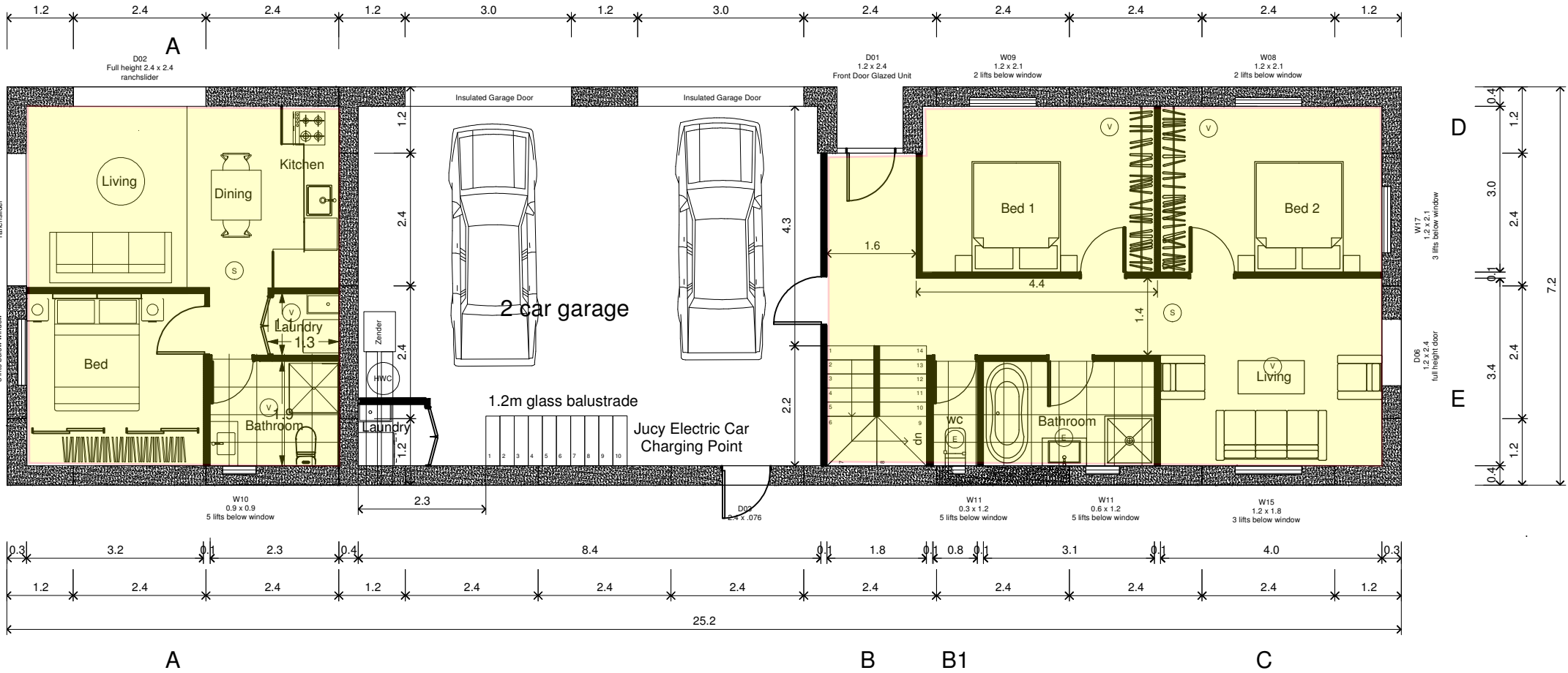


First Floor



Ground Floor

10 HOMESTAR REQUIREMENTS

Dishwasher selections must have a min. 4 energy star rating & 6 star WELS rating.
All kitchen, laundry and bathroom tapware flow rates must not exceed 4.5L/min (6 star WELS or higher)
Showers are to be 7.5L/min
WCs are waterless (composting toilets)
Washing Machine is to be 6 WELS

All dwelling wet areas (kitchen, bathrooms and laundries) must include overflow prevention

Fridge selection must have a min. 3 energy star rating
Kitchens must include a dedicated space for recycling, organic and general refuse waste streams.
Recycling and refuse bin capacities must be >10L and should be labelled appropriately.
Organic bin capacity must be >2L and should be labelled appropriately.

Hot water must not exceed 55C at the taps.
A fire extinguisher must be included in an visible location in the kitchen
A dedicated hazardous storage space must be included as part of the kitchen & laundry design that is either fitted with child restrictor stays or >1.2m above ground.

Internal lighting - All fixed lighting types must have efficacy >35L/W and all light fittings in the main living areas must have either integral fittings or dedicated bases so that replacement light fittings of lesser efficacy cannot be installed.
For any recessed downlights as part of a dwelling's thermal envelope where this is exposed i.e. top level dwellings then these must be IC / ICF rated.
External Lighting - all fixed lighting must have efficacy >20L/W and include daylight cut-off and motion sensors (or connected to solar PV system). For scenarios where motion sensors are not favourable (e.g. spaces used for entertaining such as dwelling balconies), alternative compliance is available only if the area is lit <1.5W/m2.

Kitchen, bathroom and laundry areas must include extraction systems that are ducted directly to the exterior.
All extraction outlet grilles must include cover boxes and rain deflector blades or be located in the soffit to ensure suitable protection from the elements.
Bathroom extracts must be automated and cannot be operable by a dedicated switch. I.e. hardwired to the light switch with a delay/start timer OR connected to humidistat / passive.
Showers to be fully enclosed (showerdome)

All dwellings must include smoke alarms within 3m of all bedrooms.

Rammed Earth Structural Design Principles

1. Height of piers limited to 4 times the width.
2. Wall openings < 1/3 of wall length
3. Height of corners minimum 1.2m

NOTES FOR BUILDING MATERIALS:


EXTERNAL WALLS:
350mm Rammed Earth as per Engineers Specification.
Rammed earth wall to contain XPS insulation and rebar as per engineers design.

INSULATION:
100mm Autex AAB R2.8 to external walls
Autex Greenstuf Ceiling Insulation 2 layers R3.6 to ceiling
Autex Greenstuf AAB Acoustic Blanker 2 layers R2.81 to mid floor
Jetstream Max 150mm to mid floor

INTERNAL/PARTY WALLS:
19mm Plywood board wall lining (reuse from rammed earth formwork) to ex100x50 H1.2 treated timber stud walls (reused from rammed earth formwork) on each side of wall, except in wet areas where, 10mm Aqualine GIB Board to be used instead.

FLOOR:
19mm Plywood flooring glued and screwed to 300X100mm timber joists (recycled ironbark or tallowwood) @ 600CRS. Max.

CEILING:
10mm recycled timber flooring glued and screwed to 300 x 100 timber floor joists (ground floor) and 300 x 100 rafters (first floor). Ceiling for all wet areas to be 10mm Aqualine GIB Board.

	117/119 First View Ave Beachlands		Drawing No. A004		Date FEB 17		Desc. LAYOUT PLANS	
			Layout No.		Drawn/Checked		Rev: C	Sub basement relocation
			Series No.		Tol:		Rev: B	Draft for Building Consent
	Scale 1:100	Units	Sheet	Dwg. Sz.	Rev: A	Draft for Building Consent		