**DRAWING SCHEDULE**

<table>
<thead>
<tr>
<th>SHEET No.</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>WD1</td>
<td>COVER PAGE</td>
</tr>
<tr>
<td>WD2</td>
<td>GENERAL NOTES</td>
</tr>
<tr>
<td>WD3</td>
<td>FLOOR PLAN</td>
</tr>
<tr>
<td>WD4</td>
<td>ROOF FRAMING PLAN</td>
</tr>
<tr>
<td>WD5</td>
<td>BUSHFIRE PROTECTION PLAN</td>
</tr>
<tr>
<td>WD6</td>
<td>BRACING PLAN</td>
</tr>
<tr>
<td>WD7</td>
<td>ELEVATION 1 &amp; 2</td>
</tr>
<tr>
<td>WD8</td>
<td>ELEVATION 3 &amp; 4</td>
</tr>
<tr>
<td>WD9</td>
<td>1:100 &amp; 1:20 SECTION</td>
</tr>
<tr>
<td>WD10</td>
<td>LIGHTING PLAN &amp; CALCULATION</td>
</tr>
<tr>
<td>WD11</td>
<td>WINDOW &amp; DOOR SCHEDULE</td>
</tr>
<tr>
<td>WD12</td>
<td>WIND BRACING &amp; TIE DOWN DETAIL</td>
</tr>
<tr>
<td>WD13</td>
<td>WIND BRACING &amp; TIE DOWN DETAIL</td>
</tr>
<tr>
<td>WD14</td>
<td>WIND BRACING &amp; TIE DOWN DETAIL</td>
</tr>
<tr>
<td>WD15</td>
<td>WIND BRACING &amp; TIE DOWN DETAIL</td>
</tr>
</tbody>
</table>

**ISSUE**

<table>
<thead>
<tr>
<th>No</th>
<th>DATE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>14/07/2018</td>
<td>ISSUED FOR BUILDING/CONSTRUCTION APPROVAL</td>
</tr>
<tr>
<td>B</td>
<td>23/07/2018</td>
<td>WINDOW &amp; INSULATION DETAILS</td>
</tr>
<tr>
<td>C</td>
<td>23/07/2018</td>
<td>SLAB DESCRIPTION CHANGE</td>
</tr>
</tbody>
</table>

**CONSTRUCTION / BUILDING APPROVAL**

- **Scale:** As Noted
- **Drawn By:** JR GB
- **Job No:** 4015-265
- **Issue Date:** 23/07/2018
- **Drawing No:** WD1 C
- **Details:** For K. Goldrick & J. O'Donoghue
  LOT 12, 1600 MURRAY RIVER ROAD
  TALGARNO VIC 3691

ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF AS 3959; BAL = 12.5

**HOUSE DESIGN: HOMESTEAD 39 MODIFIED**

KITOME
...as unique as you are

<table>
<thead>
<tr>
<th>Project Details</th>
<th>Construction Drawn By</th>
<th>Project Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>DETAILS OF BUILDING KIT (N18202)</td>
<td>JR GB</td>
<td>FOR K. GOLDICK &amp; J. O'DONOGHUE</td>
<td>LOT 12, 1600 MURRAY RIVER ROAD TALGARNO VIC 3691</td>
</tr>
</tbody>
</table>

Tel: 03 7321 3300
Fax: 03 7321 3300
E-mail: info@mrdesign.com.au

Website: www.mrdesign.com.au

**Drawing Prepared By:**

PETE TURNER & ASSOCIATES

ACREDITED BUILDING DESIGNERS IN CONJUNCTION WITH

SWANFORD DESIGN PTY LTD (M SCHAFFER)

Victoria – Registration No: OR-29006
12. Hand rails to be 865mm minimum above stair nosing and landings.
13. Window sizes nominated are only nominal. Actual size may vary according to manufacturer. Windows to be installed with the hardware provided by the Manufacturer.
14. Openable portions of windows are to be protected in accordance with BCA Volume 2 Part 3.9.2.5 where applicable.
15. Where the building (excluding a detached Class 10) is located in a termite prone area the area under side of building and perimeter to be treated as treated against termite attack.
16. Masonry units, mortar and all built in components and the like complying with the durability requirements of Table 5.1 of AS3700 Masonry Structures. All stonework to be in accordance with the relevant Australian Standards and the like complying with the durability requirements. All other components are to be in accordance with the relevant Australian Standards and the like complying with the durability requirements.
17. All stonework to be to the local point of discharge of the Relevant Authorities approval. All stonework to be in accordance with the relevant Australian Standards and the like complying with the durability requirements.
18. These drawings shall be read in conjunction with all relevant structural and all other drawings and documents issued in the course of the contract.
19. All measurements are in millimetres unless stated.
20. Figure dimensions take precedence over scaled dimensions. Do not scale the drawings. If in doubt ask.
21. The builder shall take all steps necessary to ensure the stability and general water tightness of all new and existing structures and all works during any relevant authorities requirements.
22. The builder and Subcontractors shall check and verify all dimensions, levels and specifications and all other relevant authorities requirements prior to the commencement of any work.
23. Ground levels and any site information shown on these drawings is based on limited information as supplied to Kitome Pty Ltd. by the client (or where such information is not supplied an assumed surface level is indicated) as such the client is fully responsible for any problems arising from any variations to the actual ground levels. Should any discrepancy be found between these drawings and any other supporting documentation by others they are to be reported immediately in writing to Kitome Pty Ltd to obtain the required action. A Slope finished ground Surface minimum 50mm away from the dwelling for the first 1.0m surrounding the dwelling in accordance with BCA clause 3.1.2.3. Institution of all services shall comply with the respective supply authority requirements.
24. The Builder and Subcontractor shall ensure all building stonework, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.
25. The builder and Subcontractors shall provide sub-floor ventilation, including clearances to finished ground lines, in accordance with BCA Part 3.4.1

STORMWATER
90mm DIA. Class 6 UPVC stormwater line to a minimum grade of 1:100 and connected to the local point of stormwater discharge. Provide inspection openings at 900mm C/C and each change of direction. The cover to underground stormwater drains shall not be less than:
- 100mm under soil
- 60mm under paved or concrete area
- 100mm under unreinforced concrete or paved driveways
- 75mm under reinforced concrete driveways

DESIGN GUST WIND SPEED / WIND CLASSIFICATION
Building tie-downs to be provided in accordance with AS1664 for design gust wind speed / wind classification

COPYRIGHT
These designs remain the property of Kitome Pty Ltd and shall not be reproduced in part or full without the written permission of Kitome Pty Ltd.
ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF AS 3959; BAL = 12.5

HOUSE DESIGN - HOMESTEAD 39 MODIFIED

KITOME

_ as unique as you are_

Details of Building Kit (N18202)
FOR K. GOLDBRICK & D. O'DONOGHUE
LOT 12, 1600 MURRAY RIVER ROAD
TALGARNO VIC 3691

Drawing Date
CONSTRUCTION / BUILDING APPROVAL

Item | Description | Drawn | Job No. | Date
--- | --- | --- | --- | ---
1 | As Noted | CW & GB | 4015-265 | 23/07/2018

LEGEND
MST - Double Metal Straps Tensioned
SW - Short wall Bracing
Roof Pitch
Ceiling Height
Roof Battens typically Stilo Topflap TS40 @ 900 cms.

All timber construction to be accordance with AS 1684.2
(Residential Timber Framed Construction) and the SCA.

Specific Tiedowns (Softwood)
Bottom plate to slab: Chemical expansion or fixed propety
Lintels to studs: 36 x 0.8mm GJ strap at 1200 max cts
Top and bottom plates to studs: 6.30 x 2.8mm Ø nails each end of strap
Lintels to studs: 1800mm span max
30 x 0.8mm GJ strap
600mm span max:
2/0 x 0.8mm GJ strap
6/30 x 2.8mm Ø nails each end
Roof trusses to top plates: 30 x 0.8mm GJ strap
4/30 x 2.8mm Ø nails each end
Or two framing anchors
Roof battens to trusses: Within 120mm of any edge,
2/75 x 3.05mm Ø deformed shark nails
Or L5 long - No. 14.17 screw
Or Framing anchor 14-2.6mm Ø nails each leg
General Area:
More than 1200mm of any edge
2/75 x 3.05mm Ø deformed shark nails at
500 cms each way

Refer to AS 1684.4

All nails used for framing anchors & straps shall be corrosion
protected flat head connector nails (Galvanised clouts can be
used for this purpose)

Bracing:
Bracing & tie down as to comply with AS 1684.2 and the BCA

Reference Drawing:
All these drawings should be read in conjunction with
dwg 3-6 Job No: 4015-265.

Roof Framing Plan
Truss layout is shown indicative only.
Truss manufacturer's layout takes precedence over this plan.
Truss layout shows minimum bracing requirements.
Additional bracing may be installed during construction.
BUSHFIRE RELATED NOTES (BAL-12.5)

To comply with Section 6 of AS3600-2009, including but not limited to the following:

Blockout & Elevated Floors (Principal Building) - NA

Reinforced concrete slab on ground.

Joints

All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt jointed to prevent gaps greater than 3mm.

Vents and weepholes

Vents and weepholes in external walls shall be screened with aluminium mesh with a maximum aperture of 2mm, except where the vents and weepholes have an aperture less than 3mm.

Screws for Window

All window screws to window framework shall be minimum 4mm in diameter, or as approved by BIS Cover with a diametrical seal, and fastened with screws as approved by BIS C.

Roof

Roof sheets to be colorbond (ie, non-combustible). The roof sheeting and battens shall be tied with wire and or screws.

Roof ventilation openings, such as gable and roof vents shall be fitted with aluminium mesh guards with a maximum aperture of 2mm.

Sheet roof to be fully insulated. The insulation shall:

a. Be located on top of the roof framing except that the roof battens may be fixed above the insulation;

b. Cover the entire roof area including hips, ridges, which should be ventilated to avoid condensation (see BIS Waller, Insulation guide);

c. Extend into gutters and valleys.

Any gaps greater than 3mm (such as under corrugations or ribs of sheet metal and between roof components) shall be sealed with eaves, hips and ridges by:

(i) aluminium mesh with maximum aperture of 2mm or
(ii) mineral wool or
(iii) other non-combustible materials.

Any combination of any of the above items.

Roof Penetrations

Roof penetrations, including roof ventilators, roof-mounted evaporative coolers units, vents, vent clamps and 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-combustible.

Openings in roof ventilators or roof vents shall be fitted with aluminium mesh guards with a maximum aperture of 2mm.

Evaporative cooling units (fitted to the roof) to be fitted with non-combustible fireproofing measures as close as practicable to the roof level, or the units shall be fitted with non-combustible covers with a maximum aperture of 2mm.

Eaves Unlocks, Fascias and Gables

Gables fitted externally with Weatherseal BAL 12.5 compliant cladding (as scheduled). Eaves penetrations sealed to prevent any gaps greater than 3mm using non-combustible sealant. Eaves and gable vents fitted with aluminium mesh guards with a maximum aperture of 2mm. Proprietary leaf gong systems to doors.

Incoming water and gas supply

Above ground, exposed water and gas supply pipes shall be metal.

BUSHFIRE PROTECTION PLAN

All works shall comply with the requirements of AS 3959, BAL = 12.5

HOUSE DESIGN: HOMESTEAD 39 MODIFIED

KITOME as unique as you are

Design by

Peter Turner & Associates

ACCRREDITED BUILDING DESIGNERS IN CONJUNCTION WITH

SCHAFER DESIGN PTY LTD (MELBOURNE)

Victoria - BPR REGISTRATION No: DP-2016

Details of Building Kit (N18202)

For K. Goldrick & J. O'Donoghue

Lot 12, 1800 Murray River Road TALGARNO VIC 3691

CONSTRUCTION / BUILDING APPROVAL

As Noted CW & GB

A14-205

23/07/2018 WDC C
## WINDOW & DOOR SCHEDULE

<table>
<thead>
<tr>
<th>ID</th>
<th>W1, W4, W5, W9, W10, W12 &amp; W14</th>
<th>W2 &amp; W3</th>
<th>W6</th>
<th>W7</th>
<th>W8</th>
<th>W11</th>
<th>W13</th>
<th>W15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quantity</td>
<td>7</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Nominal Height</td>
<td>1 800</td>
<td>1 800</td>
<td>1 000</td>
<td>1 000</td>
<td>1 000</td>
<td>1 000</td>
<td>1 400</td>
<td>1 000</td>
</tr>
<tr>
<td>Nominal Width</td>
<td>1 800</td>
<td>1 200</td>
<td>1 200</td>
<td>600</td>
<td>600</td>
<td>1 800</td>
<td>1 200</td>
<td>1 200</td>
</tr>
<tr>
<td>Window sill height</td>
<td>300</td>
<td>300</td>
<td>1 100</td>
<td>1 100</td>
<td>1 100</td>
<td>1 100</td>
<td>700</td>
<td>1 100</td>
</tr>
<tr>
<td>Window head height</td>
<td>2 100</td>
<td>2 100</td>
<td>2 100</td>
<td>2 100</td>
<td>2 100</td>
<td>2 100</td>
<td>2 100</td>
<td>2 100</td>
</tr>
<tr>
<td>Glazing</td>
<td>CLEAR, DOUBLE</td>
<td>CLEAR, DOUBLE</td>
<td>OBS, DOUBLE</td>
<td>OBS, DOUBLE</td>
<td>CLEAR, DOUBLE</td>
<td>CLEAR, DOUBLE</td>
<td>CLEAR, DOUBLE</td>
<td>CLEAR, DOUBLE</td>
</tr>
<tr>
<td>U-Value</td>
<td>4.23</td>
<td>4.23</td>
<td>4.23</td>
<td>4.23</td>
<td>4.23</td>
<td>4.23</td>
<td>4.23</td>
<td>4.23</td>
</tr>
<tr>
<td>SHGC</td>
<td>0.59</td>
<td>0.59</td>
<td>0.59</td>
<td>0.59</td>
<td>0.59</td>
<td>0.59</td>
<td>0.59</td>
<td>0.59</td>
</tr>
<tr>
<td>Frame</td>
<td>ALUMINIUM</td>
<td>ALUMINIUM</td>
<td>ALUMINIUM</td>
<td>ALUMINIUM</td>
<td>ALUMINIUM</td>
<td>ALUMINIUM</td>
<td>ALUMINIUM</td>
<td>ALUMINIUM</td>
</tr>
<tr>
<td>BAL</td>
<td>12.5</td>
<td>12.5</td>
<td>12.5</td>
<td>12.5</td>
<td>12.5</td>
<td>12.5</td>
<td>12.5</td>
<td>12.5</td>
</tr>
</tbody>
</table>

![Viewed from Outside](image1)

### WINDOW & DOOR SCHEDULE

<table>
<thead>
<tr>
<th>ID</th>
<th>D1 &amp; D2</th>
<th>D3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quantity</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Nominal Height</td>
<td>2 040</td>
<td>2 100</td>
</tr>
<tr>
<td>Nominal Width</td>
<td>820</td>
<td>2 700</td>
</tr>
<tr>
<td>Window sill height</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Window head height</td>
<td>2 100</td>
<td>2 100</td>
</tr>
<tr>
<td>Glazing</td>
<td>FROSTED, DOUBLE</td>
<td>CLEAR, DOUBLE</td>
</tr>
<tr>
<td>U-Value</td>
<td>4.23</td>
<td>4.23</td>
</tr>
<tr>
<td>SHGC</td>
<td>0.59</td>
<td>0.59</td>
</tr>
<tr>
<td>Frame</td>
<td>TIMBER</td>
<td>ALUMINIUM</td>
</tr>
<tr>
<td>BAL</td>
<td>12.5</td>
<td>12.5</td>
</tr>
</tbody>
</table>

![Viewed from Outside](image2)

REFER TO ENERGY ASSESSMENT REPORT FOR GLAZING SPECIFICATIONS

---

**ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF AS 3959; BAL = 12.5**

**KITOME, AS NATIVE AS YOU ARE**

**CONSTRUCTION / BUILDING APPROVAL**

<table>
<thead>
<tr>
<th>Scale</th>
<th>As Noted</th>
<th>JR &amp; GB</th>
<th>Drawing No.</th>
<th>Issue No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>23/07/2018</td>
<td>PT</td>
<td>W011</td>
<td>C</td>
<td>4015-265</td>
</tr>
</tbody>
</table>

**Drawing Series:**

- **Details:**
  - **Building:**
    - **Kitome:**
      - **For K. Goldrick & J. O'Donoghue**
        - **Lot 12, 1800 Murray River Road, Talgarno VIC 3991**
  - **Design:**
    - **Schneider Design Pty Ltd (MSF Architects)**
  - **Reg No:**
    - **MIB Registration No: OR 82591**

**Notes:**

- **Kitome**
- **Conventional Fixings**
- **Construction Details**
- **Joinery Details**
- **Joinery Schedule**
- **Glazing Schedule**
- **Structural Schedule**
- **Services Schedule**
- **Detailed Drawings**
- **Energy Assessment Report**

**Contact:**

- **Telephone:**
  - +613 9701 1901
- **Facsimile:**
  - +613 9701 1901
1. FALLING OBJECTS

2. FALLING OBJECTS

3. TRAFFIC MANAGEMENT

4. SERVICES

5. MANUAL TASKS

6. HAZARDOUS SUBSTANCES

7. CONFUSED SPACES

EXCAVATION

ENCLOSED SPACES

ENCLOSED SPACES

SMALL SPACES

PUBLIC ACCESS

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

10. OTHER HIGH RISK ACTIVITY