

EXHAUST FAN FLOW RATES TO COMPLY WITH NCC BCA VOL 2 3.8.1.3.
 BATHROOM AND SANITARY AREAS - MIN 25 L/S
 KITCHEN AND LAUNDRY AREAS - MIN 40 L/S
 EXHAUST FANS TO DISCHARGE DIRECTLY TO THE ATMOSPHERE.
 IF DISCHARGE TO THE ROOF SPACE, THEN THE ROOF IS TO BE VENTILATED TO THE OUTDOOR AIR THROUGH EVENLY DISTRIBUTED OPENINGS, WHERE THE ROOF PITCH IS GREATER THAN 22 DEGREES THE OPENINGS MUST HAVE A TOTAL UNOBSTRUCTED AREA OF 1 / 300 OF THE RESPECTIVE CEILING AREA.
 IF THE ROOF PITCH IS LESS THAN 22 DEGREES THEN 1 / 500 OF THE RESPECTIVE CEILING AREA IS REQUIRED FOR UNOBSTRUCTED OPENINGS. 30% OF THE UNOBSTRUCTED AREA MUST BE LOCATED NOT MORE THAN 900 mm BELOW THE RIDGE OR HIGHEST POINT OF THE ROOF.

SD SMOKE DETECTOR HARDWIRED AND INTERCONNECTED
 SMOKE ALARMS MUST BE INSTALLED IN A CLASS 1A BUILDING ON OR NEAR THE CEILING IN-
 (a) ANY STOREY CONTAINING BEDROOMS-
 1. BETWEEN EACH PART OF THE DWELLING CONTAINING BEDROOMS AND THE REMAINDER OF THE DWELLING AND
 2. WHERE BEDROOMS ARE SERVED BY A HALLWAY AND IN THAT HALLWAY, AND
 (b) ANY OTHER STOREY NOT CONTAINING BEDROOMS

CONSTRUCTION OF SANITARY COMPARTMENTS TO COMPLY WITH BCA 2019
 THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST
 (A) OPEN OUTWARDS OR
 (B) SLIDE OR
 (C) BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT,
 UNLESS THERE IS A CLEAR SPACE OF AT LEAST 12 M, MEASURED IN ACCORDANCE WITH FIGURE 10A2, BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE DOORWAY.

GALINTEL SCHEDULE

SPAN	SIZE
800 - 1000	90 x 90 x 8 GALINTEL
1200 - 1100	100 x 100 x 8 GALINTEL
1800 - 3300	150 x 100 x 10 GALINTEL

ENERGY RATING NOTES
 REFER TO BELCO GROUP EER DATED - OCTOBER 2025 - REF - 0002DENN

1. WEATHERSEAL ALL EXTERNAL DOORS.
2. DRAFT SEAL ALL CEILING MOUNTED EXHAUST FANS.
3. DRAFT SEAL ALL GAPS AND CRACKS
4. ALL DOWNLIGHTS TO BE IC-F-4 RATED OR HAVE ENERGY EFFICIENT COVERS
5. WINDOW FRAMES ARE ALUMINIUM IMPROVED. ENTRANCE DOOR FRAME TO BE DRESSED TIMBER.
6. DUELL URBANLINE RANGE DOUBLE GLAZED WINDOWS AND DOORS. REFER TO EER FOR ALL GLAZING VALUES.
7. UNDER SLAB FLOOR INSULATION TO REACH R 1.8
8. INTERMEDIATE FLOOR INSULATION TO REACH R 4.1
9. EXTERNAL WALL INSULATION TO REACH R 2.5 + WALL WRAP.
10. R 6.0 CEILING INSULATION TO TRUSSED ROOF AREAS.
11. R 1.3 ANTI CON INSULATION TO ROOF AREA
12. MAX 600 mm WIDE CEILING INSULATION TO ROOF EDGE PERIMETER CAN BE REDUCED TO R 2.5 IN ACCORDANCE WITH AS 3999.

WINDOW SCHEDULE GROUND FLOOR

No.	Height & Width	Style	Glass	Insect Screens
W1	1800 x 2410	AWNING-FG	CLEAR- DG	YES
W2	1800 x 2410	AWNING-FG	CLEAR- DG	YES
W3	1800 x 1810	AWNING-FG	CLEAR- DG	YES
W4	1800 x 2410	AWNING-FG	CLEAR- DG	YES
W5	1800 x 1210	AWNING	CLEAR- DG	YES
W6	600 x 1810	AWNING-FG	CLEAR	YES
W7	600 x 1810	AWNING-FG	CLEAR	YES
W8	1200 x 2650	AWNING-FG	CLEAR	YES
W9	1451 x 2410	AWNING-FG	CLEAR- DG	YES
W10	1451 x 2410	AWNING-FG	CLEAR- DG	YES
W11	1312 x 1210	AWNING	CLEAR- DG	YES
W12	1200 x 1810	AWNING-FG	CLEAR- DG	YES
W13	600 x 1810	AWNING	CLEAR- DG	YES
W14	600 x 1810	AWNING	CLEAR- DG	YES
W15	600 x 1810	AWNING	CLEAR- DG	YES
W16	1200 x 2410	BI-FOLD WINDOW	CLEAR- DG	NO
W17	1800 x 3610	FIXED RAKED HEAD	CLEAR- DG	NO
W18	1800 x 3610	FIXED RAKED HEAD	CLEAR- DG	NO

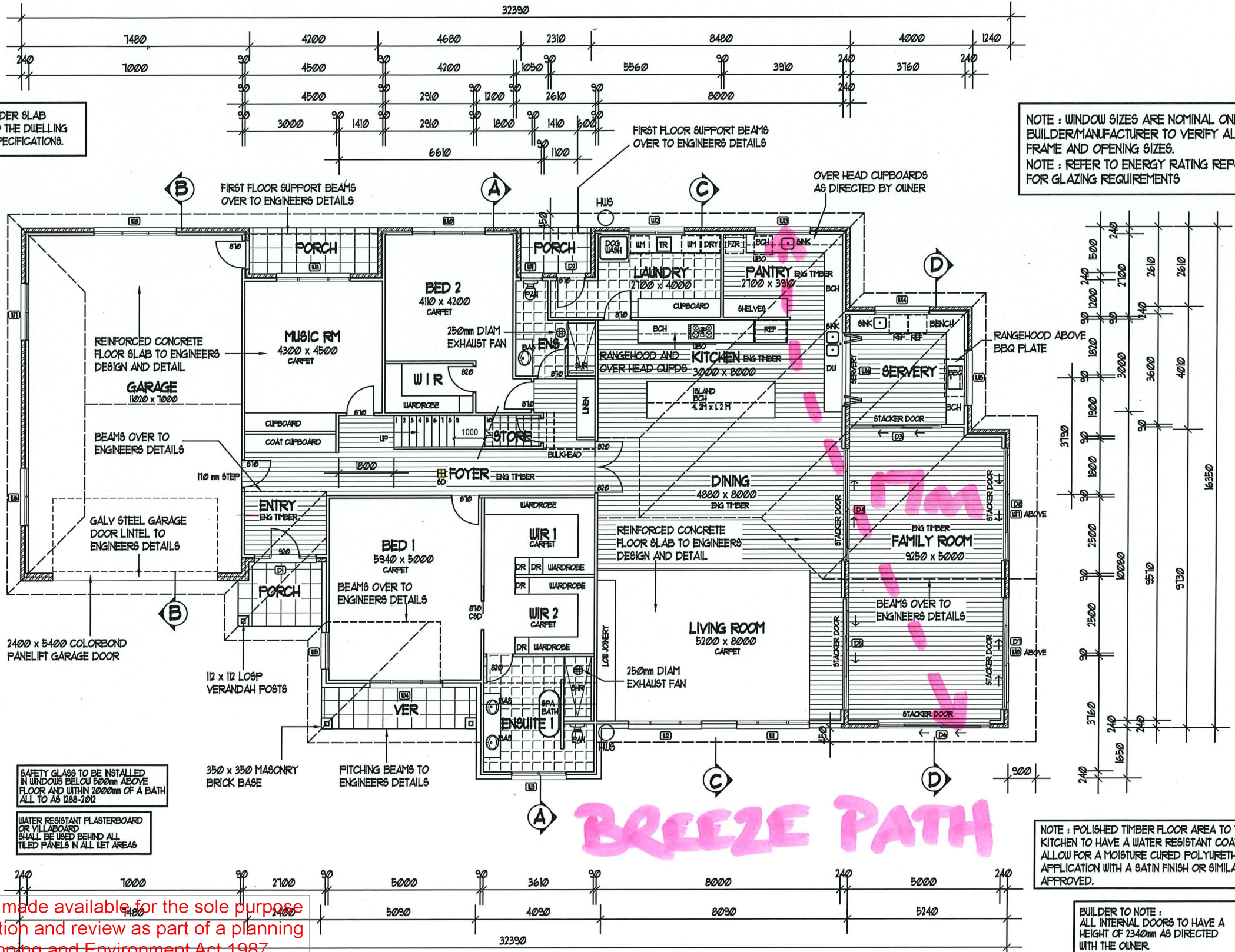
NOTE : EXTERNAL WALLS TO BE WRAPPED WITH A PERMEABLE MEMBRANE TO COMPLY WITH AS 4200.1 AND INSTALLED IN ACCORDANCE WITH AS 4200.2. ALLOW FOR BRADFORD ENVIROSEAL OR SIMILAR APPROVED.

WET AREA TREATMENT
 WET AREA FLOORS AND WALLS TO ENSURE TO COMPLY WITH BCA PART 3.8.1 AND AS 3740 LIQUID MEMBRANES TO BE USED WITH APPROVED BOND BREAKERS AT ALL JUNCTIONS

FULLY ENCLOSED SANITARY COMPARTMENTS SHALL HAVE A CLEAR SPACE OF 1.2 M MIN BETWEEN PAN AND EDGE OF DOOR SWING. INSTALL REMOVABLE PIN HINGES TO ENABLE THE DOOR TO BE READILY REMOVED FROM THE OUTSIDE IN ACCORDANCE WITH BCA 3.8.3.3

ALL ROOMS WITH NO NATURAL VENTILATION SHALL BE MECHANICALLY VENTED BY EXHAUST FANS
 ALL EXHAUST FANS SHALL BE VENTED TO THE OUTSIDE AIR BY WAY OF DUCTS OR INTO THE ROOF SPACE WHERE THAT ROOF SPACE IS ADEQUATELY VENTILATED BY OPEN EAVES OF ROOF VENTS

NOTE : 50 mm THICK CLIMAFOAM UNDER SLAB INSULATION IS TO BE INSTALLED TO THE DWELLING FLOOR AREA TO MANUFACTURER'S SPECIFICATIONS.



NOTE : WINDOW SIZES ARE NOMINAL ONLY. BUILDER/MANUFACTURER TO VERIFY ALL FRAME AND OPENING SIZES. NOTE : REFER TO ENERGY RATING REPORT FOR GLAZING REQUIREMENTS

DOOR SCHEDULE GROUND FLOOR

No.	Height & Width	Style	Glass	Insect Screens
D1	2400 x 2020	DOOR AND SIDELITES	CLEAR- DG	NO
D2	2400 x 810	GLAZED HINGED DOOR	CLEAR- DG	YES
D3	2400 x 3048	SLIDING DOOR	CLEAR- DG	NO
D4	2400 x 3610	SLIDING DOOR	CLEAR- DG	NO
D5	2400 x 3610	SLIDING DOOR	CLEAR- DG	NO
D6	2400 x 3610	SLIDING DOOR	CLEAR- DG	YES
D7	2400 x 3610	SLIDING DOOR	CLEAR- DG	YES
D8	2400 x 3610	SLIDING DOOR	CLEAR- DG	YES

WINDOW / GLAZING NOTES:
 1. CONTRACTOR MUST VERIFY ALL WINDOW SIZES ON SITE PRIOR TO MANUFACTURE. DLB DESIGN GROUP SHALL NOT BE RESPONSIBLE FOR VARIATIONS/REPLACEMENT OF WINDOWS THROUGH A BUILDER'S OVERSIGHT OR WRITTEN MISTAKE.
 2. WINDOW SIZES ARE NOMINAL.
 3. WINDOW FRAMES TO BE ALUMINIUM IMPROVED AS SELECTED.
 4. ALL GLAZING TO BE IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARD AS 1288-2012.

Project
 PROPOSED DOUBLE STOREY RESIDENCE AT LOT 52 21 DENNY'S COURT, GROVEDALE
 for [REDACTED]

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All construction works shall be carried out in accordance with all stamped and approved drawings by all the relevant authorities. The Builder and/or Contractors must site confirm all dimensions, levels and locations of existing services and conditions before commencing any work on any trade.

registered building practitioners [REDACTED] DP-AD1030

drawn [REDACTED] date SEPTEMBER 2025

scales AS SHOWN sheet : 2 OF 10

Drawing Number
4614-WD2
 NORTH

GROUND FLOOR 367.0 SQM.
 GARAGE 84.6 SQM.
 VERANDAHs 22.5 SQM.

SAFETY GLASS TO BE INSTALLED IN WINDOWS BELOW 500mm ABOVE FLOOR AND WITHIN 2000mm OF A BATH ALL TO AS 1288-2012

WATER RESISTANT PLASTERBOARD OR VILABOARD SHALL BE USED BEHIND ALL TILED PANELS IN ALL WET AREAS

NOTE : POLISHED TIMBER FLOOR AREA TO THE KITCHEN TO HAVE A WATER RESISTANT COATING. ALLOW FOR A MOISTURE CURED POLYURETHANE APPLICATION WITH A SATIN FINISH OR SIMILAR APPROVED.

BUILDER TO NOTE : ALL INTERNAL DOORS TO HAVE A HEIGHT OF 2340mm AS DIRECTED WITH THE OWNER

BREEZE PATH