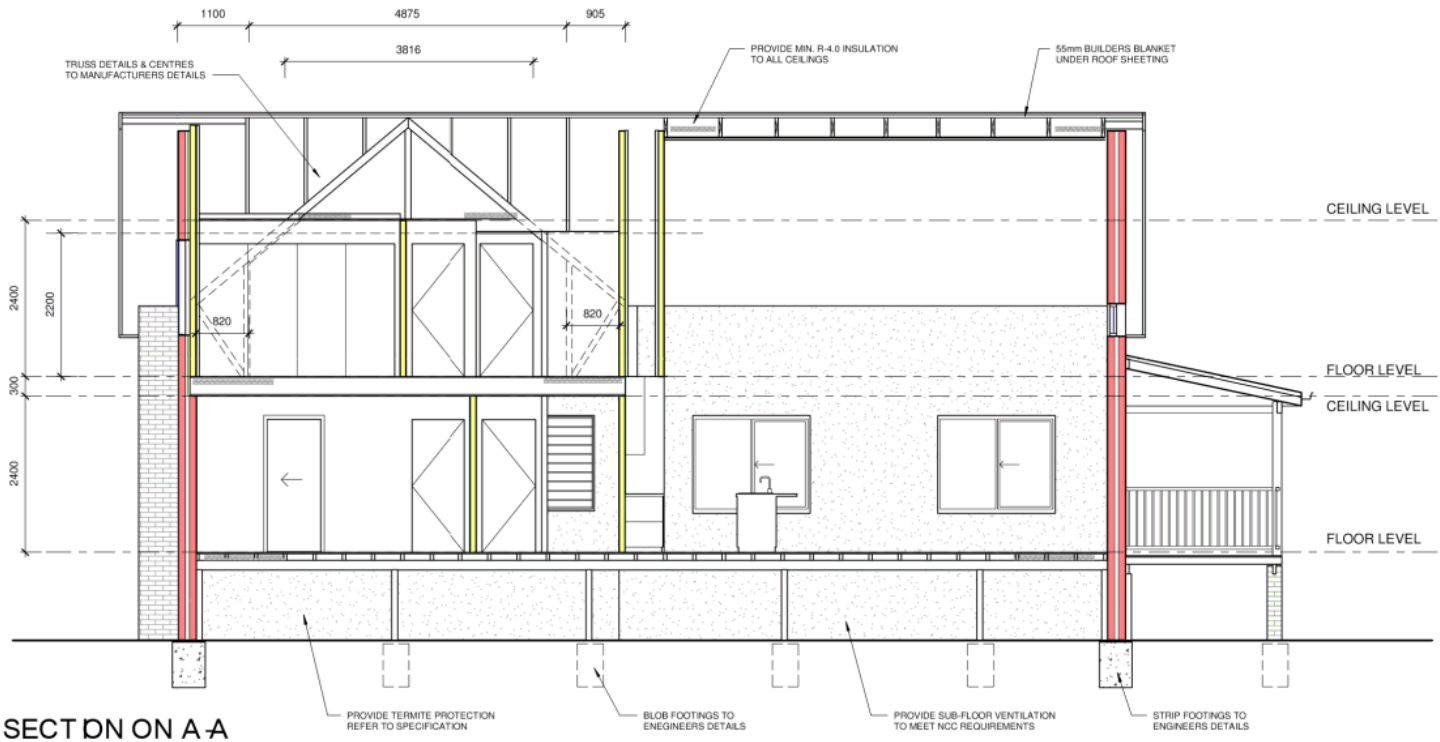


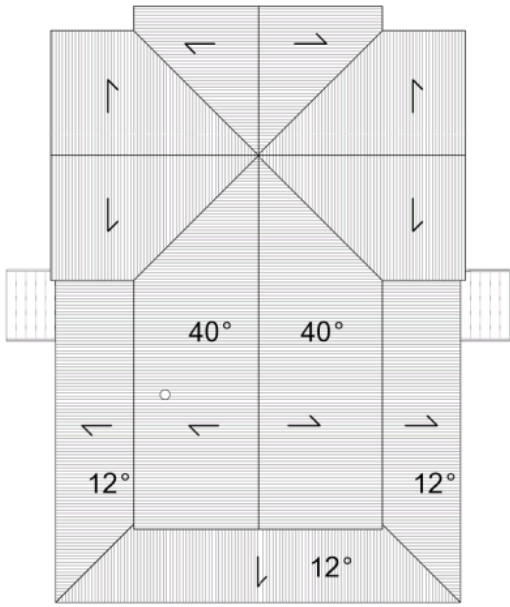
SITE PLAN
SCALE 1:1000

BASIX DETAILS

*NOTE: DETAILS AND AREAS FOR BASIX USE ONLY. NOT TO BE USED FOR PRICING			
DETAILS		ENERGY	
STREET ADDRESS	No. BOMBOWLEE AVENUE	HOT WATER UNIT	ELECTRIC STORAGE
LOT / DP NUMBER	LOT 12 / DP 1252902	COOLING	LIVING 1-PHASE AIR COND. EER 3.0 - 3.5
SUBURB	TUMUT	BEDROOMS	1-PHASE AIR COND. EER 3.0 - 3.5
POSTCODE	2720	HEATING	LIVING 1-PHASE AIR COND. EER 3.0 - 3.5
LGA	TUMUT SHIRE COUNCIL	BEDROOMS	1-PHASE AIR COND. EER 3.0 - 3.5
NO. OF SEPARATE HOUSES	ONE	VENTILATION	BATHROOM EXHAUST INDIVIDUAL FAN, DUCTED TO ROOF
SITE AREA	5.667ha or 56,670 SQ.M	SWITCH	MANUAL SWITCH ON/OFF
TOTAL ROOF AREA	232 SQ.M	KITCHEN EXHAUST	INDIVIDUAL FAN, DUCTED TO ROOF
NO. OF BEDROOMS	3	SWITCH	MANUAL SWITCH ON/OFF
CONDITIONED FLOOR AREA	161 SQ.M	LAUNDRY EXHAUST	NATURAL VENTILATION
NON-CONDITIONED FLOOR AREA	70 SQ.M	SWITCH	N/A
WATER		LIGHTING	
AREA OF GARDEN AND LAWN	400 SQ.M	NATURAL LIGHTING	BATH/WC KITCHEN No. OF ROOMS: 3
AREA OF INDIGENOUS/LOW WATER USE SPECIES	400 SQ.M	ARTIFICIAL LIGHTING	FLUORESCENT OR LED YES
FIXTURE RATINGS	SHOWERHEAD(S) 3 STAR (or 7.5 BUT <= 9.0 L/MIN) TOILET(S) 4 STAR KITCHEN TAP(S) 3 STAR BATHROOM TAP(S) 3 STAR	ROOMS	NO. OF ROOMS FITTED DEDICATED FITTING
ROOF AREA DIVERTED TO TANK	232 SQ.M	BEDROOMS/STUDY	3 YES
TANK SIZE	MIN. 40,000L	LIVING/DINING	2 YES
TANK TO FEED TO:	ALL TOILETS CLOTHES WASHER AT LEAST ONE OUTDOOR TAP HOT WATER SYSTEM ALL INDOOR TAPS	KITCHEN	YES YES
		BATHROOM / WC	NO YES
		LAUNDRY	YES NO
		ALL HALLWAYS	YES YES
		KITCHEN APPLIANCES	INDUCTION COOKTOP & ELECTRIC OVEN
		OTHER	PRIVATE OUTDOOR CLOTHES DRYING AREA
THERMAL - MINIMUM REQUIREMENTS			
CONSTRUCTION	ADDITIONAL INSULATION	OTHER SPECIFICATIONS	
FLOOR - SUSPENDED FLOOR ABOVE ENCLOSED SUB-FLOOR - FRAMED	1.38 (or 2 including construction)(down)		
FLOOR - ABOVE HABITABLE ROOMS OR MEZZANINE - FRAMED	NIL		
EXTERNAL WALL - BRICK VENEER	2.28 (or 2.8 including construction)(down)		
EXTERNAL WALL - CAVITY BRICK	1.08 (or 1.67 including construction)(down)		
CEILING & ROOF - FLAT CEILING/PITCHED ROOF	ceiling : 3.45(ups), roof: foil backed blanket 55mm unventilated Colour - medium		
CEILING & ROOF - RAKED CEILING/PITCHED ROOF	ceiling : 3.74(ups), roof: foil backed blanket 55mm unventilated Colour - medium		



SECTION ON A-A
SCALE 1:50



ROOF LAYOUT
SCALE 1:100

AREAS :-
GROUND FLOOR
LIVING - 136.88 SQ.M
VERANDAH - 64.44 SQ.M
ATTIC
LIVING - 74.48 SQ.M

REGION	TERRAIN	SHIELDING	TOPOGRAPHY	STANDARD
A	TC2.5	NS	T0	N2

PROPOSED NEW RESIDENCE & SHED
AT : LOT 12 BOMBOWLEE AVENUE
TUMUT 2720
FOR : MR & MRS C. LENSING

BCM DESIGN
bcmdesign@bigpond.com
13 LAUREL ROAD, WAGGA WAGGA, 2672
02-69226825

bda BUILDING DESIGNERS AUSTRALIA
Accreditation No - 6254

GENERAL DETAILS
SCALES: 1:100
1:50
1:200
DATE: 28 / 9 / 2020
DRAWN: B.MERRETT
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PLAN & SHEET No.
PLAN No: 20011 - 2
No. OF SHEETS
2