

Soil TestBy:
Date:**BAL Assessment**Rate: 12.5
By:
Date:**Land Survey**By:
Date:**Thermal Assessment**By:
Date:**Corrosion Environment**

Class: Moderate

Alpine Area

Class:

Climate Zone - 7**Soil Classification**

Class: TBA

Wind Speed

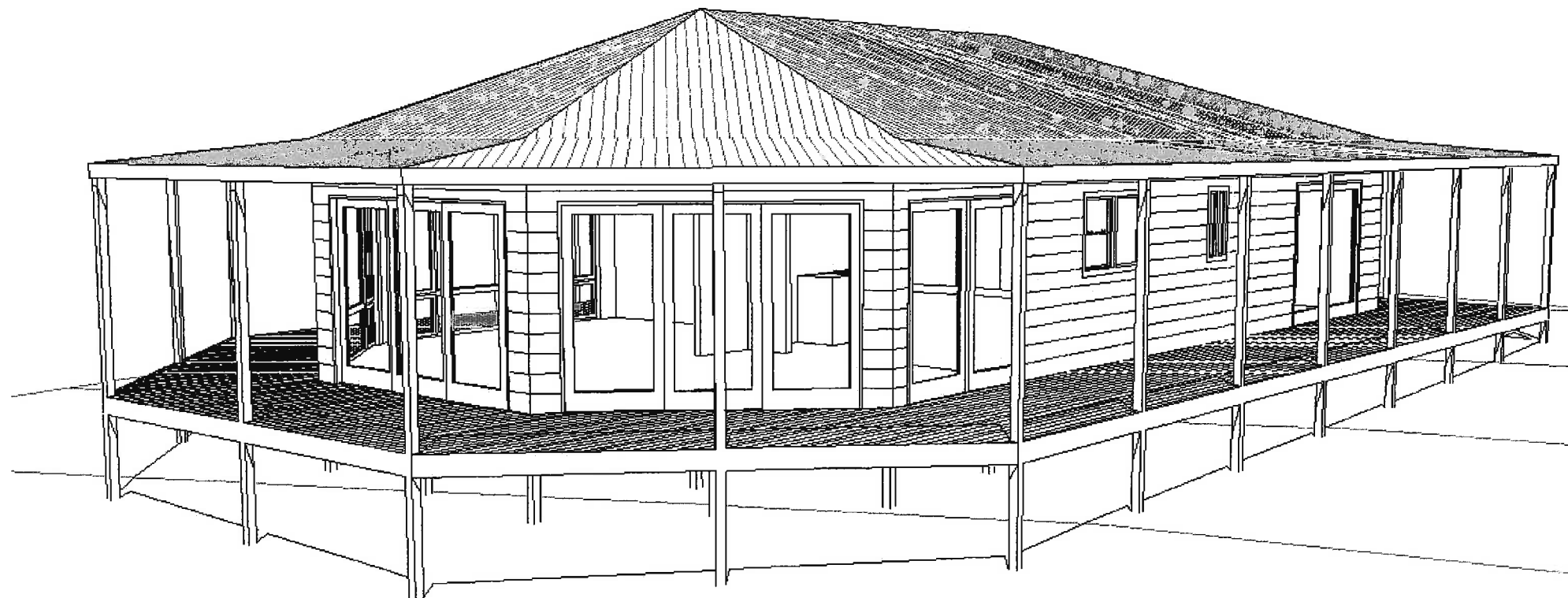
N? Vh,u = ??m/s

Land TitleFolio No: 1
Volume: 74148**Site Coverage**

Land	-	+/-1200.00m ²
House	-	126.82m ²
Deck	-	86.70m ²
Carport	-	20.07m ²
TOTAL (for site coverage)	-	233.59m ²
Site Coverage	-	+/-19.50%

Abbreviations

Abbreviation	Definition
AAW	Aluminium awning window
AGD	Aluminium & glazed door
ADH	Aluminium double hung window
AFW	Aluminium fixed window
AJ	Articulation Joint
AL	Aluminium
ASD	Aluminium sliding door
ASSD	Aluminium stacking sliding door
ASW	Aluminium sliding window
BCA	Building code of Australia
BV	Brick veneer
C	Centreline
CB	Colonial bars
CFC	Compressed fibre cement
COL	Column
CSD	Cavity sliding door
CT	Ceramic tiles
CPT	Carpet
CTS	Centres
DG	Double glazed
DS	Double opening sashes
DR(s)	Door(s)
DW	Dishwasher
E	Extractor fan
FC	Fibre cement
FCL	Finished ceiling level
FFL	Finished floor level
FR	Freezer
FW	Fixed window
LW	Louvre window
NGL	Natural Ground Level
OBS	Obscure glass
O/S	Outside face
P	Post
PBD	Particleboard floor
RC	Reinforced concrete
R	Refrigerator
SA	Smoke alarm
SD	Sliding door
SV	Synthetic vinyl
T	Tub - laundry
T&G	Tongue & groove floor
TAW	Timber awning window
TBFD	Timber bifold door
TDH	Timber double hung window
TFW	Timber fixed window
TGD	Timber glazed door
TSD	Timber sliding door
TSW	Timber sliding window
WM	Washing machine



Layout Index		
ID	Layout Name	Revision
1	Cover	
2	Floor Plan	
3	Elevations	
4	Roof Plan	
5	Reflected Ceiling/Lighting Plan	
6	Door & Window Schedule	

ClientDonald & Janine Wells
Job
New Residential Home
Job address
30 Riverside Drive,
Orford**Drawing**Scale:
DWG: 1 of 6
Date: 11 September 2017
Job No: 2017-37**Cover**Drawings prepared by
ABN: 18 220 805 704
Accreditation No: CC 1159 Q**Information On These Plans**

These drawings depict the setout of the frame and elements included with the kit. Some items shown on these drawings are not included with the kit and shall be provided and installed by others - refer to Purchase Agreement for Kitome Pty Ltd. All elements of the building shall comply with the latest edition of the Building Code of Australia (BCA) and all subsequent amendments and standards referred to therein, together with any other relevant authorities.

Do not scale the drawings, figured dimensions take preference to scale. (If in doubt - ask). All dimensions and levels are to be verified on site prior to putting work in hand. Ground levels and any site information shown on these drawings is based on limited information as supplied to Kitome Pty Ltd by the client (or where such information is not supplied an assumed surface level is indicated) as such the client is fully responsible for any problems arising from any variations to the actual ground levels. Should any discrepancy be found between these drawings and any other supporting documentation by others they are to be reported immediately in writing to Kitome Pty Ltd to obtain the required action.

These drawings are to be read in conjunction with the following documentation supplied by Kitome Pty Ltd:

- Framing Schedules, plans and framing technical instructions.
- Specifications and technical manuals.
- Purchase Agreement for Kitome Pty Ltd.
- Structural Engineers details (where indicated on the drawings).
- Energy Efficiency reports (if applicable).

Additional Documentation by Others

The Owner shall be responsible to provide additional documentation as may be required by the Local Authorities, this may include but not be limited to:

- Soils Report / Structural Engineers details for footings, slabs, bracing, tie-down if noted on the drawings.
- Site Plan showing contours, all external works, downpipe locations, sewerage and stormwater drainage, fences, driveways, retaining walls etc.
- Details of termite risk management procedures to be undertaken in accordance with BCA Part 3.1.3.
- NathERS certificates or Energy Efficiency scorecards.
- Shadow Diagrams.

Bushfire Classification

This classification is based on advice from the client. If the classification exceeds Bal 12.5 the Owner/Builder shall be responsible to upgrade the materials/components etc & install the necessary protection as required by the latest editions of the BCA & AS3959.

The builder must verify all boundaries, levels, locations of easements and on-site services prior to setout and ensure all works comply with the local authority and any other relevant authorities requirements. Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works.

Use written dimensions only. Do not scale from drawings.

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All works shall comply with the requirements of AS3959, Bal 12.5

House Design : Hazelbrook 27 (Modified)

101 RUSSELL STREET EMU PLAINS NSW 2750
P.O. BOX 269 EMU PLAINS NSW 2750TEL: (02) 4724 1900
FAX: (02) 4735 8874

Drawing Status

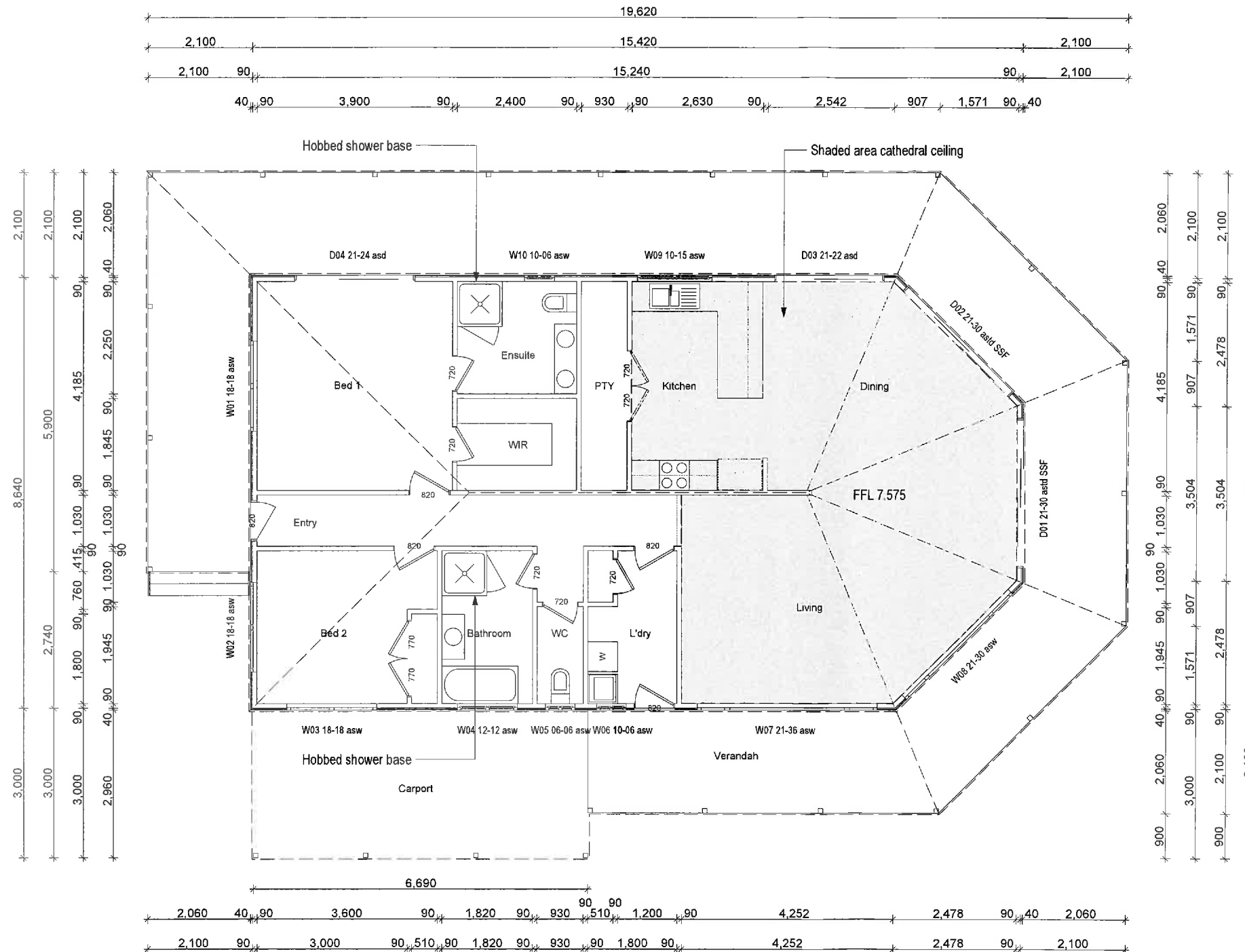
Planning DrawingsIssue No
PA1Print Date
11 September 2017

Client
 Donald & Janine Wells
Job
 New Residential Home
Job address
 30 Riverside Drive,
 Orford
Drawing
 Scale: 1:100
 DWG: 2 of 6
 Date: 11 September 2017
 Job No: 2017-37



Drawings prepared by
 ABN: 18 220 805 704
 Accreditation No: CC 1159 Q

Floor Plan



Walls
 Existing Walls
 New Walls
 Walls to be removed

When making floor finish selections (carpet, tiles, timber etc) the thickness of the floor finish will be limited and the Owner/BUILDER shall ensure that the minimum ceiling height of 2400mm (clear) is maintained to all habitable rooms.

Downpipes shall be 90mmuPVC. Roof gutters shall be Fielders 115 quad colourbond steel (or similar) with a cross sectional area of 6850mm². (Type C gutter).
 Design rainfall intensity = 130mm/hr.
 Maximum roof catchment area per downpipe = 55m².
 Maximum spacing of downpipes = 12.0m.
 Location of downpipes are approximate only and may vary subject to site conditions and compliance with part 3.5.2 of the BCA.

The builder shall be responsible to supply and install all necessary flashings, cappings, membranes etc as may be required to make the works watertight and ensure compliance with BCA and AS 3959.

All steps and landings by others to comply with part 3.9 of the BCA. Dimensions indicated are nominal only and may vary subject to site conditions / final surface levels.

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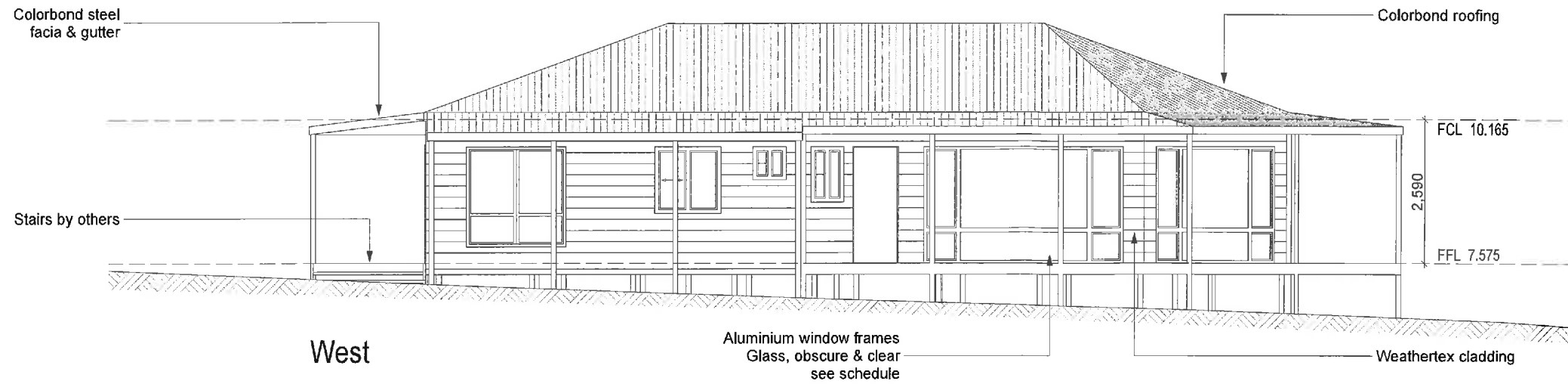
KITOME
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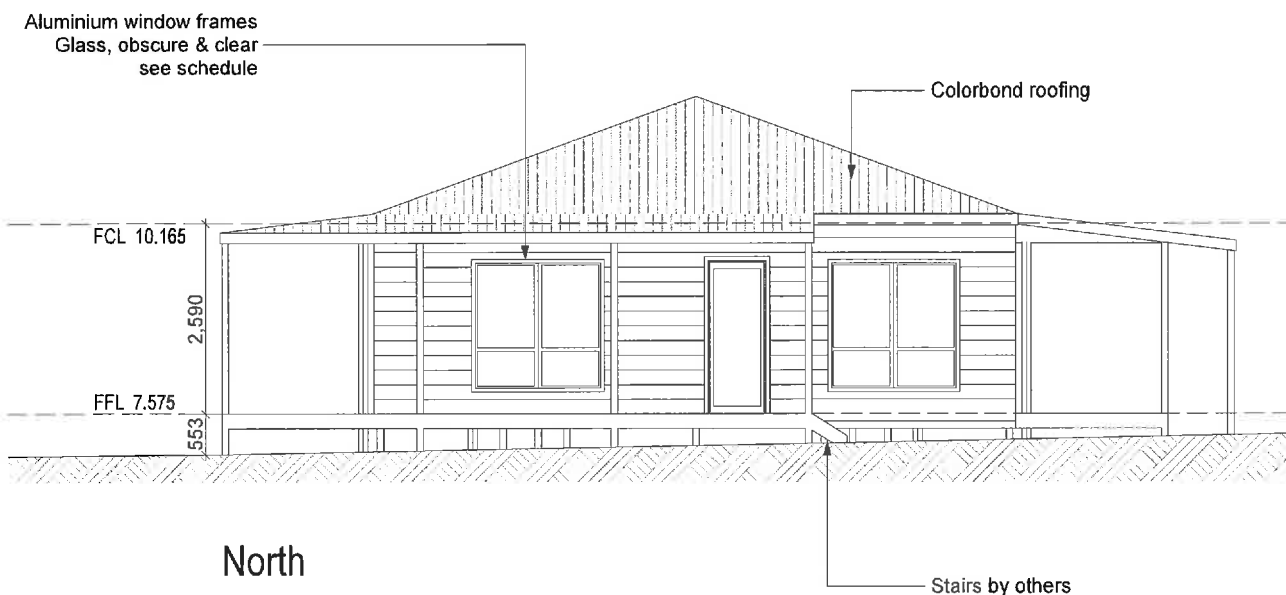


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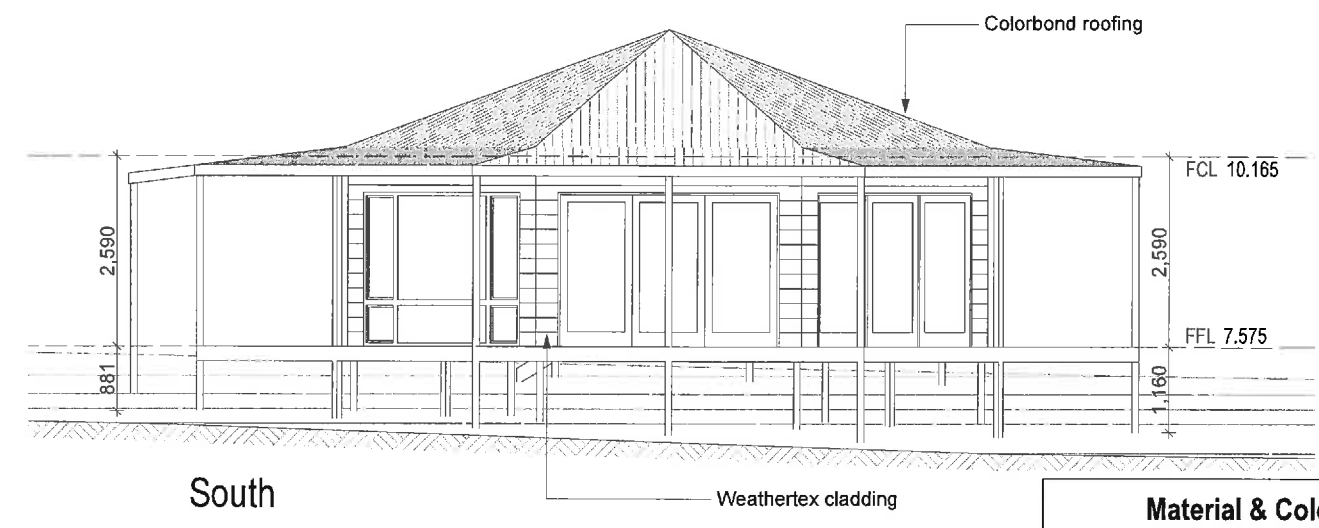
Elevations



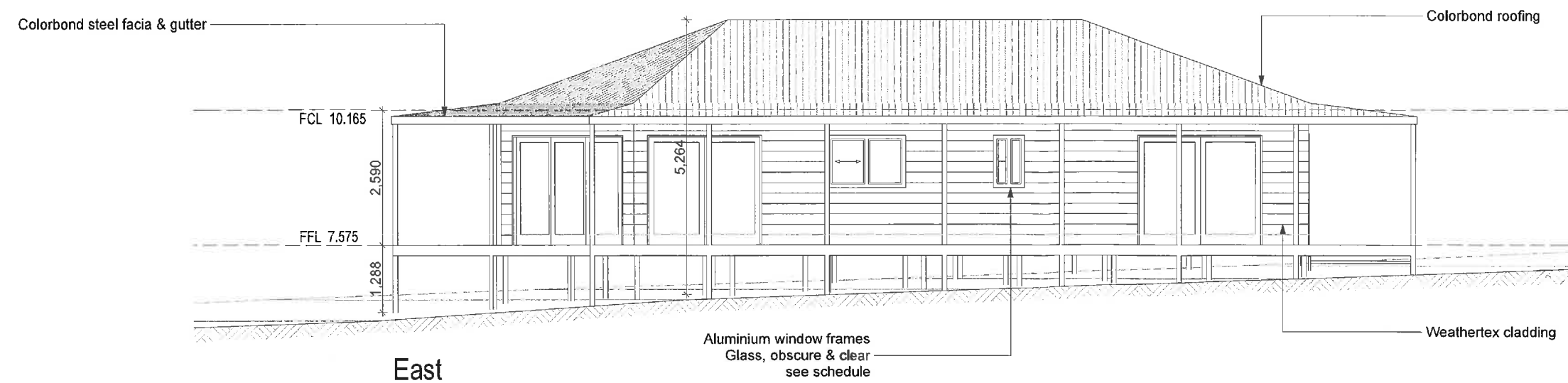
West



North



South



East

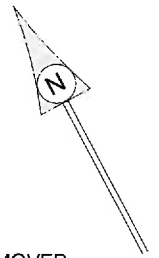
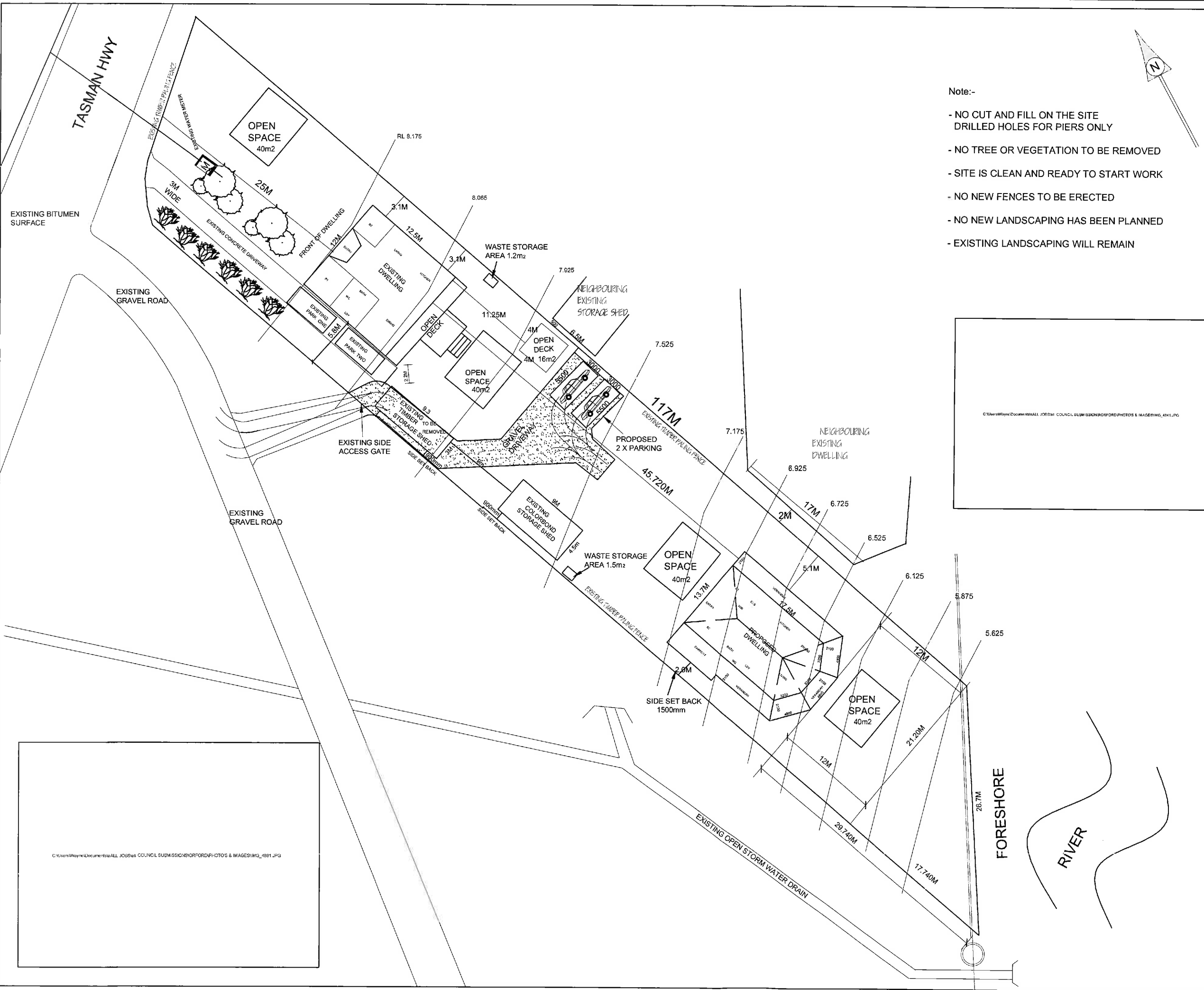
Material & Colour Schedule		
Element	Material	Colour
Wall cladding	Weathertex	Angora blue (half)
	Primelok Selflock Classic 200 smooth	
Downpipes	uPVC	To match wall
Gutter	Colorbond Steel	Surfmist
Facia	Colorbond steel	Surfmist
Roof	Colorbond steel	Surfmist
Windows & Doors	Aluminium	Surfmist
Decking	TBA	

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Surface levels indicated on these elevations and sections are based on information supplied by the client. The Owner/Builder shall verify the accuracy of the levels on the site prior to making application or putting work in hand. Should any discrepancies be found the owner shall advise Kitome immediately in writing.

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- Note:-
- NO CUT AND FILL ON THE SITE
DRILLED HOLES FOR PIERS ONLY
 - NO TREE OR VEGETATION TO BE REMOVED
 - SITE IS CLEAN AND READY TO START WORK
 - NO NEW FENCES TO BE ERECTED
 - NO NEW LANDSCAPING HAS BEEN PLANNED
 - EXISTING LANDSCAPING WILL REMAIN

CLIENTS NAME -
DONALD & JANINE WELLS
 30 TASMAN hwy
 ORFORD 7190
 #30
 RP74148/1

Number	Revision	Date
1	DWELLING PLACEMENT	22-8-2017
2	SIDE SET BACK	28-8-2017
3	REMODEL ACCESS & EGREE	20-9-2017

- LEGEND**
- RL** REDUCED LEVELS
 - FGL** FINISHED GROUND LEVEL
 - FFL** FINISHED FLOOR LEVEL
 - TBM** TEMPORALLY BENCH MARK

- 90MM STORMWATER LINE
- 100 MM D W V WASTE WATER SEWER LINE
- M** WATER METER
- TURNING CIRCLE TEMPLATE
6.8M RADIUS @1:400

Title-
SITE PLAN

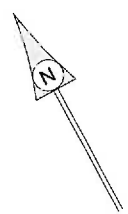
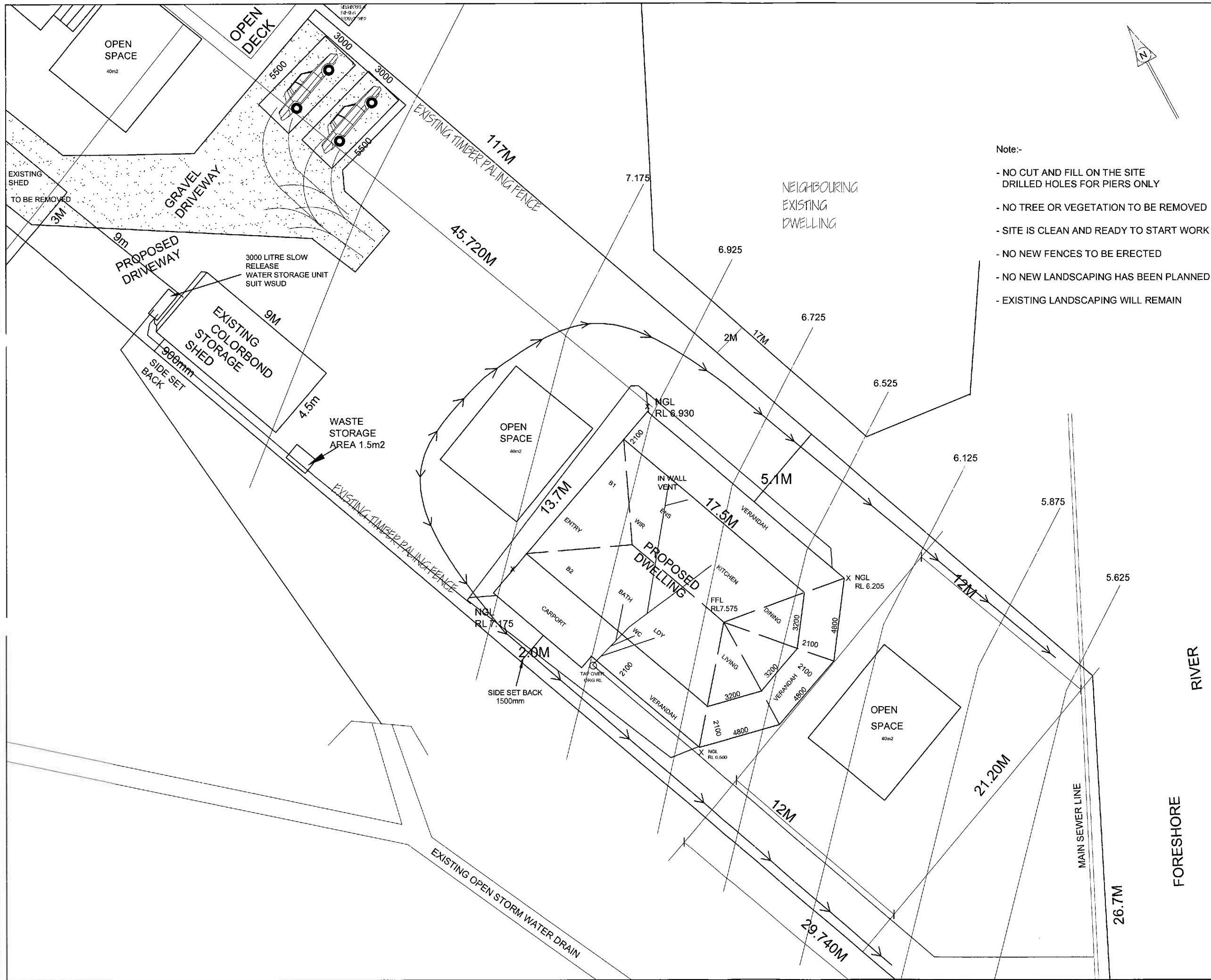
DETAIL

Date- 21-7-2017	Scale- 1:400@A3
Drawing number 2017-130	STAGE OF DRAWING FINAL
Drawn by- Wayne Edser	Checked by- <i>W Edser</i>

Business Name & Address
 Wayne Edser
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 Accredited Builder and
 Architectural building design
 CC4647B
 Accredited Bushfire Assessor
 BFP-143
 Mobile 0427655652

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 - 100 MM D W V WASTE WATER SEWER LINE
 - M** WATER METER
 - > SITE DRAINAGE

Title-
SITE PLAN

DETAIL
BUILDING AREA PART PARCEL

Date- 21-7-2017	Scale- 1:200
Drawing number 2017-130	STAGE OF DRAWING FINAL
Drawn by- Wayne Edser	Checked by- <i>W Edser</i>

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 Architectural building design
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 Accredited Bushfire Assessor
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 Mobile 0427655652