIVITY LEVEL
FFL FINISHED FLOOR LEVEL

PIT DRIVEWAY DRAINAGE
PIT TO ENGINEER'S DETAIL

SITE: NUMBER OF DWELLINGS NUMBER OF GARAGE CAR SPACES	AREA 729.00 m <sup>2</sup> ONE (1) TWO (2)	
GROUND FLOOR GARAGE FIRST FLOOR SUBTOTAL	AREA 196.81 m <sup>2</sup> AREA 52.57 m <sup>2</sup> AREA 202.39 m <sup>2</sup> AREA 451.77 m <sup>2</sup>	(5.66 (21.78
PORCH UNDERCOVER OUTDOOR & BBQ AREA TOTAL FLOOR AREA	AREA 8.69 m² AREA 51.66 m² AREA 511.12 m²	(5.46
BUILDING SITE COVERAGE (TOTAL OF UNITS GROUND FLOOR, PORCH & GARAGE):	308.73 m² (42.39%	o)
OPEN SPACE: PRIVATE OPEN SPACE:	114.17 m² 249.41 m²	
PROPOSED DRIVEWAY CONCRETE FOOTPATH REAR & SIDE CONCRETE AREA	44.24 m <sup>2</sup> 24.46 m <sup>2</sup> 32.10 m <sup>2</sup>	
TOTAL IMPREVIOUS AREAS (BUILDING SITE COVERAGE & DRIVEWAY	):AREA 409.53m² (56	.17 %)

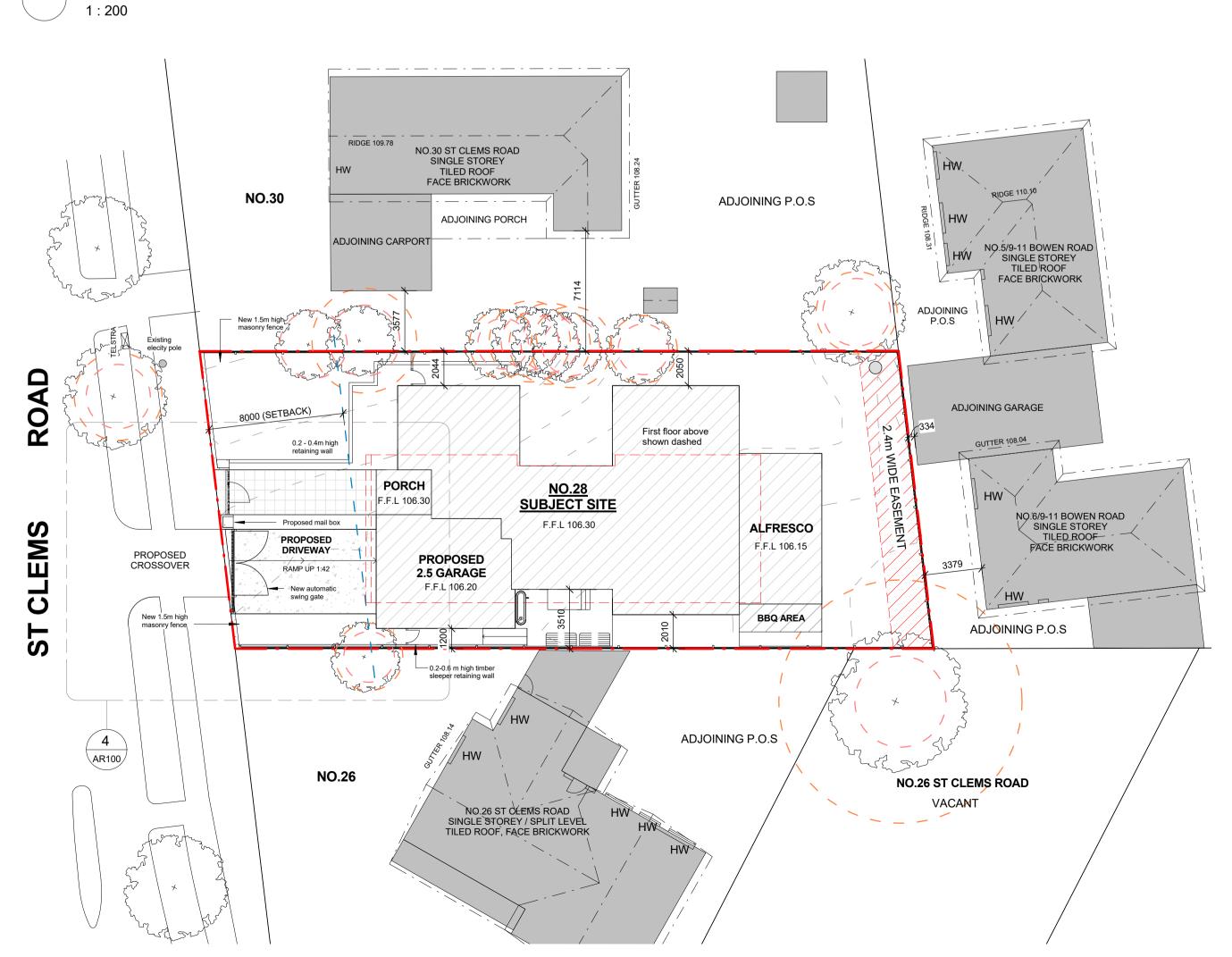
312.52 m² (42.86%)

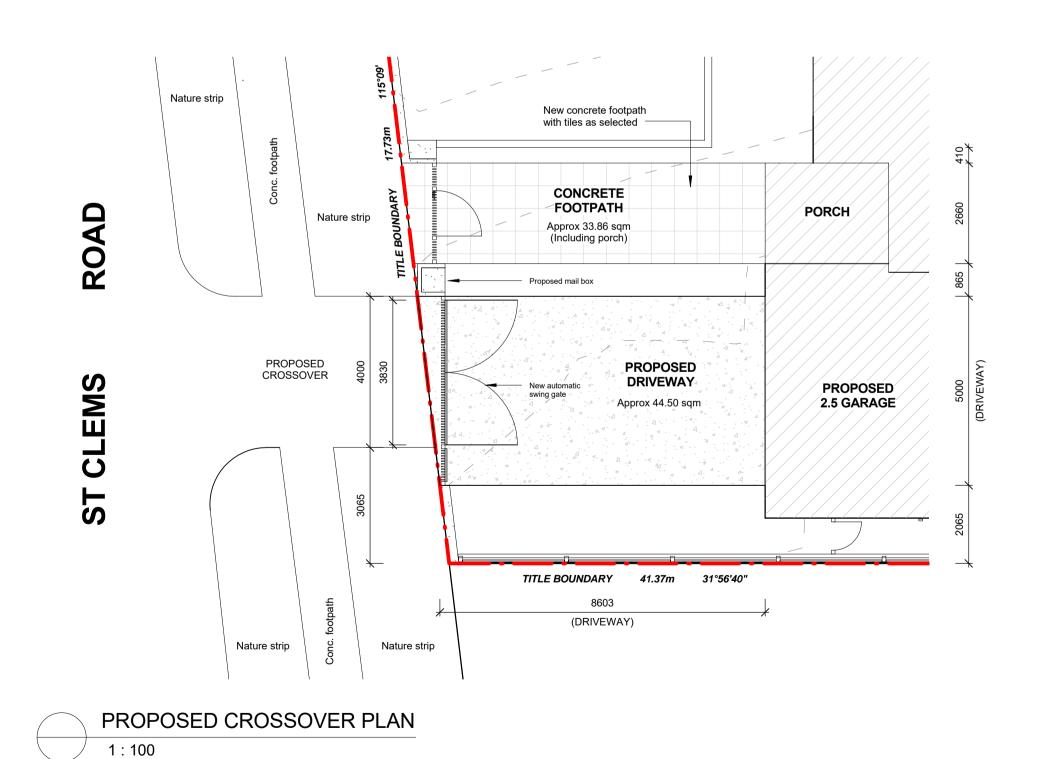
TOTAL GARDEN AREA

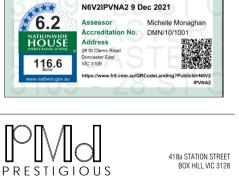


PROPOSED SITE PLAN

1:200







PRESTIGIOUS MILLENNIUM DESIGN PTY LTD	418a STATION STREET BOX HILL VIC 3128 ACN 145538567 TEL: 61 3 80606629 E-MAIL: info@pmdc.com.au
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PROJECT/ADDRESS: NO.28 ST CLEMS ROAD, DONCASTER EAST, VIC, 3109

DRAWING TITLE:
Existing & Proposed Site Plan

DATE:
09/02/21

CHECKED:
Checker

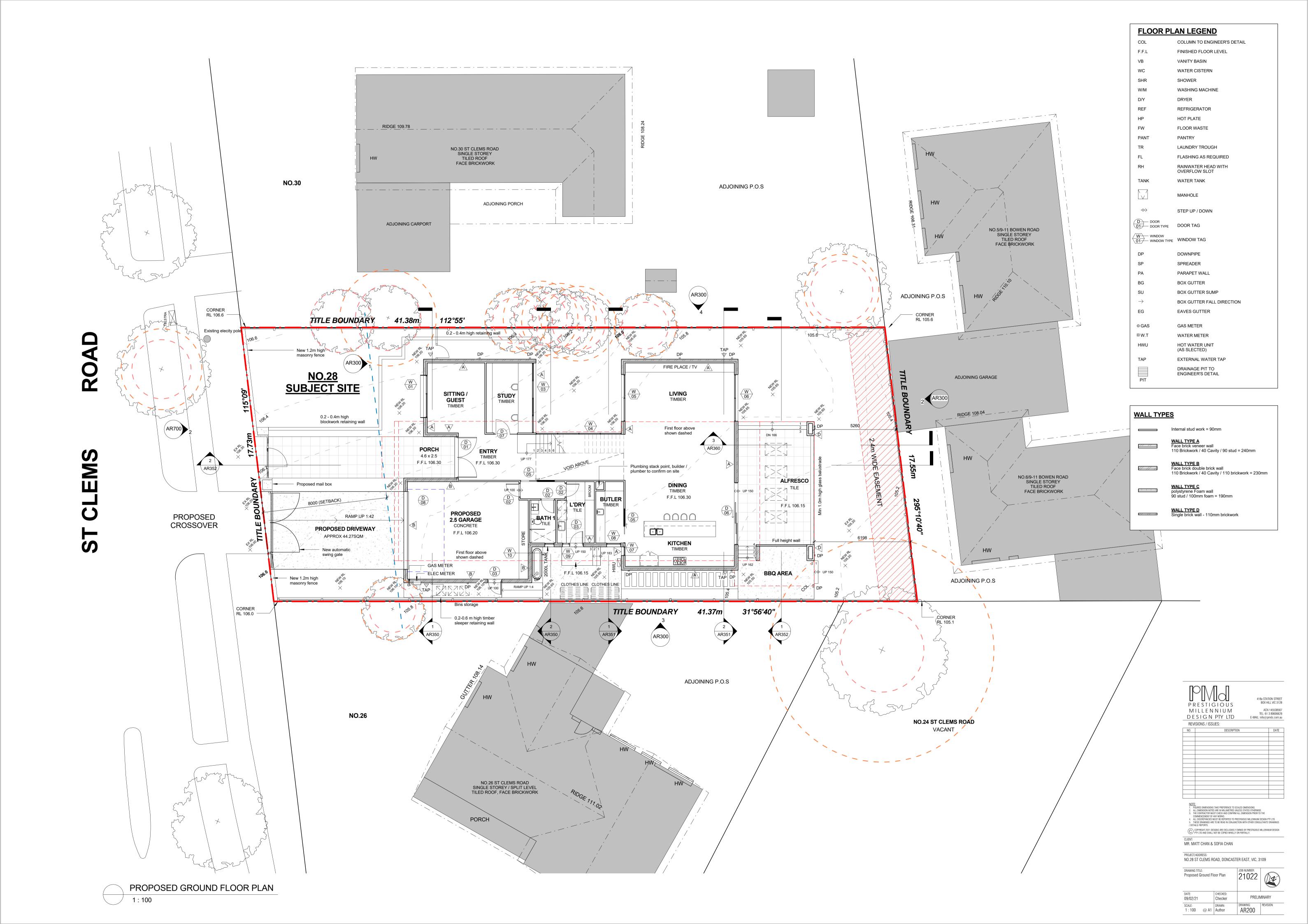
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Author

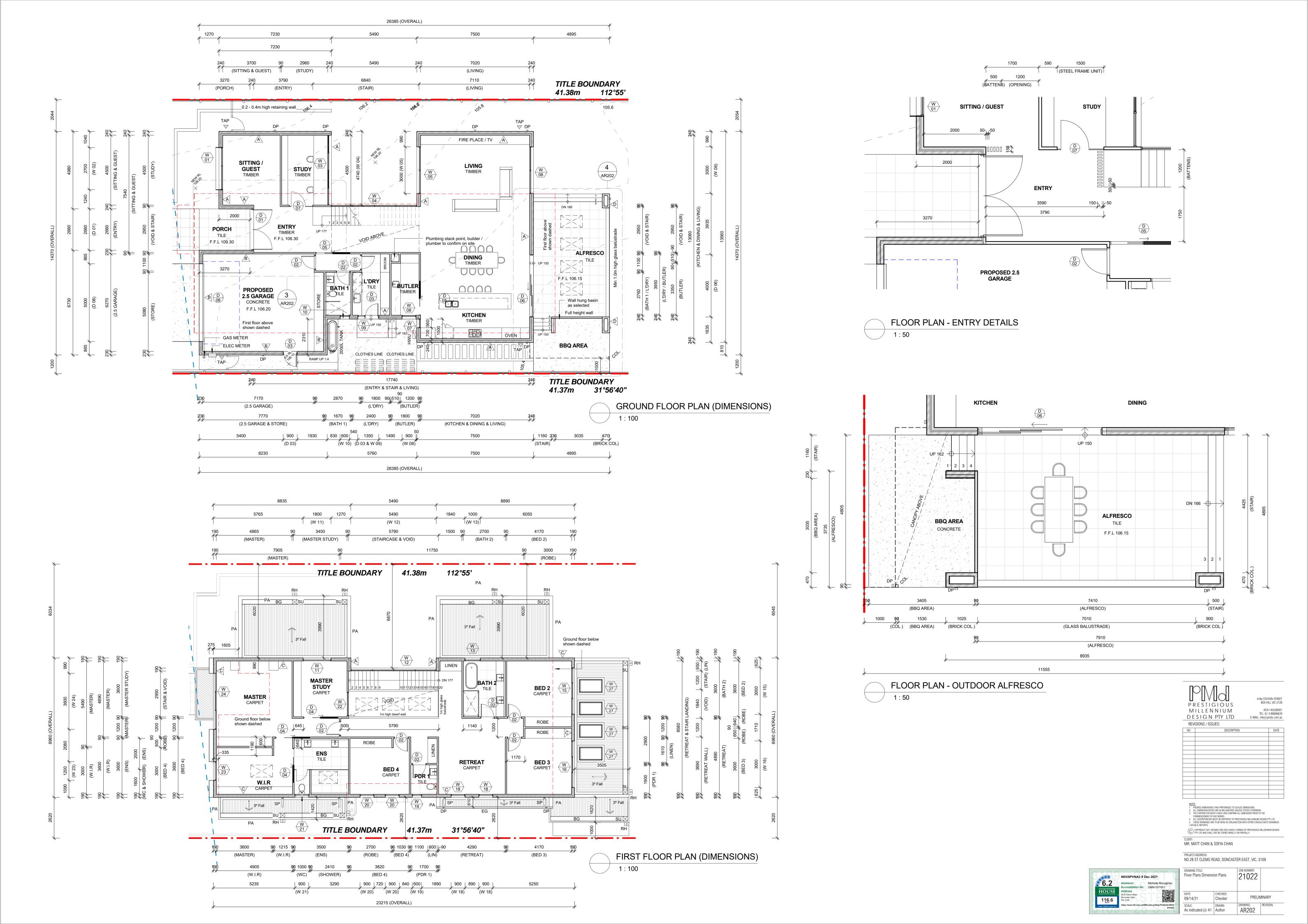
AR100

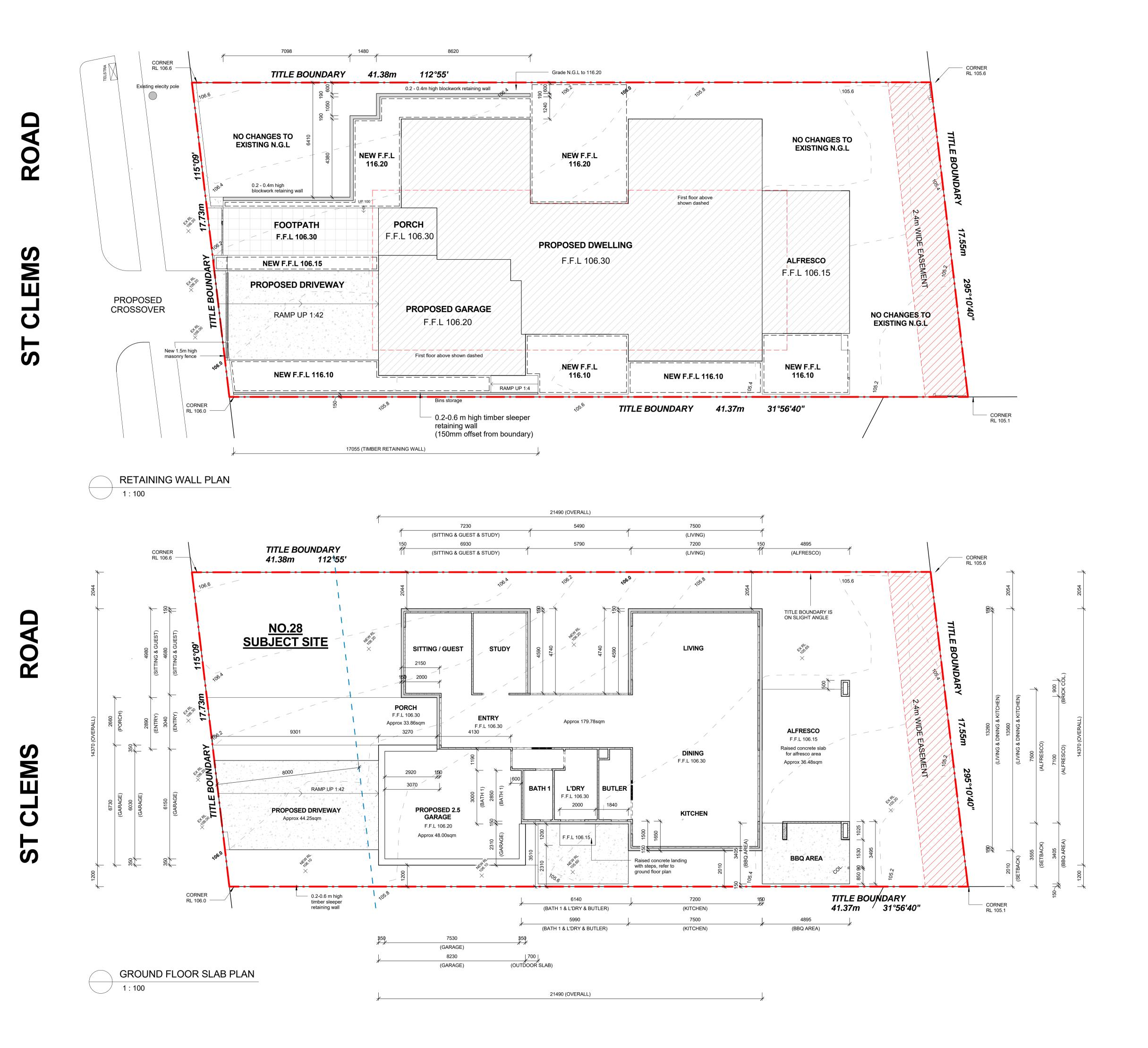
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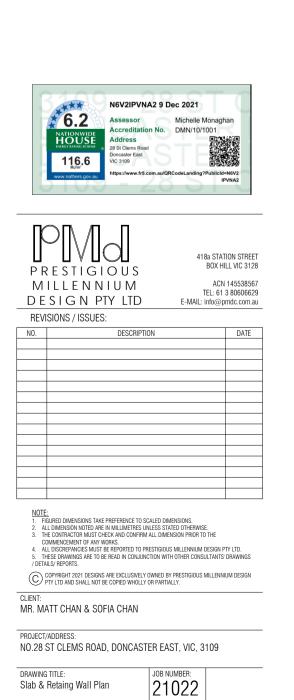
REVISION:
AR100











PRELIMINARY

DRAWING: REVISION: AR210

Checker

SCALE: DRAWN: 1:100 @ A1 Author

09/09/21



ELE	ELECTICAL AND LIGHTING LEGEND							
⊢ Tv	TV POINT 1000mm off F.F.L	E	EXHAUST FAN					
→ DW	GPO FOR DISHWASHER	(\$)	SMOKE DETECTOR					
FR	GPO FOR FRIDGE	MSB	MAIN SWITCH BOARD					
Ċ <sup>RH</sup>	GPO FOR RANGEHOOD	φ-	LED DOWNLIGHT (CEILING MOUNTED)					
Çov	GPO FOR OVEN	SF <del> </del>	SURFACE MOUNTED LED DOWNLIGHT					
→ ST	GPO FOR COOKTOP  GPO FOR STEAMER OVEN	₩A <del>Φ</del>	ADJUSTABLE SPOT DOWNLIGHT (WALL MOUNTED, STYLE TO BE CONFIRMED WITH OWNER / CLIENT)					
300	—— HEIGHT FROM F.F.L  —— POWER POINT	UP <del> </del>	ON GROUND UPLIGHT					
	DOUBLE GPO (STYLE AS SELECTED)	$\otimes$	PENDANT LIGHT (AS SELECTED)					
UB HD	DOUBLE GPO (UNDERBENCH) HDMI WALL SOCKET		PENDANT LIGHT LED STRIP (AS SELECTED)					
WP	300 & 1000mm off F.F.L  HEIGHT FROM F.F.L (WEATHERPROOF) POWER POINT	O <del>〔</del>	MOTION SENSOR TO TURN LIGHT ON (PROVIDE INDIVUAL ON/OFF SWITCH)					
	DOUBLE GPO (WEATHERPROOF) 300mm off F.F.L	$\mathbb{Q}_{\bullet}^{\bullet}$	EXTERIOR FLOOD LIGHT					
300	—— HEIGHT FROM F.F.L —— NETWORK POINT	<b>(</b> s	EXTERIOR FLOOD LIGHT (WITH SENSOR)					
	COMMUNICATION / NETWORK POINT 1 x TELEPHONE POINT 1 x NETWORK POINT		WALL LIGHT (AS SELECTED)					
CE ▼	COMMUNICATION POINT 1 x TELEPHONE POINT 1 x NETWORK POINT	LED	LED LIGHT STRIP					
	(CEILING MOUNTED)  NBN CONNECTION POINT	DI o	1 WAY LIGHT SWITCH  1 WAY LIGHT SWITCH WITH DIMMER					
CE	CEILING MOUNTED	ø	2 WAY LIGHT SWITCH					
37,32	SPEAKERS AS SELECTED	DI	2 WAY LIGHT SWITCH WITH DIMMER					

### NOTE

Refer to internal plans and elevations for more details on power points within joinery



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MR. MATT CHAN & SOFIA CHAN

PROJECT/ADDRESS:
NO.28 ST CLEMS ROAD, DONCASTER EAST, VIC, 3109

DRAWING TITLE:
Proposed Electrical Plan

DATE:
09/02/21

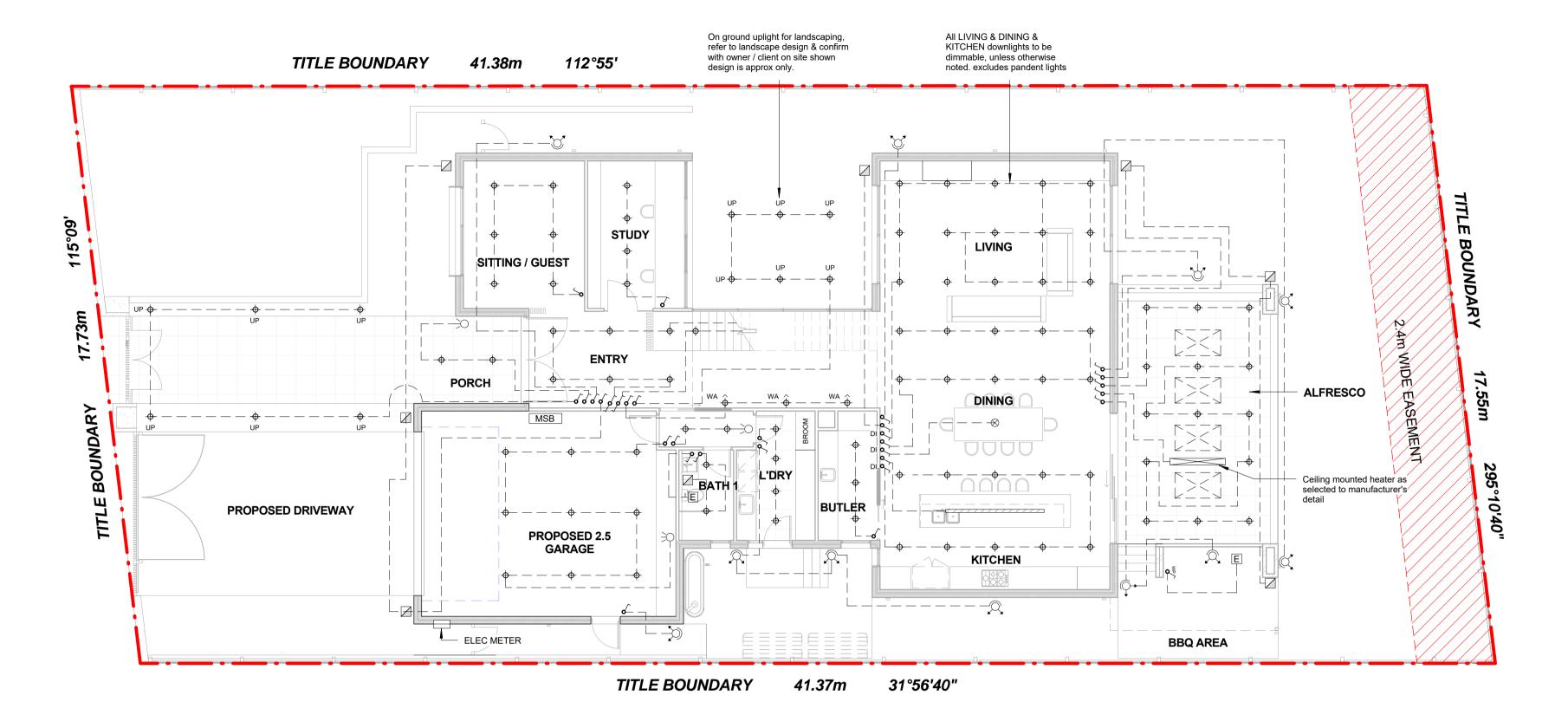
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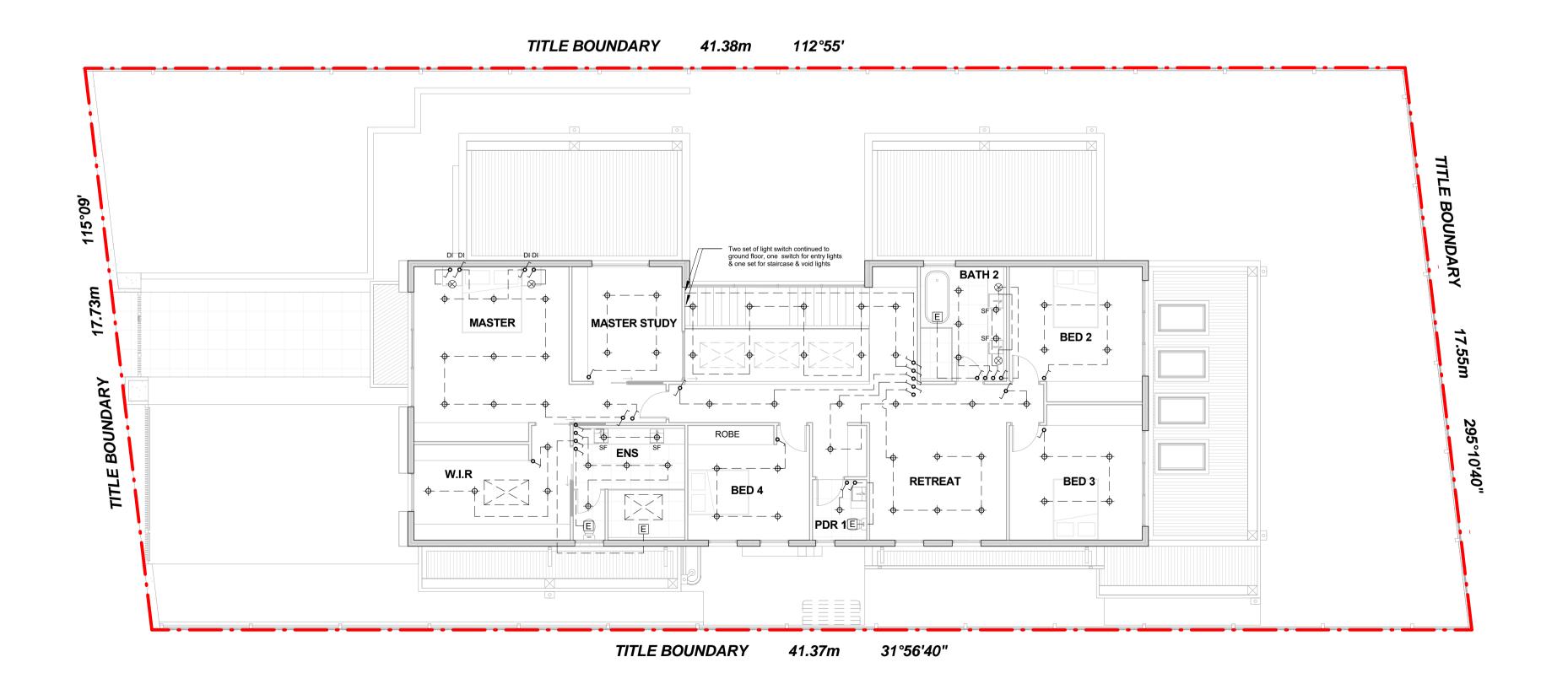
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AR230



GROUND FLOOR LIGHTING PLAN



FIRST FLOOR LIGHTING PLAN 1:100

ELE	CTICAL AND LIGHTIN	NG LEGE	<u>ND</u>
Ц тv	TV POINT 1000mm off F.F.L	E	EXHAUST FAN
OM	GPO FOR DISHWASHER	(§)	SMOKE DETECTOR
FR	GPO FOR FRIDGE	MSB	MAIN SWITCH BOARD
RH	GPO FOR RANGEHOOD	<del>•</del>	LED DOWNLIGHT (CEILING MOUNTED)
Ov	GPO FOR OVEN	SF <del>•</del>	SURFACE MOUNTED LED DOWNLIGHT
→ HP	GPO FOR COOKTOP	wa - <del>∳</del>	ADJUSTABLE SPOT DOWNLIGHT (WALL MOUNTED, STYLE TO BE CONFIRMED WITH OWNER / CLIENT)
300	GPO FOR STEAMER OVEN  — HEIGHT FROM F.F.L  — POWER POINT	- <del>ф</del> -	ON GROUND UPLIGHT
	DOUBLE GPO (STYLE AS SELECTED)	$\otimes$	PENDANT LIGHT (AS SELECTED)
UB HD	DOUBLE GPO (UNDERBENCH)		PENDANT LIGHT LED STRIP (AS SELECTED)
₩P	HDMI WALL SOCKET 300 & 1000mm off F.F.L  HEIGHT FROM F.F.L (WEATHERPROOF)	O <del>C</del>	MOTION SENSOR TO TURN LIGHT ON (PROVIDE INDIVUAL ON/OFF SWITCH)
A <sup>300</sup>	POWER POINT  DOUBLE GPO (WEATHERPROOF) 300mm off F.F.L	Q'	EXTERIOR FLOOD LIGHT
300	— HEIGHT FROM F.F.L — NETWORK POINT	©, s	EXTERIOR FLOOD LIGHT (WITH SENSOR)
	COMMUNICATION / NETWORK POINT 1 x TELEPHONE POINT 1 x NETWORK POINT		WALL LIGHT (AS SELECTED)
CE ▼	COMMUNICATION POINT 1 x TELEPHONE POINT 1 x NETWORK POINT	LED	LED LIGHT STRIP
	(CEILING MOUNTED)  NBN CONNECTION POINT	DI	1 WAY LIGHT SWITCH  1 WAY LIGHT SWITCH WITH DIMMER
<b>ℂ</b> E	CEILING MOUNTED	Þ	2 WAY LIGHT SWITCH
,7 92	SPEAKERS AS SELECTED	DI	2 WAY LIGHT SWITCH WITH DIMMER

### NOTE

Refer to internal plans and elevations for more details on power points within joinery

## **WATTS CALCULATION:**

AREA 192.85 m<sup>2</sup> AREA 201.10 m<sup>2</sup> **AREA 397.95 m<sup>2</sup> GROUND FLOOR** FIRST FLOOR
TOTAL FLOOR AREA Maximum watts allowable for dwelling is **1989.75 Watts**Nominated watts for dwelling is approx **1320 watts**, based on 132 lights at 10 watts each.

GARAGE
AREA 52.57 m²
Maximum watts allowable for garage is 157.71 Watts
Nominated watts for dwelling is approx 90 watts, based on 9 lights at 10 watts each.

PORCH AREA 8.69 m²
Maximum watts allowable for porch is 34.76 Watts
Nominated watts for porch is 10 watts based on 1 light at 10 watts each.

ALFRESCO & BBQ AREA 51.91 m<sup>2</sup>
Maximum watts allowable for porch is 207.64 Watts
Nominated watts for porch is 150 watts based on 15 light at 10 watts each.



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PROJECT/ADDRESS: NO.28 ST CLEMS ROAD, DONCASTER EAST, VIC, 3109

JOB NUMBER: 21022 Proposed Lighting Plan PRELIMINARY 09/05/21 DRAWING: REVISION: AR231 SCALE: DRAWN: 1:100 @ A1 Author

### **CEILING PLAN LEGEND**

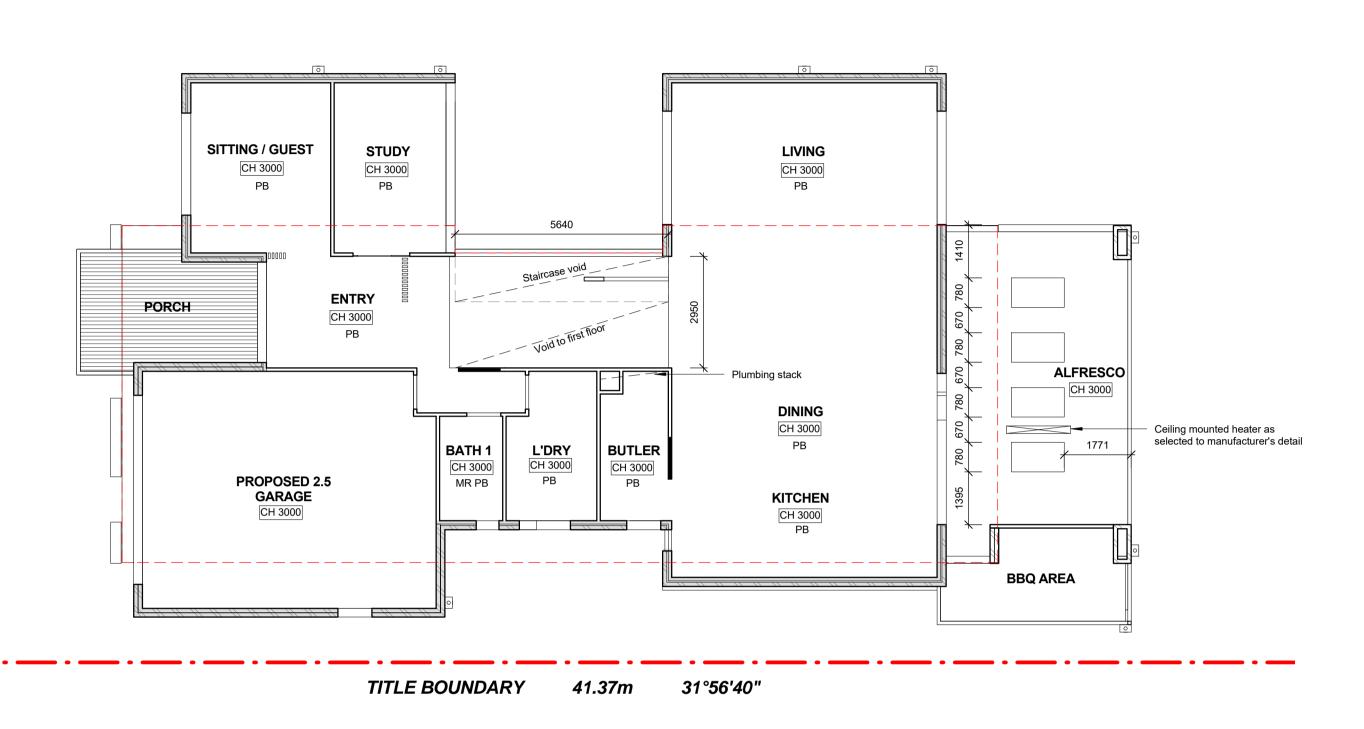
CEILING PLASTERBOARD MOISTURE RESISTANCE PLASTERBOARD

EXTERNAL CEILING LINING

EG **EAVES GUTTER** DP DOWNPIPE

RAINWATER HEAD CEILING HEIGHT CH0000 (FROM F.F.L)

TITLE BOUNDARY 112°55' TITLE BOUNDARY 41.38m 112°55' 41.38m

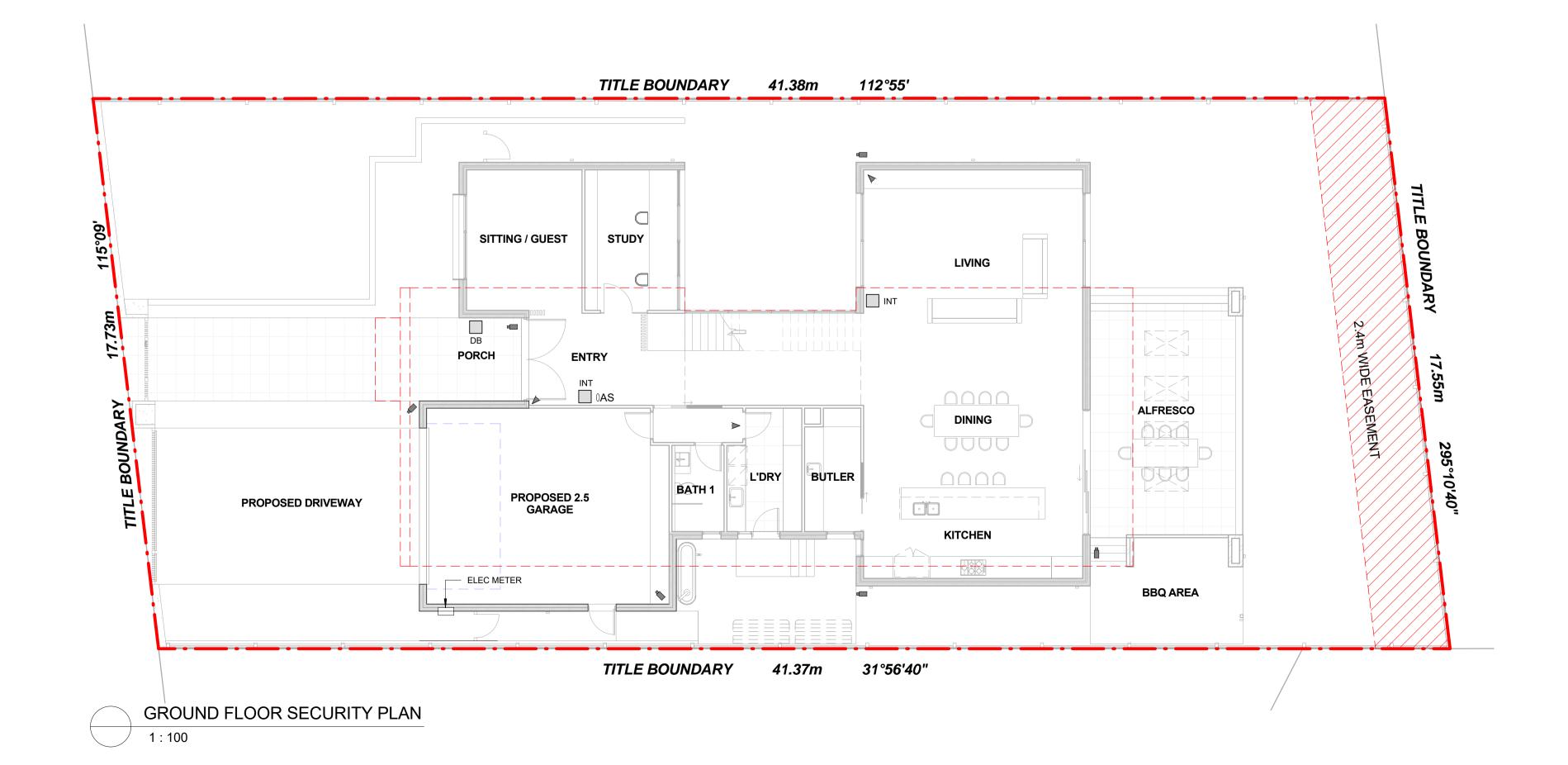


475 1400 300 1400 300 1400 **MASTER STUDY** BATH 2 BED 2 CH 2700 CH 2700 CH 2700 **MASTER** MR PB CH 2700 **ENS** CH 2700 2210 MR PB BED 3 RETREAT BED 4 CH 2700 PB W.I.R CH 2700 CH 2700 PDR 1
CH 2700
PB CH 2700

> TITLE BOUNDARY 41.37m 31°56'40"

GROUND FLOOR CEILING PLAN 1:100

FIRST FLOOR CEILING PLAN 1:100



**SECURITY LEGEND** SECURITY CAMERA SECURITY ALARM SENSOR SECURITY ALARM CONTROL PANEL DOOR BELL WITH INTERCOM & CAMERA INTERCOM TABLET CONNECTED TO DOOR BELL



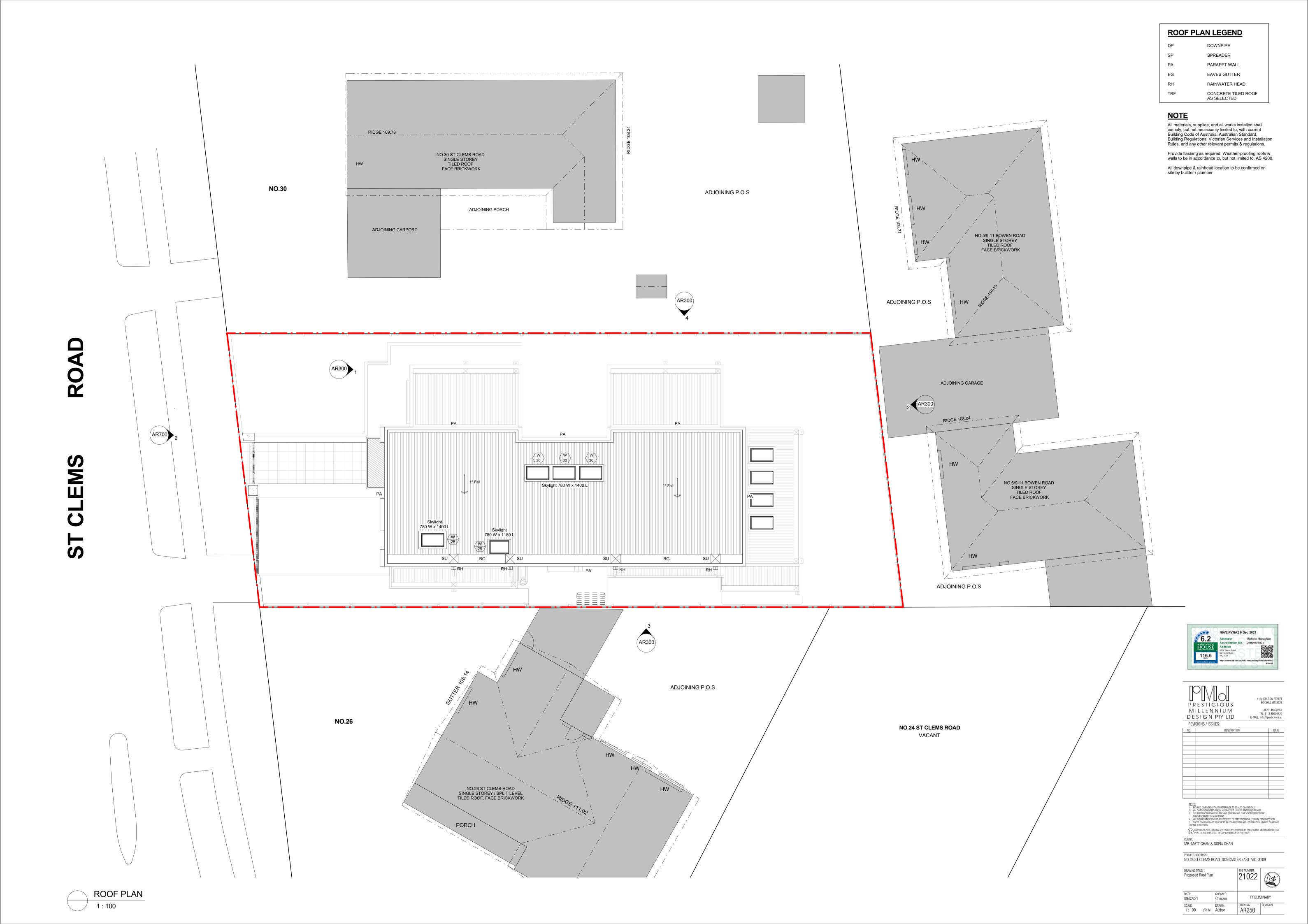
PRESTIGIOUS MILLENNIUM ACN 145538567 TEL: 61 3 80606629 E-MAIL: info@pmdc.com.au DESIGN PTY LTD REVISIONS / ISSUES:

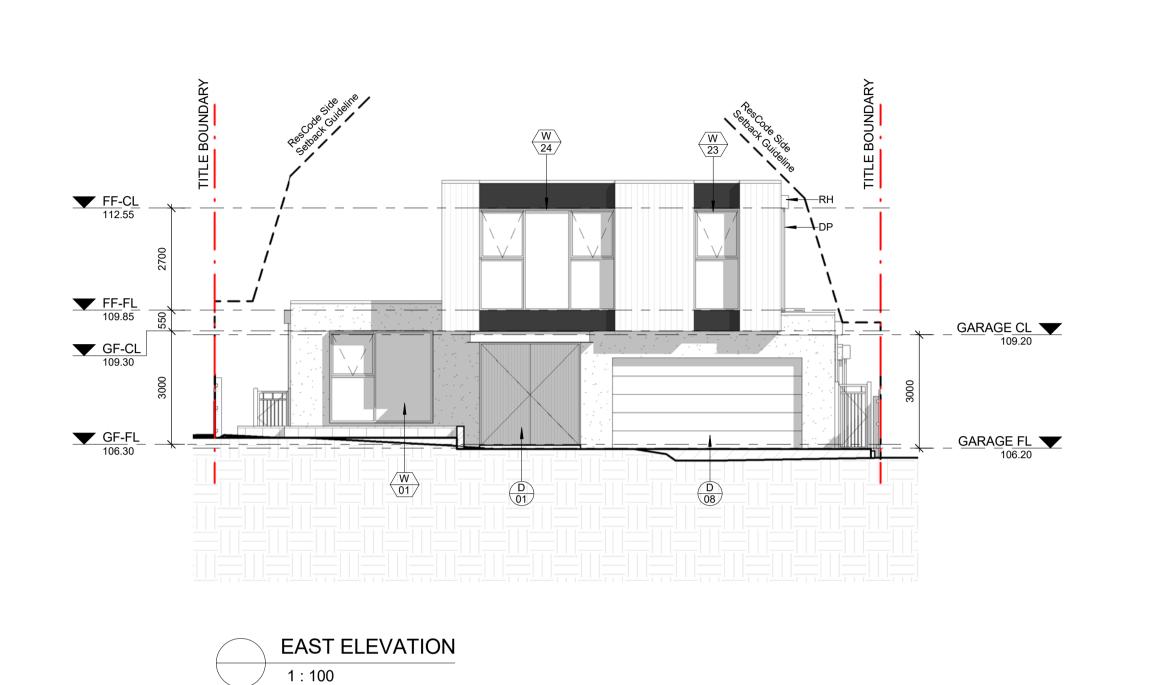
MR. MATT CHAN & SOFIA CHAN

PROJECT/ADDRESS: NO.28 ST CLEMS ROAD, DONCASTER EAST, VIC, 3109

DRAWING TITLE:
Proposed Ceiling & Security Plan

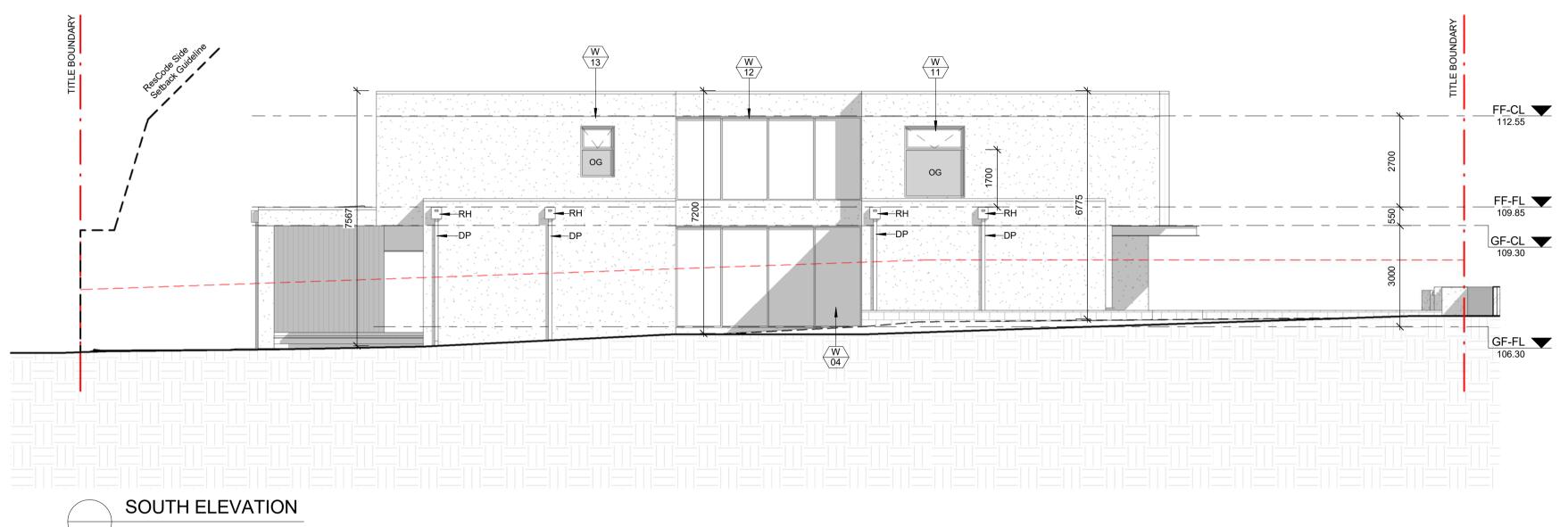
JOB NUMBER:
21022 PRELIMINARY SCALE: DRAWN: 1:100 @ A1 Author DRAWING: REVISION: AR240

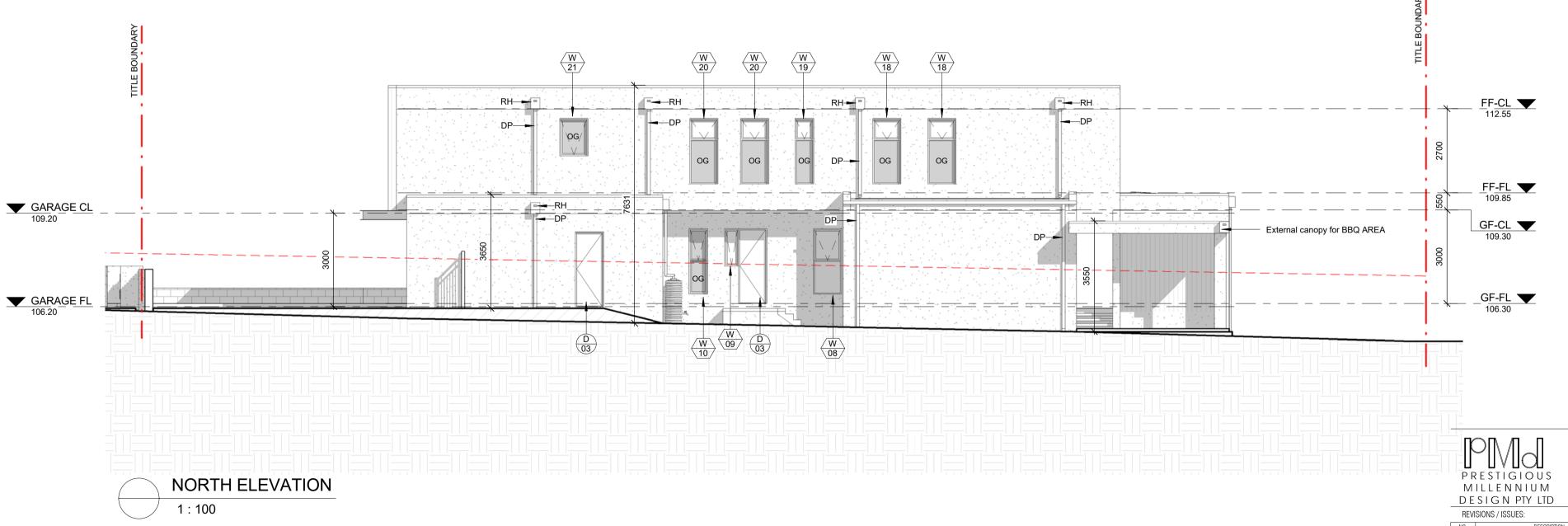






WEST ELEVATION
1:100





NOTE:

1. FIGURED DIMENSIONS TAKE PREFERENCE TO SCALED DIMENSIONS.
2. ALL DIMENSION NOTED ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
3. THE CONTRACTOR MIST CHECK AND CONFIRM ALL DIMENSION PRIOR TO TO COMMENCEMENT OF ANY WORKS.
4. ALL DISCREPANCIES MUST BE REPORTED TO PRESTIGIOUS MILLENNIUM DE
5. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH OTHER CONSULT OFTEN ANY PROPRIST.

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CLIENT:
MR. MATT CHAN & SOFIA CHAN

PROJECT/ADDRESS: NO.28 ST CLEMS ROAD, DONCASTER EAST, VIC, 3109



	WINDOW TYPE 01	WINDOW TYPE 02	WINDOW TYPE 03	WINDOW TYPE 04	WINDOW TYPE 05	WINDOW TYPE 06	WINDOW TYPE 07	WINDOW TYPE 08	WINDOW TYPE 09	WINDOW TYPE 10	WINDOW TYPE 11
		//									
	2700	/	4500	5490	3000	3000					
- 011000	1200 1500	1200	FQ FQ FQ FQ	FQ EQ EQ FQ	1500 1500	1500 1500	560	7900	450 <del>*</del> <del>*</del> <del>*</del> *	600	1800
CH 300 CH 270 CH 240								+	. + . — . — . — . — . —	+	-+
	2400	00 2	00 7 /		150	150	8		, 1200		, , , , , , , , , , , , , , , , , , , ,
	08	30		30	30	300	30	2400	2400	2400	210 210 700 1400
F <u>.</u> F <u>.</u> L											
	$\langle W \rangle$	$\frac{\frac{W}{W}}{\frac{Q}{2}} / \frac{W}{02}$	$\frac{\langle W \rangle}{03}$	$\frac{W}{04}$	<b>₩</b> 05	⟨ <u>W</u> ⟩	<u>₩</u> 07	₩ 08	₩ 09	\(\frac{W}{10}\)	$\frac{W}{11}$
SIZE	2700 W x 2400 H	/ 1200 W x 2700 H/	4500 W x 1900 H	5490 W x 3000 H	3000 W x 3000 H	3000 W x 3000 H	560 W x 3000 H	900 W x 2100 H	450 W x 1200 H	600 W x 2100 H	1800 W x 2100 H
MATERIAL	UPVC framed	UPVC framed /	UPVC framed	UPVC framed	UPVC framed	UPVC framed	UPVC framed	UPVC framed	UPVC framed	UPVC framed	UPVC framed
STYLE	Fixed / Awning	Double Hung	Fixed / Awning	Fixed	Fixed / Awning	Fixed / Awning	Fixed	Fixed / Awning	Awning	Fixed / Awning	Fixed / Awning
GLAZING	As per energy rating report	As per energy rating report	As per energy rating report	As per energy rating report	As per energy rating report	As per energy rating report	As per energy rating report	As per energy rating report	As per energy rating report	As per energy rating report	As per energy rating report
NOTES	No architraves	No archi <mark>t</mark> raves	No architraves	No architraves	No architraves	No architraves	No architraves	No architraves	No architraves	No architraves	No architraves
	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal
	200mm extruded steel frame	/									Obscured glazing up to 1.7m from F.F.L
		/									Maximum opening 125mm only
		/									

	WINDOW TYPE 12	WINDOW TYPE 13	WINDOW TYPE 14	WINDOW TYPE 15	WINDOW TYPE 16	WINDOW TYPE 17	WINDOW TYPE 18	WINDOW TYPE 19	WINDOW TYPE 20	WINDOW TYPE 21	WINDOW TYPE 22
	5490 T EQ EQ EQ EQ	1000	1000	3000 FQ EQ EQ	3000   EQ EQ EQ	1000	900	600	900	900	1500
CH 3000 CH 2700 CH 2400	2500	2400	2400 2100 1700 1400 700	2400		— -   — - <del> </del>	2400 1400 700 1700	+ : - :	2400 1400 700 1700	2400	2400
▼ F.F.L	\(\frac{\text{W}}{12}\)	\(\begin{array}{c} \text{W} \\ \tag{13} \end{array}	+	W 15	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		W 18	W 19	\(\frac{\text{W}}{20}\)	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	\(\frac{\text{W}}{22}\)
IZE	5490 W x 2500 H	1000 W x 1500 H	1000 W x 2100 H/	3000 W x 2100 H	3000 W x 2100 H	1000 W x 2100 H /	900 W x 2100 H	750 W x 2100 H	900 W x 2100 H	900 W x 1200 H	1500 W x 2400 H
ATERIAL	UPVC framed	UPVC framed	UPVC framed /	UPVC framed	UPVC framed	UPVC framed /	UPVC framed	UPVC framed	UPVC framed	UPVC framed	UPVC framed
YLE	Fixed	Fixed / Awning	Fixed / Awning	Fixed / Awning	Fixed / Awning	Fixed / Awning	Fixed / Awning	Fixed / Awning	Fixed / Awning	Awning	Fixed
.AZING	As per energy rating report	As per energy rating report	As per energy rating report	As per energy rating report	As per energy rating report	As per energy rating report	As per energy rating report	As per energy rating report	As per energy rating report	Double Glazed	As per energy rating report
OTES	No architraves	No architraves	No architraves	No architraves	No architraves	No architraves	No architraves	No architraves	No architraves	No architraves	No architraves
	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal
		Obscured glazing up to 1.7m from F.F.L	Obscured glazing up to 1.7m from F.F.L	Maximum opening 125mm only	Maximum opening 125mm only	Obscured glazing up to 1.7m from F.F.L	Fully obscured glazed				
		Maximum opening 125mm only				Maximum opening 125mm only	Maximum opening 125mm only		Maximum opening 125mm only	Maximum opening 125mm only	
			/			V.					

 All external windows are aluminium framed and opening type as shown. 2. All doors are timber framed at selected style. 3. Provide privacy locks to all Bathroom, WC except for Ensuite.

Provide security dead locks to all external doors.

5. Provide security locks to all openable external windows.

All windows & doors shown is viewed from outside. Allow for arrangments to be mirrored, refer to to Elevations, Sections & Plans.

All sizes shown are opening & must be verified against actual opening sizes measured on site before fabrication begins.

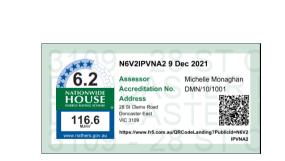
9. All glazed assemblies are to comply with A.S 2047 & 1288.

10. Thickness of glass shall be determined in accordance with requirements of A.S 1288.

11. Brick courses dimension are approximate only.

8. Door styles drawn are indicative only. Door styles are to be selected by owner.

	WINDOW TYPE 23	WINDOW TYPE 24	WINDOW TYPE 27	WINDOW TYPE 28	WINDOW TYPE 42	WINDOW TYPE 43	
© CH 3000 © CH 2700 © CH 2400	1200 00LZ W 23	3600 1200 1200 1200 00LZ	780 W 27	780 780 W 28	780 1 780 W 29	0041 W 30	
SIZE	1200 W x 2700 H	3600 W x 2700 H	780 W x 1400 H	780 W x 1400 H	780 W x 1180 H	780 W x 1400 H	
MATERIAL	UPVC framed	UPVC framed	UPVC framed	UPVC framed	UPVC framed	UPVC framed	
STYLE	Fixed / Awning	Fixed / Awning	Fixed	Fixed	Fixed	Fixed	
GLAZING	As per energy rating report	As per energy rating report	As per energy rating report	As per energy rating report	As per energy rating report	As per energy rating report	
NOTES	No architraves	traves No architraves		Skylight above Master W.I.R	Skylight above Master ENS shower	Skylight above void	
	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal	Dimension excludes reveal	
	Maximum opening 125mm only	Maximum opening 125mm only			Obscured glazing		



	PΕ	RESTIGIOUS	
	M	ILLENNIUM	
	DΕ	SIGN PTY LTD	
	REVI	SIONS / ISSUES:	
Г	NO	DECODIDATION	

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  5. THESE DRAWNINGS ARE TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS / DETAILS/ REPORTS.
- CLIENT: MR. MATT CHAN & SOFIA CHAN

PROJECT/ADDRESS: NO.28 ST CLEMS ROAD, DONCASTER EAST, VIC, 3109

DRAWING TITLE:
Window Schedule 01 JOB NUMBER: 21022 DATE:
09/02/21 CHECKED:
Checker PRELIMINARY

SCALE:
1:100 @ A1 Author AR500 REVISION:

WINDOW SCHEDULE 01

	DOOR TYPE 01	DOOR TYPE 02	DOOR TYPE 03	DOOR TYPE 04	DOOR TYPE 05	DOOR TYPE 06	DOOR TYPE 07	DOOR TYPE 08
<ul><li></li></ul>	2660 FQ EQ	820	**************************************	1020 <del>                                     </del>	1020	4000 FQ EQ EQ	1500 1820 1500	5000
© CH 2400  □ F.F.L	2640	2340	2340	2340   -   -   -   -   -   -   -   -   -   -	2840   -   -   -   -   -   -   -   -   -   -	← ← 0008	0000	2400
	D 01	D 02	(D) 03	D 04	D 04	<u>D</u>	D 07	D 08
SIZE	2660 W x 2640 H	820 W x 2340 H	820 W x 2340 H	1020 W x 2340 H	1020 W x 2940 H	4000 W x 3000 H	1500 W x 2400 H	5000 W x 2400 H
MATERIAL	Timber solid core with selected finish	Timber hollow core with selected paint finish	Timber hollow core with selected paint finish	Timber hollow core with selected paint finish	Timber hollow core with selected paint finish	Aluminium framed, poweder coated	Steel frame glass door	Aluminium panel with selected finish
STYLE	Hinged Swing door	Hinged swing door	Hinged swing door	Cavity sliding	Cavity sliding	Panel sliding	Hinged	Panel Lift
GLAZING	As selected	As selected	As selected	As selected	As selected	Double glazing	As selected	As selected
NOTES	External No architraves, flush finish	Internal No architraves, flush finish	External No architraves, flush finish	Internal No architraves, flush finish	Internal No architraves, flush finish	External No architraves, flush finish	Internal Steel frame glass door unit	External Finish as selected
	Entry double door	Dimension are for door leaf only	Dimension are for door leaf only excludes door frames & reveal	Dimension are for door leaf only Confirm sliding direction on floor plan	Dimension are for door leaf only Confirm sliding direction on floor plan	Dimension excludes reveal, confirm sliding direction on floor plan		Timori do solocio
	Dimension are for door leaf only excludes door frames & reveal					Retractable fly screen as required		

DOOR SCHEDULE 01

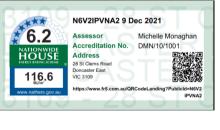
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5. Provide security locks to all openable external

All windows & doors shown is viewed from outside. Allow for arrangments to be mirrored, refer to to Elevations, Sections & Plans. All sizes shown are opening & must be verified against actual opening sizes measured on site before fabrication begins.

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REVISIO	NS / ISSUES:	
NO.	DESCRIPTION	DATE
NOTE:		-

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PROJECT/ADDRESS: NO.28 ST CLEMS ROAD, DONCASTER EAST, VIC, 3109

DRAWING TITLE:
Door Schedule 01 JOB NUMBER: 21022 DATE:
09/15/21 CHECKED:
Checker PRELIMINARY

SCALE:
1:100 @ A1 DRAWN:
Author AR501