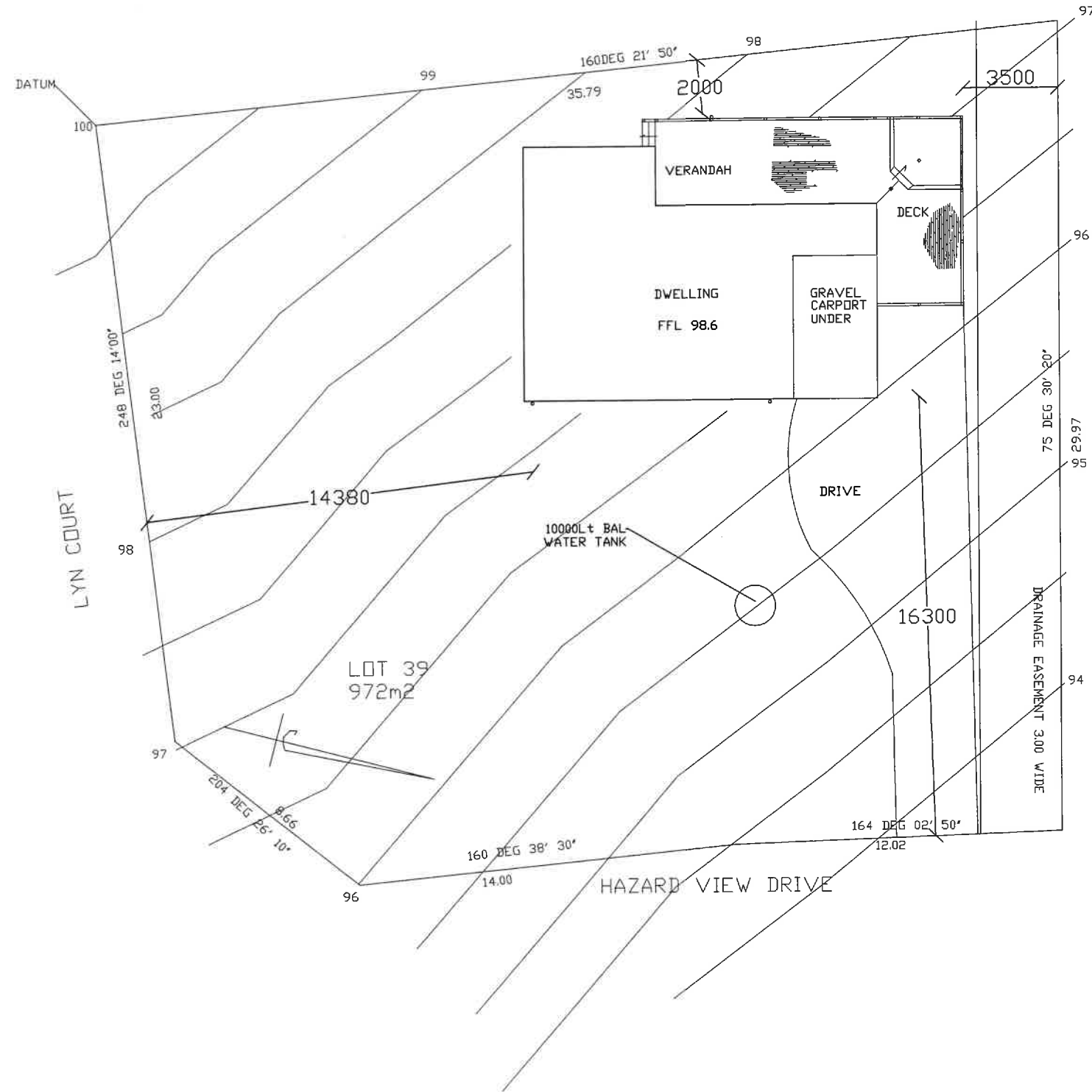


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 SHEET 1 OF 14
 DWG ROD0116
 6 SEPT16
 DRAWN BY WILLBUILT
 RTN CC1911 P
 DWELLING

B & S RODGERS
 LOT 39 No2
 LYNE COURT
 COLES BAY 7215
 V 139308 F 39



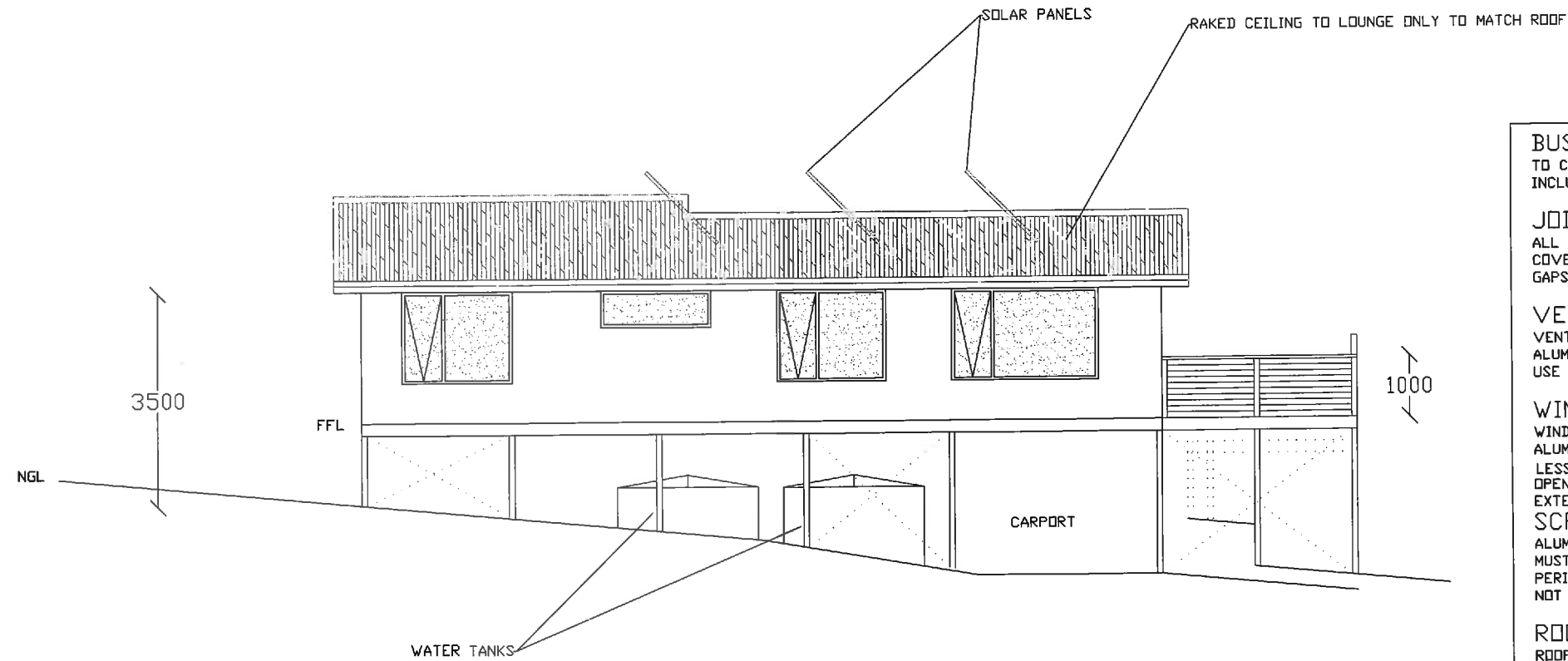
WILLBUILT
 CC1911P
 T WILLIAMS
 9 EUMATALLA ST
 LAUDERDALE
 Ph0418122582

Willbuilt

SITE PLAN

SCALE: 1:100
 SHEET 4 OF 14
 DWG ROD0116
 6 SEPT16
 DRAWN BY WILLBUILT
 RTN CC1911 P
 DWELLING

B & S RODGERS
 LOT 39 No2
 LYNE COURT
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 V 139308 F 39



EAST ELEVATION

WILLBUILT
 CC1911P
 T WILLIAMS
 9 EUMATALLA ST
 LAUDERDALE
 Ph0418122582

BUSHFIRE RELATED NOTES (BAL12.5)
 TO COMPLY WITH SECTION 6 OF AS3959-2009
 INCLUDING BUT NOT LIMITED TO THE FOLLOWING

JOINTS

ALL JOINTS IN THE EXTERNAL SURFACE OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT JOINTED TO PREVENT GAPS GREATER THAN 3mm

VENTS & WEEPHOLES

VENTS & WEEPHOLES IN EXTERNAL WALLS SHALL BE SCREENED WITH ALUMINIUM MESH WITH A MAXIMUM APERTURE OF 2mm
 USE WEEPA BRAND STAINLESS STEEL WEEPHOLE FITTINGS

WINDOWS/ GLAZING

WINDOW FRAMES & SUPPORTING FRAMES SHALL BE POWDERCOATED ALUMINIUM WITH GRADE A SAFETY GLASS 4mm MIN THICKNESS WHEN LESS THAN 400mm TO THE GROUND
 OPENABLE PORTIONS OF WINDOWS TO BE SCREENED INTERNALLY OR EXTERNALLY WITH SCREENS AS DESCRIBED BELOW

SCREENS FOR WINDOWS

ALUMINIUM SCREENS WITH POWDERCOATED ALUMINIUM FRAMES MUST HAVE A MAXIMUM APERTURE OF 2mm. GAPS BETWEEN THE PERIMETER OF THE SCREEN ASSEMBLY & THE WINDOW FRAME SHALL NOT EXCEED 3mm

ROOF

ROOF SHEETING TO BE COLORBOND (ie. NON-COMBUSTABLE). THE ROOF /WALL JUNCTION SHALL BE SEALED TO PREVENT OPENINGS GREATER THAN 3mm BY THE USE OF FASCIA & EAVES LINING

ROOF VENTILATION OPENINGS SUCH AS GABLE & ROOF VENTS SHALL BE FITTED WITH ALUMINIUM EMBER GUARDS WITH A MAXIMUM APERTURE OF 2mm

SHEET ROOF TO BE FULLY SARKED. THE SARKING SHALL:

- a) BE LOCATED ON TOP OF THE ROOF FRAMING EXCEPT THAT THE ROOF BATTENS MAY BE FIXED ABOVE THE SARKING
- b) COVER THE ENTIRE ROOF AREA INCLUDING HIPS WITH THE EXCEPTION OF RIDGES WHICH SHOULD BE VENTILATED TO AVOID CONDENSATION (SEE APPROVED BSDL DETAILS WITHIN 'CONDENSATION IN BUILDINGS' TASMANIAN DESIGNERS GUIDE) &
- c) EXTEND INTO GUTTERS & VALLEYS

ANY GAPS GREATER THAN 3mm (SUCH AS UNDER CORRIGATIONS OR RIBS OF SHEET ROOFING & BETWEEN ROOF COMPONENTS) SEALED AT THE FASCIA OR WALL LINE & AT THE VALLEYS, HIPS & RIDGES BY:

- 1) ALUMINIUM MESH WITH MAXIMUM APERTURE OF 2mm OR
- 2) MINERAL WOOL OR
- 3) OTHER NON-COMBUSTABLE MATERIAL OR
- 4) A COMBINATION OF ANY OF THE ABOVE ITEMS

ROOF PENETRATIONS

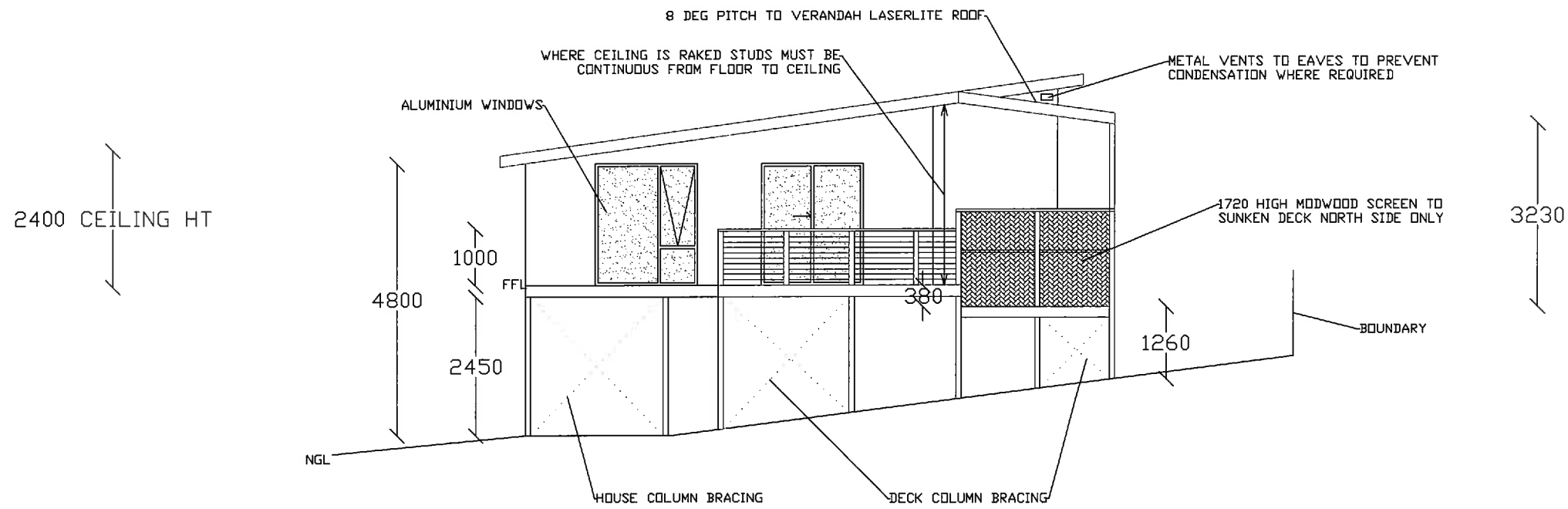
ROOF PENETRATIONS INCLUDING ROOF VENTILATORS, ROOF MOUNTED EVAPORATIVE COOLER UNITS, AERIALS, VENT PIPES & SUPPORTS FOR SOLAR COLLECTORS SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3mm. THE MATERIAL USED FOR SEALING SHALL BE NON-COMBUSTABLE /FLEXIBLE SUCH AS Fyre FLEX CAULKING

OPENINGS IN ROOF VENTILATORS & VENT PIPES SHALL BE FITTED WITH ALUMINIUM EMBER GUARDS WITH A MAXIMUM APERTURE OF 2mm

EVAPORATIVE COOLING UNITS (FITTED TO THE ROOF) SHALL BE FITTED WITH NON-COMBUSTABLE BUTTERFLY CLOSERS AS CLOSE AS PRACTICABLE TO THE ROOF LEVEL, OR THE UNIT SHALL BE FITTED WITH NON-COMBUSTABLE COVERS WITH ALUMINIUM MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm

SCALE: 1:100
 SHEET 5 OF 14
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ALUMINIUM FRAMED SLIDING DOOR TO AS 2047 & AS 1288
 6.38mm GRADE A SAFETY GLASS.
 ALLOW FOR HUMAN IMPACT AS PER NCC PART 3.6.4 MARKED WITH AN OPAQUE BAND
 METAL SCREENS TO ALL EXT DOORS & WINDOWS 2mm MAX APERTURE TO COMPLY WITH BAL 12.5 REQUIREMENTS

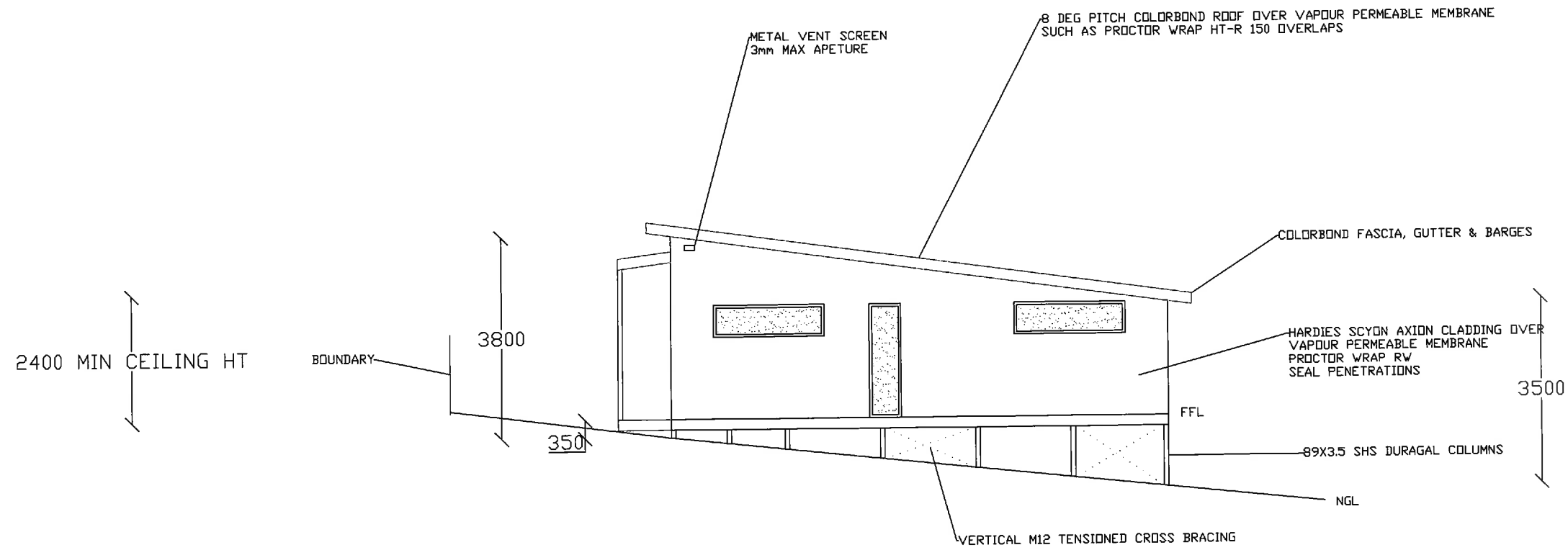
WILLBUILT
 CC1911P
 T WILLIAMS
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 Ph0418122582

NORTH ELEVATION

SCALE: 1:100
 SHEET 3 OF 14
 DWG ROD0116
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R4.6 INSULATION TO CEILINGS
 R2.8 INSULATION TO EXT WALLS & FLOOR
 EXT DOORS & WINDOWS FITTED WITH FOAM OR RUBBER COMPRESSED STRIP
 TO RESTRICT AIR INFILTRATION
 THE HOT WATER PIPEWORK TO BE INSULATED FOR THE FIRST 500mm FROM THE CYLINDER AS3500.5



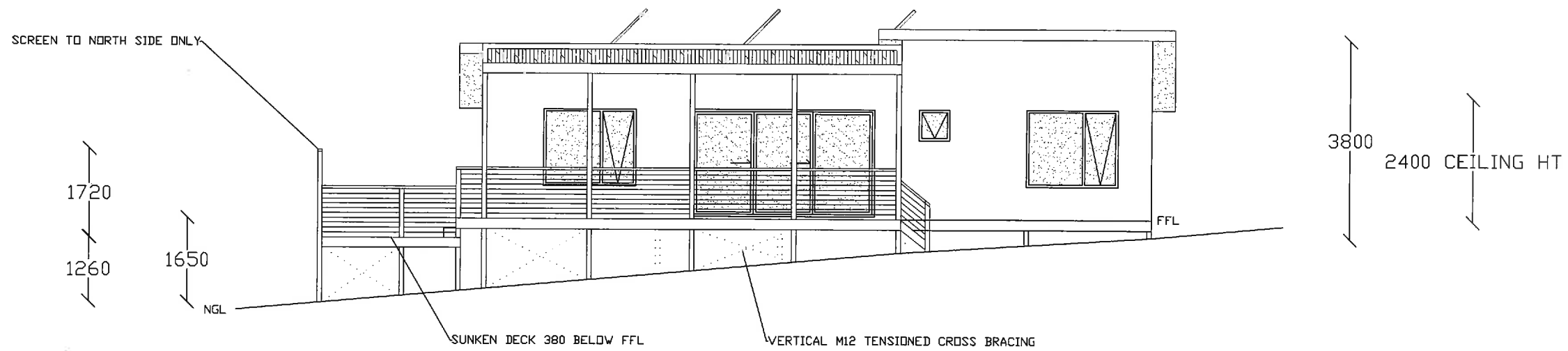
LIFESAVER LIF5800
 INTERCONNECTING PHOTOELECTRIC SMOKE ALARMS
 TO TFS & BCA REQUIREMENTS AS 3786
 WET AREA CONSTRUCTION TO AS 3740
 ADJUSTABLE TEMPERING VALVE TO ALL BATHROOMS TO AS 1529
 ALL GLAZING TO AS 1288
 WINDOWS TO COMPLY WITH AS 2047-1999
 TIMBER FRAMING TO AS 1684
 STUDS/ PLATES/ LINTELS MGP10
 GUTTER 130X65 COLORBOND
 DOWNPIPES 90Ø PVC
 SEWER PIPES 100 DIA PVC MIN FALL 2.5%
 BALUSTRADE AS PER SECT 3.9.2 BCA 125 MAX BETWEEN COMPONENTS
 125 MAX BETWEEN COMPONENTS. 190 RISE 240 TREAD

WILLBUILT
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SOUTH ELEVATION

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DWG ROD0116
6 SEPT16
DRAWN BY WILLBUILT
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WILLBUILT
CC1911P
T WILLIAMS
9 EUMATALLA ST
LAUDERDALE
Ph0418122582

WEST ELEVATION

WILLBUILT
 CC1911P
 T WILLIAMS
 9 EUMATALLA ST
 LAUDERDALE
 Ph0418122582

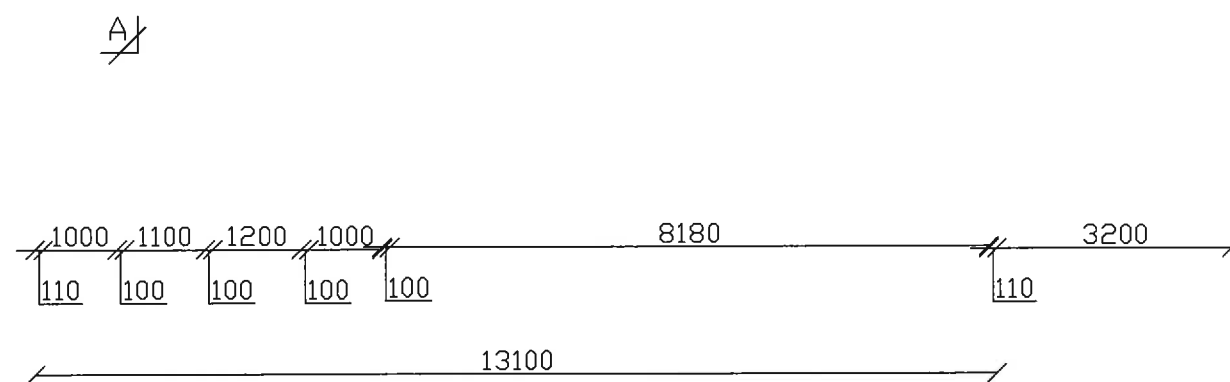
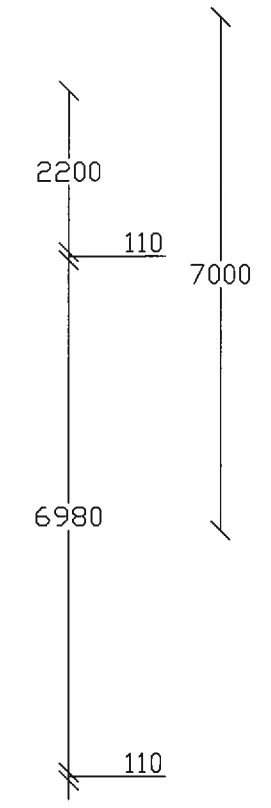
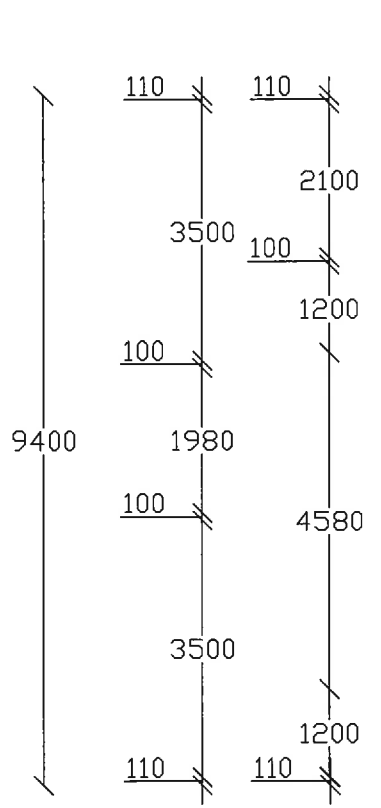
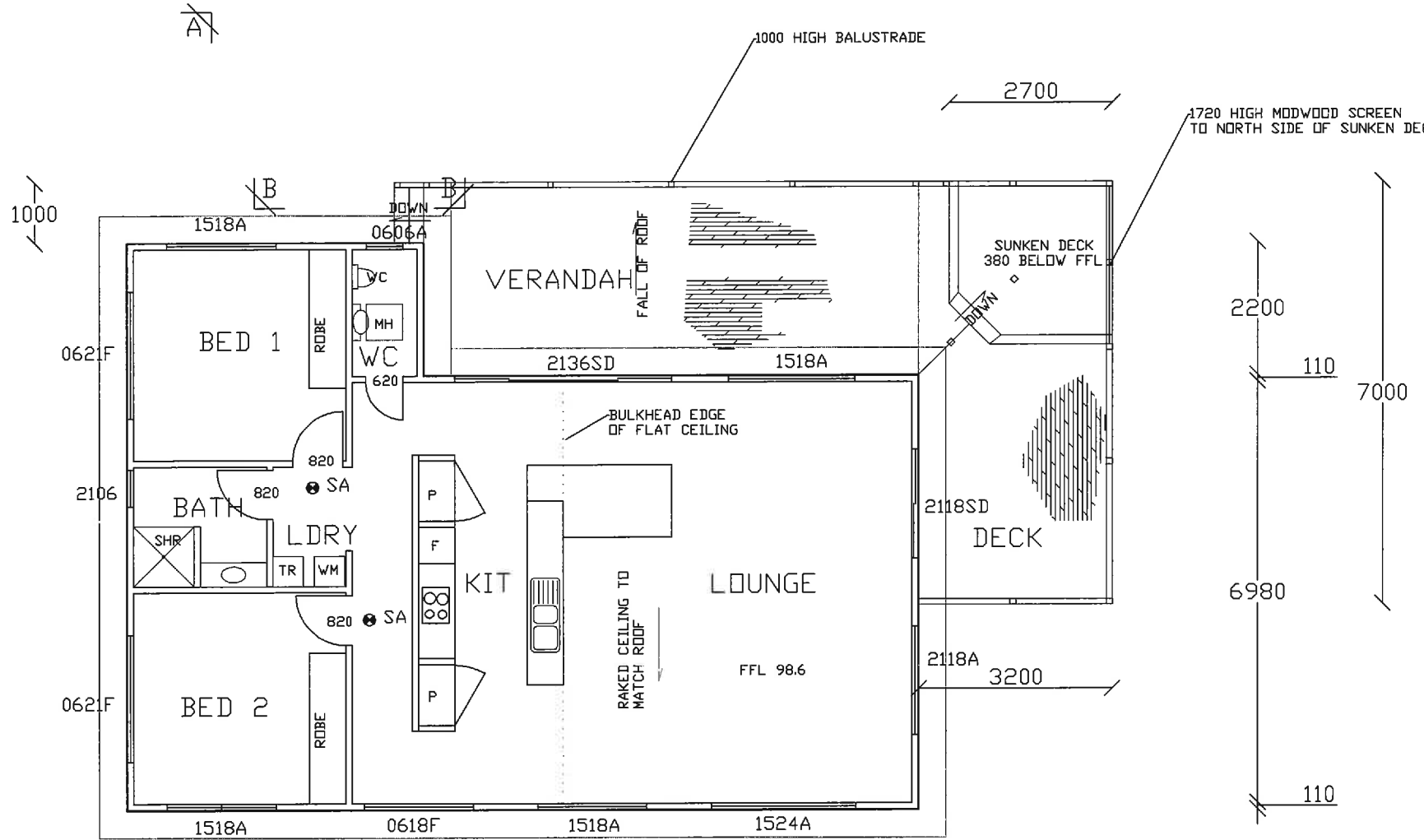
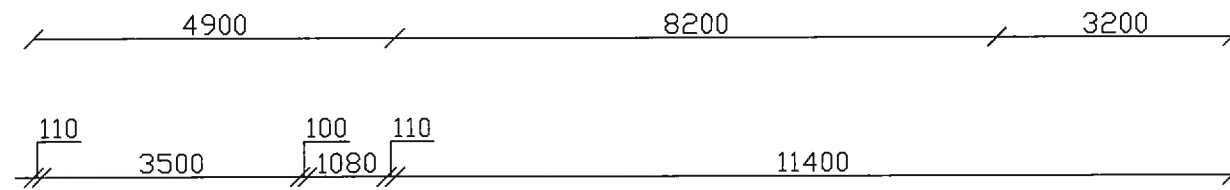
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SHEET 2 OF 14
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FLOOR AREA DECK 48.6m²
 FLOOR AREA DWELLING 105.1m²

GENERAL NOTES
 THESE DRAWINGS ARE TO BE READ
 IN CONJUNCTION WITH THE BUILDING SPECIFICATIONS,
 GEOTECHNICAL & STRUCTURAL ENGINEERING
 SPECIFICATIONS & PLANS WHERE REQUIRED.
 USE FIGURED DIMENSIONS ONLY. DO NOT SCALE THE
 DRAWING
 ALL WORK SHALL BE IN ACCORDANCE WITH THE
 BUILDING CODE OF AUSTRALIA (BCA) & RELEVANT
 STANDARDS.
 THE BUILDER IS TO CHECK ALL SITE BOUNDARIES,
 SITE DIMENSIONS, DIMENSIONS OF ANY EXISTING
 BUILDING IN RELATIONSHIP TO THE PROPOSED WORKS
 LEVELS, BEARINGS, EXISTING SEWER & STORMWATER
 DRAINS & OUTLETS & THE LOCATION OF ANY
 EASEMENT BOUNDARIES PRIOR TO THE COMMENCEMENT
 OF ANY WORKS.

REFER TO: BUSHFIRE REPORT BY
 JMG 1:/_PH/2016 / 163088 PH
 BAL 12.5
 SOIL REPORT 16-217 BY ROCK
 SOLID GEOTECHNICS



FLOOR PLAN