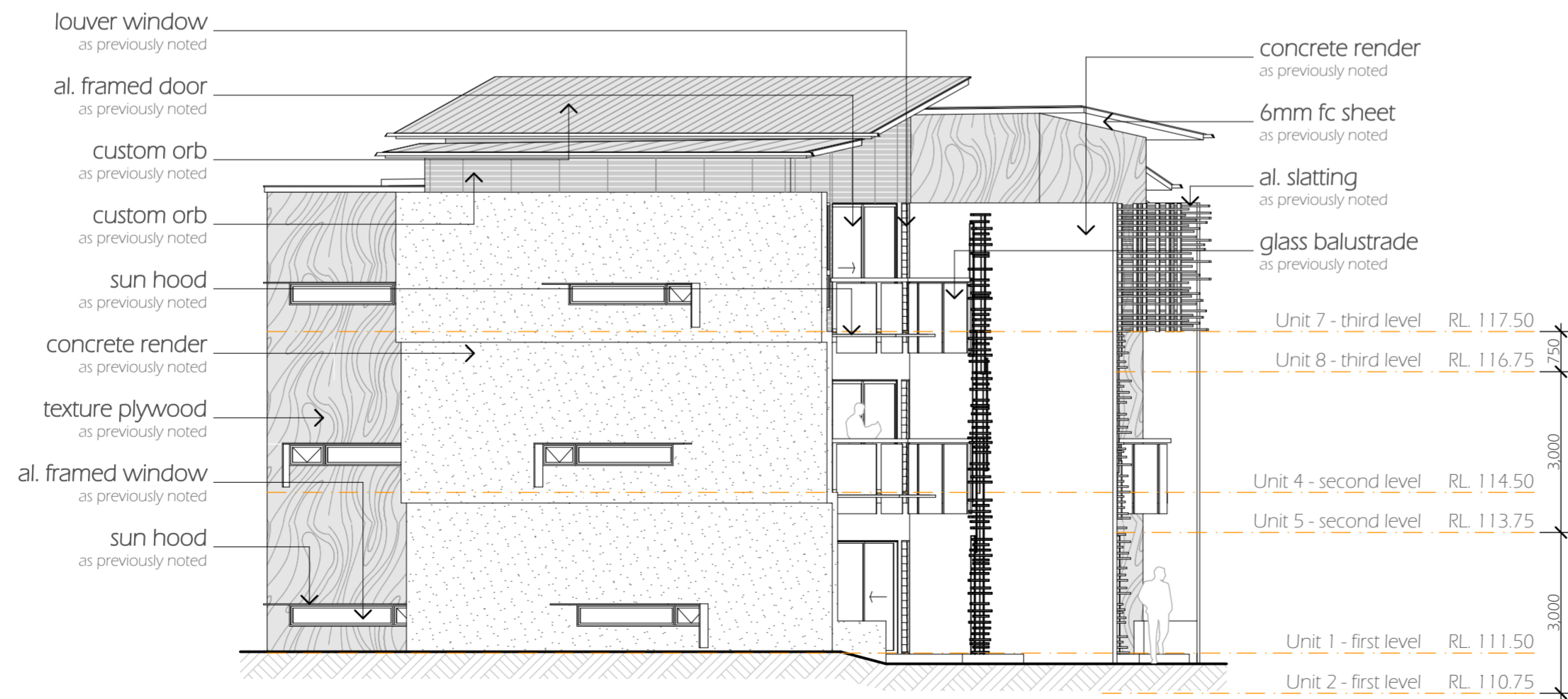


south elevation



west elevation

**Site Control**  
 Site control measures are to be followed to prevent erosion and sediment export from leaving the site. A plan detailing the methods of control may be required by council.  
 Noise emission from mechanical equipments shall comply with the local council's Local Law No. 12.  
 In the instance of demolition, a waste management plan may be required by council.  
 During the course of construction, property boundary fences are to be maintained and replaced if necessary.

**Energy Efficiency Requirements**  
 50mm Anticon insulation to be installed below metal roofing.  
 Foil + R2.5 Polywood ceiling insulation batts to be installed in roof space.  
 Vapour permeable RFL to all exterior framed walls.  
 Foil + R1.5 wall batts to all exterior framed walls.  
 Lower ground floor slabs (elevated) to have (R1) insulation under.  
 Lower timber floors to have (R2) insulation under.  
 All buildings to have edge slab insulation (R1).  
 All external doors & windows to be fitted with a seal to restrict air infiltration and where glazed to be fitted with Pilkington 'Evergreen' glass (6.15mm).  
 All exhaust fans to conditioned spaces to be fitted with a self closing damper.  
 Hot water system shall be fitted with a heat trap within 1m of the outlet of the heater and before the first branch.  
 All top-floor apartments, attached houses and the separate houses to have electric-boosted solar hot water systems. All other apartments are to have an electric heat pump driven hot water systems.  
 Heating in bedrooms and living areas to be 5-star 1-phase air conditioning.  
 All dwellings to have an electric cook top, electric oven, a 4-star refrigerator, a well ventilated fridge space, a 4-star dishwasher, a 4-star clothes dryer and a 4-star clothes washer.  
 All lighting to be fluorescent or LED and all fittings are to be dedicated fluorescent or LED.

**Stormwater, Sewer and Water Supply**  
 Roof & surface stormwater to be disposed of in accordance with council requirements.  
 The site shall be connected to council's existing sewerage reticulating systems and constructed in accordance with council standards & requirements.  
 The site shall be connected to council's existing town water supply and constructed rainwater tanks are to be provided as per council requirements.  
 Rain water collection tanks (4 @ 3000L) situated below Buildings C & D to collect roof area of from Buildings C & D.

**General Notes**  
 The builder shall check and verify all dimensions and verify all errors and omissions to the Architect.  
 Do not scale these drawings.  
 Drawings shall not be used for construction purposes until issued by the Architect for construction.  
 RL is finished slab level.  
 FL is finished floor level.  
 Refer to Engineering documentation for structural identification.  
 Refer to Hydraulic Engineer for plumbing design and layout.  
 Driveway cross-over and layback to be constructed in accordance with local Council regulations and design requirements.  
 Refer to Window and Door Schedule.  
 Smoke detectors to be installed in accordance with BCA regulations.  
 Waterproofing through-out to be applied as per manufacturers specification.  
 Trusses to be installed as per manufacturers specification.  
 Termite protection to be carried out in accordance with Australian Standards and B.C.A. requirements.  
 All Windows & Doors to comply with relevant BCA regulations & Australian Standards.  
 Balustrading installation and construction to comply with BCA regulations and relevant Australian Standards.  
 Pool fencing and gate construction and resuscitation signs to be installed to comply with BCA regulations and relevant Australian Standards.

**Termite Protection**  
 The building shall be protected from subterranean termites by approved physical and/or chemical barriers in accordance with AS3660.1. The precise method of protection shall be determined by the owners and/or builder only after consultation with a licensed pest control operator. This information then shall be advised to the local government or licensed certifier prior to or at the time of lodgement of the building permit approval.  
 Thereafter the owners shall ensure that any physical barriers are kept clear of garden beds or soil build up, that any chemical barriers remain undisturbed and that annual inspections (plus eradication as necessary) are carried out throughout the life of the building by a licensed pest control operator in accordance with AS3660.1.

No. Date Description  
**Amendments**  
**will franklin design**  
 e. [will@willfranklindesign.com.au](mailto:will@willfranklindesign.com.au)

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**Project Name**  
**Tranquillity @ Merimbula**  
**Project Location**  
**27 Monaro Street**  
**Merimbula NSW 2548**

**Client**  
**Larissa Griep**

**Drawing Title**  
**Building A South & West Elevations**

**Scale** 1:100 @ A2 **Date** April 2007

**Project Designer**  
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**Documentation**  
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**Job No.** **Drawing No.**

**MB.86.06**