

CONSTRUCTION AND MATERIALS IN ACCORDANCE WITH AS 1684.2 AND AS 3959 FOR BUSHFIRE ATTACK LEVEL - BAL 12.5
GLAZING TO BE IN ACCORDANCE WITH AS1288 AND AS2047
WIND SPEED 41m/s N3

ALL SITE WORKS SHALL BE IN ACCORDANCE WITH N.C.C., CSIRO BTF 18,19,22 AND AS2870
MINIMAL SITE DISTURBANCE IS TO BE CARRIED OUT.
SEDIMENT CONTROL; 'GEOLAB' SILT FENCE 1000 OR SIMILAR.
TOPSOIL STOCKPILES REMAINING ON THE SITE TO BE COVERED WITH PLASTIC, ADEQUATELY RETAINED ALONG ALL EDGES. UNUSED STOCKPILES TO BE REMOVED FROM SITE OR USED FOR FUTURE LANDSCAPING.

SITE PREPARATION AND EXCAVATION
IN ACCORDANCE WITH PART 3.1 OF CURRENT N.C.C., AND TO LOCAL COUNCIL REQUIREMENTS.

INTERNAL FINISHED FLOOR LEVEL (FFL) TO BE MIN. 150MM ABOVE FINISHED EXTERNAL GROUND AREAS (FLOWER BEDS OR GRASSED AREAS) AND MIN. 50 MM ABOVE FINISHED EXTERNAL SEALED SURFACES (PAVED AREAS). PROVIDE 50 MM MIN. FALL FOR THE FIRST METRE AWAY FROM BUILDING TOWARDS LOWER GROUND OR ALTERNATIVELY SUFFICIENT DRAINAGE PROVISIONS (AG DRAINS, SUMPS OR SIMILAR).

FOOTINGS
CONCRETE FOOTINGS AND SLABS IN ACCORDANCE WITH PART 3.2 OF CURRENT N.C.C. AND AS 2870.1 AND ENGINEERS SPECIFICATIONS.

UNLESS OTHERWISE SPECIFIED, FOOTINGS 25MPA / SLAB 25MPA. STRIP FOOTINGS TO BE PLACED WITH A MECHANICAL VIBRATOR. CONCRETE SLABS TO BE MOISTURE CURED FOR MIN. OF 7 DAYS OR APPLY APPROVED CURING COMPOUND.

PROVIDE WALL CAVITY DRAINAGE WITH WEEPHOLES AT 960 MAX CENTRES ALONG LINE ABOVE FINISHED GROUND LEVEL. (SLAB AREA).

JANET CARTY & PHILLIP TUCK
22 River and Rocks Road
Coles Bay, Tasmania 7215
Job No: Carty - 001 Model: Custom



579 SHARK POINT ROAD
PENNA TASMANIA 7171
PH: 0404 071 299 EMAIL: abode.tas@gmail.com
Accredited Designer: Daniel Bastin CC6836

PLEASE READ CAREFULLY
THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE BUILDING CONTRACT AND I UNDERSTAND CHANGES HEREFTER MAY NOT BE POSSIBLE.

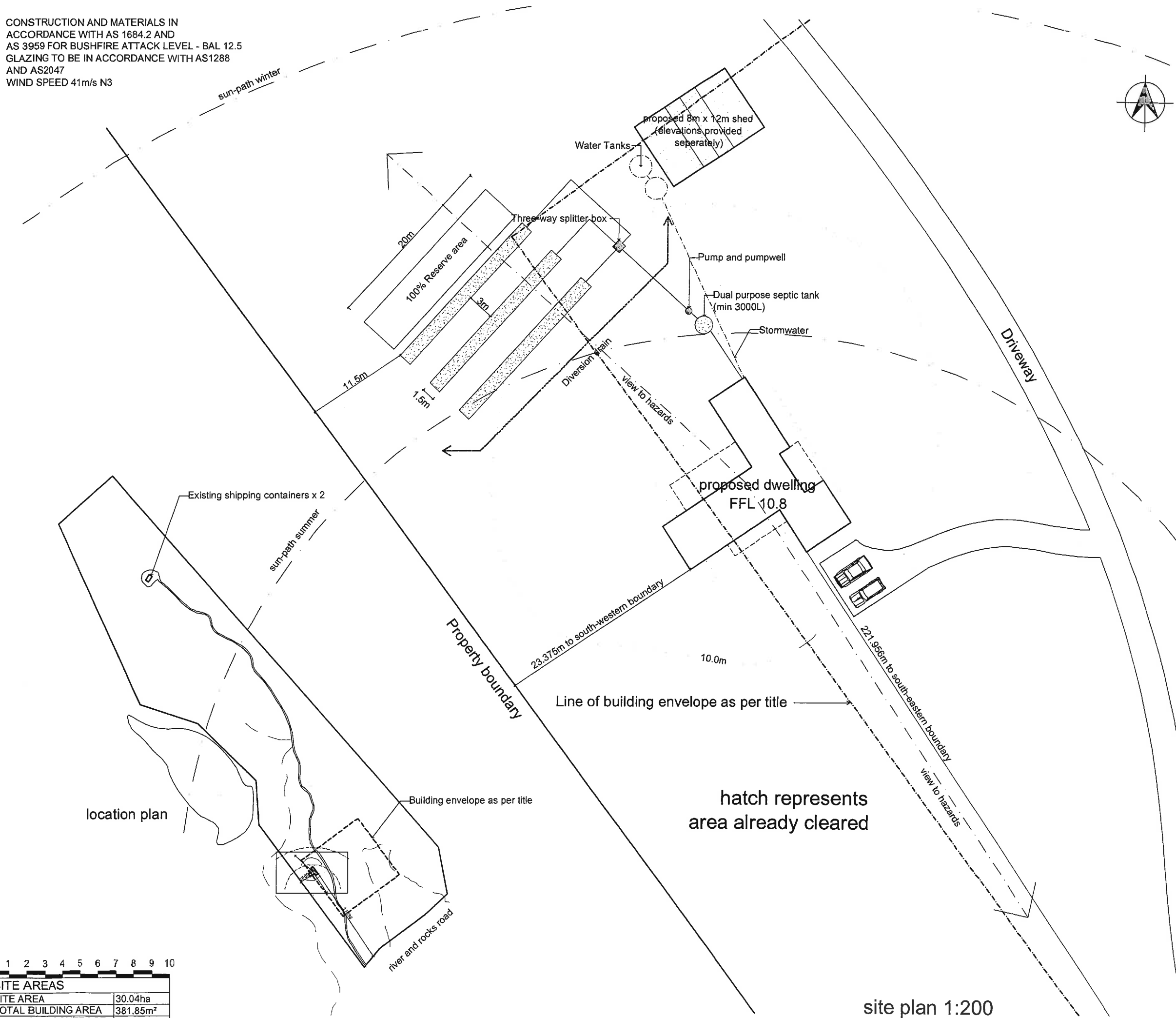
FINAL PLAN: ANY REQUESTED VARIATIONS TO YOUR HOUSE PLAN WILL INCUR AN AMENDMENT / ADMINISTRATION MINIMUM FEE OF \$600.00

SIGNATURES

CLIENT: DATE:
CLIENT: DATE:
BUILDER: DATE:

DWG NO: CARTY - 001	SHEET: 01
SCALE AT A3: 1:200	DATE: 27/03/2018
DRAWN: DB	CHECK: DB
REV	01

1 2 3 4 5 6 7 8 9 10	
SITE AREAS	
SITE AREA	30.04ha
TOTAL BUILDING AREA	381.85m ²
TOTAL SITE COVERAGE	0.12%



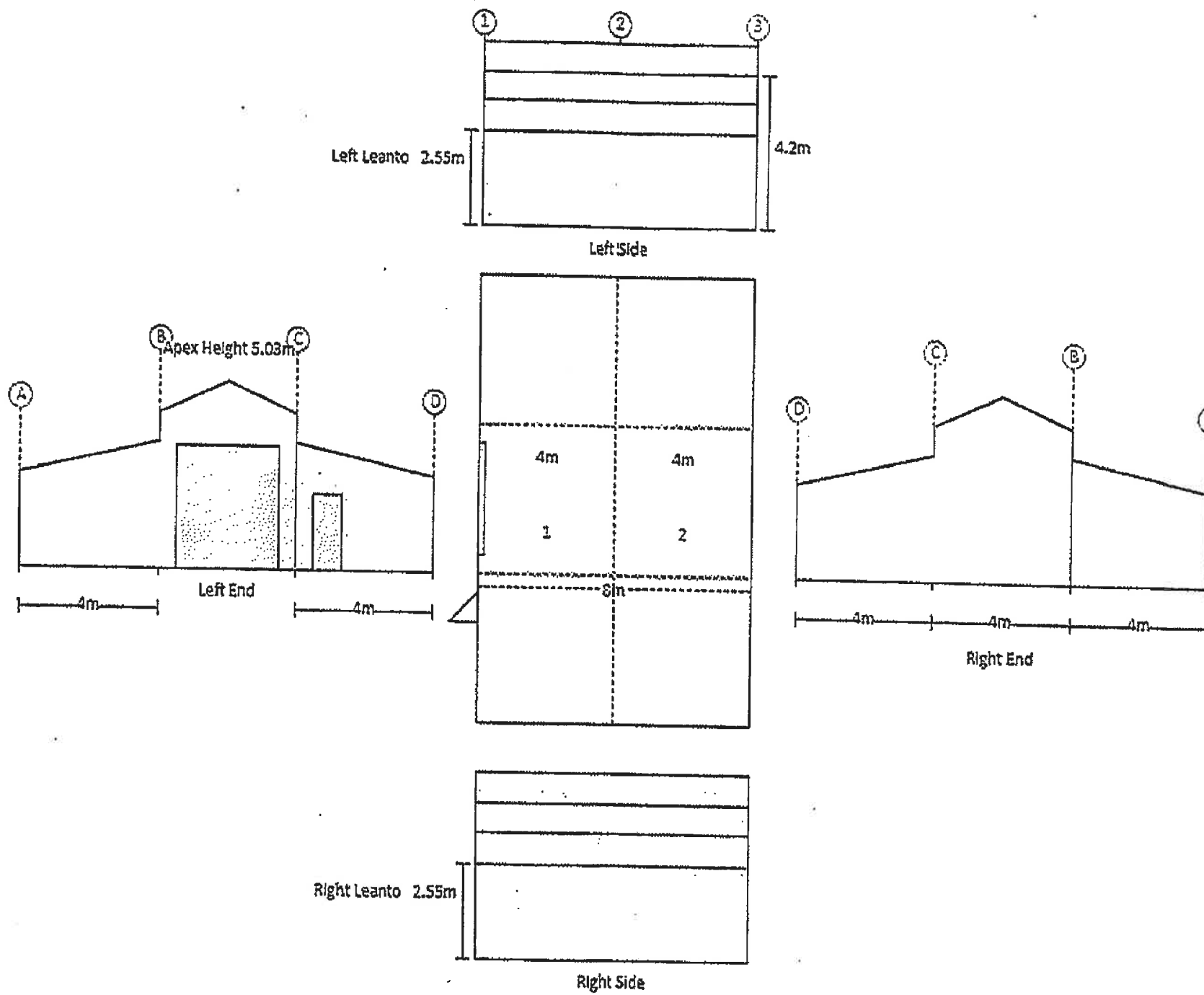
site plan 1:200

hatch represents area already cleared

Line of building envelope as per title

Building envelope as per title

location plan



Purchaser Name: Phillip Tuck

Site Address: 22 River and Rocks Rd COLES BAY TAS Australia 7215

Drawing # WSS162104-3

Print Date: 23/08/16

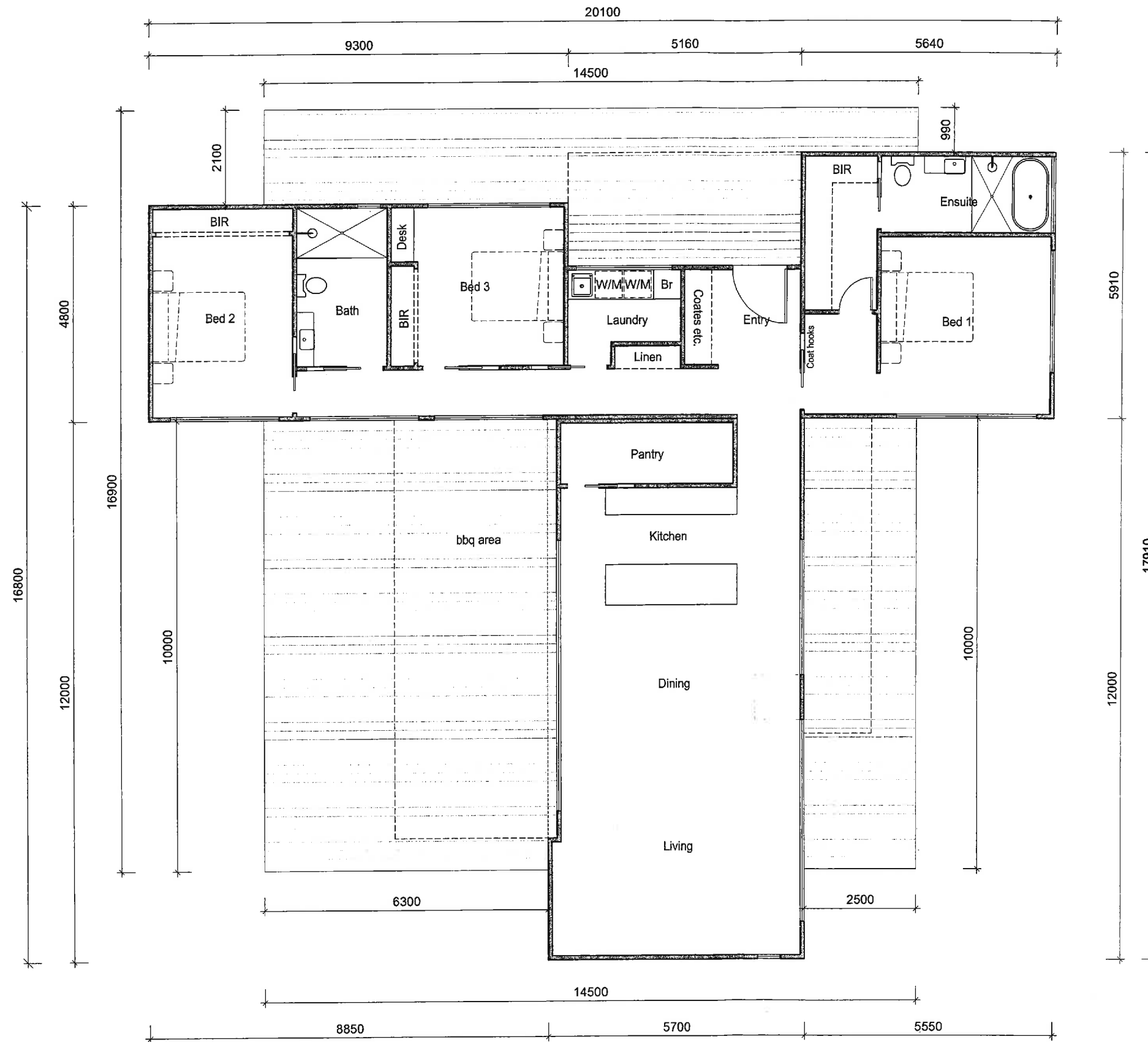
Layout

Sellon Wide Span Sheds
 Steek Pty Ltd
 Phone: 07 5657 8888
 Fax: 07 5657 8889
 Email: admin@sheds.com.au

TABERCO ENGINEERING PTY LTD
 ACN: 610 855 260
 ME Aust. (Registered NER Structural & Civil) 2741240
 QLD: RPEQ No. 13750; VIC: EC44684; TAS: CC6888; NT: 225521ES;
 Practising Professional Structural & Civil Engineer

Signature: *[Signature]* R. Nancarrow Date: 23/08/16

CONSTRUCTION AND MATERIALS IN ACCORDANCE WITH AS 1684.2 AND AS 3959 FOR BUSHFIRE ATTACK LEVEL - BAL 12.5 GLAZING TO BE IN ACCORDANCE WITH AS1288 AND AS2047 WIND SPEED 41m/s N3



ENERGY EFFICIENCY PROVISIONS
IN ACCORDANCE WITH PART 3.12 OF CURRENT N.C.C.

BUILDING FABRIC	
CEILING INSULATION	
FLAT CEILING/PITCHED METAL ROOF W/SARKING	R 0.4
FIBREGLASS CEILING BATTS	R 4.0
TOTAL	R 4.4
WALL INSULATION	
W/SINGLE SIDED SISALATION	R 0.54
FIBREGLASS WALL BATTS	R 2.0
TOTAL	R 2.54
FLOOR INSULATION	
(ENCLOSED PERIMETER)	
TIMBER FLOOR	R 0.9
MIN. ADDITIONAL FLOOR INSULATION	R 3.5
TOTAL	R 4.4

BUILDING SEALING	
CHIMNEYS AND FLUES	N/A
ROOF LIGHTS	N/A

EXTERNAL WINDOWS AND DOORS
COMPRESSIBLE STRIP, FOAM, RUBBER OR FIBROUS SEAL TO ALL EXTERNAL WINDOW SASHES AND EXTERNAL DOORS.

EXTERNAL FANS
SELF CLOSING DAMPER OR FILTER TO BE FITTED.

CONSTRUCTION OF ROOFS, WALLS AND FLOORS.
ALL JUNCTIONS INSIDE OF EXTERNAL SKIN TO BE FULLY SEALED WITH CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR SQUARE STOP.

AIR MOVEMENT
REFER WINDOW & DOOR LOCATIONS FOR AIR MOVEMENT & VENTILATION PROVISIONS.

SERVICES
IF HOT WATER CYLINDER IS TO BE INSTALLED IN CONDITIONED SPACE INSULATION OF PIPE WORK IS NOT REQUIRED. IF HOT WATER CYLINDER IS TO BE INSTALLED EXTERNALLY. INSULATION OF PIPE WORK MIN 1 METRE FROM HOTWATER OUTLET.

GLAZING
REFER TO ATTACHED ENERGY EFFICIENCY REPORT.

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SIGNATURES

CLIENT: DATE:
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BUILDER: DATE:

DWG NO: CARTY - 001	SHEET: 02
SCALE AT A3: 1:100	DATE: 23/02/2018
DRAWN: DB	CHECK: DB
REV	00

1 2 3 4 5	
FLOOR AREAS	
FLOOR AREA	162.05m ²
DECKS LANDINGS	123.8m ²
TOTAL	285.85m²

floor plan 1:100

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FIBREGLASS CEILING BATTS R 0.4
TOTAL R 4.0

WALL INSULATION
W/SINGLE SIDED SISALATION R 0.54
FIBREGLASS WALL BATTS R 2.0
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BUILDING SEALING
CHIMNEYS AND FLUES N/A
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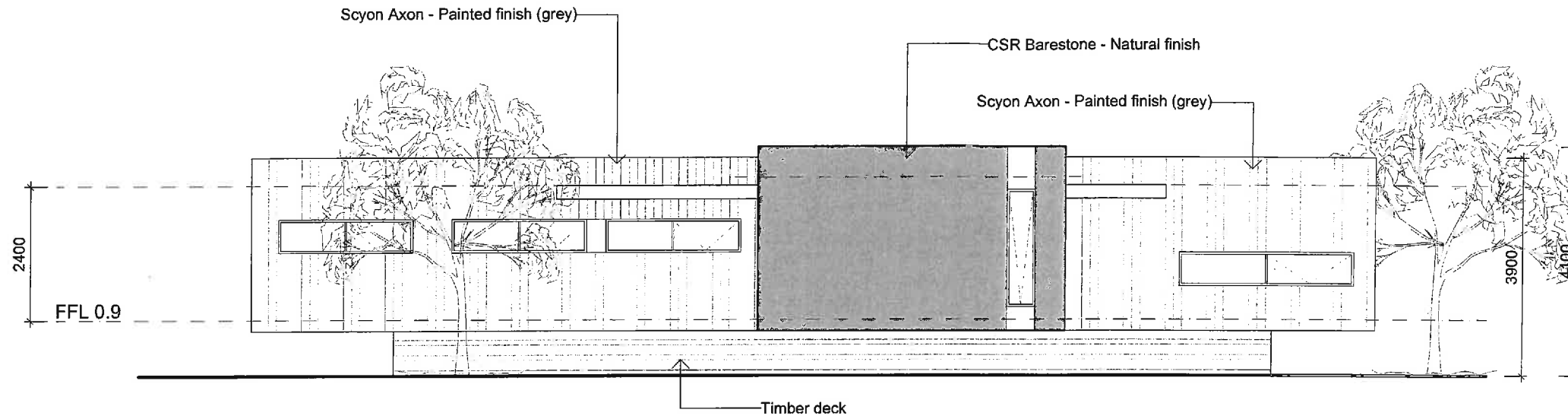
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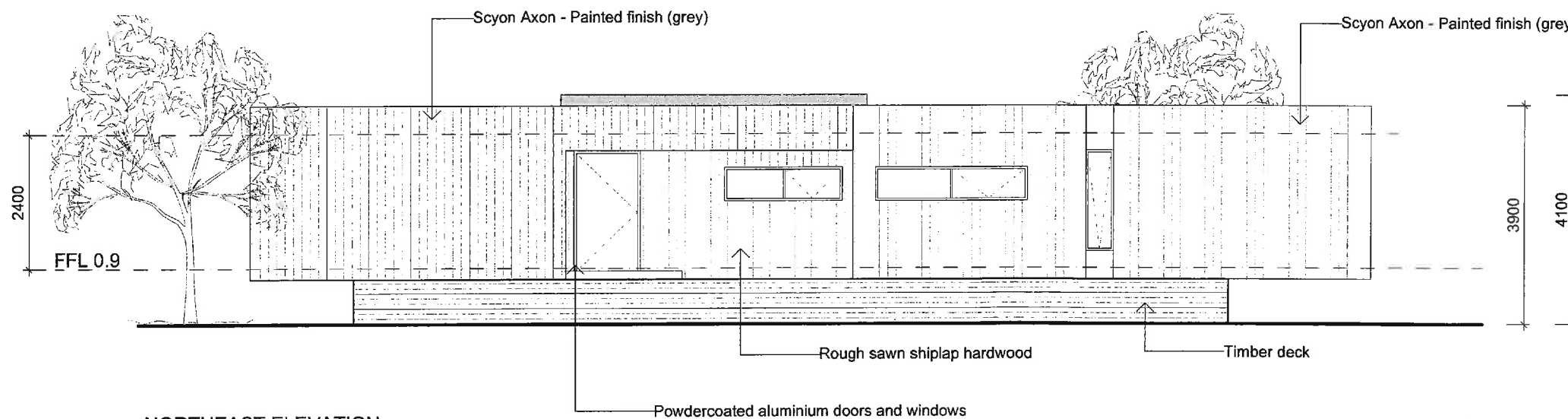
AIR MOVEMENT
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SOUTHWEST ELEVATION



NORTHEAST ELEVATION

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SCALE AT A3: 1:100	DATE: 23/02/2018
DRAWN: DB	CHECK: DB REV 00

1 2 3 4 5	
FLOOR AREAS	
FLOOR AREA	162.05m ²
DECKS LANDINGS	123.8m ²
TOTAL	285.85m ²

elevations 1:100

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FIBREGLASS CEILING BATTS R 0.4
TOTAL R 4.0

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FIBREGLASS WALL BATTS R 2.0
TOTAL R 2.54

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TIMBER FLOOR R 0.9
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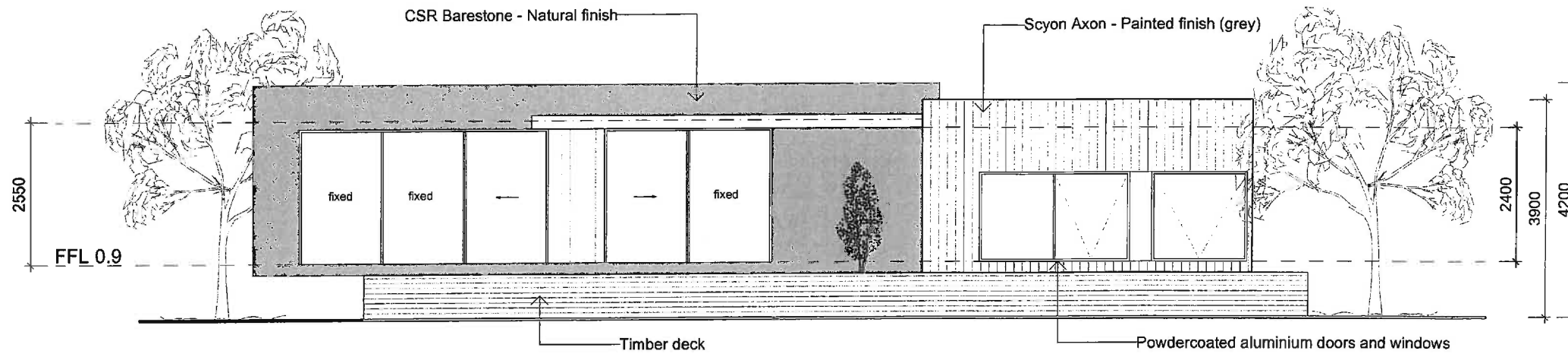
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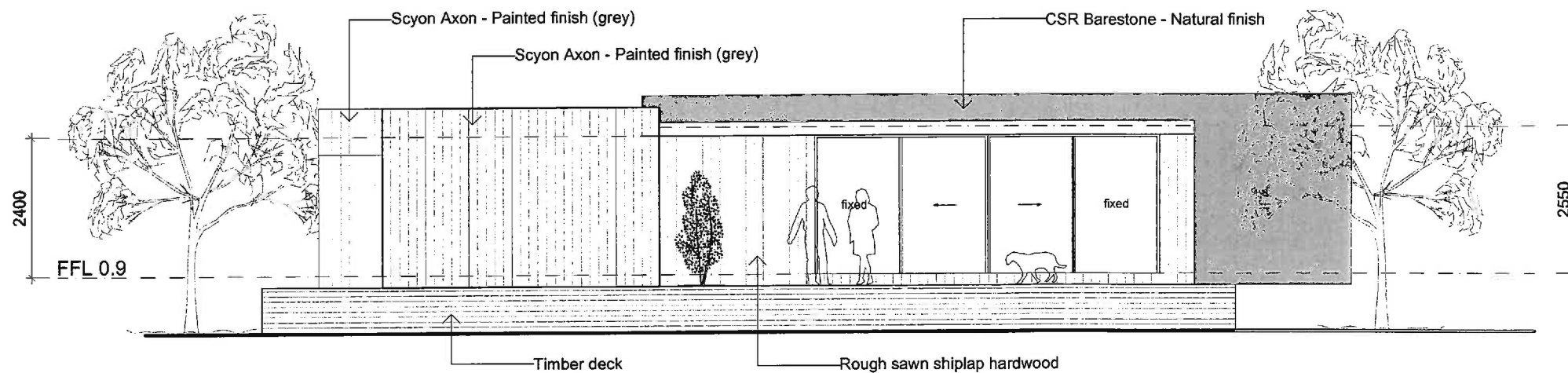
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BUILDER:..... DATE:

DWG NO: CARTY - 001	SHEET: 04
SCALE AT A3: 1:100	DATE: 23/02/2018
DRAWN: DB	CHECK: DB
REV	00



SOUTHEAST ELEVATION



NORTHWEST ELEVATION

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elevations 1:100