



Mindil

Architect: Adam Dettrick

Dwelling Size	Garage Size	Number of Bedrooms	Number of Bathrooms	Energy Rating
134.6 m ²	36 m ²	3	2	7.7

Sustainable materials

Panelised cladding and colorbond cladding. Ecomax or similar concrete (polished concrete in living areas), option for rammed earth blocks as interior feature walls for thermal mass, plantation pine framing, E-zero cabinets, all windows and doors aluminium double glazed.

Sustainability features

7.5 star minimum energy efficiency, 2.5kW solar power, heat-pump hot water service, 10,000 litre water storage, reverse cycle airconditioning to living areas, ceiling fans to bedrooms, cross flow ventilation, quality insulation, thermal mass.

Other inclusions

Efficient reverse cycle Daikin airconditioning, Bosch appliances, lights, sanitary ware, automatic garage door.

Preliminary construction cost

Includes all sustainability systems listed and white goods including induction cooktop, but does not include land price and landscaping.

www.adamdettrickarchitects.com.au



This information is subject to change without notice. The design team will work to achieve further cost reductions as the project progresses. Final prices will be provided at time of sale.

These drawings are intended for educational purposes only. The drawings are provided "as is" without any guarantee, representation, condition or warranty of any kind, either express, implied, or statutory. The Cape and our designers and builders assume no liability with respect to any reliance you place on the drawings. All drawings should be checked and approved by your licensed designer, builder and engineer before being used in your design process. Energy Rating, BAL rating, Design Wind, soil classification will be subject to individual siting and the design relates to Southern Victorian climate zones.

Type 2A house

Cape Paterson Ecovillage

Adam Dettrick Architect

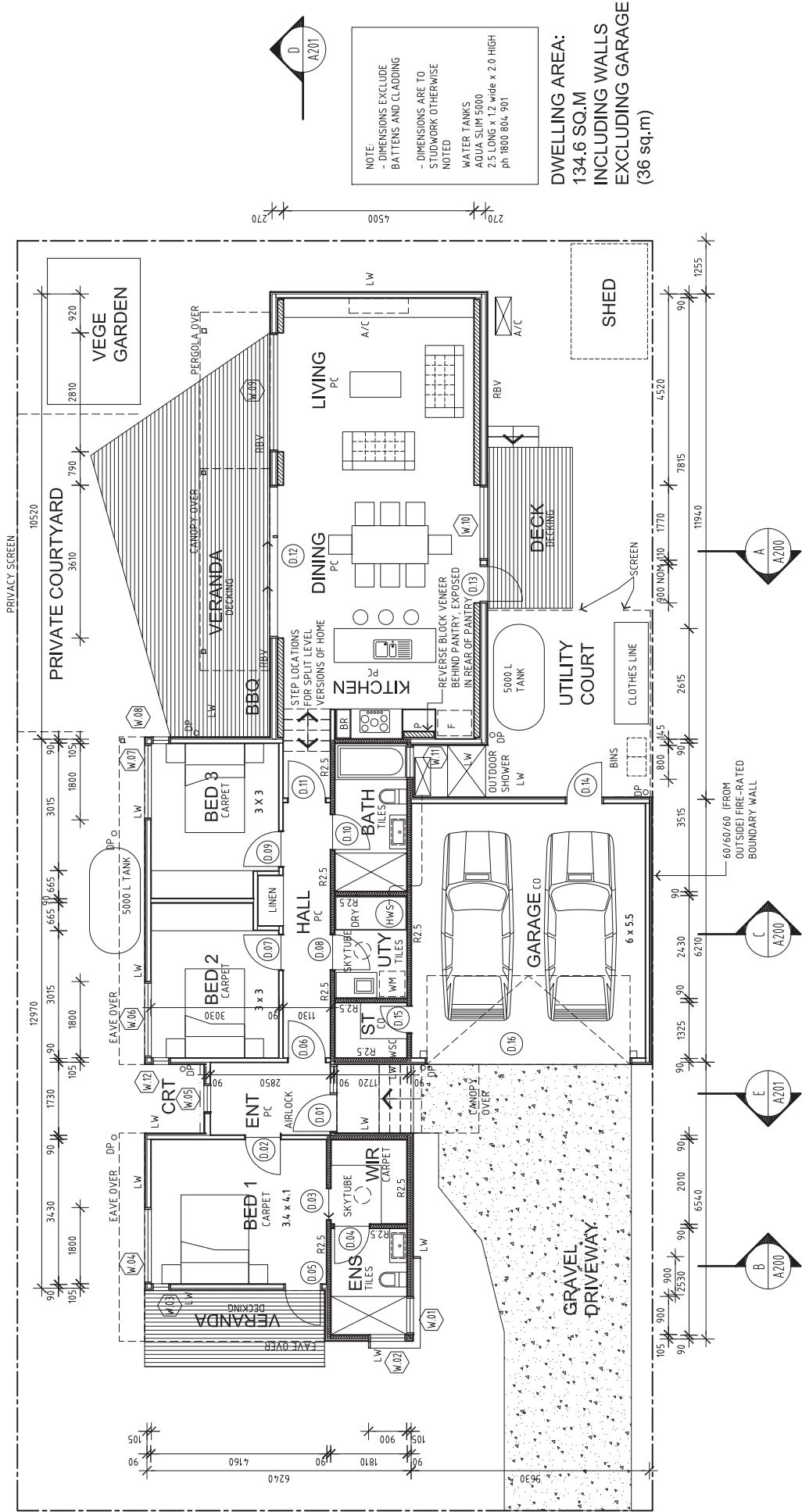
REGISTER OF DRAWINGS:

ARCHITECTURAL
A000 COVER PAGE (THIS PAGE)
A050 SITE PLAN
A051 SITE PLAN
A100 GROUND FLOOR PLAN
A150 ROOF PLAN
A200 SECTIONS
A201 SECTIONS
A300 ELEVATIONS
A301 ELEVATIONS

SCHEDULES

HOUSE 2A SPECIFICATIONS & OPENINGS SCHEDULE





NOTE:
 - DIMENSIONS EXCLUDE BATTENS AND CLADDING
 - DIMENSIONS ARE TO STUDWORK OTHERWISE NOTED
 WATER TANKS
 AQUA SLIM 5000
 2.5 LONG x 1.2 wide x 2.0 HIGH
 ph 800 804 901

DWELLING AREA:
 134.6 SQ.M
 INCLUDING WALLS
 EXCLUDING GARAGE
 (36 sq.m)

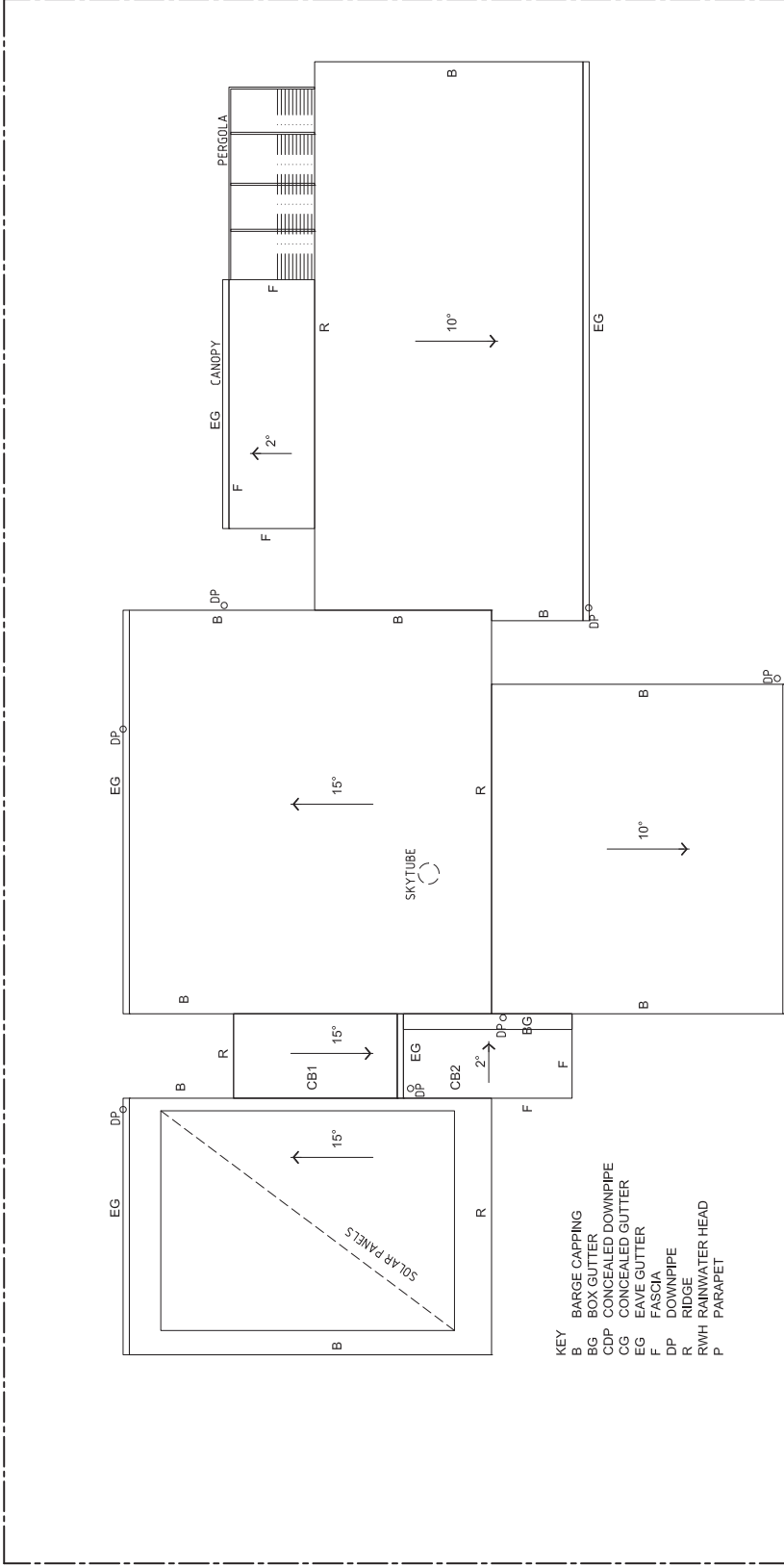
ENERGY ASSESSMENT SPECS

FLOORS:		WALLS:		ROOFS:		GLAZING:		REVISIONS:		
WAFLE POD SLAB TO ALL FLOORS	REVERSE BLOCK VENEER WALL:	LIVING AREAS:	ALL SLIDING GLAZED DOORS AND CASEMENT	A 29.08.12	GENERAL REVISION	CAPE PATERSON ECOVILLAGE - TYPE 2A HOUSE	DATE	APR 12	SCALE	1:100 @ A3 SIZE
FINISHES:	140 BLOCK, 40' CAVITY, FOIL, 90 STUD WITH R2.5, FOIL, 35 BATTENS, LIGHT WEIGHT CLADDING	RAKED CEILINGS, AVERAGE 2700 HIGH - PB CEILING, R4.0 BATTIS, BATTENS, 50 FOIL BLANKET, COLORBOND ROOFING (SOLAR ABSORPTANCE > 0.7)	GLAZED DOORS: DOUBLE GLAZED CLEAR/AIR GAP/LOW-E	B 05.09.12	GENERAL REVISION	CAPE PATERSON ECOVILLAGE - TYPE 2A HOUSE	DATE	APR 12	SCALE	1:100 @ A3 SIZE
CONCRETE	10MM PLASTERBOARD, 90 STUD WITH R2.5, FOIL, 35 BATTENS, LIGHT WEIGHT CLADDING	OTHER AREAS:	ALL WINDOWS AND GLAZED DOORS OF THE KITCHEN/DINING/LIVING, BED 1,2,3, ENTRY AND HALL: DOUBLE GLAZED CLEAR/ARGON GAP/ LOW-E	C 16.09.12	GENERAL REVISION	CAPE PATERSON ECOVILLAGE - TYPE 2A HOUSE	DATE	APR 12	SCALE	1:100 @ A3 SIZE
TILES	REFER TO DRAWINGS FOR R2.5 INTERNAL INSULATION LOCATIONS		ALL OTHER WINDOWS: DOUBLE GLAZED CLEAR/AIR GAP/ CLEAR			CAPE PATERSON ECOVILLAGE - TYPE 2A HOUSE	DATE	APR 12	SCALE	1:100 @ A3 SIZE
CARPET						CAPE PATERSON ECOVILLAGE - TYPE 2A HOUSE	DATE	APR 12	SCALE	1:100 @ A3 SIZE
DECKING						CAPE PATERSON ECOVILLAGE - TYPE 2A HOUSE	DATE	APR 12	SCALE	1:100 @ A3 SIZE

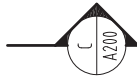
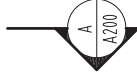
SKETCH DESIGN

CONSTRUCTION TO COMPLY WITH AS 3689 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

ADAM DETTRICK ARCHITECT
 305/29-22 McKillop St, Melbourne 3000 p.03.9606.0774 f.03.9606.0773
 www.adamdettrickarchitect.com.au



NOTE:
SOLAR ABSORBANCE OF
ROOFING TO BE 0.7 MINIMUM



ENERGY ASSESSMENT SPECS

FLOORS:
 WAFFLE POD SLAB TO ALL FLOORS
 FINISHES:
 PC POLISHED CONCRETE
 CO CONCRETE
 TILES TILES
 CARPET CARPET
 DECKING DECKING

WALLS:
 RBV REVERSE BLOCK VENEER WALL:
 140 BLOCK, 40° CAVITY, FOIL, 90
 STUD WITH R2.5, FOIL, 35 BATTENS,
 LIGHT WEIGHT CLADDING
 LW LIGHT WEIGHT CLAD WALL:
 10MM PLASTERBOARD, 90 STUD WITH
 R2.5, FOIL, 35 BATTENS, LIGHT
 WEIGHT CLADDING
 REFER TO DRAWINGS FOR R2.5 INTERNAL
 INSULATION LOCATIONS

ROOFS:
 LYING AREAS:
 RAKED CEILINGS, AVERAGE 2700 HIGH. PB CEILING,
 R4.0 BATTIS, BATTENS, 50 FOIL BLANKET,
 COLORBOND ROOFING (SOLAR ABSORBANCE > 0.7)
 OTHER AREAS:
 2550 HIGH FLAT CEILINGS UNLESS OTHERWISE
 SHOWN. LOW PITCHED TRUSSES: PB CEILING, R4.0
 BATTIS, BATTENS, 50 FOIL BLANKET,
 COLORBOND ROOFING (SOLAR ABSORBANCE > 0.7)

GLAZING:
 ALL SLIDING GLAZED DOORS AND CASEMENT
 GLAZED DOORS: DOUBLE GLAZED CLEAR/AIR
 GAP/LOW-E
 ALL WINDOWS AND GLAZED DOORS OF THE
 KITCHEN/DINING/LIVING, BED 1,2,3: ENTRY AND
 HALL: DOUBLE GLAZED CLEAR/ARGON GAP/ LOW-E
 ALL OTHER WINDOWS: DOUBLE GLAZED CLEAR/AIR
 GAP/ CLEAR

REVISIONS:

A. 29.08.12	GENERAL REVISION
B. 05.09.12	GENERAL REVISION
C. 16.09.12	GENERAL REVISION

CONSTRUCTION TO COMPLY WITH AS 3869 CONSTRUCTION
OF BUILDINGS IN BUSHFIRE PRONE AREAS

SKETCH DESIGN

ROOF PLAN

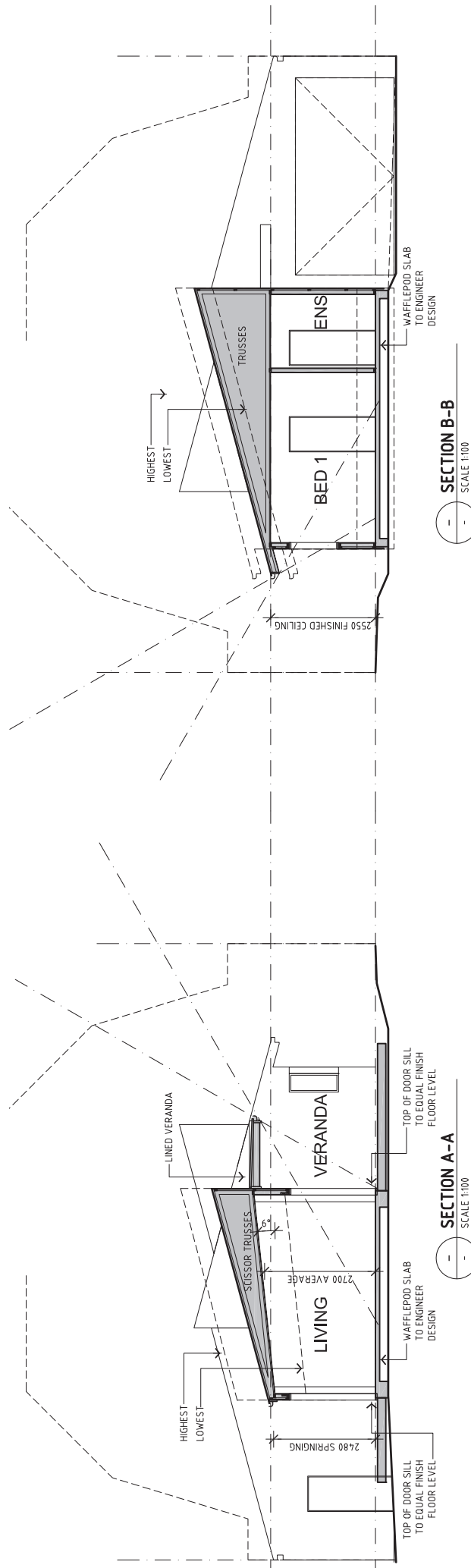
2A

A150/C

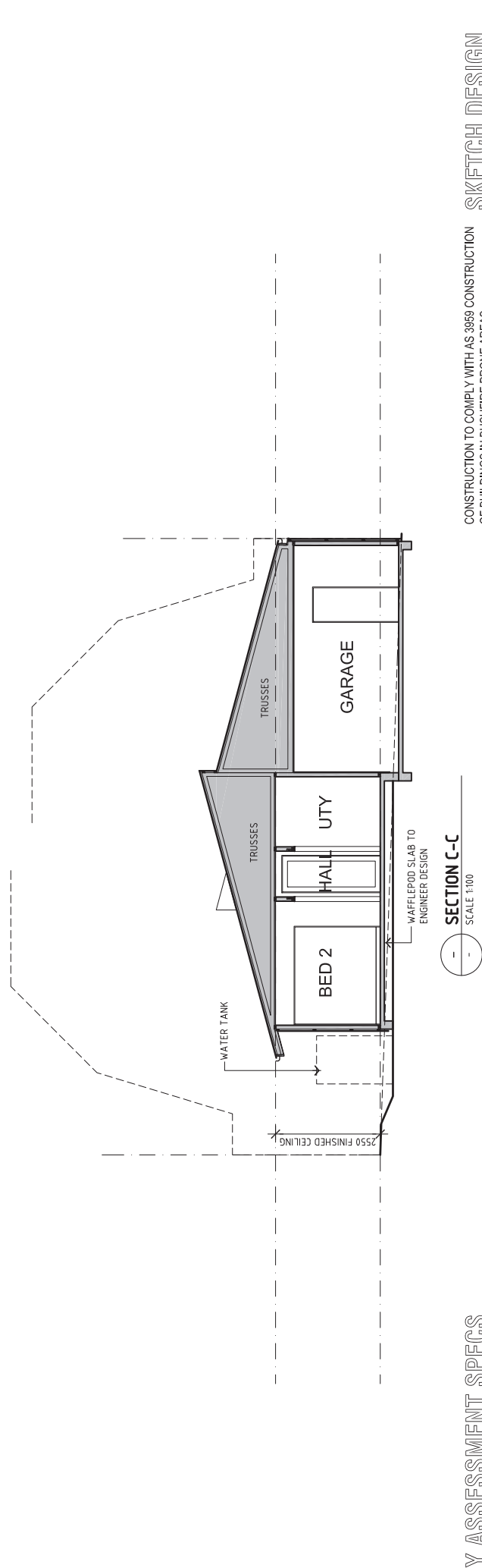
CAPE PATERSON ECOVILLAGE - TYPE 2A HOUSE
 DATE APR 12 SCALE 1:100 @ A3 SIZE DRAWN BY AD JOB NO 1204



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SECTION A-A
SCALE 1:100



SECTION C-C
SCALE 1:100

ENERGY ASSESSMENT SPECS

FLOORS:
 WAFFLE POD SLAB TO ALL FLOORS
 FINISHES:
 PC: POLISHED CONCRETE
 CO: CONCRETE
 TILES: TILES
 CARPET: CARPET
 DECKING: DECKING

WALLS:
 RBV REVERSE BLOCK VENEER WALL:
 140 BLOCK, 40' CAVITY, FOIL, 90
 STUD WITH R2.5, FOIL, 35 BATTENS,
 LIGHT WEIGHT CLADDING
 LW LIGHT WEIGHT CLAD WALL:
 10MM PLASTERBOARD, 90 STUD WITH
 R2.5, FOIL, 35 BATTENS, LIGHT
 WEIGHT CLADDING
 REFER TO DRAWINGS FOR R2.5 INTERNAL
 INSULATION LOCATIONS

ROOFS:
 LIVING AREAS:
 RAKED CEILINGS, AVERAGE 2700 HIGH - PB CEILING,
 R4.0 BATTIS, BATTENS, 50 FOIL BLANKET,
 COLORBOND ROOFING (SOLAR ABSORPTANCE > 0.7)
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 ALL OTHER WINDOWS: DOUBLE GLAZED CLEAR/AIR
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REVISIONS:
 A. 29.08.12 GENERAL REVISION
 B. 05.09.12 GENERAL REVISION
 C. 16.09.12 GENERAL REVISION

CONSTRUCTION TO COMPLY WITH AS 3869 CONSTRUCTION
 OF BUILDINGS IN BUSHFIRE PRONE AREAS

SKETCH DESIGN

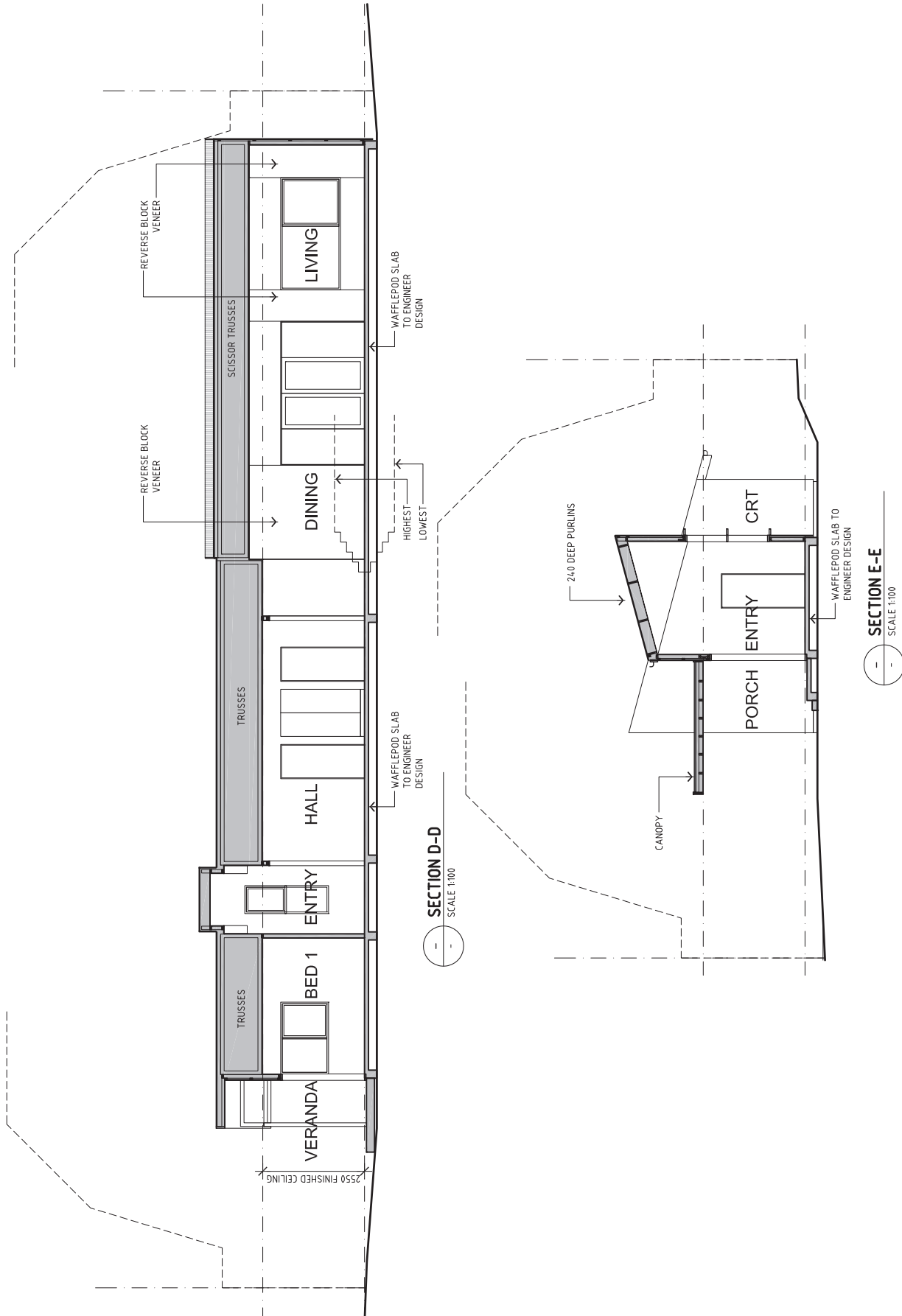
SECTIONS

2A
 A200/C

CAPE PATERSON ECOVILLAGE - TYPE 2A HOUSE
 DATE: APR 12 SCALE: 1:100 @ A3 SIZE DRAWN BY: AD JOB NO: 1204



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ENERGY ASSESSMENT SPECS

FLOORS: WAFLE POD SLAB TO ALL FLOORS
FINISHES: POLISHED CONCRETE
PC: CONCRETE
CO: TILES
TILES: CARPET
CARPET: CARPET
DECKING: DECKING

WALLS: REVERSE BLOCK VENEER WALL: 140 BLOCK, 40 CAVITY, FOIL, 90 STUD WITH R2.5, FOIL, 35 BATTENS, LIGHT WEIGHT CLADDING
 LW LIGHT WEIGHT CLAD WALL: 10MM PLASTERBOARD, 90 STUD WITH R2.5, FOIL, 35 BATTENS, LIGHT WEIGHT CLADDING
 REFER TO DRAWINGS FOR R2.5 INTERNAL INSULATION LOCATIONS

ROOFS: LIVING AREAS: RAKED CEILINGS, AVERAGE 2700 HIGH, PB CEILING, R4.0 BATTS, BATTENS, 50 FOIL BLANKET, COLORBOND ROOFING (SOLAR ABSORPTANCE > 0.7)
 OTHER AREAS: 2550 HIGH FLAT CEILINGS UNLESS OTHERWISE SHOWN. LOW PITCHED TRUSSES: PB CEILING, R4.0 BATTS, BATTENS, 50 FOIL BLANKET. COLORBOND ROOFING (SOLAR ABSORPTANCE > 0.7)

GLAZING: ALL SLIDING GLAZED DOORS AND CASPIMENT GLAZED DOORS: DOUBLE GLAZED CLEAR/AIR GAP/LOW-E
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 ALL OTHER WINDOWS: DOUBLE GLAZED CLEAR/AIR GAP/ CLEAR

REVISIONS:

DATE	SCALE	DRAWN BY	JOB No
APR 12	1:100 @ A3 SIZE	AD	1204

CAPE PATERSON ECOVILLAGE - TYPE 2A HOUSE

SECTIONS

2A
 A201/C

CONSTRUCTION TO COMPLY WITH AS 3959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

SKETCH DESIGN

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ENERGY ASSESSMENT SPECS

FLOORS:
 WAFFLE POD SLAB TO ALL FLOORS
 FINISHES:
 PC: POLISHED CONCRETE
 CO: CONCRETE
 TILES: TILES
 CARPET: CARPET
 DECKING: DECKING

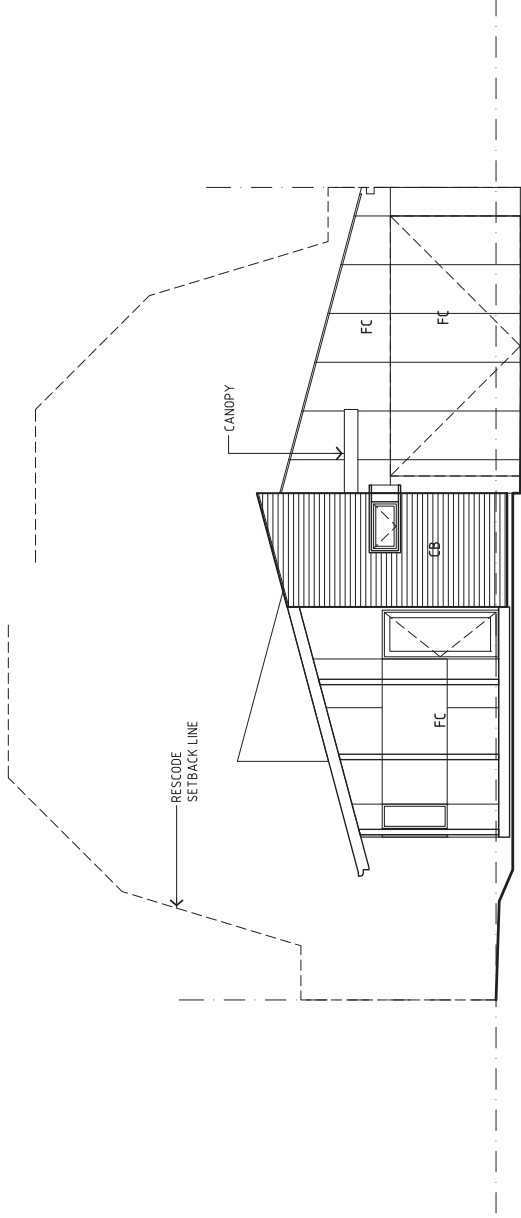
WALLS:
 RBV REVERSE BLOCK VENEER WALL:
 140 BLOCK, 40' CAVITY, FOIL, 90
 STUD WITH R2.5, FOIL, 35 BATTENS,
 LIGHT WEIGHT CLADDING
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 R2.5, FOIL, 35 BATTENS, LIGHT
 WEIGHT CLADDING
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 INSULATION LOCATIONS

ROOFS:
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 BATTIS, BATTENS, 50 FOIL BLANKET,
 COLORBOND ROOFING (SOLAR ABSORPTANCE > 0.7)

GLAZING:
 ALL SLIDING GLAZED DOORS AND CASEMENT
 GLAZED DOORS: DOUBLE GLAZED CLEAR/AIR
 GAP/LOW-E
 ALL WINDOWS AND GLAZED DOORS OF THE
 KITCHEN/DINING/LIVING, BED 1,2,3: ENTRY AND
 HALL: DOUBLE GLAZED CLEAR/ARGON GAP/ LOW-E
 ALL OTHER WINDOWS: DOUBLE GLAZED CLEAR/AIR
 GAP/ CLEAR

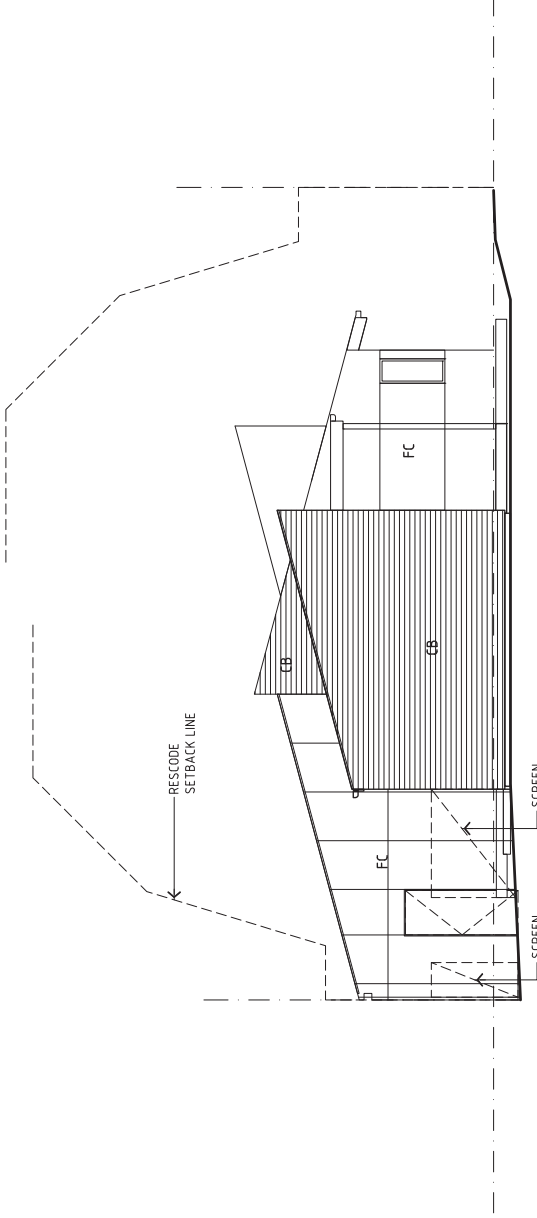
WEST ELEVATION - BOULEVARDE

SCALE 1:100



EAST ELEVATION

SCALE 1:100



CONSTRUCTION TO COMPLY WITH AS 3889 CONSTRUCTION
 OF BUILDINGS IN BUSHFIRE PRONE AREAS

SKETCH DESIGN

ELEVATIONS

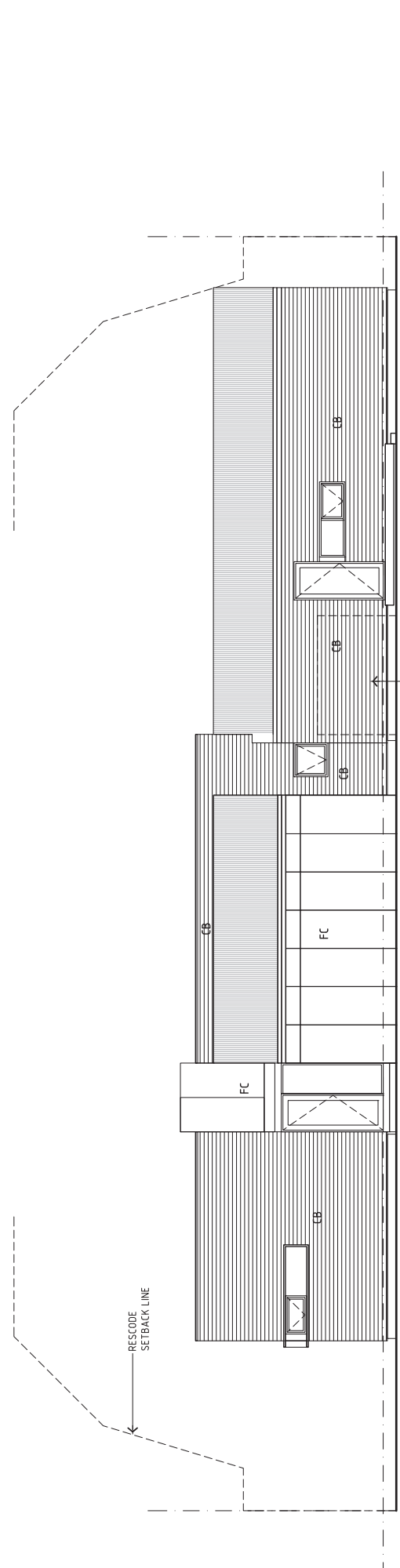
2A
 A300/C

REVISIONS:
 A. 29.08.12 GENERAL REVISION
 B. 05.09.12 GENERAL REVISION
 C. 16.09.12 GENERAL REVISION

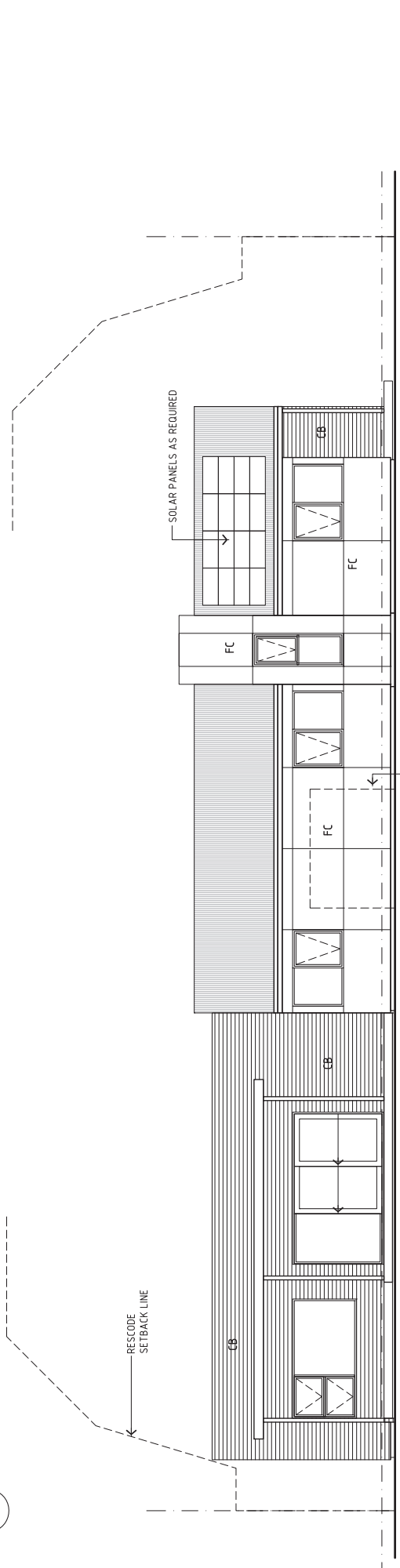
CAPE PATERSON ECOVILLAGE - TYPE 2A HOUSE
 DATE APR 12 SCALE 1:100 @ A3 SIZE DRAWN BY AD JOB NO 1204



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SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

ENERGY ASSESSMENT SPECS

- FLOORS:** WAFFLE POD SLAB TO ALL FLOORS
FINISHES: POLISHED CONCRETE
PC: CONCRETE
CO: TILES
TILES: CARPET
CARPET: CARPET
DECKING: DECKING
- WALLS:** REVERSE BLOCK VENEER WALL - 140 BLOCK, 40 CAVITY, FOIL, 90 STUD WITH R2.5, FOIL, 35 BATTENS, LIGHT WEIGHT CLADDING
LW: 10MM PLASTERBOARD, 90 STUD WITH R2.5, FOIL, 35 BATTENS, LIGHT WEIGHT CLADDING
REFER TO DRAWINGS FOR R2.5 INTERNAL INSULATION LOCATIONS
- ROOFS:** LIVING AREAS: RAKED CEILINGS, AVERAGE 2700 HIGH. PB CEILING, R4.0 BATTIS, BATTENS, 50 FOIL BLANKET, COLORBOND ROOFING (SOLAR ABSORBANCE > 0.7)
OTHER AREAS: 2550 HIGH FLAT CEILINGS UNLESS OTHERWISE SHOWN. LOW PITCHED TRUSSES: PB CEILING, R4.0 BATTIS, BATTENS, 50 FOIL BLANKET, COLORBOND ROOFING (SOLAR ABSORBANCE > 0.7)

- GLAZING:** ALL SLIDING GLAZED DOORS AND CASPIMENT GLAZED DOORS: DOUBLE GLAZED CLEAR/AIR GAP/LOW-E
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ALL OTHER WINDOWS: DOUBLE GLAZED CLEAR/AIR GAP/ CLEAR

- REVISIONS:**
 A 29.08.12 GENERAL REVISION
 B 05.09.12 GENERAL REVISION
 C 16.09.12 GENERAL REVISION

ELEVATIONS

DATE	SCALE	DRAWN BY	JOB No
APR 12	1:100 @ A3 SIZE	AD	1204

CAPE PATERSON ECOVILLAGE - TYPE 2A HOUSE