



kate

reality



60 Franklins Road Kelleve TAS

3 1 2

If you're like me and want sustainable living but not totally off the grid to miss out on your choice of the conveniences, this could be the ideal property for you.

Let me walk you through this contemporary, country style home built-in 2013 on approximately 12 acres nestled amongst nature at the back of the Wielangta forest. Situated approximately five minutes from the Arthur Highway and 20 minutes from Sorell. Kelleve is a picturesque, highly sort-after location where few properties ever reach the marketplace.

The country-style cosy dwelling consists of a well-appointed, open plan, country style kitchen with an island bench, and seating for six or more. There is a large walk-in pantry to accommodate the outcomes of the fresh produce from the property.

Price : \$ 595,000
Land Size : 4.75 ha
View : <http://www.katestoreyrealty.com.au/sale/tas/hobart-southern/kelleve/residential/house/5652242>



Phillip Wells
03 6253 6095

Glazing units to be supplied by Decunick Australia
Refer attached sheet for Glazing calculations
in accordance with BCA Vol 2 Part 3.12.2-2009

WINDOW SCHEDULE

All windows to be double glazed uPVC framed
Units-Hybrid

WINDOW	DESCRIPTION	Lintel	Area	NSEW
	Width x Height			
W.1	2400x2700 awning	170x43	5.04	NW
W.2	2400x1200 awning	170x43	2.88	SE
W.3	1500x900 awning	120x43	1.35	S
W.4	1600x900 awning	120x43	0.54	S
W.5	2400x1200 awning	170x43	2.88	SW
W.6	2400x900 awning	170x43	2.16	NE
W.7	2300x500 fixed clerestory	170x43	1.15	N
W.8	2300x500 fixed clerestory	170x43	1.15	N
W.9	2300x500 fixed clerestory	170x43	1.15	N
W.10	2300x500 fixed clerestory	170x43	1.15	N

NOTE: While Elite uPVC doors & windows are specified to be used,
Dovell glass sliding doors are specified in the attached sheet
for U-value & SHGC

DOOR SCHEDULE

External glazed doors to be double glazed uPVC framed
Units-Hybrid

Lintels-nyona					
DOOR	DESCRIPTION	Width x Height	Lintel	AREA	NSEW
D.1	2400x2100 glass slider	170x43		5.04	N
D.2	2400x2100 glass slider	170x43		5.04	NW
D.3	820x2040 timber ext	120x43			
D.4	2400x2100 glass slider	170x43		5.04	NE
D.5	820x2040 hollow core int	120x43			
D.6	720x2040 hollow core int	120x43			
D.7	820x2040 hollow core int	120x43			
D.8	820x2040 cavity slider	120x43			
D.9	820x2040 hollow core int	120x43			
D.9	620x2040 cavity slider	120x43			

PROVIDE WEATHER STRIPPING TO ALL EXTERNAL
DOORS & WINDOWS

NOTE: Glazier to verify all glass
prior to manufacture of glazing units

AREAS	PROPOSED RESIDENCE	PROPOSED VERANDAH	PROPOSED DECK
	120.42m ²	15.16m ²	56.11m ²



PLUMBING PERMIT DOCUMENT
This document is one of the documents relevant to the permit issued for plumbing work as identified by permit No. 15/18/16/1
Date permit issued: 9-2-2012
Permit Authority: AD

BUILDING PERMIT DOCUMENT
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PROPOSED RESIDENCE FOR
MR G HORNE & MS F MCCORMIE AT
LOT 1 60 FRANKLIN ROAD KELLEVILLE

PLAN

SCALE 1:100

DATE
17/09/2011

DRAWING NO.
02 OF 09

CERTIFIED
25 JAN 2012
Kim Dale Eagling
BUILDING SURVEYOR

DRAWN BY
GUILLEY 92 HORRIBLES RD
MARENGO ph 6260 79525
Accreditation No. CC6204
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GENERAL NOTES

1. USE WRITTEN DIMENSIONS DON'T SCALE OFF DRAWING
2. ALL LEVELS & DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK
3. MATERIALS & WORKMANSHIP SHALL CONFORM WITH RELEVANT S.A.A. CODES BUILDING REGULATIONS, LOCAL AUTHORITIES BY-LAWS & MANUFACTURERS' WRITTEN INSTRUCTIONS
4. AS WELL AS ANY COUNCIL RECOMMENDATIONS AND BY-LAWS
5. ENGINEER'S DRAWINGS SHALL OVER-RIDE ARCHITECTURAL DRAWINGS REFER TO THE ENGINEER FOR ASSOCIATED QUERIES & DISCREPANCIES
6. NOTE

THIS DESIGN BASED ON A SITE CLASSIFICATION "CLASS 1" TO AS2739 AND ENGINEER'S RECOMMENDATIONS WHO CATEGORY 1 IN ACCORDANCE WITH ASSASS (SEE REPORT BY CHRIS LUTTER)

CONCRETE TO FOOTING AND SLAB TO BE GRADE RED

ALL FOOTINGS AND STEEL MEMBERS MUST BE VERIFIED BY THE ENGINEER BEFORE ANY WORK SHALL PROCEED

AUSTRALIAN STANDARDS & BCA REFERENCE

ALL PLUMBING INSTALLATIONS AND ALTERATIONS AS PER AS 3500.52000

ALL ELECTRICAL INSTALLATIONS AND ALTERATIONS AS PER AS 3000.2000

SITE PREPARATION BCA VOL 2 PART 3.1

EARTHWORKS TO COMPLY WITH PART 3.11 AND RELEVANT CLAUSES AND TABLE 3.11.1-3.11.2

DRAINAGE & INSTALLATION TO COMPLY WITH PART 3.12

FOOTINGS AND SLABS BCA VOL 2 PART 3.2 AND AS 2870-1998

REFER TO SOIL REPORT FOR SOIL & WIND CLASSIFICATION

MASONRY BCA VOL 2 PART 3.3 AND AS 3700-2001 AND LATER AMENDMENTS

UNREINFORCED MASONRY TO COMPLY WITH BCA VOL 2 PART 3.3.1

VERTICAL ARTICULATION JOINTS TO COMPLY WITH BCA VOL 2 PART 3.3.1.1 AND FIG 3.3.1.1

ISOLATED PILES TO COMPLY WITH CLAUSE 3.3.1.4 & FIG 3.3.1.4

SUB FLOOR VENTILATION TO COMPLY WITH BCA VOL 2 PART 3.3.1.9 AND IN ACCORDANCE WITH PART 3.1

SUB FLOOR VENTILATION MUST BE PROVIDED AT THE RATE OF 70mm²/m² net WHERE NO SOIL PROTECTION IS PROVIDED

REINFORCED MASONRY TO COMPLY WITH BCA VOL 2 PART 3.3.2

EXTERNAL WALL TO COMPLY WITH BCA VOL 2 PART 3.3.2.2 & RELEVANT FIGURES AS WELL AS ENGINEER'S REQUIREMENTS

WALL TIES TO COMPLY WITH BCA VOL 2 PART 3.3.2.2.4 AS 2900-1988

FIXING STRAPS AND TIE DOWN SYSTEMS TO COMPLY WITH BCA VOL 2 PART 3.3.3 AND AS 2900-1988

STEEL LINTELS TO COMPLY WITH BCA VOL 2 PART 3.3.3.4 AND ENGINEER'S REQUIREMENTS WHERE PROVIDED

DAMP PROOF COURSES (DPC) TO COMPLY WITH BCA VOL 2 PART 3.3.4

FLASHINGS TO COMPLY WITH BCA VOL 2 PART 3.3.4.6

FRAMING BCA VOL 2 PART 3.4

STEEL FRAMING TO COMPLY WITH BCA VOL 2 PART 3.4.2 AND ENGINEER'S REQUIREMENTS

TIMBER FRAMING TO COMPLY WITH BCA VOL 2 PART 3.4.3 AND AS 1684-2009

STRUCTURAL STEEL MEMBERS TO COMPLY WITH BCA VOL 2 PART 3.4.3 AND ENGINEER'S REQUIREMENTS

ROOF & WALL CLADDING BCA VOL 2 PART 3.5

ROOF CLADDING TO COMPLY WITH BCA VOL 2 PART 3.5.1 AND MANUFACTURERS' INSTRUCTIONS

ROOF TILING TO COMPLY WITH BCA VOL 2 PART 3.5.1.2

METAL SHEET ROOFING TO COMPLY WITH BCA VOL 2 PART 3.5.1.2

INSTALLATION OF GUTTERS & DOWNPIPES TO COMPLY WITH BCA VOL 2 PART 3.5.2 AND AS/NZS3500.3.2.1998

GLAZING BCA VOL 2 PART 3.6 AND AS 2885 & AS 2847

FIRE SAFETY PART 3.7

FIRE SEPARATION TO COMPLY WITH BCA VOL 2 PART 3.7.1

SHORE ALARMS TO COMPLY WITH & INSTALLED IN ACCORDANCE WITH BCA VOL 2 PART 3.7.2.1.7 AS 3535

HEATING APPLIANCES TO BE INSTALLED IN ACCORDANCE WITH BCA VOL 2 PART 3.7.3 & RELEVANT AUSTRALIAN STANDARDS DEPENDING ON TYPE OF FUEL

CHIMNEYS TO COMPLY WITH PART 3.7.3.3.3 STAYING THE CHIMNEY TO BE 300mm ABOVE THE ROOF & LESS THAN 300mm FROM RIDGE

CONSTRUCTION TO COMPLY WITH BCA VOL 2 PART 3.7.4 IF LOCATED IN A DESIGNATED BUSHFIRE PRONE AREA

HEALTH & AMENITY BCA VOL 2 PART 3.8

ROOM HEIGHT TO COMPLY WITH BCA VOL 2 PART 3.8.2

NATURAL LIGHTING TO COMPLY WITH BCA VOL 2 PART 3.8.4.2

ARTIFICIAL LIGHTING TO COMPLY WITH BCA VOL 2 PART 3.8.4.3

VENTILATION TO COMPLY WITH BCA VOL 2 PART 3.8.5

WET AREA TREATMENT

To be installed in accordance with AS 3710-2004 and BCA Part 3.8 wet areas

KITCHENS

Provide splash back to rear of sink wall to length of bench

Provide uppermost floor covering (e.g. linoleum or ceramic tiles)

(Benchtops to be water resistant laminate or suitable solid surface or granite)

BATHROOMS

Bath to be installed to manufacturers instructions and AS3710-2004

Provide floor cement sheet to all bathroom walls to comply with AS 2900.2 using no more than 1500

Shower trays to be fibre cement sheet to min 1000

From floor covered with waterproof membrane

Such as decorated monolithic laminated sheet

All wet area fixtures to be installed to manufacturers instructions and AS3710-2004 and BCA part 3.8.1

Shower bases to be of pre fabricated glass fibre type bases installed to manufacturers recommendations AS 3710-2004 PART 3.1

Provide adequate shower screens being glazed pane or curtain to control spread of water

Provide water resistant flooring to entire floor area of all bathrooms and W.C.'s

LAUNDRY

Provide water resistant membrane to entire floor area of laundry

Provide floor cement sheet to walls adjacent to sink and washbasin

Provide mechanical ventilation

SAFE MOVEMENT & ACCESS BCA VOL 2 PART 3.9

Balustrade to be constructed in accordance with BCA Vol 2 part 3.9.2

Staircase to be constructed in accordance with BCA Vol 2 part 3.9.1

ENERGY EFFICIENCY BCA VOL 2 PART 3.12

BUILDING FABRIC TO COMPLY WITH BCA VOL 2 PART 3.12.1

BUILDING FABRIC INSULATION TO BE INSTALLED IN ACCORDANCE WITH BCA VOL 2 PART 3.12.1

INSULATION TO ROOFS TO BE INSTALLED IN ACCORDANCE WITH BCA VOL 2 PART 3.12.1.2 & FIGURE 3.12.1.2

ROOF LIGHT TO COMPLY WITH BCA VOL 2 PART 3.12.1.3

EXTERNAL WALLS TO COMPLY WITH BCA VOL 2 PART 3.12.1.4 & FIGURES 3.12.1.4 & 3.12.1.5

FLOORS TO COMPLY WITH BCA VOL 2 PART 3.12.1.5 & FIGURE 3.12.1.5

ATTACHED BUILDINGS TO COMPLY WITH BCA VOL 2 PART 3.12.1.6

EXTERNAL GLAZING TO COMPLY WITH BCA VOL 2 PART 3.12.1.7

BUILDINGS SEALING TO COMPLY WITH BCA VOL 2 PART 3.12.1.8

AIR MOVEMENT TO MEET REQUIREMENTS OF BCA VOL 2 PART 3.12.1.9

SEALING TO BE INSTALLED IN ACCORDANCE WITH BCA VOL 2 PART 3.12.1.9

ALL INSULATION R-VALUES TO WALLS, FLOORS & ROOFS TO COMPLY WITH BCA VOL 2 PART 3.12.1

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ENGINEERING CERTIFICATE PROVIDED FOR

CERTIFIED
25 JAN 2012
Kim Dale Eagling
BUILDING SURVEYOR

FOOTING	
CONCRETE SLAB	
STRUCTURAL STEEL	
TIMBER FRAMING	
RETAINING WALL	
BRACING	
OTHER	

PROPOSED RESIDENCE FOR
MR G HORNE & MS F MCCORMIE AT
LOT 1 60 FRANKLIN ROAD KELLEVILLE

SITE PLAN

SCALE 1:500

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