



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 : <https://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. 13/2012/16/1
Date permit issued: 9-2-2012
Permit Authority: AD

BUILDING PERMIT DOCUMENT
This document is one of the documents relevant to the permit issued for building work as identified by permit No. 08/2012/16/1
Date permit issued: 15/12/2011
Permit Authority:

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

PLAN
SCALE 1:100

DATE
17/09/2011

DRAWN BY
GUILLEY 92 HORRIBLES RD
MARENGO ph 020 795 283

Accreditation No. CC2004
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CERTIFIED
25 JAN 2012
Kim Dale Eagling
BUILDING SURVEYOR

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

THE 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 3.1.1 AND RELEVANT CLAUSES AND TABLE 3.1.1.1-3.1.1.2
DRAINAGE & INSTALLATION TO COMPLY WITH PART 3.1.2
FOOTINGS AND SLABS BCA VOL 2 PART 3.2
AND AS 2870-1996

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 PERS 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

REINFORCED MASONRY TO COMPLY WITH BCA VOL 2 PART 3.3.2

EXTERNAL WALL TO COMPLY WITH BCA VOL 2 PART 3.3.2.1 & RELEVANT FIGURES AS WELL AS ENGINEER'S REQUIREMENTS
WALL DES TO COMPLY WITH
BCA VOL 2 PART 3.3.2.2 & AS 2600-1988
FIXING STRAPS AND TIE DOWN SYSTEMS
TO COMPLY WITH BCA VOL 2
PART 3.3.3.1 AND AS 2600-1988
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 3.7.1.7 AS 385
HEATING APPLIANCES TO BE INSTALLED IN ACCORDANCE WITH
BCA VOL 2 PART 3.7.3 & RELEVANT AUSTRALIAN STANDARDS
DEPENDENT ON TYPE OF FUEL
CHIMNEYS TO COMPLY WITH PART 3.7.3.3 STATING 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 TILES/SLAB
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 2908.2 using no more than 10mm
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 fibre 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 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
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EXTERNAL GLAZING TO COMPLY WITH BCA VOL 2 PART 3.12.1.7
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SERVICES TO BE INSTALLED IN ACCORDANCE WITH BCA VOL 2 PART 3.12.1.10
ALL INSULATION R-VALUES TO WALLS, FLOORS & ROOFS TO
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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
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SITE PLAN
SCALE 1:500

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