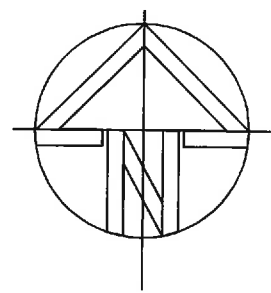
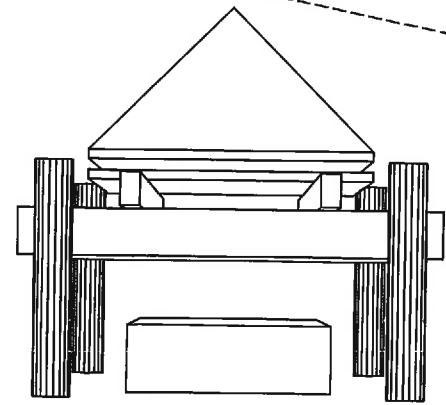


PART SITE PLAN  
1:1000



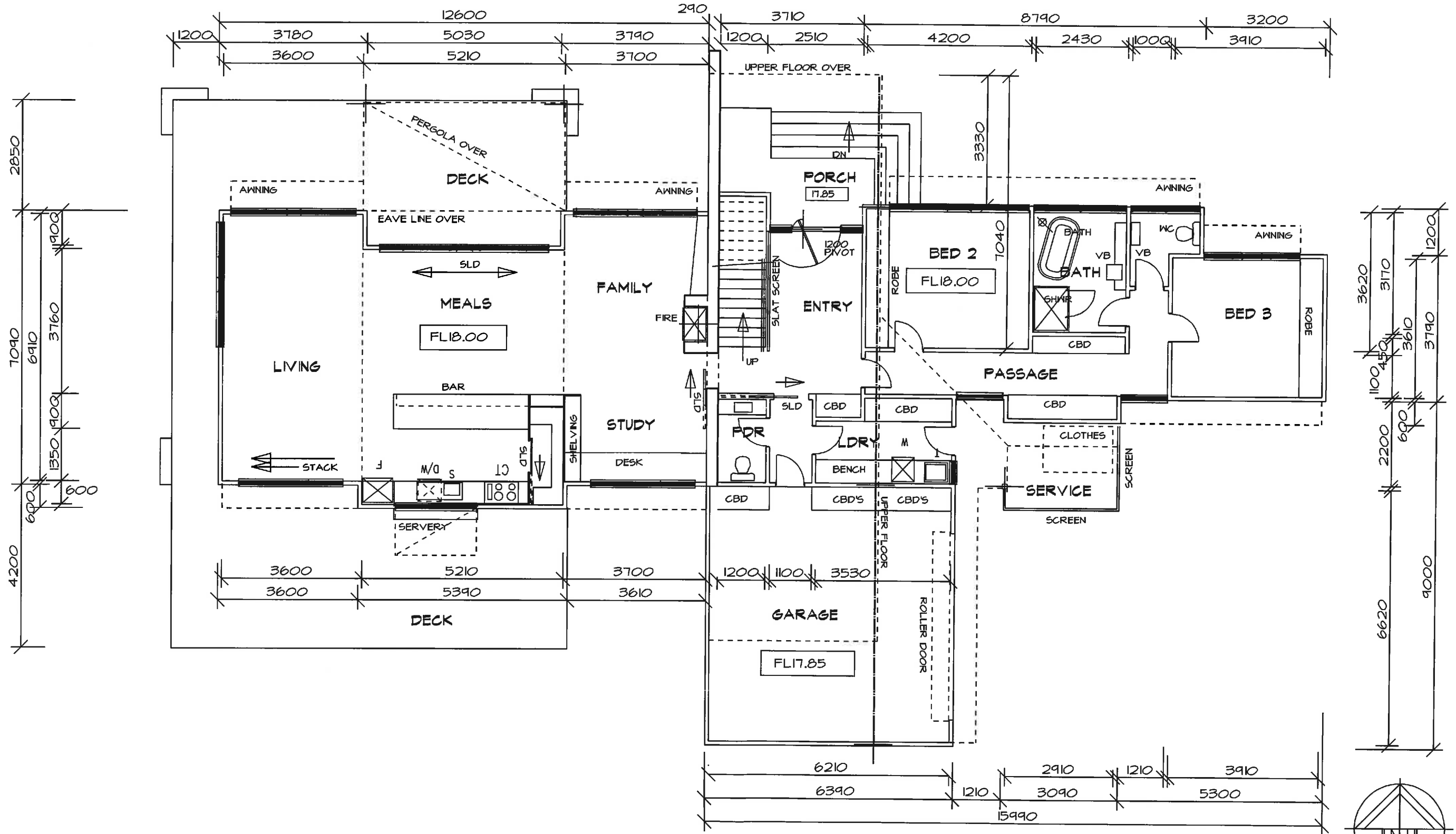
**MERSE/GRIFFITHS RESIDENCE**  
COLES BAY ROAD  
COLES BAY

1:1000



**PD2239/2**

**TONY PARKER**  
6A Elboden St  
SOUTH HOBART 7004  
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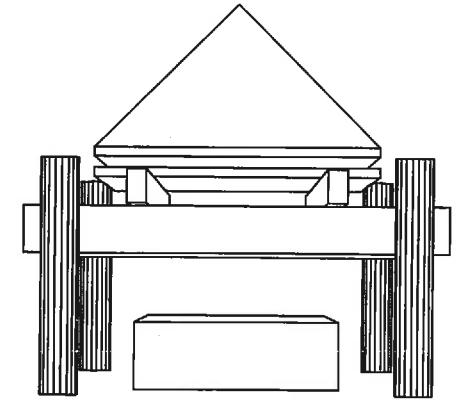
**LOWER FLOOR**  
1:100

**MERSE/GRIFFITHS RESIDENCE**  
COLES BAY ROAD  
COLES BAY

1:100

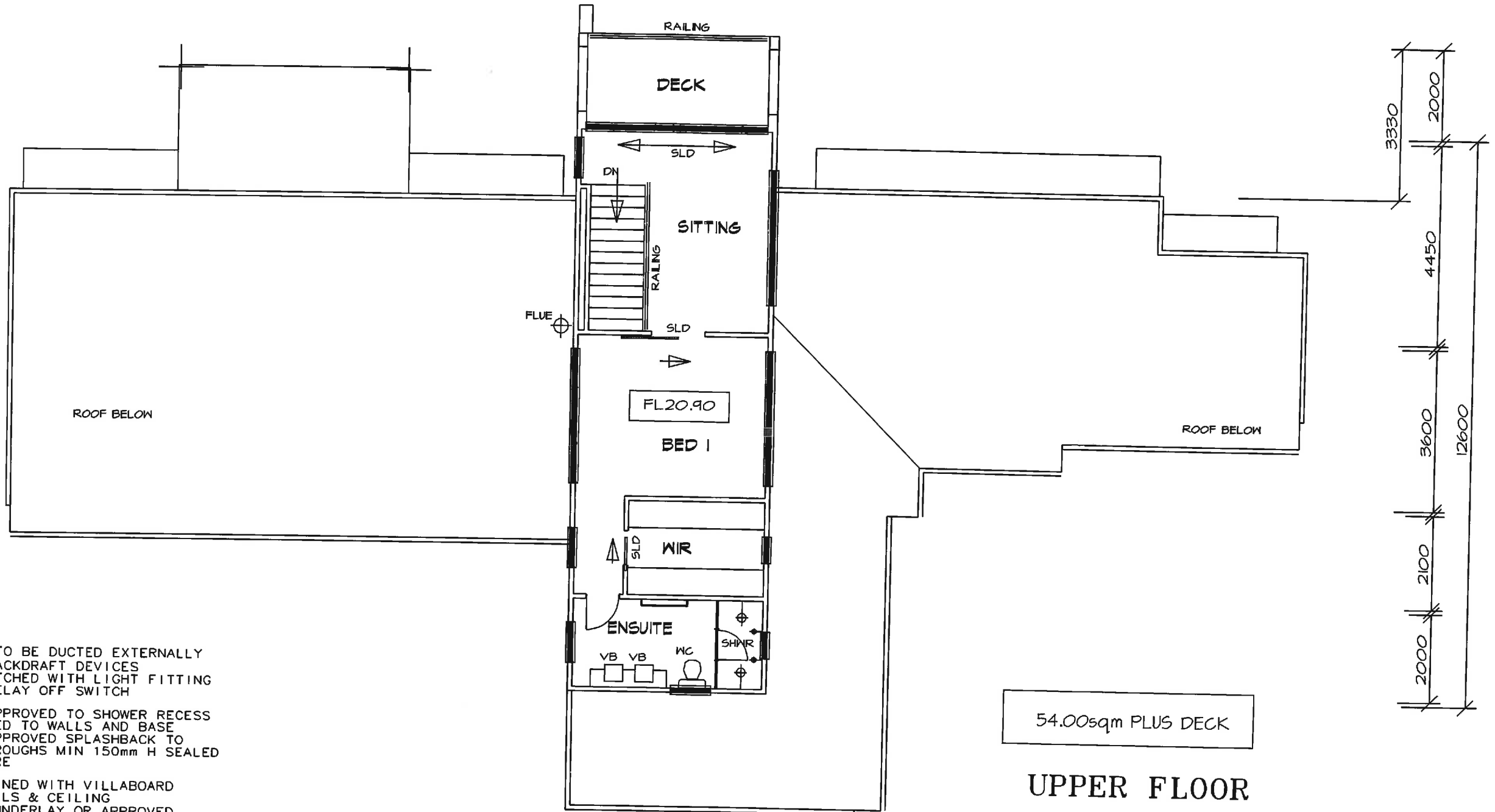
220.00sqm PLUS DECK

180 LIVING  
40 GARAGE



**PD2239/3**

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ALL EXHAUST FANS TO BE DUCTED EXTERNALLY AND FITTED WITH BACKDRAFT DEVICES  
 WC FANS TO BE SWITCHED WITH LIGHT FITTING & HAVE 5 MINUTE DELAY OFF SWITCH

CERAMIC TILE OR APPROVED TO SHOWER RECESS MIN 1800mm h SEALED TO WALLS AND BASE  
 CERAMIC TILE OR APPROVED SPLASHBACK TO VB'S, SINKS & TROUGHS MIN 150mm H SEALED TO WALL AND FIXTURE

WET AREAS TO BE LINED WITH VILLABOARD OR APPROVED TO WALLS & CEILING  
 COMPRESSED SHEET UNDERLAY OR APPROVED TO FLOOR AREAS

"WETSEAL" OR APPROVED WATERPROOFING SYSTEM TO FLOOR, WALLS TO 1800h & FLOOR/WALL JUNCTIONS TO MANUFACTURERS SPEC'S, BCA CLAUSE 3.8.1.2, TABLE 3.8.1.1 AND TO COMPLY WITH AS3740

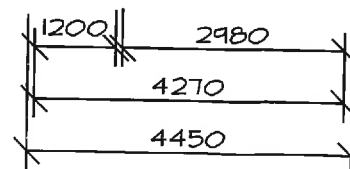
CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK OR PREPARING SHOP DRAWINGS

STAIRS TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA  
 190 MAX RISE, 250 MIN TREAD, HANDRAIL 870mm ABOVE LINE OF NON-SLIP NOSINGS.

GLAZING TO COMPLY WITH AS1288  
 GLAZING SHALL COMPLY WITH THE HUMAN IMPACT SAFETY REQUIREMENTS OF BCA CLAUSE 3.6.4

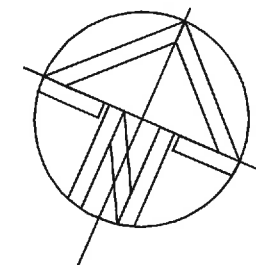
PROVIDE DPC TO BRICKWORK TWO COURSES ABOVE FINISHED GROUND LINE AND TO BLOCK WORK ONE COURSE ABOVE FGL

SMOKE ALARMS MUST BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, BE HARD WIRED AND HAVE BATTERY BACK UP.



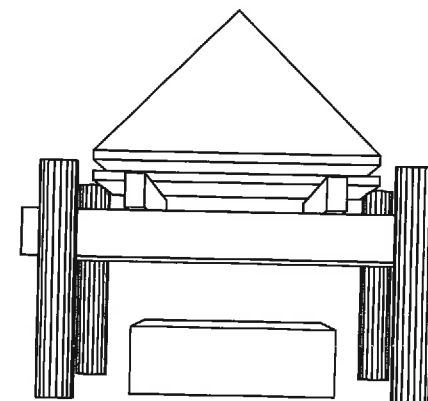
54.00sqm PLUS DECK

UPPER FLOOR  
 1:100



**MERSE/GRIFFITHS RESIDENCE**  
**COLES BAY ROAD**  
**COLES BAY**

1:100

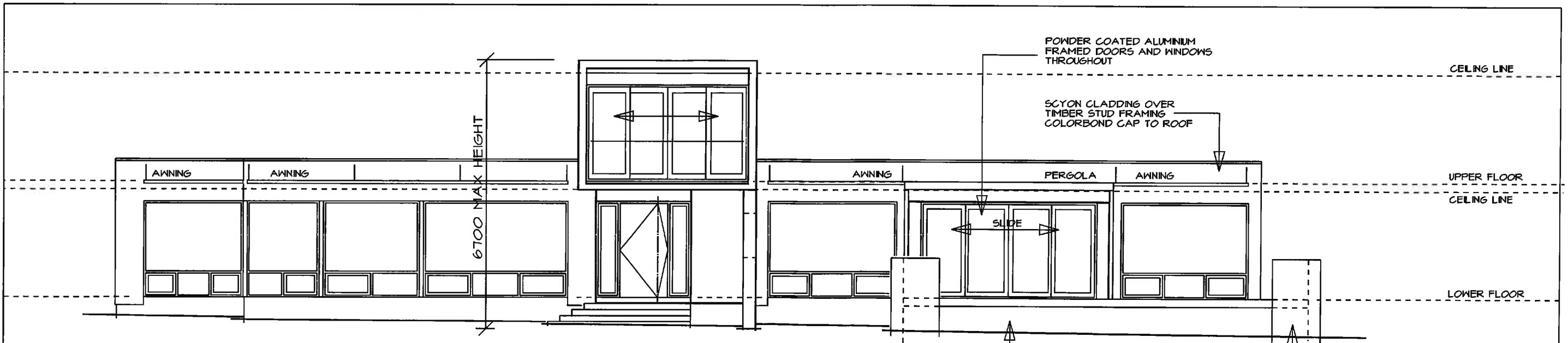


PD2239/4

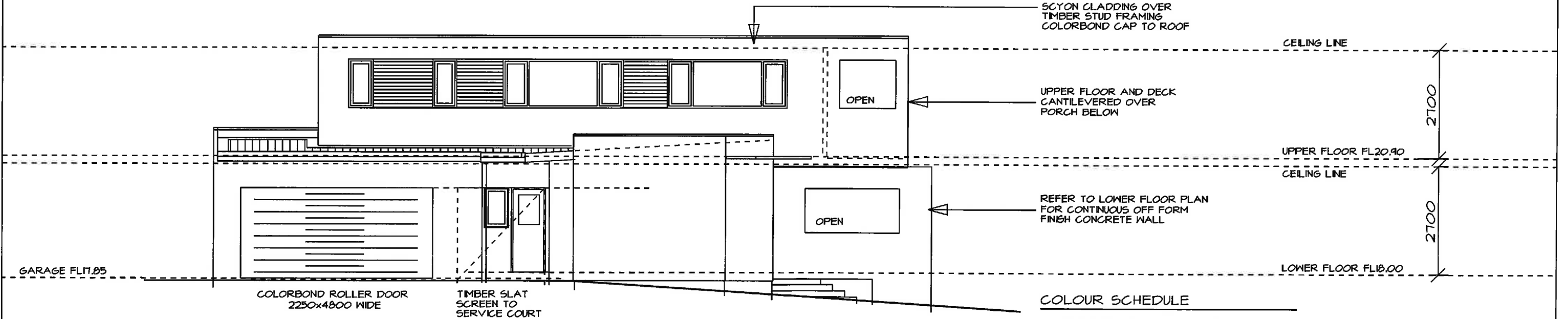
TONY PARKER

6A Elboden St  
 SOUTH HOBART 7004

(mob) 0419 583 048



NORTH 1:100



EAST 1:100

**COLOUR SCHEDULE**

FOUNDATION WALLS	LIGHT GREY BAGGED FINISH
CLADDING	SELECTED SCYON CLADDING MID GREY PLUS NATURAL TIMBER PANELLING
MASS WALL	OFF FORM CONCRETE FINISH
WINDOWS	BLACK POWDER COAT FINISH
ROOF	SLATE GREY

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK OR PREPARING SHOP DRAWINGS

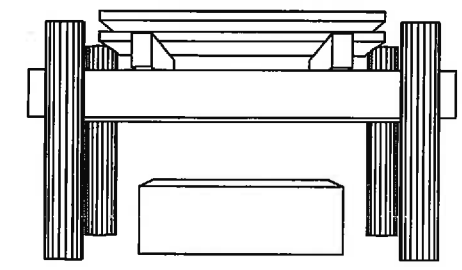
STAIRS TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA  
190 MAX RISE, 250 MIN TREAD, HANDRAIL 870mm ABOVE LINE OF NON-SLIP NOSINGS.

GLAZING TO COMPLY WITH AS1288  
GLAZING SHALL COMPLY WITH THE HUMAN IMPACT SAFETY REQUIREMENTS OF BCA CLAUSE 3.6.4

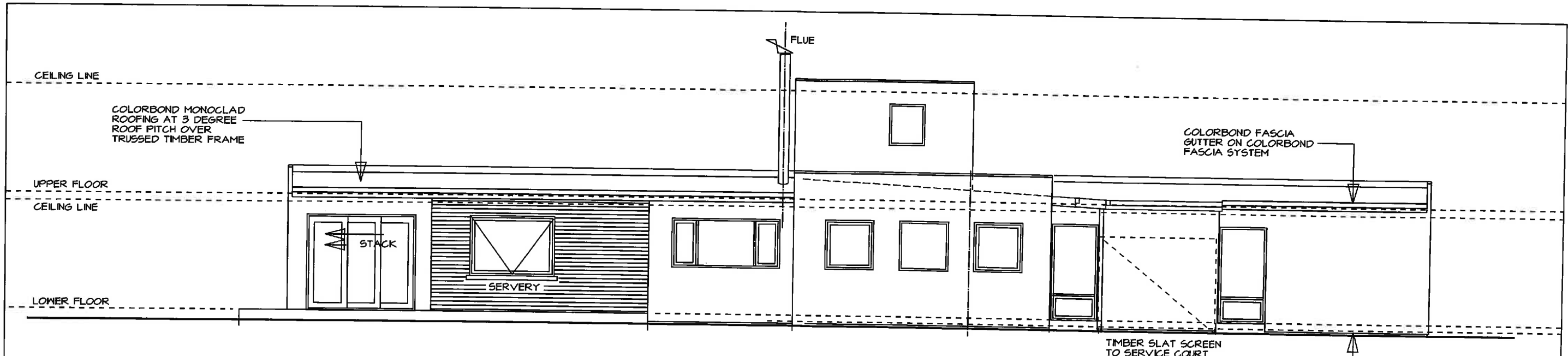
PROVIDE DPC TO BRICKWORK TWO COURSES ABOVE FINISHED GROUND LINE AND TO BLOCK WORK ONE COURSE ABOVE FGL

SMOKE ALARMS MUST BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, BE HARD WIRED AND HAVE BATTERY BACK UP.

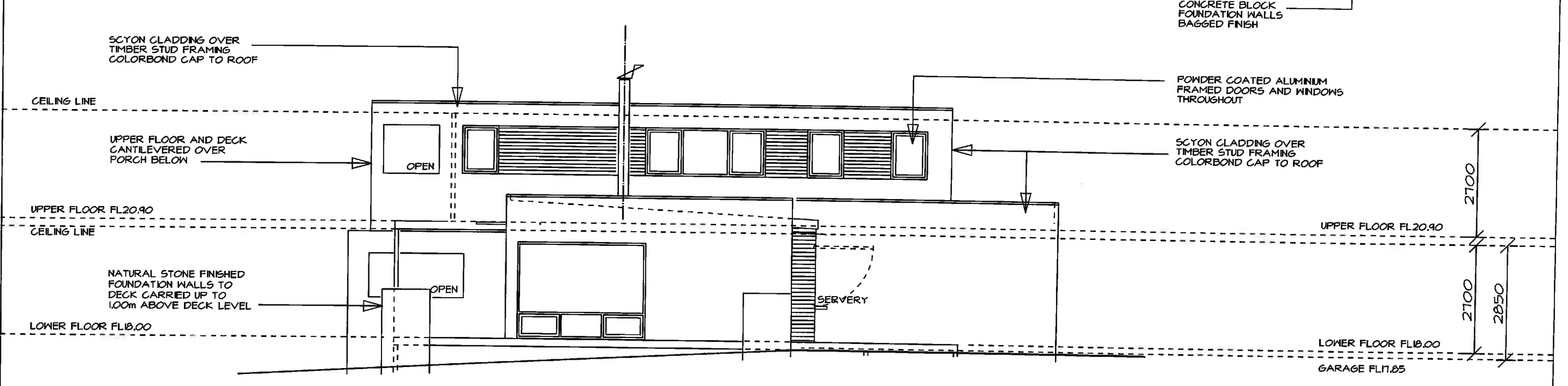
**MERSE/GRIFFITHS RESIDENCE**  
**COLES BAY ROAD**  
**COLES BAY**  
 1:100



**PD2239/5**  
**TONY PARKER**  
 6A Elboden St  
 SOUTH HOBART 7004  
 (mob) 0419 583 048



SOUTH 1:100



WEST 1:100

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK OR PREPARING SHOP DRAWINGS

STAIRS TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA 190 MAX RISE, 250 MIN TREAD, HANDRAIL 870mm ABOVE LINE OF NON-SLIP NOSINGS.

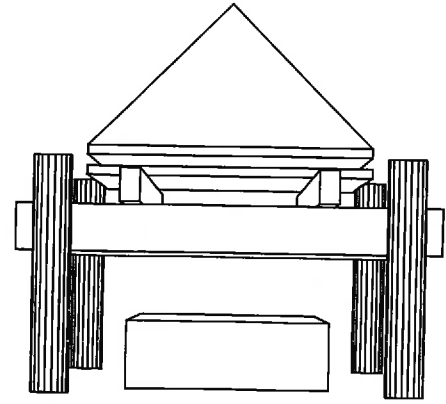
GLAZING TO COMPLY WITH AS1288 GLAZING SHALL COMPLY WITH THE HUMAN IMPACT SAFETY REQUIREMENTS OF BCA CLAUSE 3.6.4

PROVIDE DPC TO BRICKWORK TWO COURSES ABOVE FINISHED GROUND LINE AND TO BLOCK WORK ONE COURSE ABOVE FGL

SMOKE ALARMS MUST BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, BE HARD WIRED AND HAVE BATTERY BACK UP.

**MERSE/GRIFFITHS RESIDENCE**  
**COLES BAY ROAD**  
**COLES BAY**

1:100

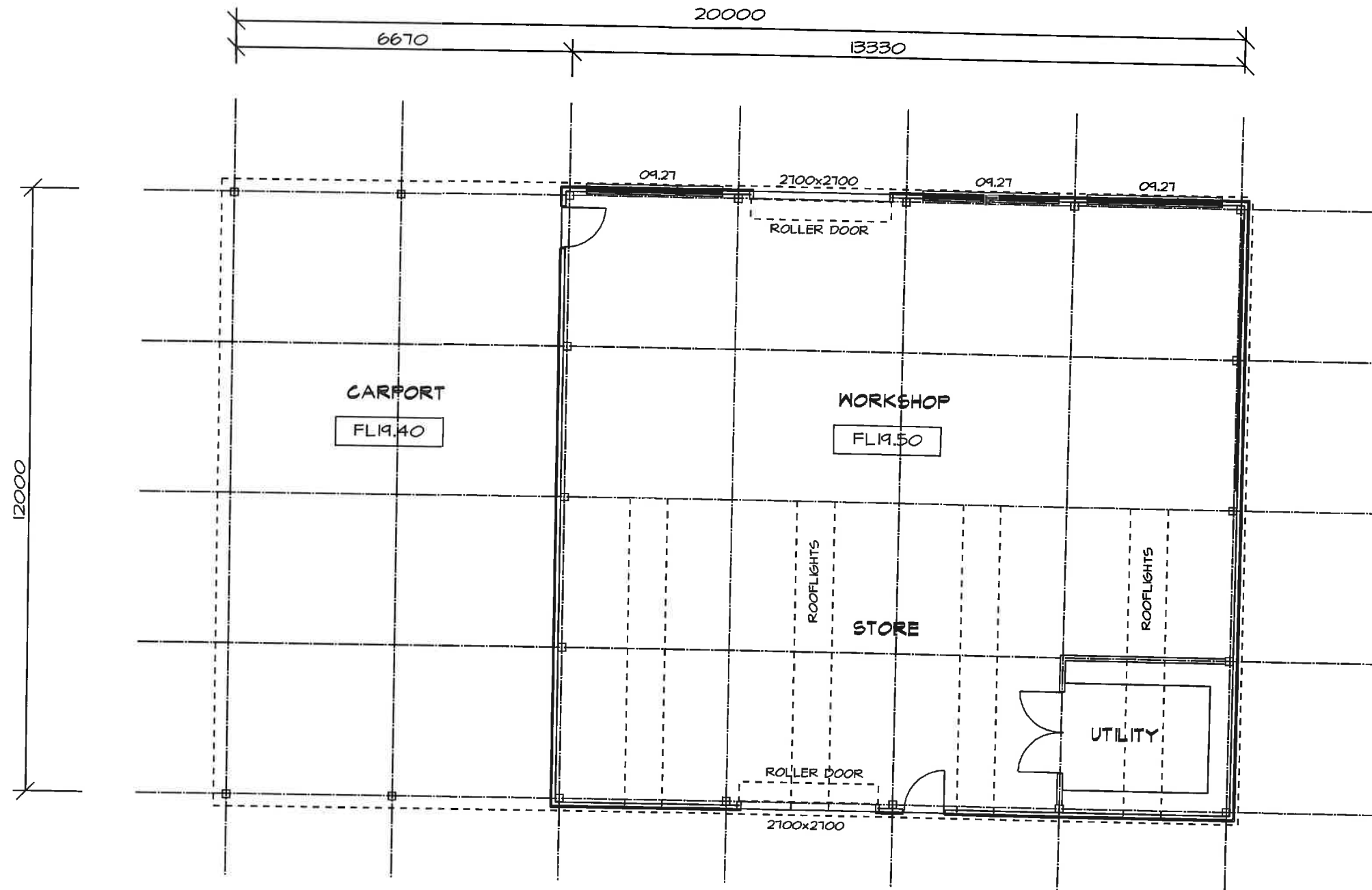


**PD2239/6**

**TONY PARKER**

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PROPRIETARY STEEL FRAMED  
AND CLAD OUTBUILDING

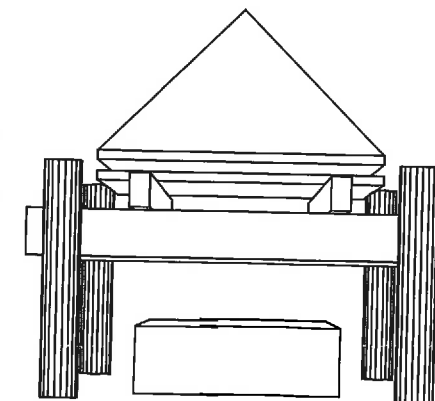
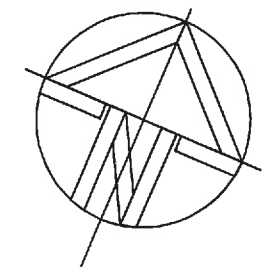
COLORBOND SLATE GREY  
FINISH THROUGHOUT EXTERNALLY

FLOOR PLAN 1:100

OUTBUILDING

MERSE/GRIFFITHS RESIDENCE  
COLES BAY ROAD  
COLES BAY

1:100

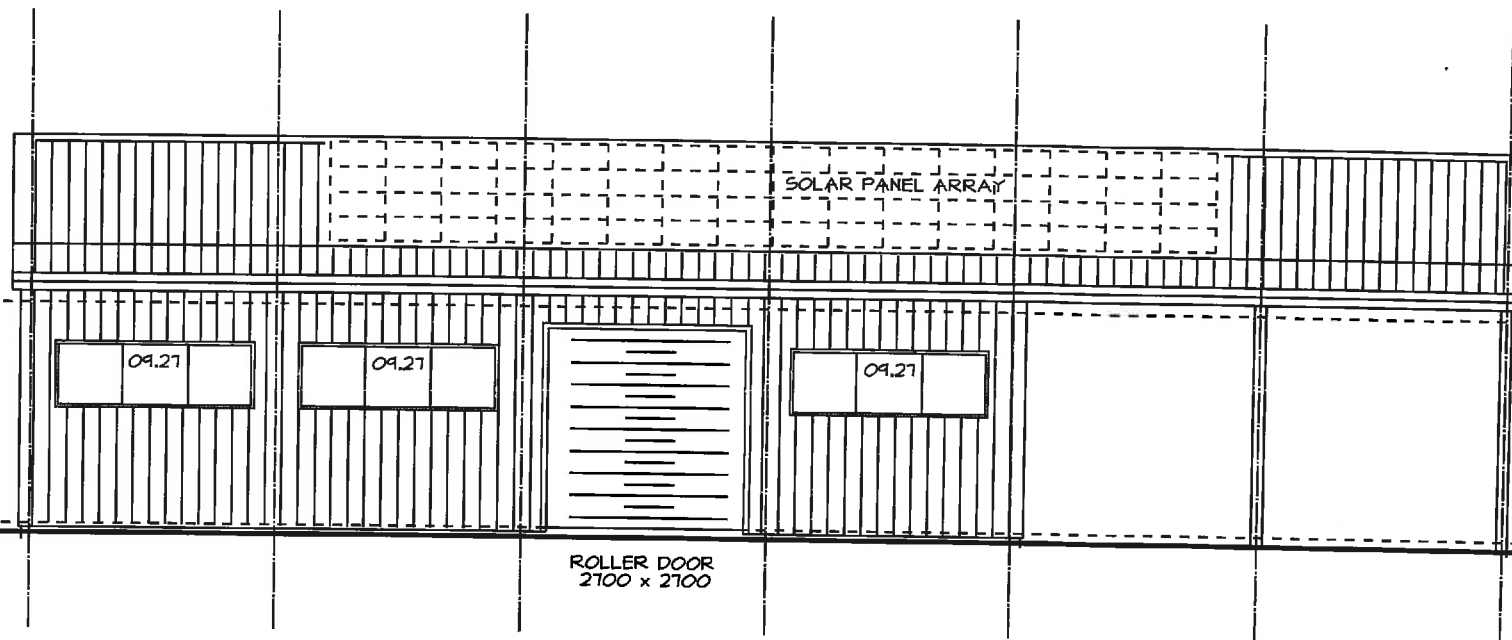


PD2239/7

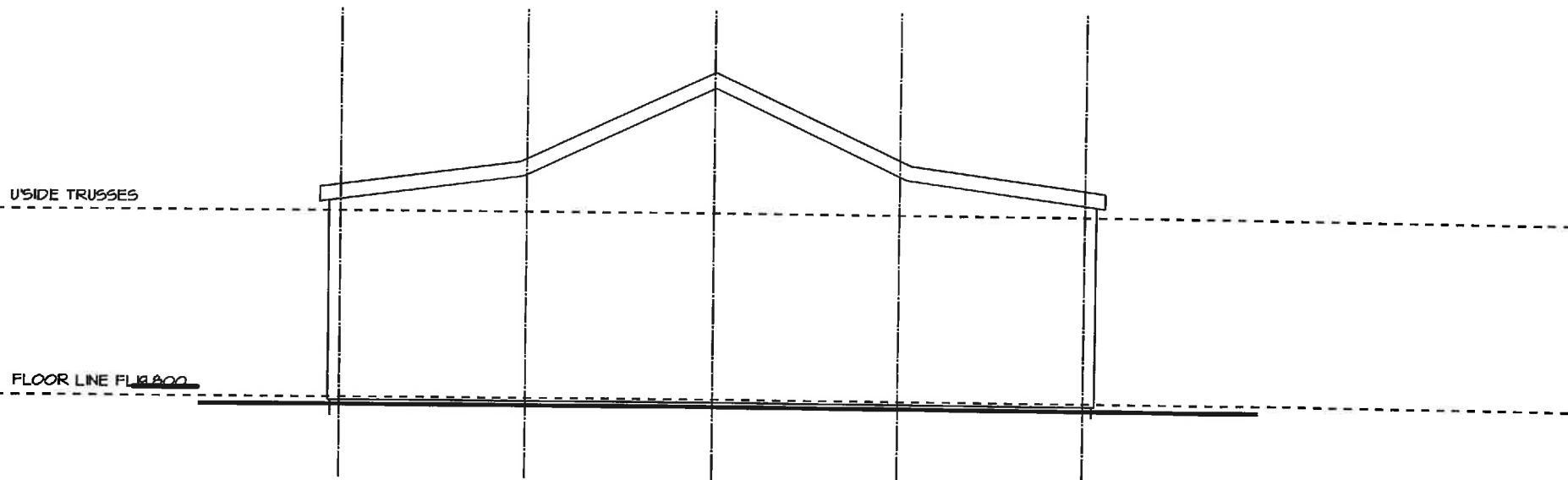
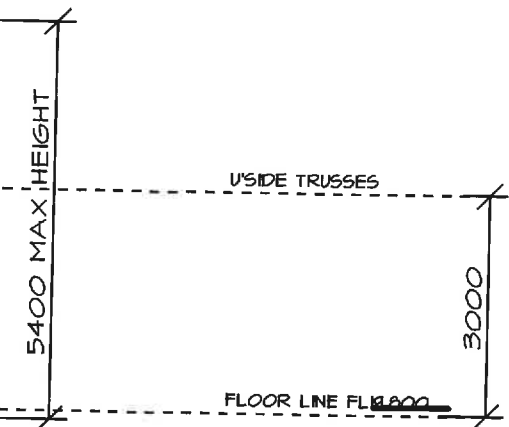
TONY PARKER

6A Elboden St  
SOUTH HOBART 7004

(mob) 0419 583 048



NORTH 1:100



EAST 1:100

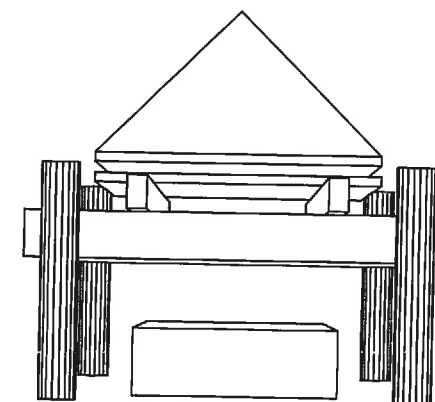
PROPRIETARY STEEL FRAMED  
AND CLAD OUTBUILDING

SLATE GREY COLORBOND  
CLAD FINISH THROUGHOUT  
EXTERNALLY

OUTBUILDING

MERSE/GRIFFITHS RESIDENCE  
COLES BAY ROAD  
COLES BAY

1:100

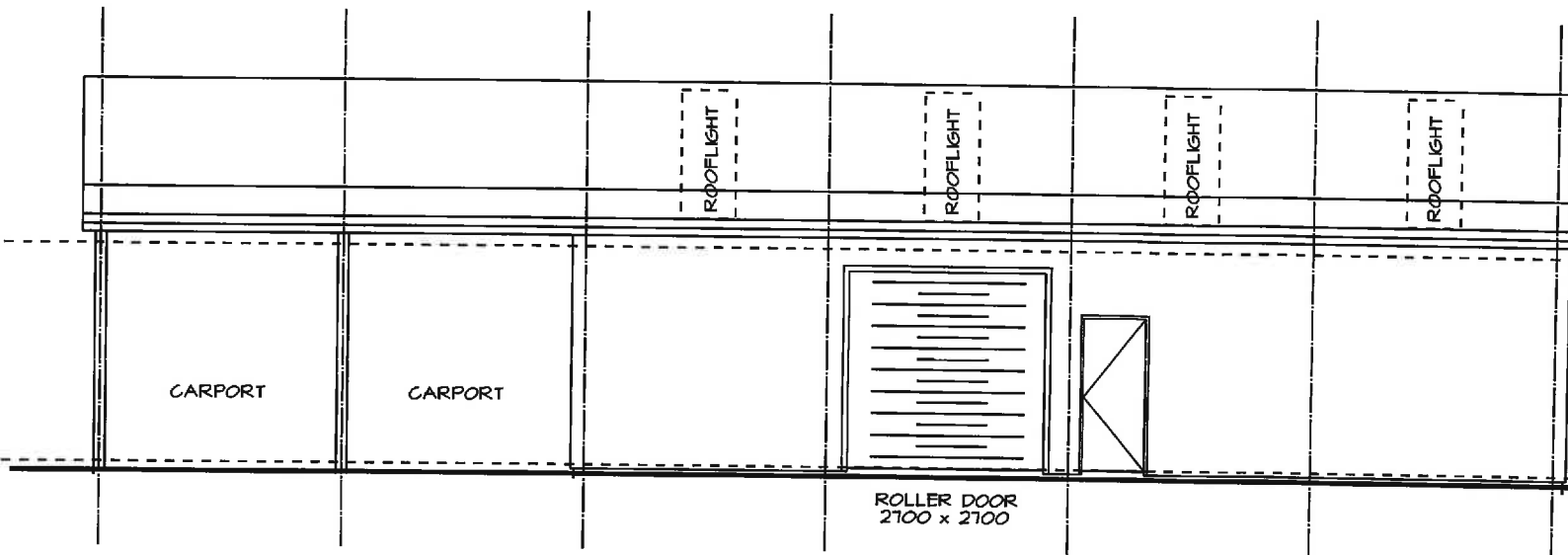


PD2239/8

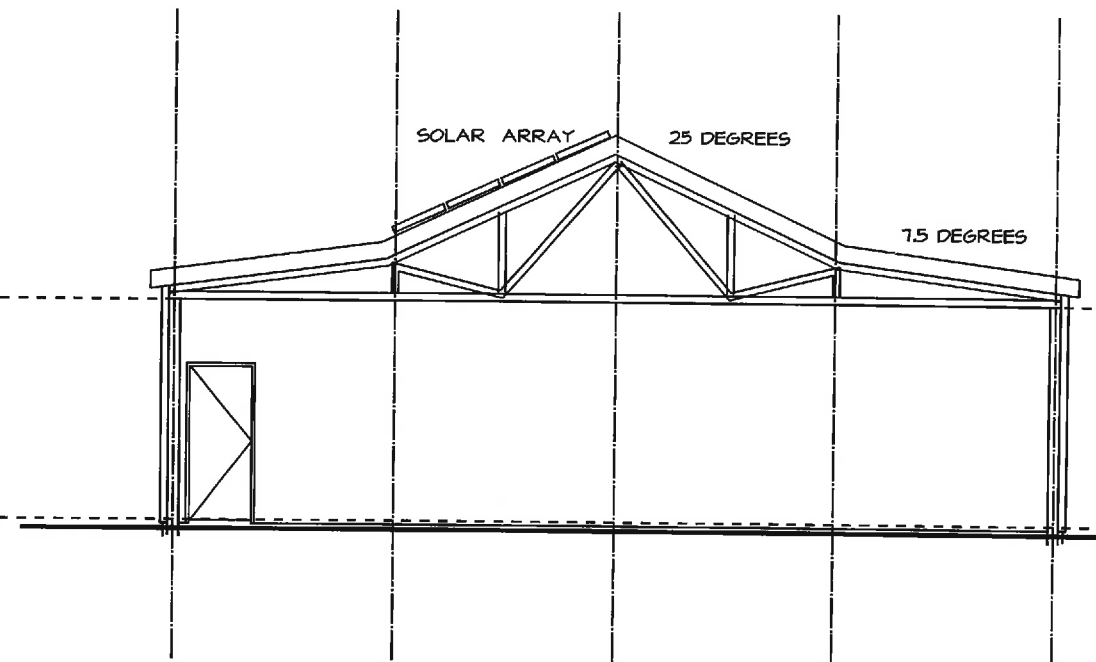
TONY PARKER

6A Elboden St  
SOUTH HOBART 7004

(mob) 0419 583 048



SOUTH 1:100



WEST 1:100

PROPRIETARY STEEL FRAMED  
AND CLAD OUTBUILDING

SLATE GREY COLORBOND  
CLAD FINISH THROUGHOUT  
EXTERNALLY

USIDE TRUSSES

3000

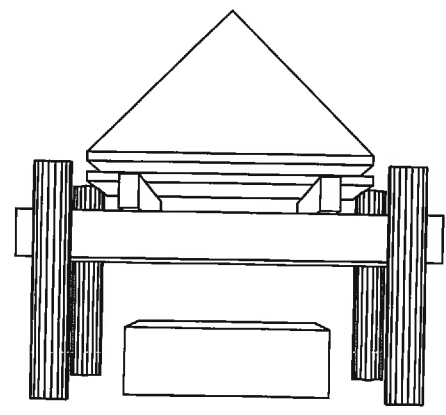
FLOOR LINE FL 1.800

OUTBUILDING

MERSE/GRIFFITHS RESIDENCE

COLES BAY ROAD  
COLES BAY

1:100



PD2239/9

TONY PARKER

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