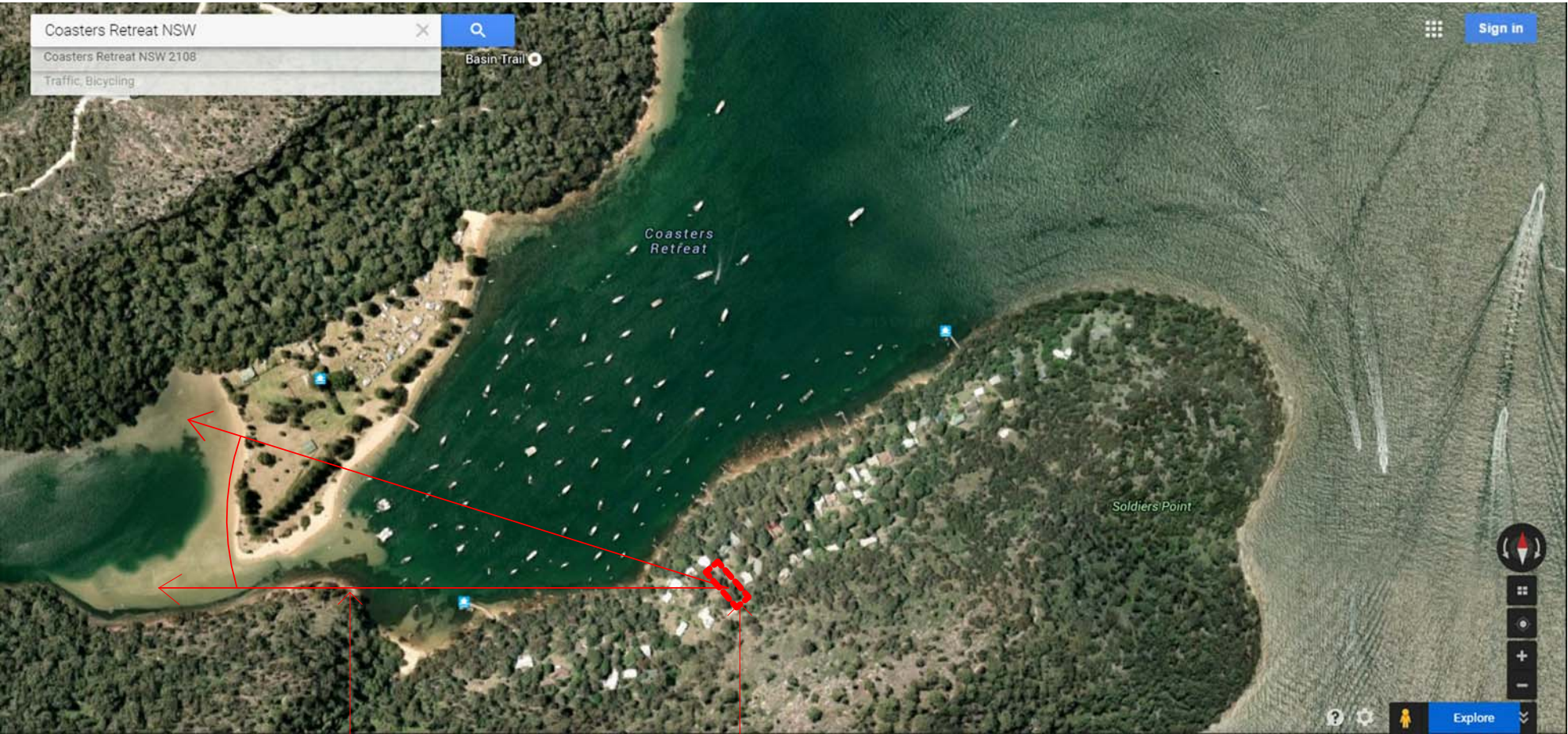


DRAWING SCHEDULE

|    |                      |          |
|----|----------------------|----------|
| 00 | TITLE SHEET          |          |
| 01 | SITE LOCATION PLAN   | 31.05.16 |
| 02 | SITE PLAN            | 31.05.16 |
| 03 | SITE SECTION 1       | 31.05.16 |
| 04 | SITE SECTION 2       | 31.05.16 |
| 05 | SITE SECTION 3       | 31.05.16 |
| 06 | FLOOR PLAN - LEVEL   | 31.05.16 |
| 07 | FLOOR PLAN - LEVEL 2 | 31.05.16 |
| 08 | ROOF PLAN            | 31.05.16 |
| 09 | ELEVATIONS N/S       | 31.05.16 |
| 10 | ELEVATIONS E/W       | 31.05.16 |
| 11 | SECTION 5            | 31.05.16 |
| 12 | SECTION 6            | 31.05.16 |
| 13 | SECTIONS 7,8         | 31.05.16 |
| 14 | SUN STUDY 01         | 31.05.16 |
| 15 | SUN STUDY 02         | 31.05.16 |
| 16 | AREA PLANS           | 31.05.16 |
| 17 | MATERIAL BOARD       | 31.05.16 |



UNOBSTRUCTED  
VIEW TO BASIN

SITE  
34 COASTER RETREAT  
NSW 2108

HOUSE SIZE

70m2 Open plan living area with kitchen + dining +living, laundry

104m2 All decks

12m2 Bathrooms

29m2 Bedrooms

**THERMAL PERFORMANCE SPECIFICATIONS:**  
The following specifications take precedence over other plan notations for the construction of this building.  
**NOTE:** In addition to BASIX commitments, building compliance is required to comply with the 'New South Wales Additions' in the NCC 2015 – Volume 2.  
This includes New South Wales Parts 2.6 and 3.12.  
Specific mention is made of the following provisions:  
- Building Fabric Thermal Insulation  
(NOTE: If steel framing is used a thermal break may be required)  
- Building Sealing  
- Building Services

**WINDOWS**  
U-value 4.25 (or less than) & SHGC 0.60 (+/-10%)(generally)  
U-value 4.30 (or less than) & SHGC 0.57 (+/-10%)(Louvres)  
U-value 2.79 (or less than) & SHGC 0.620 (+/-10%)  
(All glazing in Living/Kitchen module – excl. louvre sets)

**EXTERNAL WALL (Dark colour)**  
Cavity Panel – R2.7 bulk insulation

**INTERNAL WALL**  
Cavity Panel – No Insulation (generally)  
Cavity Panel – R2.7 bulk insulation (between Bath and Bed 3)

**EXTERNAL FLOOR**  
Suspended Timber – R2.7 bulk insulation

**EXTERNAL CEILING**  
Plasterboard – R4.0 bulk insulation

**ROOF (Dark colour) (Non-ventilated)**  
Sheet Metal Roofing – Reflective Foil insulation

**RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation**



**ABSA**  
Association of Building Sustainability Assessors

**Class 1 Building  
Single-Dwelling**

|                    |              |
|--------------------|--------------|
| Validation Number  | 1009350586   |
| Validation Date    | 15/06/2016   |
| Assessor Name      | David Howard |
| Assessor Number    | 20039        |
| Assessor Signature |              |

Simulated under  
BASIX Thermal Comfort Protocol

**BASIX**  
Building Sustainability Index



**ABSA**  
Association of Building Sustainability Assessors

**Class 1 Building  
Single-Dwelling**

|                    |              |
|--------------------|--------------|
| Validation Number  | 1009350586   |
| Validation Date    | 15/06/2016   |
| Assessor Name      | David Howard |
| Assessor Number    | 20039        |
| Assessor Signature |              |

Simulated under  
BASIX Thermal Comfort Protocol

**BASIX**  
Building Sustainability Index



ABSABuilding Sustainability Assessors

Class 1 Building

Single-Dwelling

Validation Number

1009350586

Validation Date

15/06/2016

Assessor Name

David Howard

Assessor Number

20039

Assessor Signature

Simulated under

BASIX Thermal Comfort Protocol

BASIX

Building Sustainability Index

REFER HYDRAULIC CONSULTANTS DRAWINGS  
AND REPORT FOR WATER AND WASTEWATER

REFER BUSHFIRE REPORT  
FOR EXTRA WATER STORAGE

INCLUDE STORTZ  
FIREFIGHTING FITTINGS  
TO ALL WATERTANKS

LEGEND

 TREE REMOVAL

 POSSIBLE TREE REMOVAL

DATE: 31.05.2016 1 : 200 @ A3

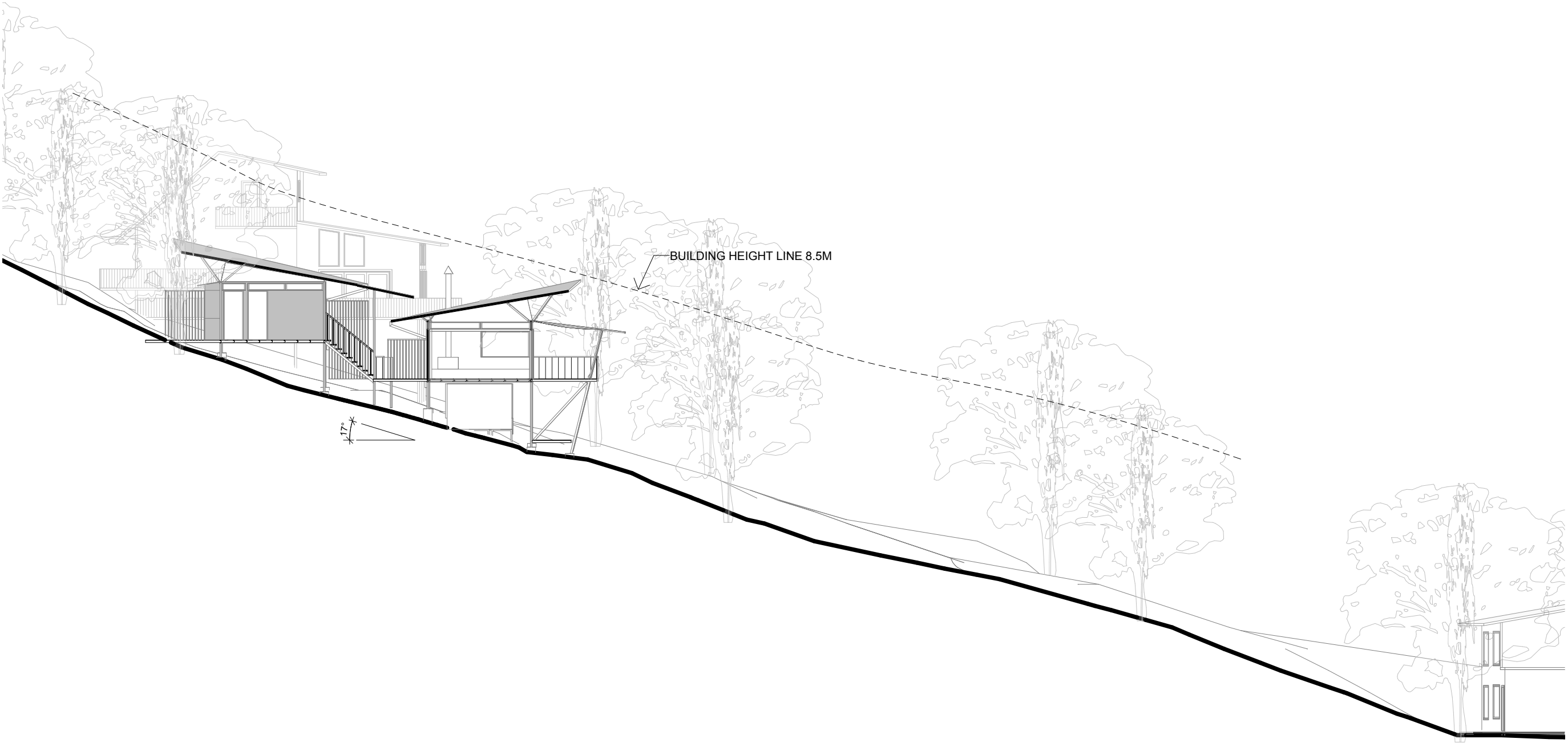
CLIENT: DAVID EPSTEIN

SITE: 34 COASTERS RETREAT NSW 2108

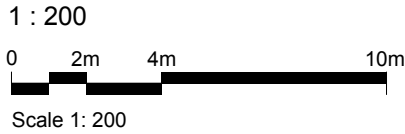
COASTERS RETREAT

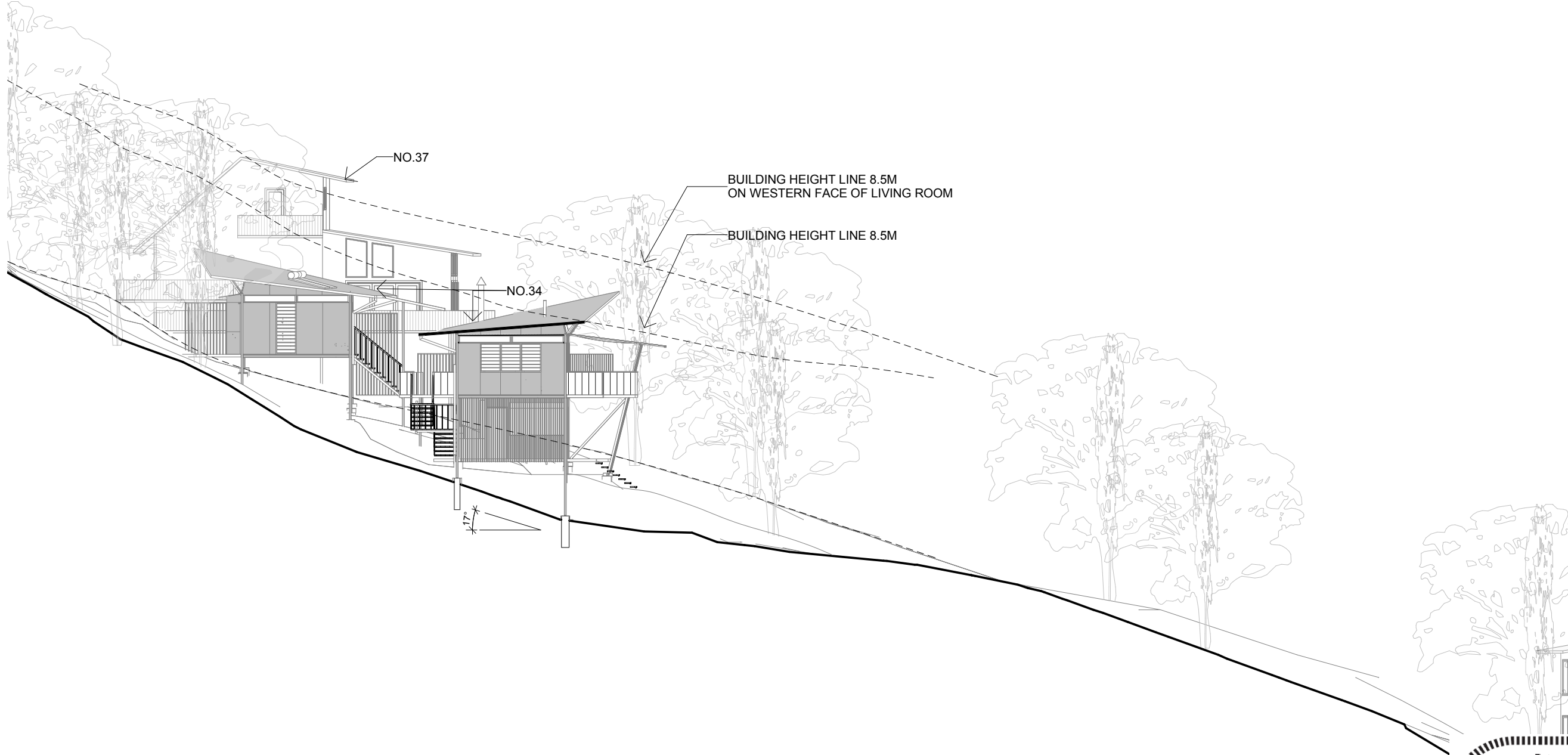
SITE PLAN

02

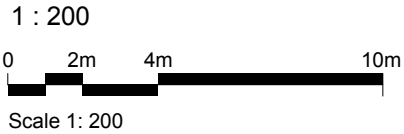


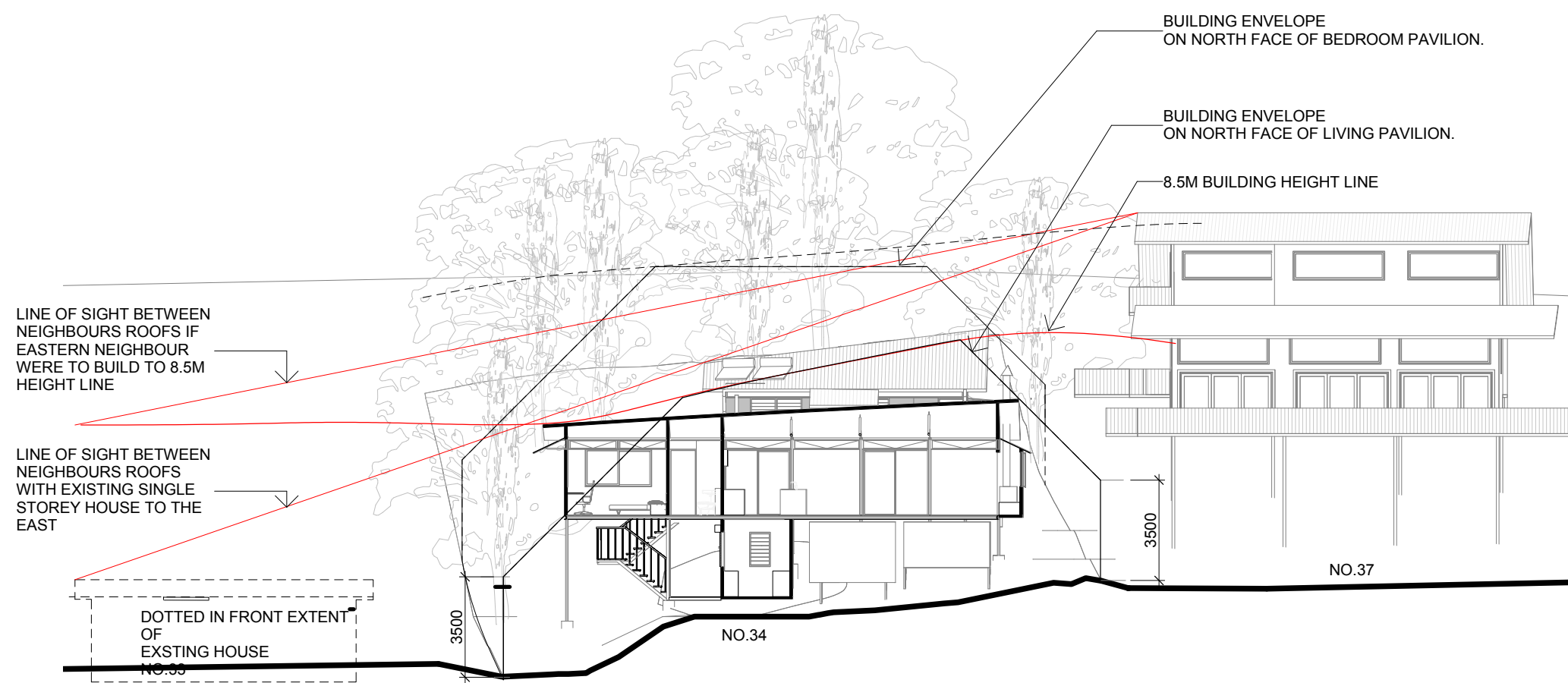
Section 1





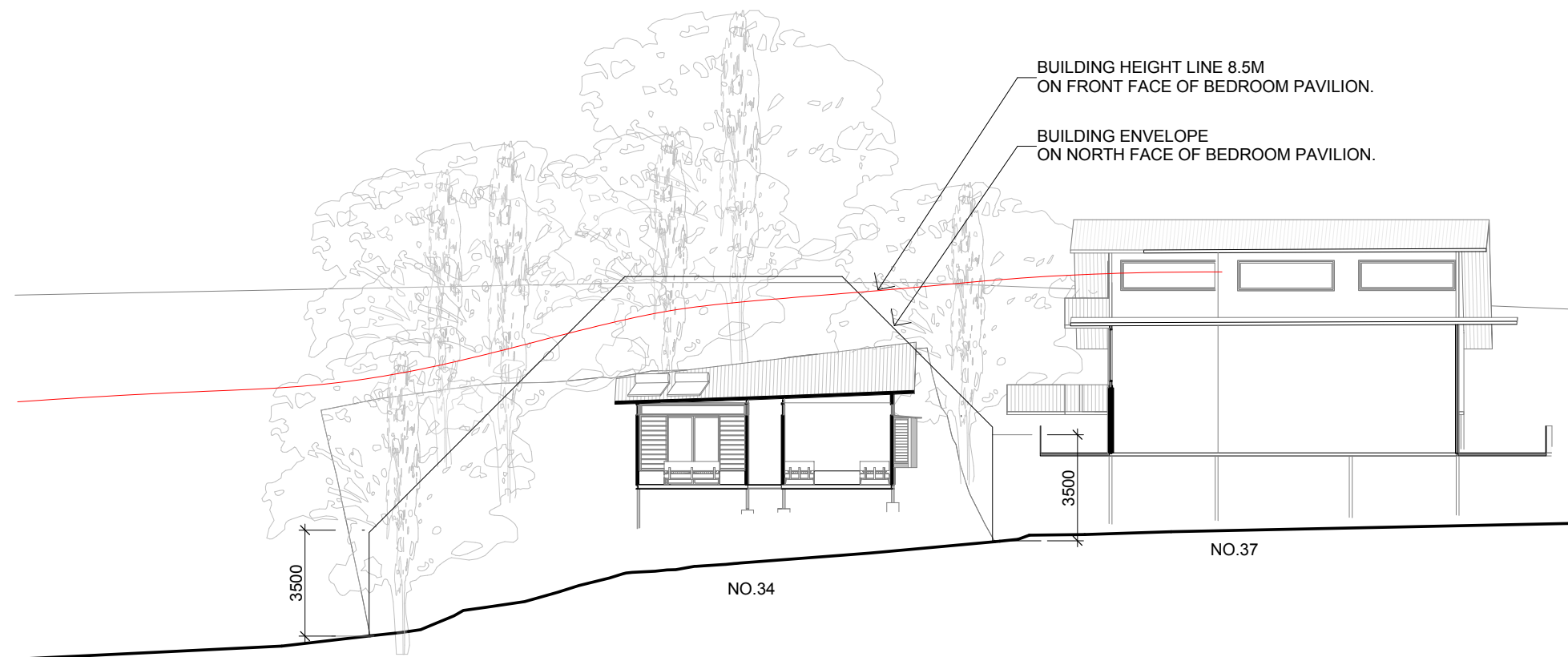
Section 2





### Section 3

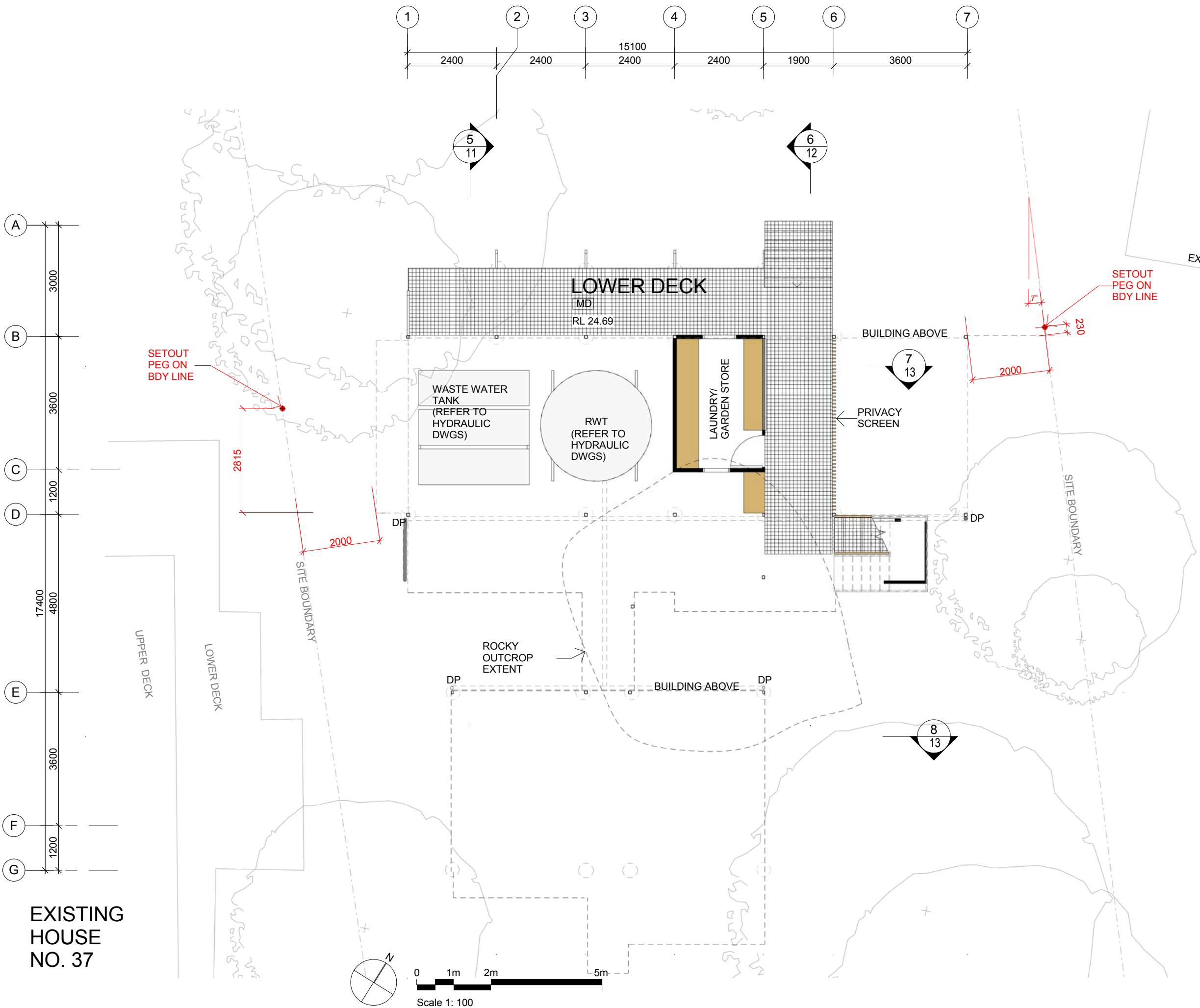
1 : 200



### Section 4

1 : 200





GENERIC LEGEND

- D DESK
- DP DOWNPIPE
- F FRIDGE
- L LINEN
- P PANTRY
- R ROBE
- RWT RAIN WATER TANK
- S STORAGE

MATERIALS LEGEND

- BS BARESTONE SHEETING, "SPICED NUTMEG" STAINED
- CO COLORBOND CUSTOM ORB MONUMENT
- TD HW TIMBER DECKING
- MD METAL MESH DECKING
- FG FIXED GLASS

**ABSA** Class 1 Building Single-Dwelling  
Association of Building Sustainability Assessors

|                    |              |
|--------------------|--------------|
| Validation Number  | 1009350586   |
| Validation Date    | 15/06/2016   |
| Assessor Name      | David Howard |
| Assessor Number    | 20039        |
| Assessor Signature |              |

Simulated under BASIX Thermal Comfort Protocol  
**BASIX**  
Building Sustainability Index



COASTERS RETREAT

FLOOR PLAN - LEVEL

06

**ABSA**  
Association of Building Sustainability Assessors

**Class 1 Building  
Single-Dwelling**

|                    |              |
|--------------------|--------------|
| Validation Number  | 1009350586   |
| Validation Date    | 15/06/2016   |
| Assessor Name      | David Howard |
| Assessor Number    | 20039        |
| Assessor Signature |              |

Simulated under  
BASIX Thermal Comfort Protocol

**BASIX**  
Building Sustainability Index

- GENERIC LEGEND**
- D DESK
  - DP DOWNPIPE
  - F FRIDGE
  - L LINEN
  - P PANTRY
  - R ROBE
  - RWT RAIN WATER TANK
  - S STORAGE

**EXISTING HOUSE**  
EXISTING HOUSE : NO 33

- MATERIALS LEGEND**
- BS BARESTONE SHEETING, "SPICED NUTMEG" STAINED
  - CO COLORBOND CUSTOM ORB MONUMENT
  - TD HW TIMBER DECKING
  - MD METAL MESH DECKING
  - FG FIXED GLASS

**THERMAL PERFORMANCE SPECIFICATIONS:**  
The following specifications take precedence over other plan notations for the construction of this building.

**NOTE:** In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the NCC 2015 – Volume 2.  
This includes New South Wales Parts 2.6 and 3.12.  
Specific mention is made of the following provisions:  
- Building Fabric Thermal Insulation  
(NOTE: If steel framing is used a thermal break may be required)  
- Building Sealing  
- Building Services

**WINDOWS**  
U-value 4.25 (or less than) & SHGC 0.60 (+/-10%)(generally)  
U-value 4.30 (or less than) & SHGC 0.57 (+/-10%)(Louvres)  
U-value 2.79 (or less than) & SHGC 0.620 (+/-10%)  
(All glazing in Living/Kitchen module – excl. louvre sets)

**EXTERNAL WALL (Dark colour)**  
Cavity Panel – R2.7 bulk insulation

**INTERNAL WALL**  
Cavity Panel – No Insulation (generally)  
Cavity Panel – R2.7 bulk insulation (between Bath and Bed 3)

**EXTERNAL FLOOR**  
Suspended Timber – R2.7 bulk insulation

**EXTERNAL CEILING**  
Plasterboard – R4.0 bulk insulation

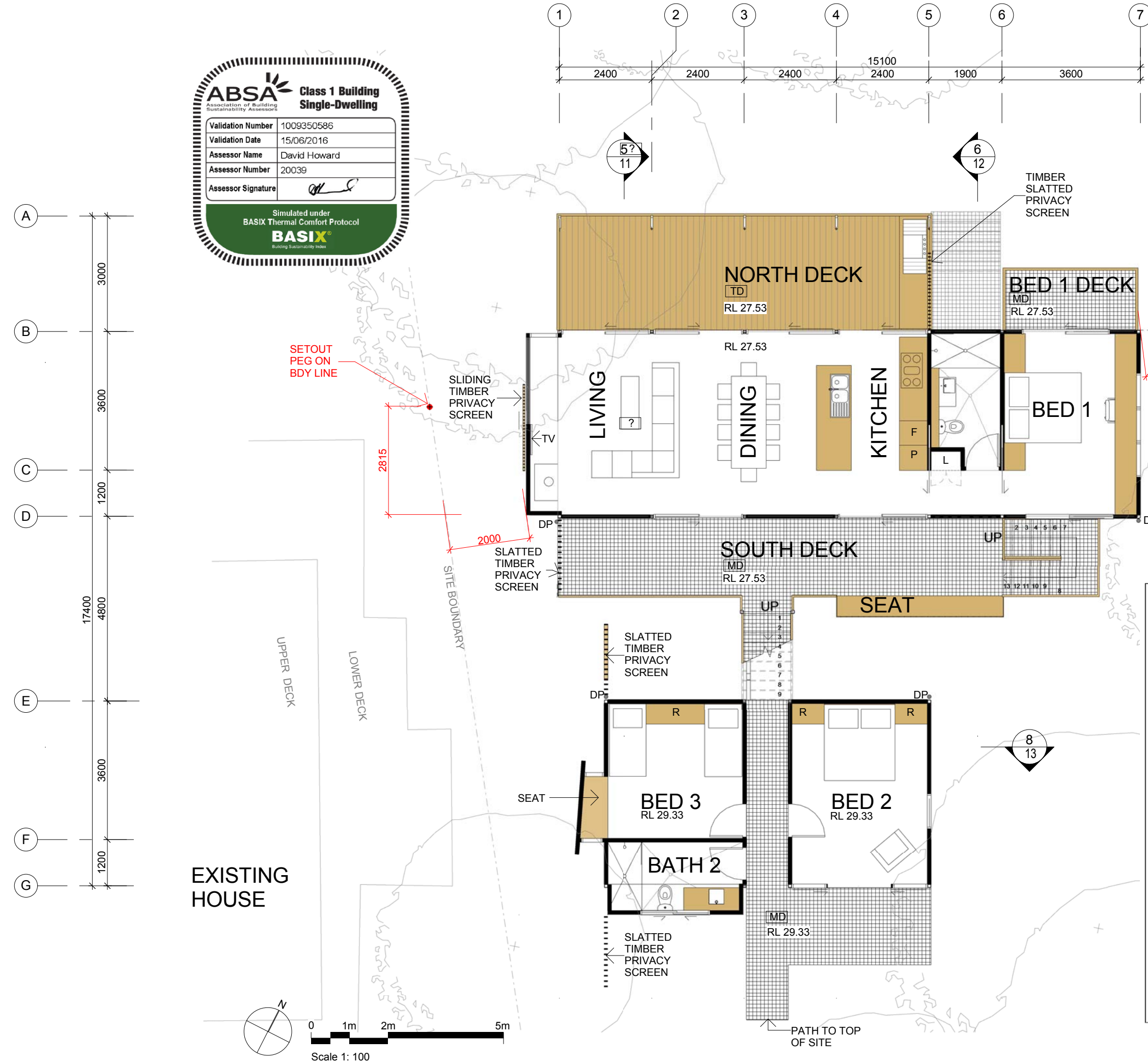
**ROOF (Dark colour) (Non-ventilated)**  
Sheet Metal Roofing – Reflective Foil insulation

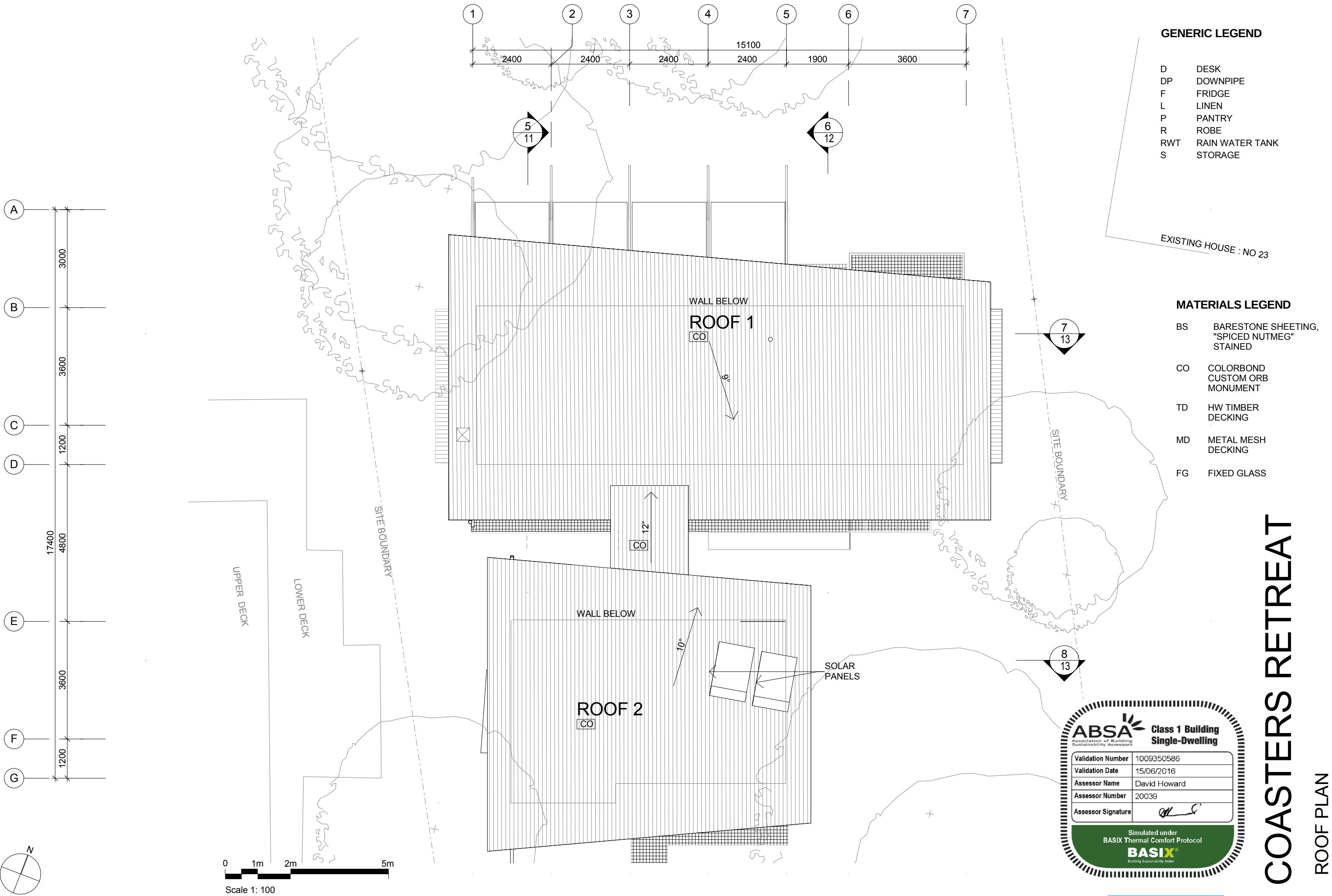
**RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation**

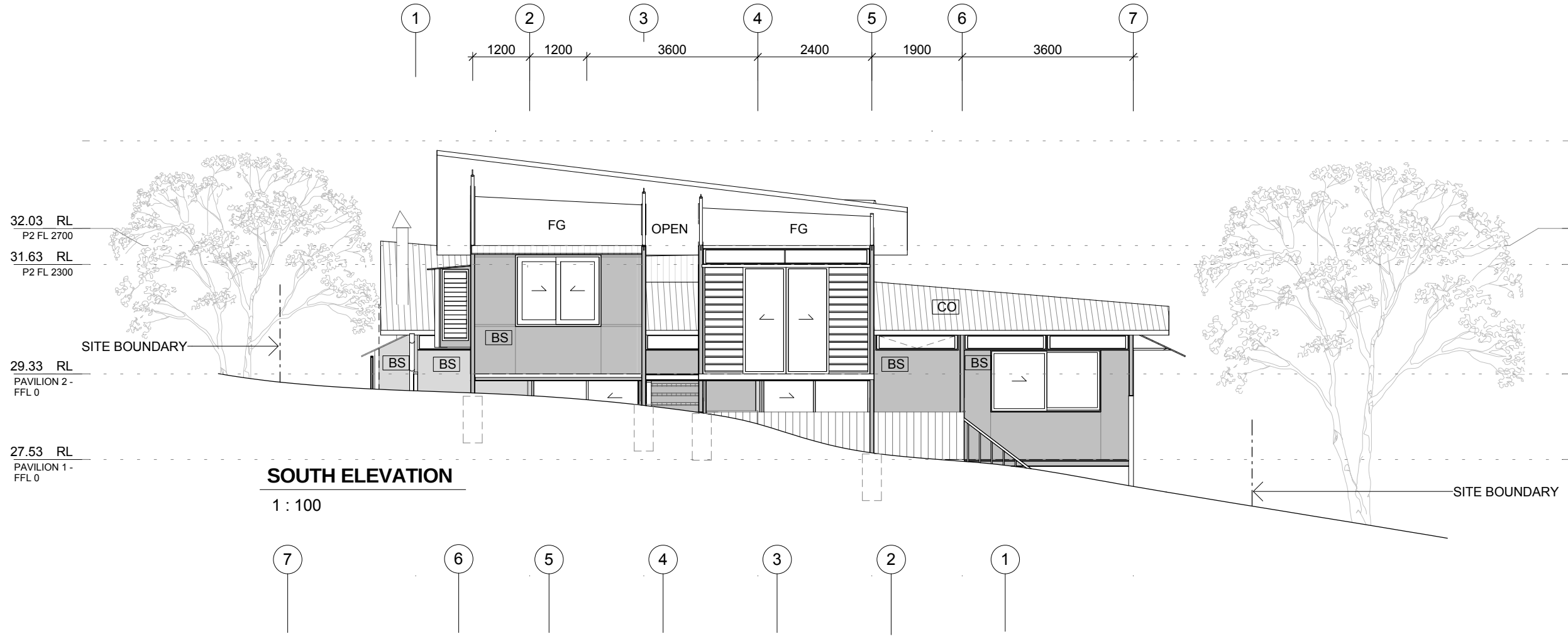
# COASTERS RETREAT

FLOOR PLAN - LEVEL 2

07





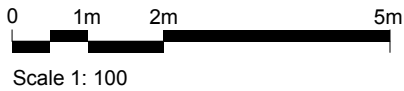
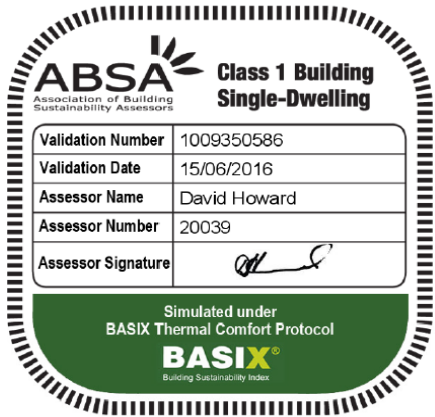
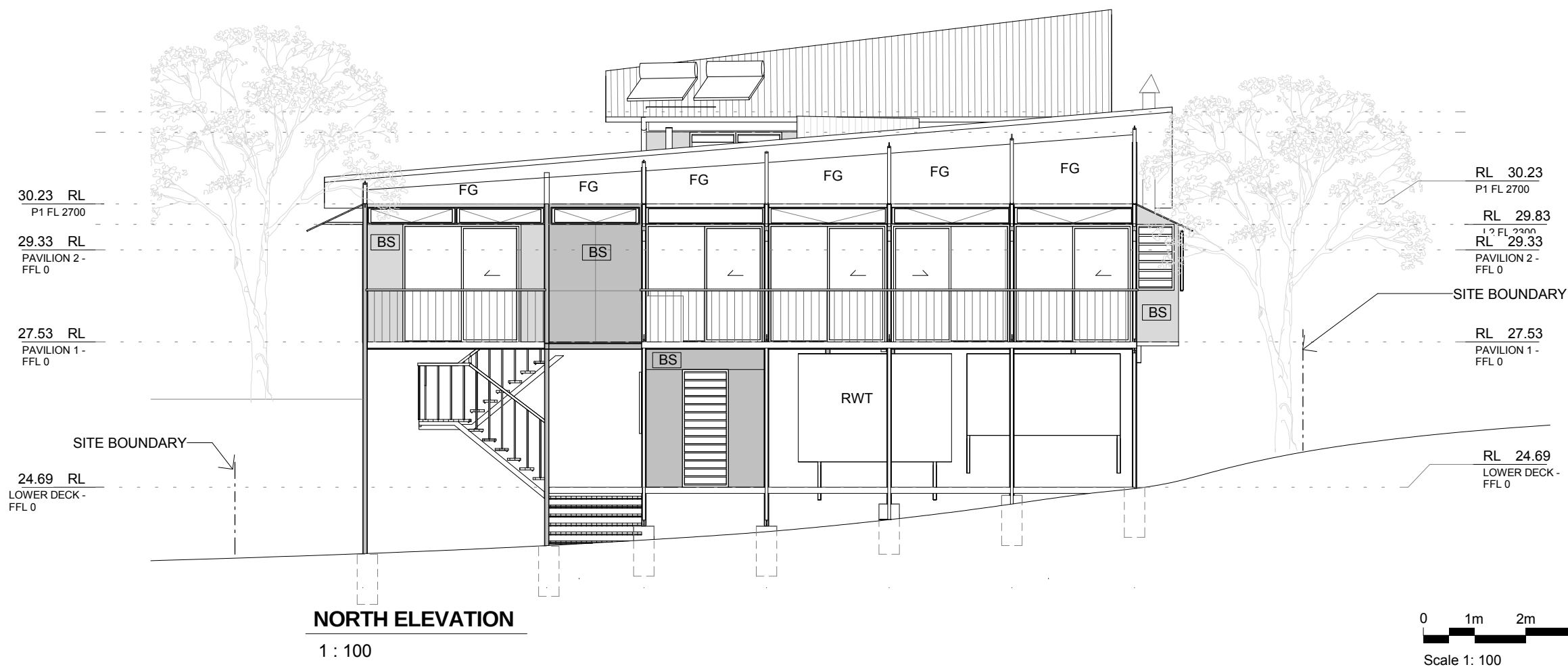


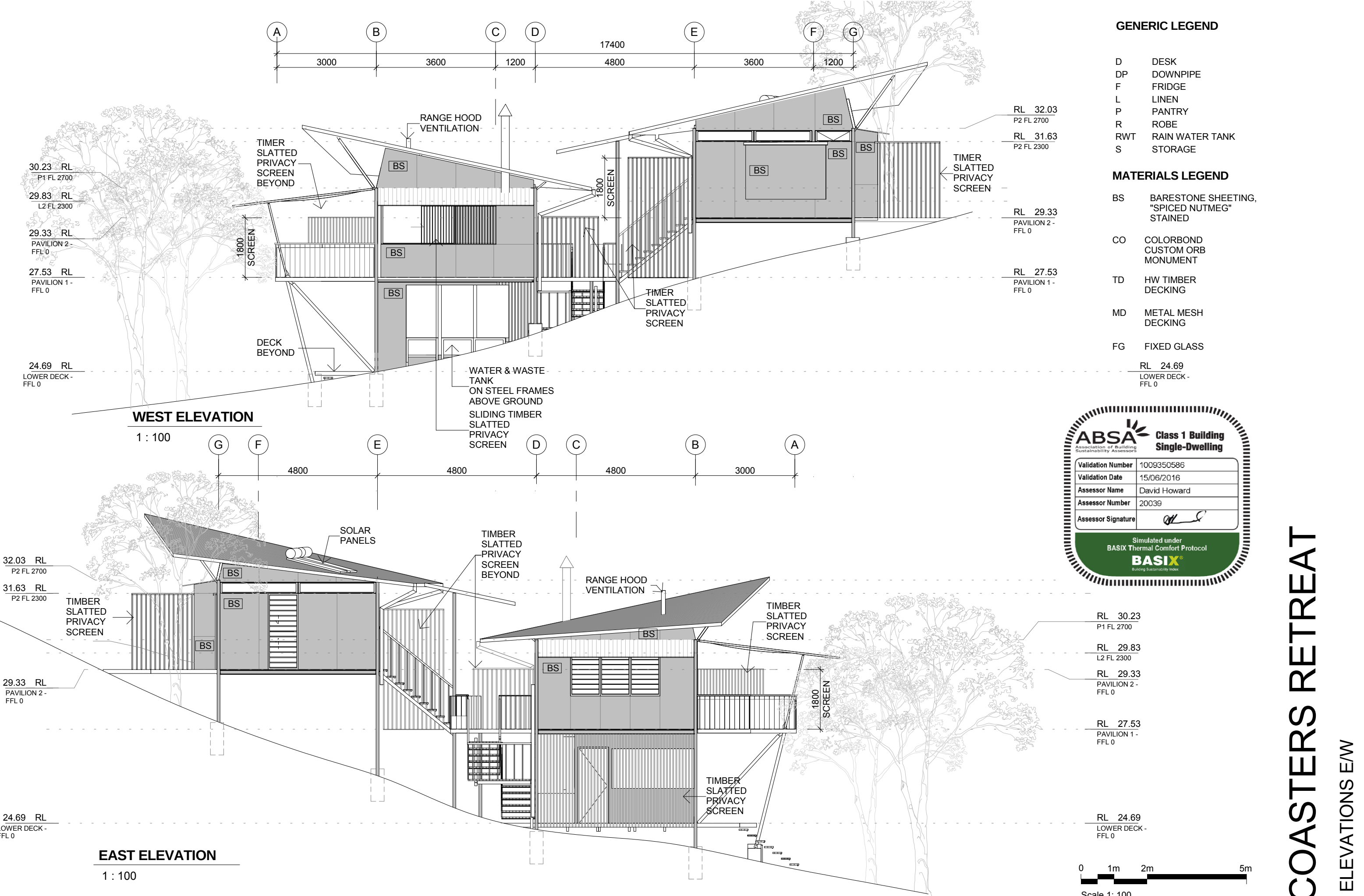
GENERIC LEGEND

- D DESK
- DP DOWNPIPE
- F FRIDGE
- L LINEN
- P PANTRY
- R ROBE
- RWT RAIN WATER TANK
- S STORAGE

MATERIALS LEGEND

- BS BARESTONE SHEETING, "SPICED NUTMEG" STAINED
- CO COLORBOND CUSTOM ORB MONUMENT
- TD HW TIMBER DECKING
- MD METAL MESH DECKING
- FG FIXED GLASS



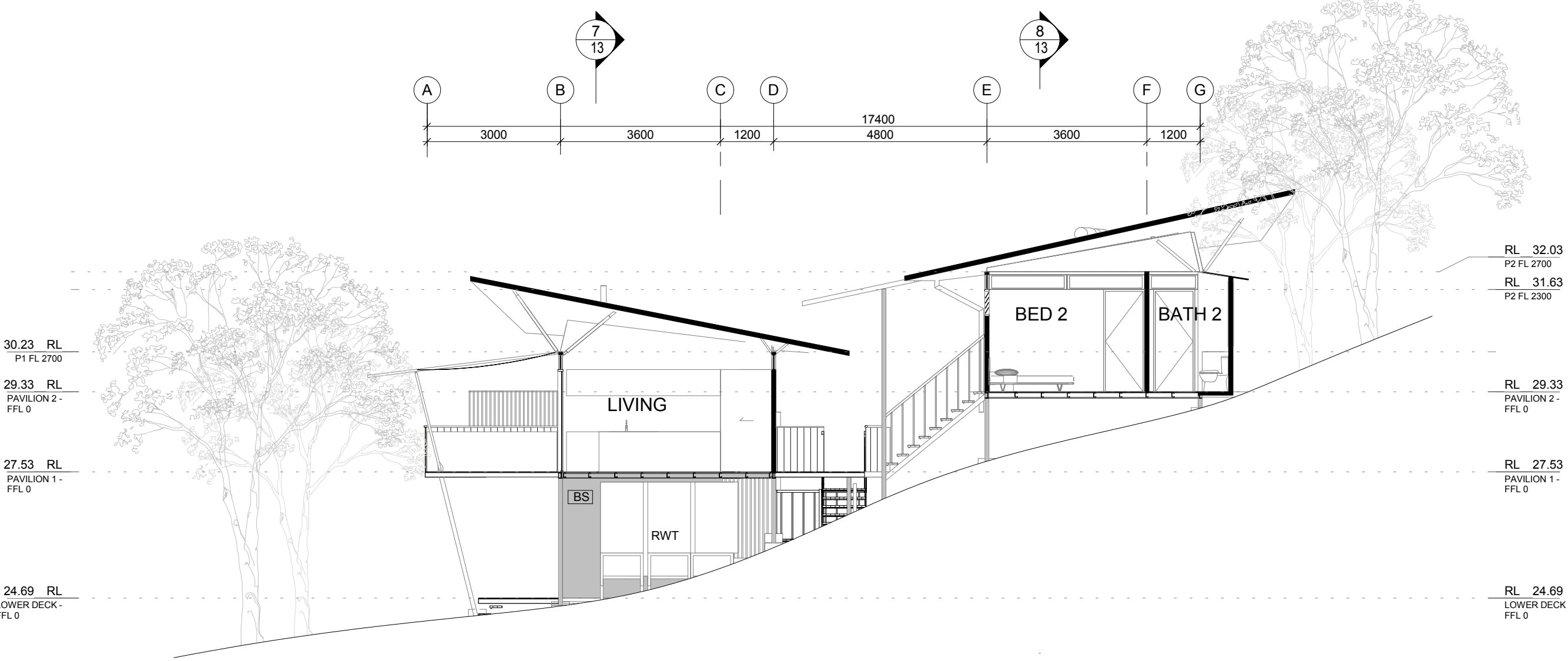


GENERIC LEGEND

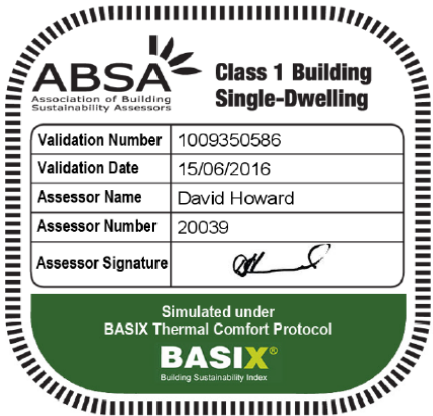
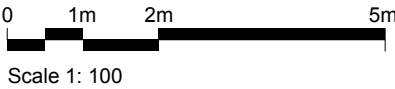
- D DESK
- DP DOWNPIPE
- F FRIDGE
- L LINEN
- P PANTRY
- R ROBE
- RWT RAIN WATER TANK
- S STORAGE

MATERIALS LEGEND

- BS BARESTONE SHEETING, "SPICED NUTMEG" STAINED
- CO COLORBOND CUSTOM ORB MONUMENT
- TD HW TIMBER DECKING
- MD METAL MESH DECKING
- FG FIXED GLASS



Section 5  
1 : 100

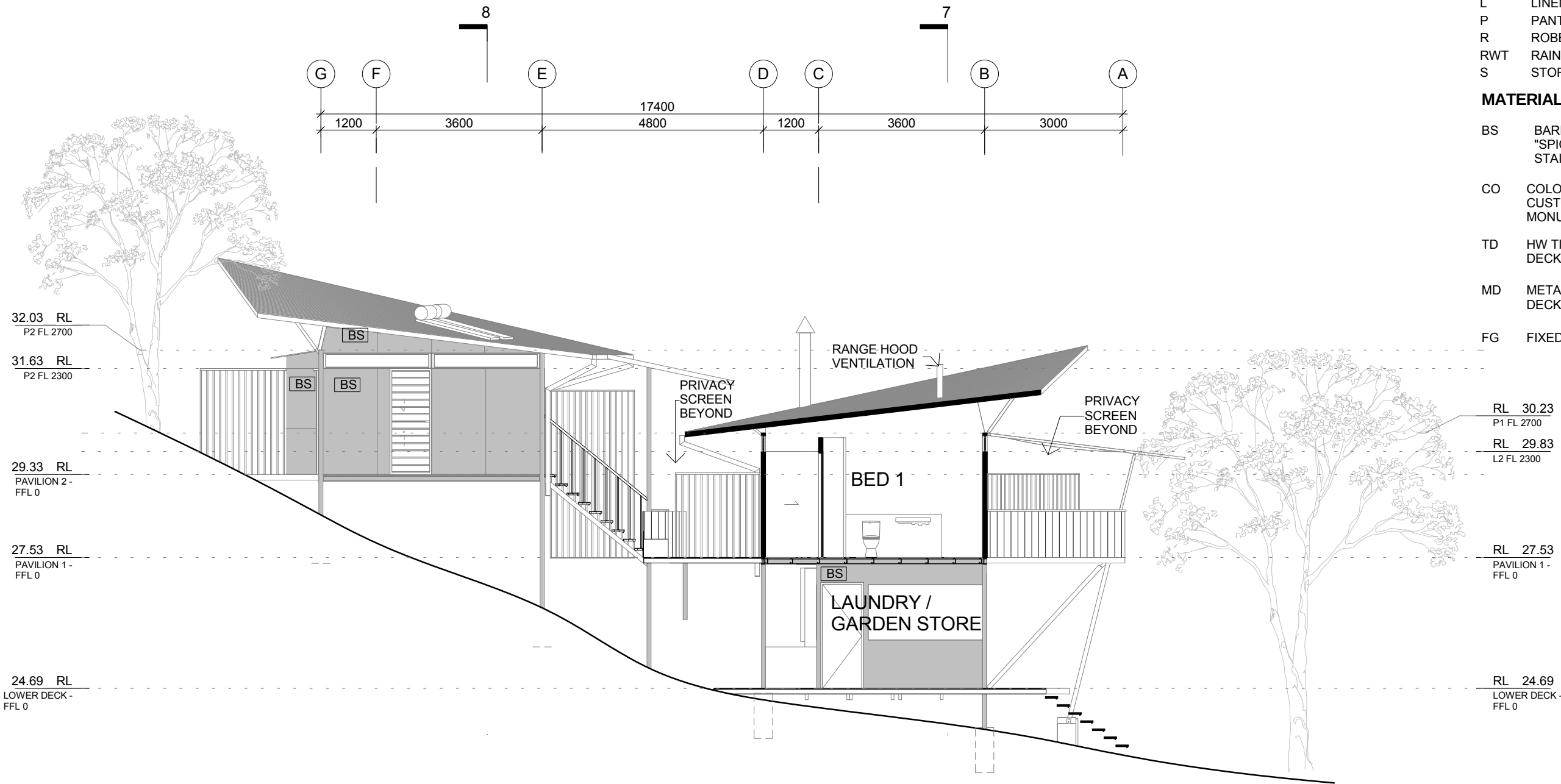


GENERIC LEGEND

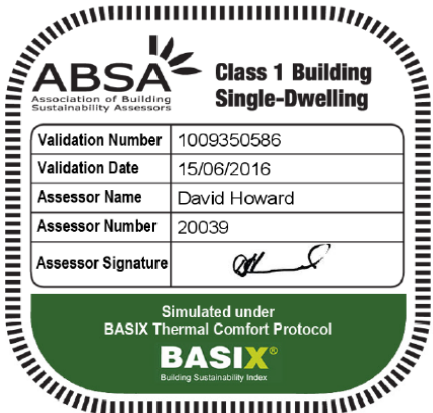
- D     DESK
- DP    DOWNPIPE
- F     FRIDGE
- L     LINEN
- P     PANTRY
- R     ROBE
- RWT   RAIN WATER TANK
- S     STORAGE

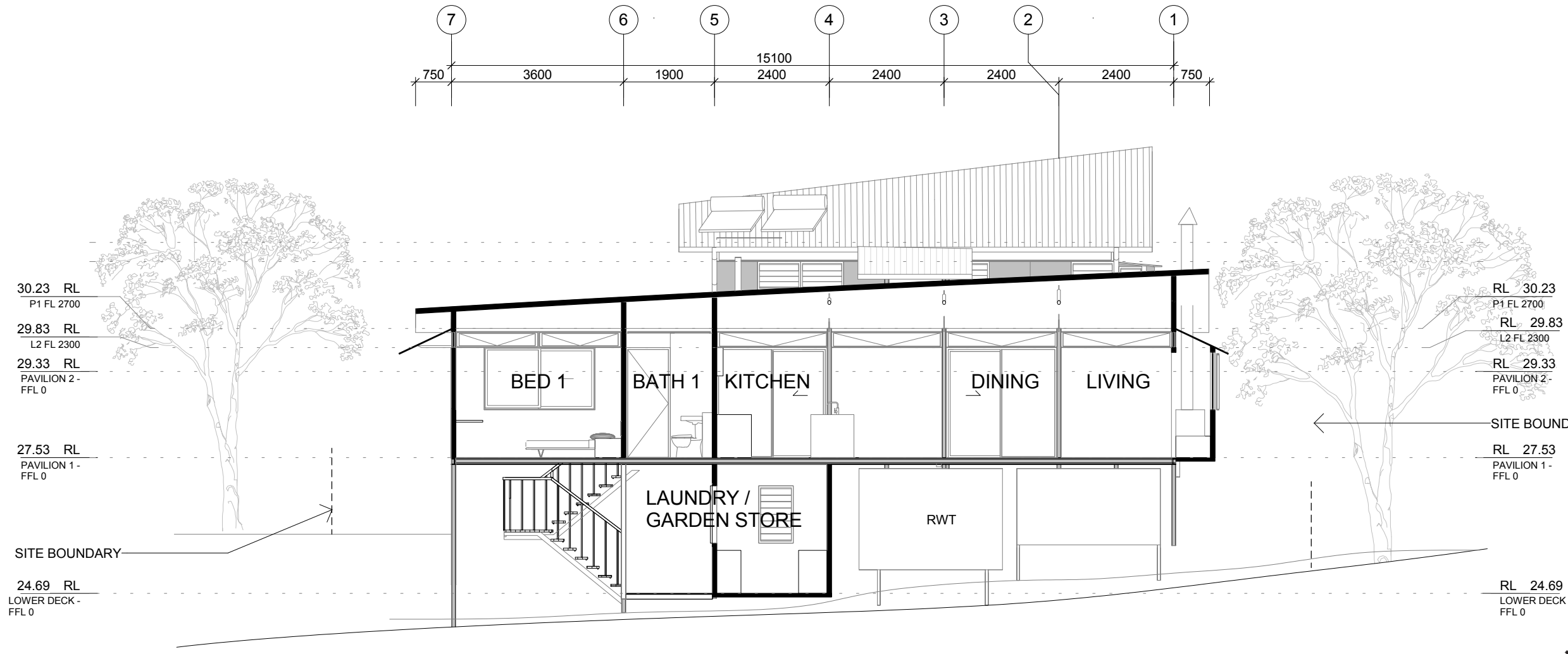
MATERIALS LEGEND

- BS    BARESTONE SHEETING,  
      "SPICED NUTMEG"  
      STAINED
- CO    COLORBOND  
      CUSTOM ORB  
      MONUMENT
- TD    HW TIMBER  
      DECKING
- MD    METAL MESH  
      DECKING
- FG    FIXED GLASS

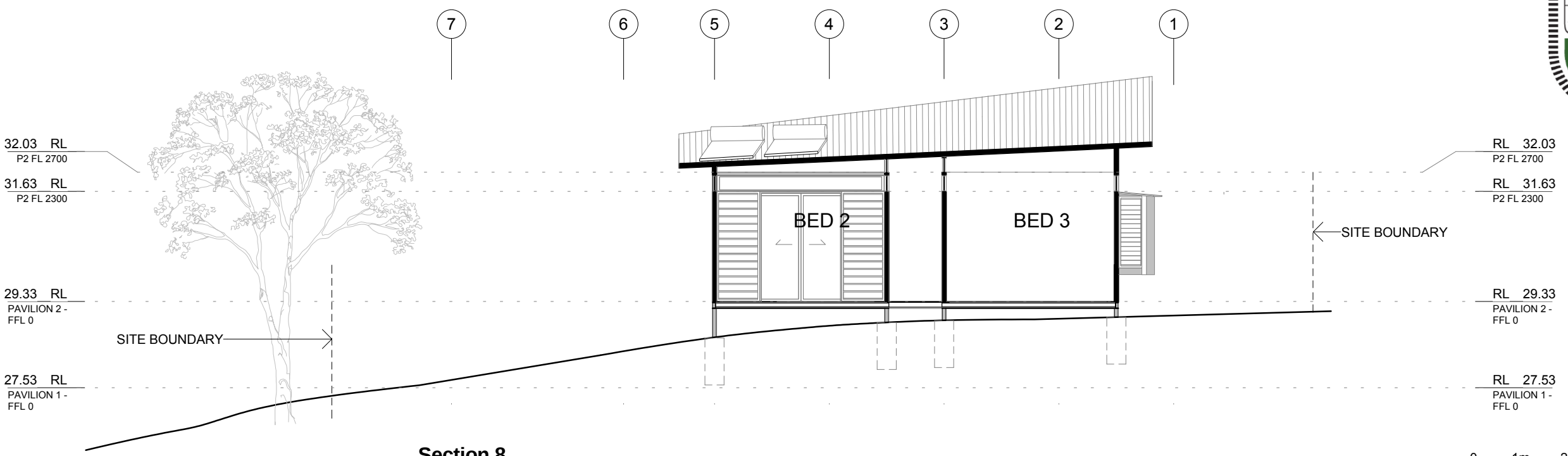


Section 6  
1 : 100





**Section 7**  
1 : 100



**Section 8**  
1 : 100

**GENERIC LEGEND**

- D DESK
- DP DOWNPIPE
- F FRIDGE
- L LINEN
- P PANTRY
- R ROBE
- RWT RAIN WATER TANK
- S STORAGE

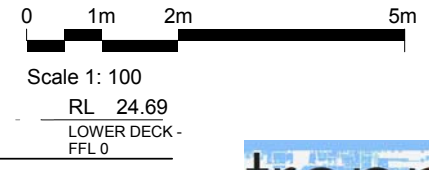
**MATERIALS LEGEND**

- BS BARESTONE SHEETING, "SPICED NUTMEG" STAINED
- CO COLORBOND CUSTOM ORB MONUMENT
- TD HW TIMBER DECKING
- MD METAL MESH DECKING
- FG FIXED GLASS

**ABSA** Association of Building Sustainability Assessors **Class 1 Building Single-Dwelling**

|                    |              |
|--------------------|--------------|
| Validation Number  | 1009350586   |
| Validation Date    | 15/06/2016   |
| Assessor Name      | David Howard |
| Assessor Number    | 20039        |
| Assessor Signature |              |

Simulated under  
**BASIX**<sup>®</sup>  
Building Sustainability Index





SUN STUDY WINTER 9AM VIEW1



SUN STUDY SUMMER 9AM VIEW1



SUN STUDY WINTER 12PM VIEW1



SUN STUDY SUMMER 12PM VIEW1

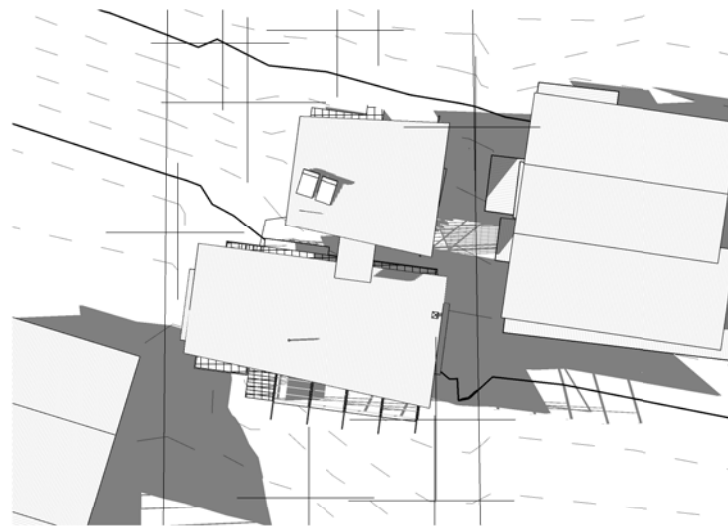


SUN STUDY WINTER 3PM VIEW1



SUN STUDY SUMMER 3PM VIEW1

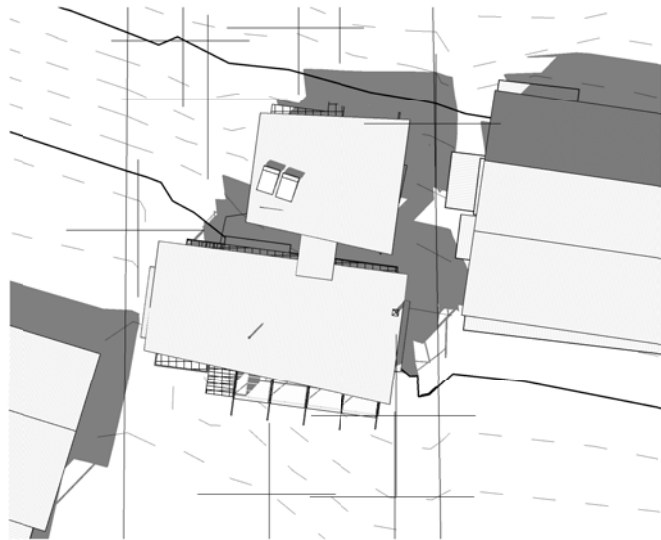




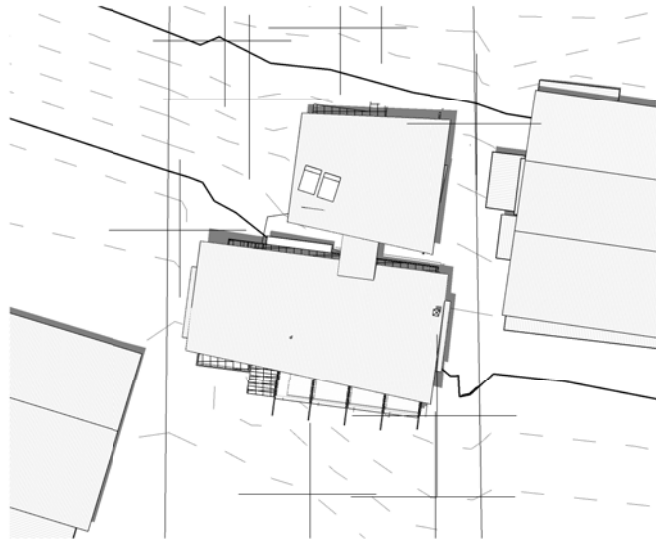
SUN STUDY WINTER 9AM VIEW1 ABOVE



SUN STUDY SUMMER 9AM VIEW1 ABOVE



SUN STUDY WINTER 12PM VIEW1 ABOVE



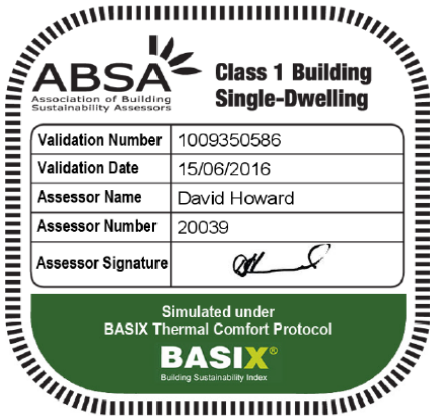
SUN STUDY SUMMER 12PM VIEW1 ABOVE

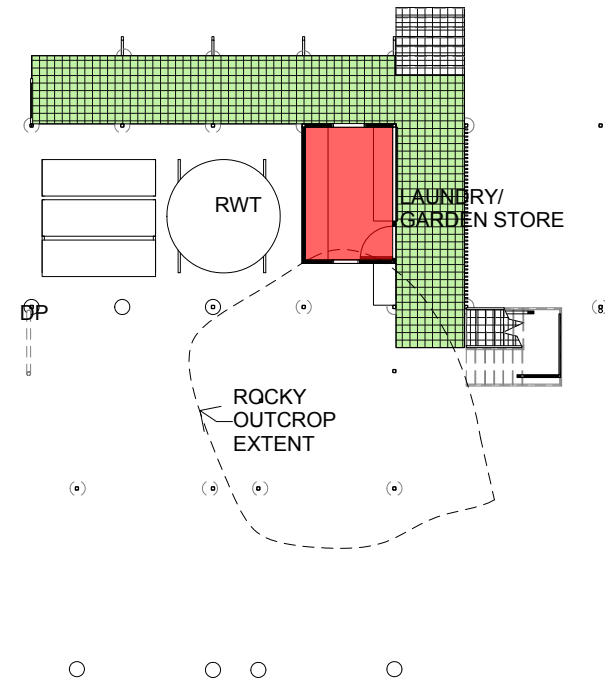


SUN STUDY WINTER 3PM VIEW1 ABOVE



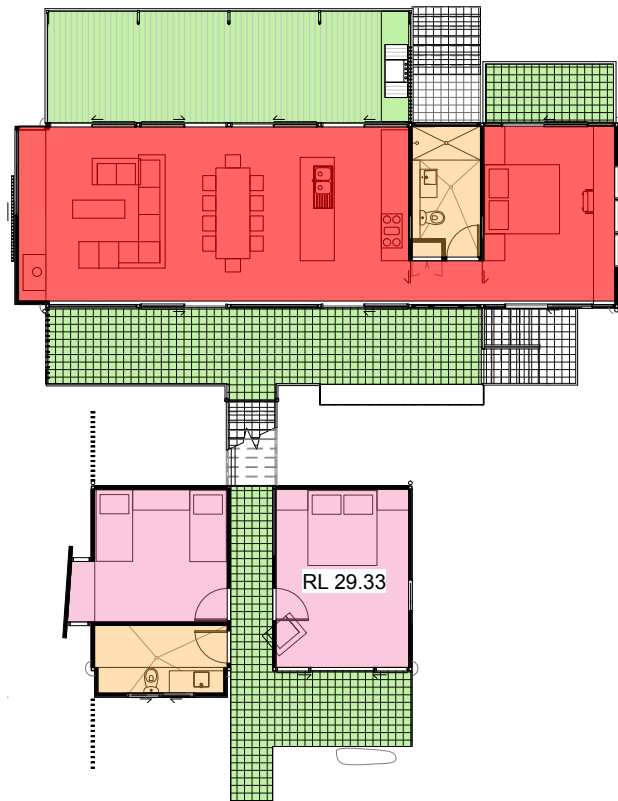
SUN STUDY SUMMER 3PM VIEW1 ABOVE





AREA PLAN - LEVEL 1

1 : 200

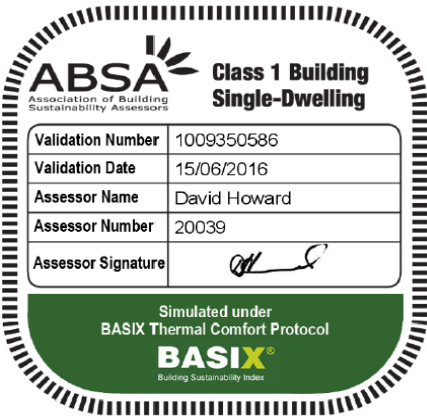


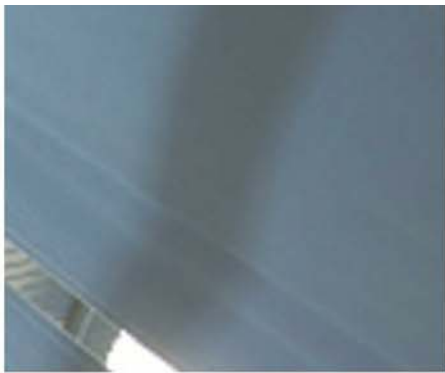
AREA PLAN - LEVEL 2

1 : 200

# HOUSE SIZE

- 70m<sup>2</sup> Open plan living area with kitchen + dining +living, laundry
- 104m<sup>2</sup> All decks
- 12m<sup>2</sup> Bathrooms
- 29m<sup>2</sup> Bedrooms





**MATERIAL SCHEDULE**

1. STRUCTURE - GALVANISED STEEL
2. EXTERNAL WALL LININGS - BARESTONE SHEETING, "SPICED NUTMEG" STAINED
3. ROOF - COLORBOND CUSTOM ORB - MONUMENT
4. DECKING - HARDWOOD, CLEAR FINISH
5. DOORS AND WINDOWS - BLACK ALUMINIUM FRAME
6. INTERNAL WALL LININGS - PLY



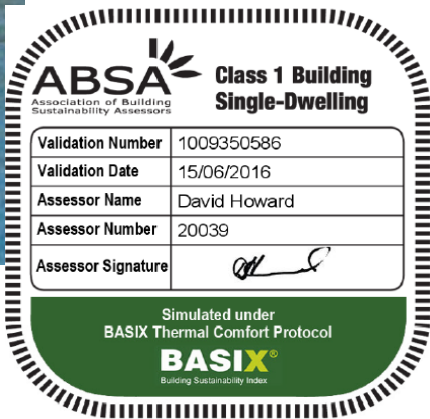
1

5



2

4



**COASTERS RETREAT**

MATERIAL BOARD