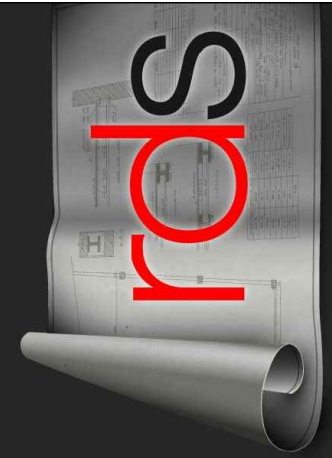


Proposed Two Storey Residence  
at: Lot 3 No.7 Flame Tree Grove  
Mornington


for: Gilpip Bayside Projects

working drawings

1. cover sheet
2. general construction notes
3. site plan
4. set out plan
5. ground floor plan
6. first floor plan
7. roof plan
8. elevations
9. elevations
10. section a & waterproof details
11. section b
12. ground floor electrical plan
13. first floor electrical plan
14. ground floor floor coverings plan
15. first floor floor coverings plan
16. internal elevations
17. internal elevations
18. internal elevations
19. internal elevations
20. internal elevations
21. internal elevations
22. building fabric notes
23. construction in BAL 12.5 requirements
24. ground floor framing plan
25. first floor framing plan



working drawings current as of 23/04/14

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## GENERAL NOTES

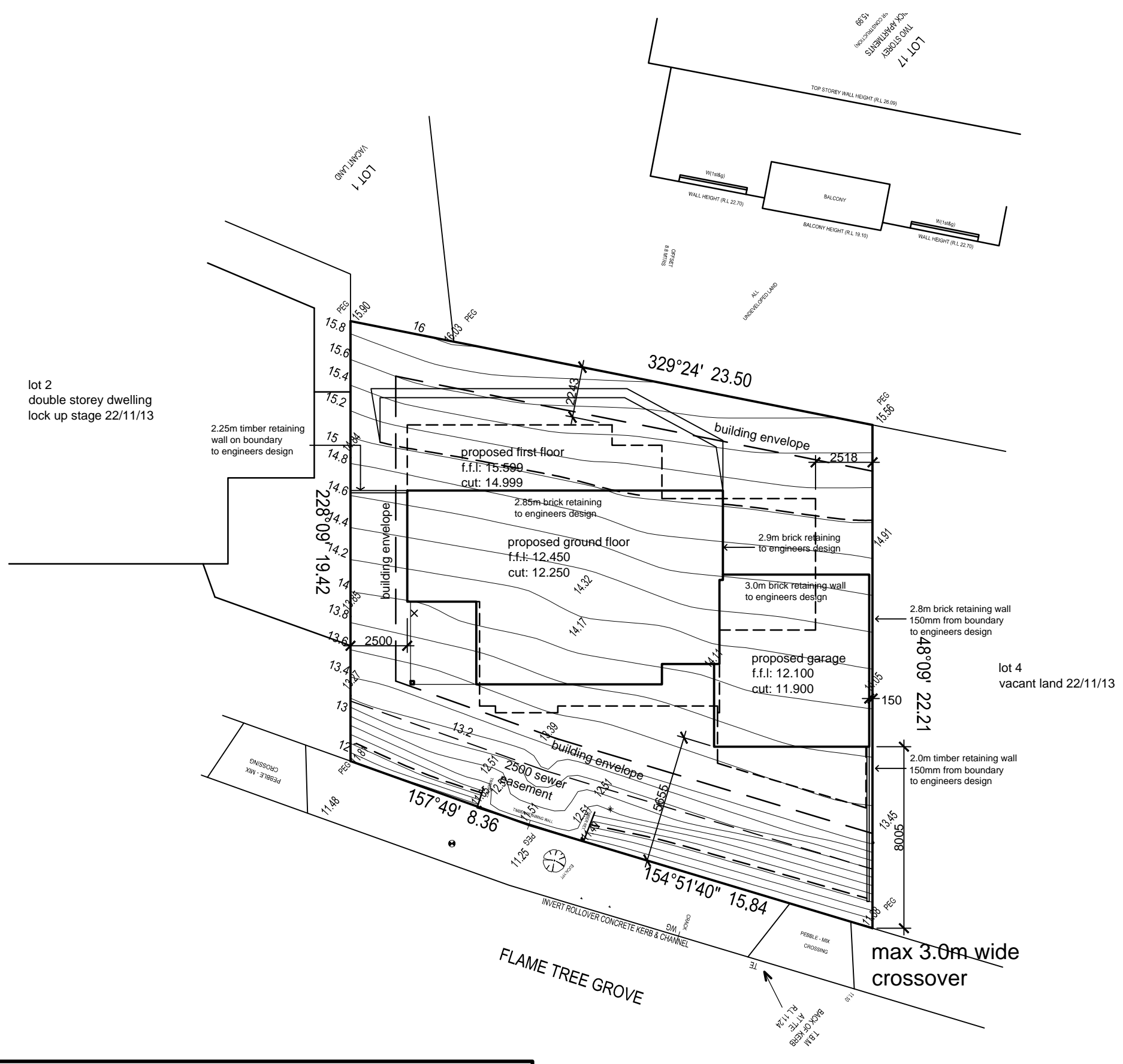
1.	ALL BUILDING WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BY LAWS AND BCA 2011
2.	ALL TIMBERS TO BE GRADED IN ACCORDANCE WITH A.S 1684-2006 AS FOLLOWS F5 PINE, F7 OREGON, F8 HW U.N.O
3.	IMPERVIOUS FLOOR AND WALL COVERINGS TO WET AREAS TO AS 3740 - 2006 HARDIES "VILLABOARD" TO SHOWERS 3.8.1.5. "CERAMIC" UNDERLAY TO TIMBER FLOORS SEALED AND CAULKED AT JOINTS
4.	WALL DIMENSIONS ARE AS FOLLOWS:- 240mm EXTERNAL, 90mm INTERNAL U.N.O
5.	WINDOWS:- ALUMINIUM IMPROVED SLIDING WINDOWS SIDE PANELS WITHIN 300mm OF A DOORWAY, LESS THAN 1200mm FROM THE FLOOR LEVEL AND GREATER THAN 0.5m2 AREA IS TO BE GRADE "A" SAFETY GLASS IN ACCORDANCE WITH AS 1288 ADOPT SAME TO WET AREA WINDOWS WITHIN 2000mm OF FINISHED FLOOR LEVEL
6.	PLASTERBOARD INTERNAL LININGS 10mm U.N.O 10mm PLASTERBOARD TO CEILINGS U.N.O
7.	TERMITE TREATMENT TO SUB-FLOOR TO COMPLY WITH A.S.3660.1 AS REQUIRED BY LOCAL AUTHORITY
8.	PROVIDE SMOKE ALARMS TO BE FITTED AND CONNECTED MAINS WITH BATTERY BACKUP FOR ALL NEW BUILDINGS AND BATTERY OPERATED ONLY DETECTORS TO EXISTING (OUTSIDE BEDROOMS ONLY) POSITION WHERE SHOWN TO COMPLY TO AS-3786
9.	STEPS/ STAIRS AS REQUIRED: MIN 240mm TREAD, 190mm MAX RISER, MIN 2030 HEAD HEIGHT CLEARANCE BALUSTRADE 1000mm HIGH WITH MAX. 125mm SPACE BETWEEN VERTICAL BALUSTERS. 100mm MAX UNDER BOTTOM RAILS
10.	MECHANICAL LIGHT AND VENTILATION DUCTED TO GIVE 35 LITRES/SEC. CLEAN AIR USE 250mm EXHAUST FAN TO MANUFACTURERS SPECIFICATIONS
11.	SUB-FLOOR VENTS AT 1000 C/C'S TO PROVIDE 6000mm2/M CLEAN AIR PASSAGE SPACE EVENLY, MAX 500mm AT CORNERS
12.	STORM WATER DRAIN TO BE CONNECTED TO LEGAL POINT OF DISCHARGE AS DIRECTED BY LOCAL AUTHORITY AND OR LICENSED SURVEYORS SWD TO BE MIN 100mm DIA UPVC SEWER QUALITY DOWN PIPE LOCATIONS SHOWN ARE NOMINAL AND MAY DIFFER ON SITE
13.	CHIMNEYS OR OPEN SOLID FUEL HEATERS ARE TO BE PROVIDED WITH DAMPER OR FLAP
14.	BRICKWORK SHALL COMPLY TO AS 3700

14.	ALL LEVELS ARE TO A.H.D. U.N.O FFL MIN 150mm ABOVE FSL FOR SLABS FLOOR LEVEL MIN 225mm ABOVE FSL OR PAVING ADJACENT TO ORG (OVER FLOW RELIEF GRATE) FFL MIN 400mm (NORMAL) ABOVE FSL FOR STUMPS SHEET FLOORING: MIN 200mm CLEAR UNDER BEARER STRIP FLOORING: MIN 150mm CLEAR UNDER BEARER EXCEPT WHERE IN A TERMITE AREA THEN PROVIDE 400mm MIN CLEARANCE TO UNDERSIDE OF BEARER
15.	ALL EXTERNAL STEEL WORK TO BE PRIMED AND WALL TIES TO BE GALVANIZED AS PER A.S 3700
16.	BRACING IN ACCORDANCE WITH A.S. 1684 WALL FRAME IN ACCORDANCE WITH A.S. 1684 ROOF TIE DOWN IN ACCORDANCE WITH A.S. 1684
17.	RESIDENCE AND GARAGE WALL HEIGHT NOT TO EXCEED AN AVERAGE OF 3.00m HIGH WITHIN 1.00M OF BOUNDARY OR AS PER RESCODE
18.	BUILDINGS ADJACENT TO EASEMENTS TO HAVE FOOTINGS DIRECTED TO DEPTH PAST ANGLE OF REPOSE OF PIPES OR TO HAVE FOOTING SYSTEMS DESIGNED TO COMPLY ACCORDINGLY, REFER TO ENGINEERS ATTACHED DETAIL AND OR AS DIRECTED BY LOCAL AUTHORITY
19.	BATTERS ARE AT 45 DEG U.N.O CUT OFF DRAIN AT BASE OF EXCAVATION TO CONNECT TO STORM WATER DRAINS VIA SILT PIT WITH GRATED COVER
20.	IN GABLES OR BRICK WORK OVER WINDOWS DIRECT CONTINUOUS CAVITY HEAD FLASHING TO WEEP HOLES AT 1000 CTRS
21.	BUILDER RESERVES THE RIGHT TO MAKE MINOR CHANGES IN THE INTEREST OF PRODUCT
22.	NO FOOTING SHALL ENCROACH SITE BOUNDARIES OR EASEMENTS
23.	BUILDER RESERVES THE RIGHT TO ALTER FLOOR LEVEL IF SITE CONDITIONS DO NOT SUIT DRAWINGS
24.	SANITARY COMPARTMENTS WHERE THE DISTANCE BETWEEN THE FRONT OF THE PAN AND THE DOOR IS LESS THAN 1200mm, THE DOOR IS REQUIRED TO BE EITHER SLIDING, SWING OUT OR HAVE LIFT OFF HINGES.
25.	SKIRTING TILES TO BE INSTALLED TO PERIMETER BASE OF ALL WET AREAS INC BATHROOM W.C. ENSUITE AND LAUNDRY
26.	OBSCURE GLAZING TO BE PROVIDED TO ALL W.C's, BATHROOMS AND ENSUITES UNLESS OTHERWISE NOTED ON PLANS

27.	CONCRETE STUMPS: UP TO 1.4m LONG SHALL BE 100mmX100mm (1No. H.D. WIRE) 1.4mm TO 1.8 LONG SHALL BE 100mmX100mm (2No. H.D. WIRES) 1.8mm TO 3.0mm SHALL BE 125mmX125mm (2No. H.D WIRES) 100mmX100mm STUMPS EXCEEDING 1200mm ABOVE GROUND LEVEL TO BE BRACED WHERE NO PERIMETER BASE BRICKWORK IS PROVIDED.															
28.	<b>SIX STAR ENERGY NOTES</b> * CEILING INSULATION R.4.0 PLUS R.1.5 ROOF BLANKET * EXTERNAL WALLS R.2.0 PLUS FOIL * GARAGE INTERNAL WALL INSULATION R.2.0 * LAUNDRY INTERNAL WALL INSULATION R.2.0 * 15mm FOILBOARD INSULATION TO FIRST FLOOR SUBFLOOR * INSULATION BETWEEN FLOORS IN AREAS WITH POSSI STRUTS R.2.5 * PROVIDE SOLAR HOT WATER SYSTEM * DOOR SEALS TO ALL EXTERNAL HINGED DOORS * TAPING OF WALL JOINTS & JUNCTIONS WITH WINDOWS & DOORS * SELF SEALING EXHAUST FANS * WEATHER STRIP TO EXTERNAL DOORS inc. GARAGE * DOUBLE GLAZED ALUMINIUM WINDOWS U-VALUE 3.58 SHGC 0.68 * ALL DOWN LIGHTS TO BE SEALED															
29.	OBSCURE GLAZING OR FILM TO BE PROVIDED TO 1.7m ABOVE FFL (finished floor level) TO APPLICABLE WINDOWS WHERE OVERLOOKING ISSUES ARISE															
<p><b>SOIL CLASSIFICATION: CLASS 'P'</b>  <b>REFER TO: SITE GEOTECHNICAL REPORT NO. : 104E10</b>  <b>WIND CLASSIFICATION: N2</b>                  BRICKWORK CONTROL JOINTS TO BE SPACED AT A MAX OF 5.0M AS PER CN9 AND CEMENT AND CONCRETE ASSOC. NOTE TN61</p> <p><b>BUSH FIRE ATTACK LEVEL (B.A.L)- 12.5</b></p> <p>amendments</p> <table border="1"> <thead> <tr> <th>issue</th> <th>date</th> <th>description</th> </tr> </thead> <tbody> <tr> <td>G</td> <td>23/4/14</td> <td>window alterations</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		issue	date	description	G	23/4/14	window alterations									
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1.0 area analysis		
	M2	SQ
Proposed Dwelling		
proposed ground floor	102.28	11.009
proposed porch	2.07	0.223
proposed garage	51.07	5.497
proposed alfresco	11.13	1.198
proposed first floor	171.48	18.458
proposed balcony / terrace	50.50	5.436
<b>Total Proposed Building Area</b>	<b>388.530</b>	<b>41.821</b>

2.0 site permeability	
Total Site Area	483.11
Total Site Coverage	166.550
Site Coverage Ratio	<b>34.475</b>
Hard Surface Coverage	
Driveway (approx.)	28.91
Other Hard Surface Area's	
Total Hard Surface Area	195.460
Hard Surface Coverage Ratio	<b>40.459</b>
Permeable Ratio	59.541

working drawings current as of 23/04/14

rev.	issued to	drawn	date	rev.	amendment	drawn	date
d.	gilpip homes	hg	9/10/13	d.	client amendments	hg	9/10/13
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g.	gilpip homes	sc	23/04/14	g.	client amendments	sc	23/04/14

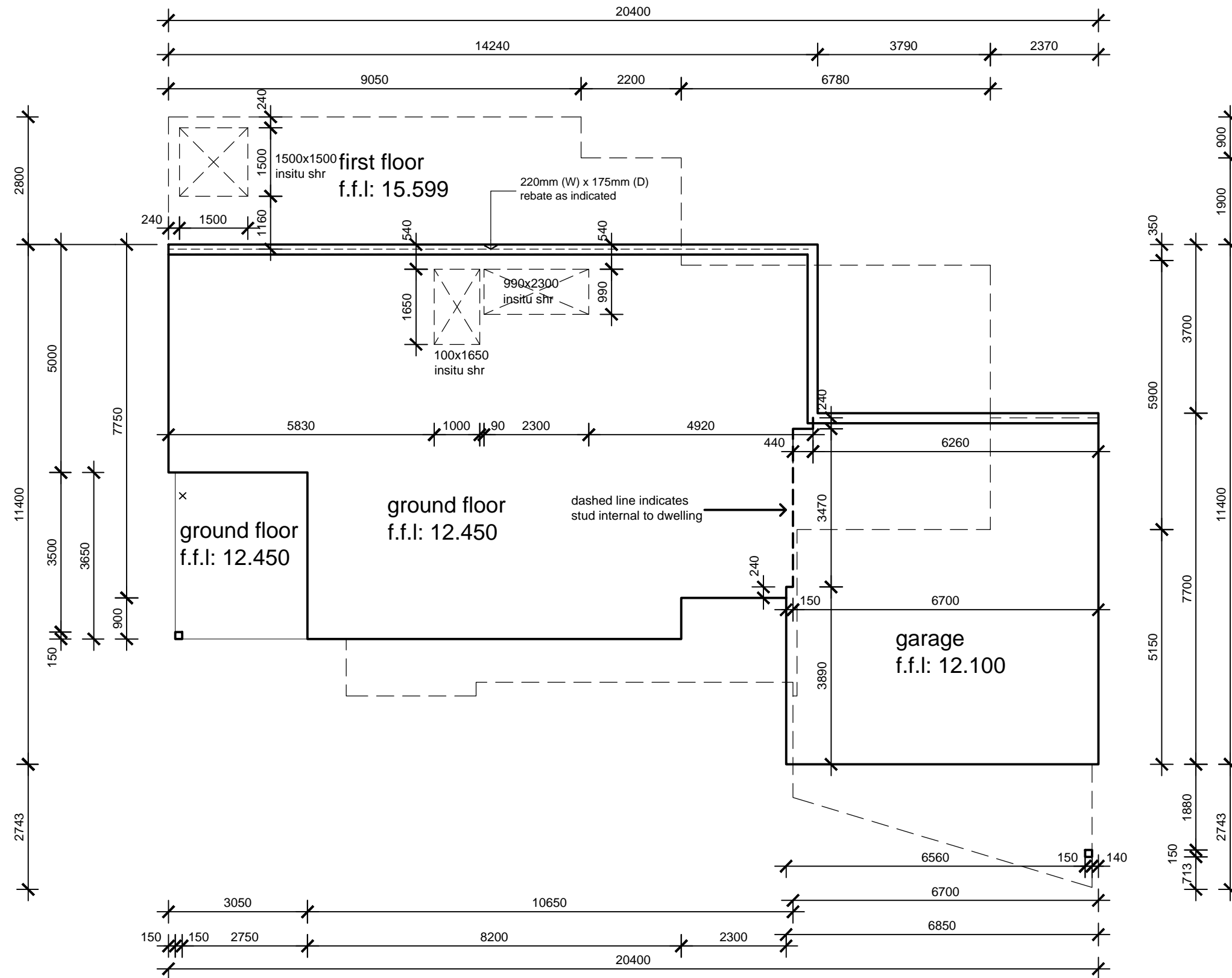
issue as: Working Drawings  
 bal. rating: Bushfire Attack Level (B.A.L.): 12.5  
 sheet title: Site Plan

**ryehill design services**  
 11 kenji street, mornington, vic 3931  
 t. 03 5976 8228 f. 03 5976 4946 e. enquiries@ryehillds.com.au  
 building design and drafting

project: two storey residence  
 for: Gilpip Bayside Projects  
 Lot 3 No.7 Flame Tree Grove  
 Mornington  
 design: SC  
 drawn: SC  
 checked: G  
 scale: 1:200  
 date: 13/6/13  
 job no: 1016  
 rev: G  
 sheet no: 03



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working drawings current as of 23/04/14

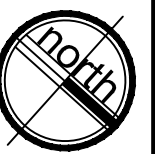
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rev.	amendment	drawn	date
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e.	building permit issue	hg	22/11/13
f.	client amendments	hg	21/02/14
g.	client amendments	sc	23/04/14

issue as: Working Drawings  
 bal. rating: Bushfire Attack Level (B.A.L): 12.5  
 sheet title: Set Out Plan

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 building design and drafting

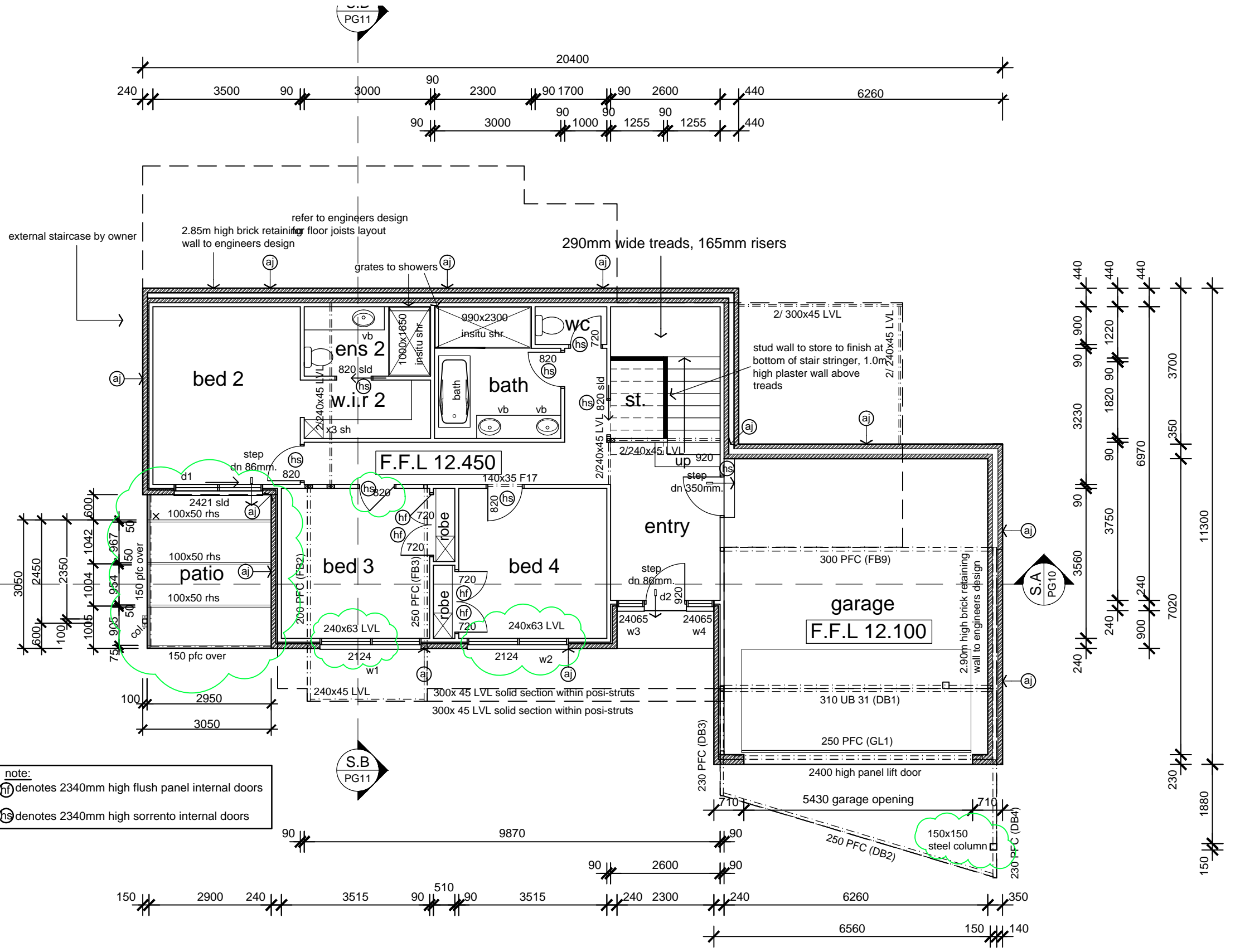
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for:	design:	drawn:	checked:	scale:
Gilpip Bayside Projects	SC	SC	G	1:100
Lot 3 No.7 Flame Tree Grove Mornington	date:	job no:	rev:	sheet no:
	13/6/13	1016	G	04



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# 1.0 area analysis

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Proposed Dwelling		
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proposed balcony / terrace	50.50	5.436
<b>Total Proposed Building Area</b>	<b>388.530</b>	<b>41.821</b>



note:  
 (ai) articulation joint to brickwork

note:  
 all exposed steel and all brick ties to be galvanised

note:  
 (hf) denotes 2340mm high flush panel internal doors  
 (hs) denotes 2340mm high sorrento internal doors

window	window size	window type	glazing
w1	2100x2400	awning (bed 3)	dg
w2	2100x2400	awning (bed 4)	dg
w3	2400x650	fixed	dg
w4	2400x650	fixed	dg
w5	2100x2100	awning	dg
w6	2100x2250	awning	dg
w7	2100x2250	awning	dg
w8	2100x2250	awning	dg
w9	600x2400	fixed	dg
w10	1200x2300	fixed	dg
w11	1200x900	awning	dg
w12	600x2100	sliding	dg
w13	1200x600	awning	obs/dg
d1	2400x2100	sliding door (bed 2)	dg
d2	2400x920	hinge door (entry)	dg
d3	2400x2900	bi-fold door (family)	dg
d4	2400x3900	stacker door (living)	dg
d5	2400x820	hinge door (l'dry)	dg

working drawings current as of 23/04/14

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g.	gilpip homes	sc	23/04/14	g.	client amendments	sc	23/04/14

issue as: **Working Drawings**  
 bal. rating: **Bushfire Attack Level (B.A.L): 12.5**  
 sheet title: **Proposed Ground Floor Plan**

**ryehill design services**  
 11 kenji street, mornington, vic 3931  
 t. 03 5976 8228 f. 03 5976 4946 e. enquiries@ryehillds.com.au  
 building design and drafting

project: **two storey residence**  
 for: **Gilpip Bayside Projects**  
**Lot 3 No.7 Flame Tree Grove**  
**Mornington**  
 design: **SC**  
 date: **13/6/13**  
 drawn: **SC**  
 job no: **1016**  
 checked: **G**  
 rev: **G**  
 scale: **1:100**  
 sheet no: **05**



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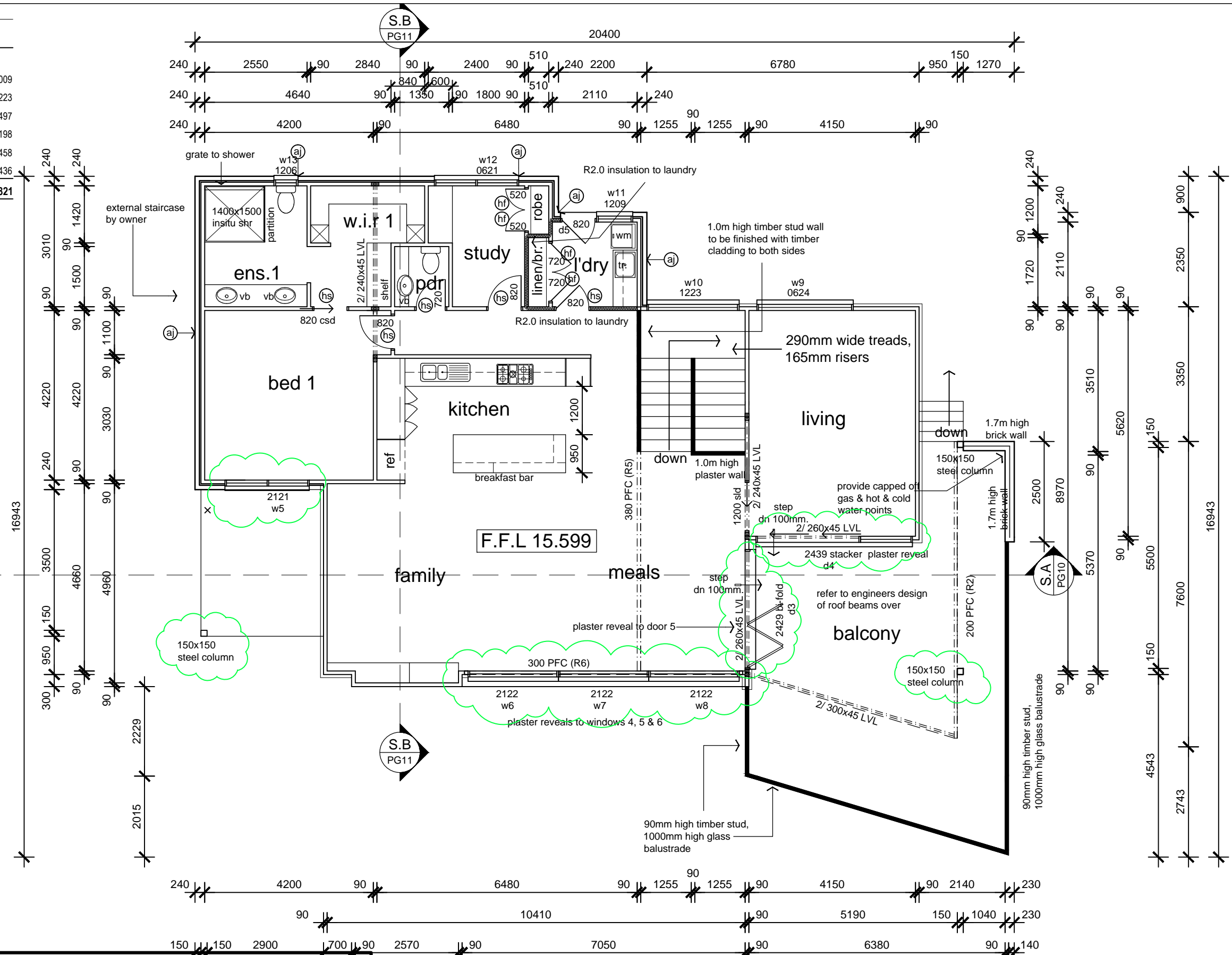
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e.	group four building surveyors	hg	22/11/13	e.	building permit issue	hg	22/11/13
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g.	gilpip homes	sc	23/04/14	g.	client amendments	sc	23/04/14

issue as: Working Drawings  
 bal. rating: Bushfire Attack Level (B.A.L): 12.5  
 sheet title: Proposed First Floor Plan

**ryehill design services**  
 11 kenji street, mornington, vic 3931  
 t. 03 5976 8228 f. 03 5976 4946 e. enquiries@ryehillds.com.au  
 building design and drafting

project:	two storey residence			
for:	Gilpip Bayside Projects Lot 3 No.7 Flame Tree Grove Mornington			
design:	drawn:	checked:	scale:	
date:	job no:	rev:	sheet no:	
13/6/13	1016	G	06	



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note:  
provide temporary downpipes during construction

note:  
provide whirly bird to roof space



working drawings current as of 23/04/14

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d.	gilpip homes	hg	9/10/13
e.	group four building surveyors	hg	22/11/13
f.	gilpip homes	hg	21/02/14
g.	gilpip homes	sc	23/04/14

rev.	amendment	drawn	date
d.	client amendments	hg	9/10/13
e.	building permit issue	hg	22/11/13
f.	client amendments	hg	21/02/14
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issue as: Working Drawings

bal. rating: Bushfire Attack Level (B.A.L): 12.5

sheet title: Proposed Roof Plan

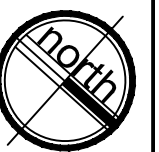
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building design and drafting

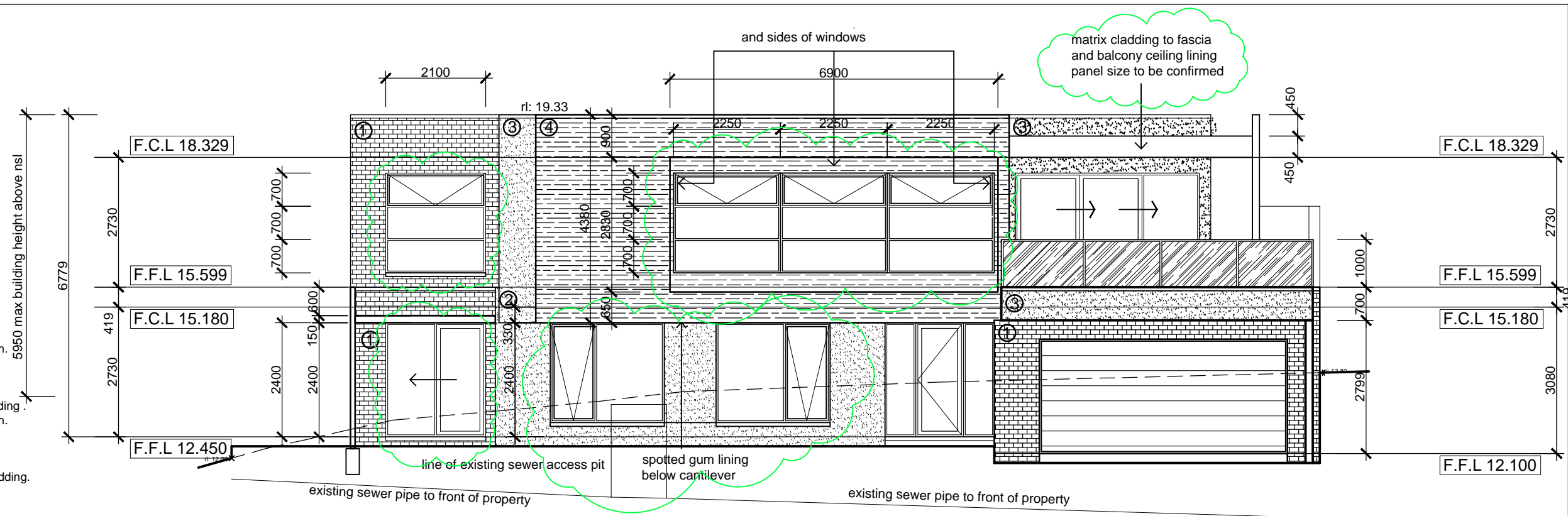
project:	two storey residence			
for:	design:	drawn:	checked:	scale:
Gilpip Bayside Projects	SC	SC	G	1:100
Lot 3 No.7 Flame Tree Grove Mornington	date:	job no:	rev:	sheet no:
	13/6/13	1016	G	07



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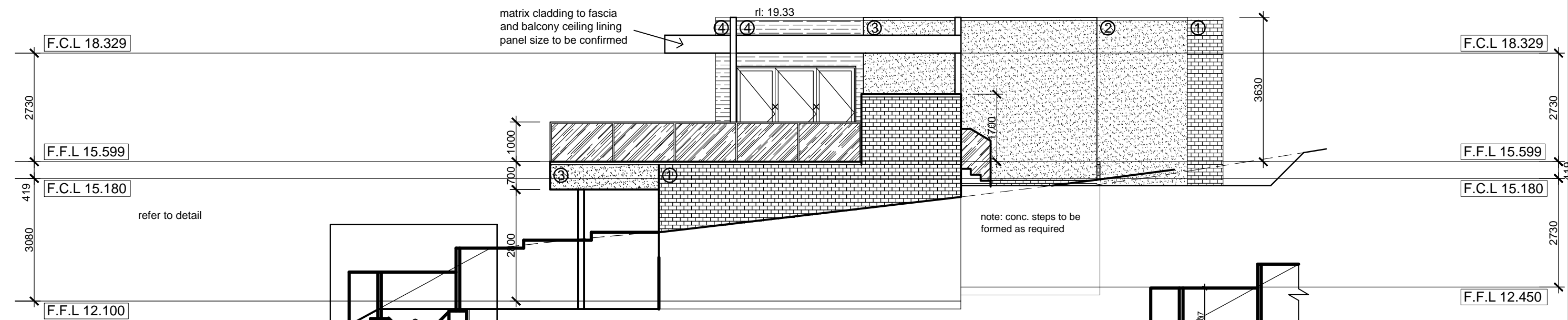
**materials finishes schedule**

- ① material : selected brickwork.  
finish : selected face brick.  
colour : boral excura pressed red.
  - ② material : selected brickwork.  
finish : selected textured render finish.  
colour : see below.
  - ③ material : selected 75mm hebel cladding .  
finish : selected textured render finish.  
colour : see below
  - ④ material : horizontal spotted gum cladding.  
finish : natural stained.  
colour : natural stained
  - ⑤ material : 2° kliplock roof.  
finish : colorbond steel.  
colour : colorbond windspray
- render colours:  
render 1: dulux mudpack.  
render 2: dulux beige royal.



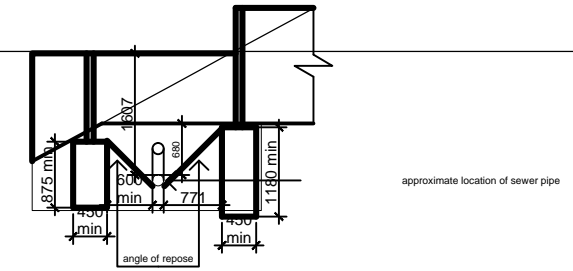
**north elevation**

E01 PG 5-6 Scale: 1:100



**west elevation**

E02 PG 5-6 Scale: 1:100



detail of retaining wall & sewer pipe to west boundary scale: 1:100

**working drawings current as of 23/04/14**

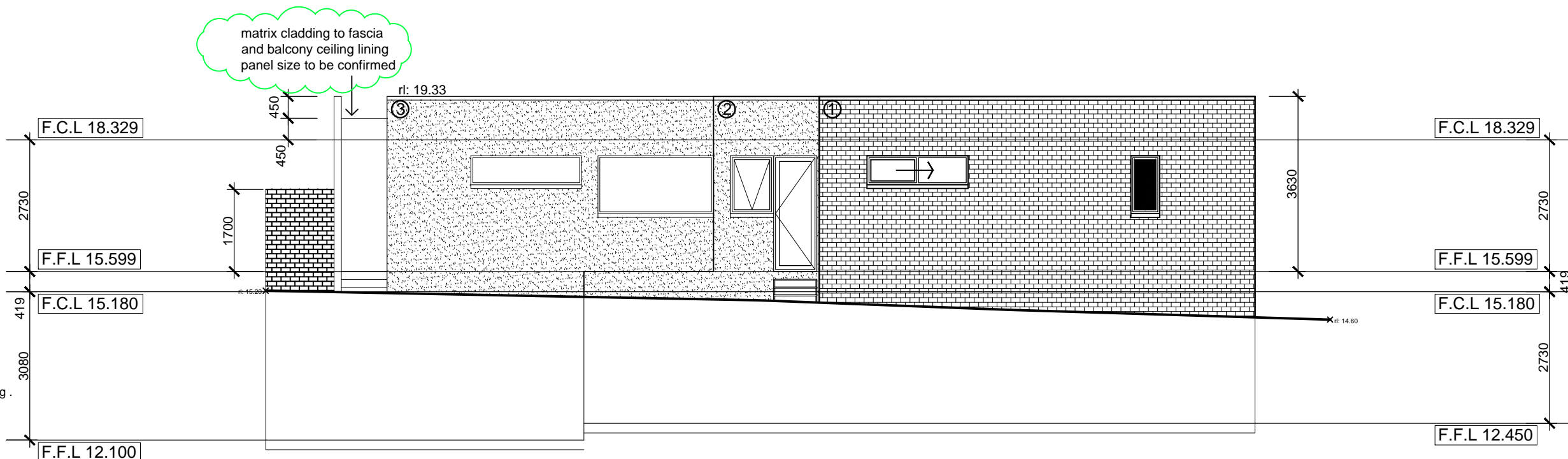
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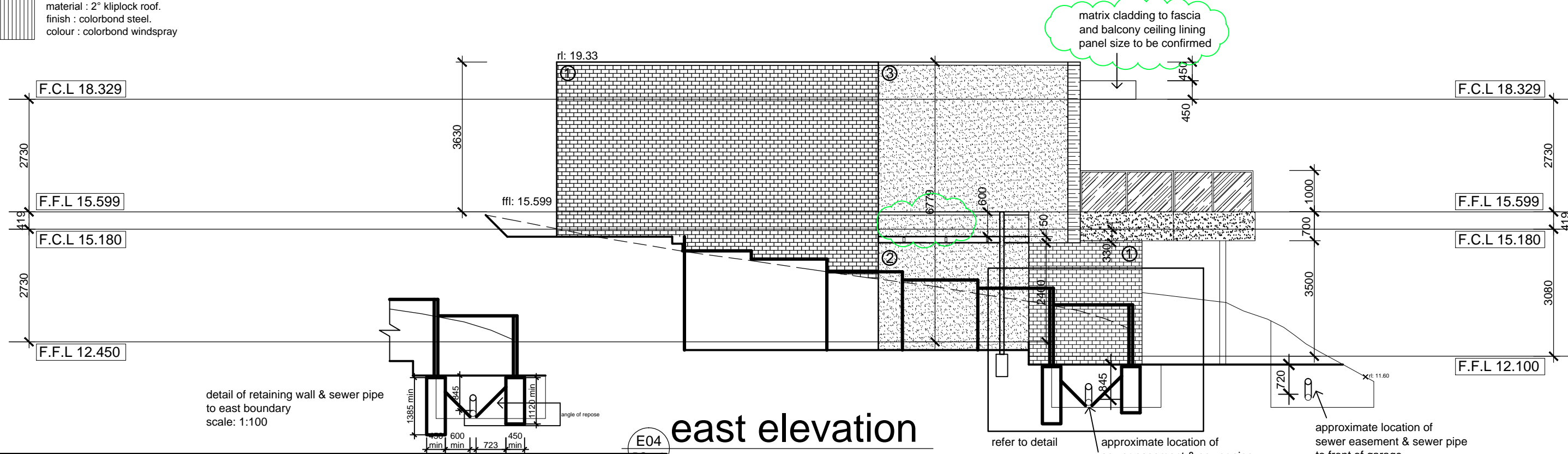


**materials finishes schedule**

- ① material : selected brickwork.  
finish : selected face brick.  
colour : borla excura pressed red.
  - ② material : selected brickwork.  
finish : selected textured render finish.  
colour : see below.
  - ③ material : selected 75mm hebel cladding .  
finish : selected textured render finish.  
colour : see below
  - ④ material : horizontal spotted gum cladding.  
finish : natural stained.  
colour : natural stained
  - ⑤ material : 2" kliplock roof.  
finish : colorbond steel.  
colour : colorbond windspray
- render colours:  
render 1: dulux mudpack.  
render 2: dulux beige royal.



**E03 south elevation**  
Scale: 1:100



**E04 east elevation**  
Scale: 1:100

**working drawings current as of 23/04/14**

rev.	issued to	drawn	date	rev.	amendment	drawn	date
d.	gilpip homes	hg	9/10/13	d.	client amendments	hg	9/10/13
e.	group four building surveyors	hg	22/11/13	e.	building permit issue	hg	22/11/13
f.	gilpip homes	hg	21/02/14	f.	client amendments	hg	21/02/14
g.	gilpip homes	sc	23/04/14	g.	client amendments	sc	23/04/14

issue as: **Working Drawings**  
 bushfire rating: **Bushfire Attack Level (B.A.L.): 12.5**  
 sheet title: **Proposed Elevations**

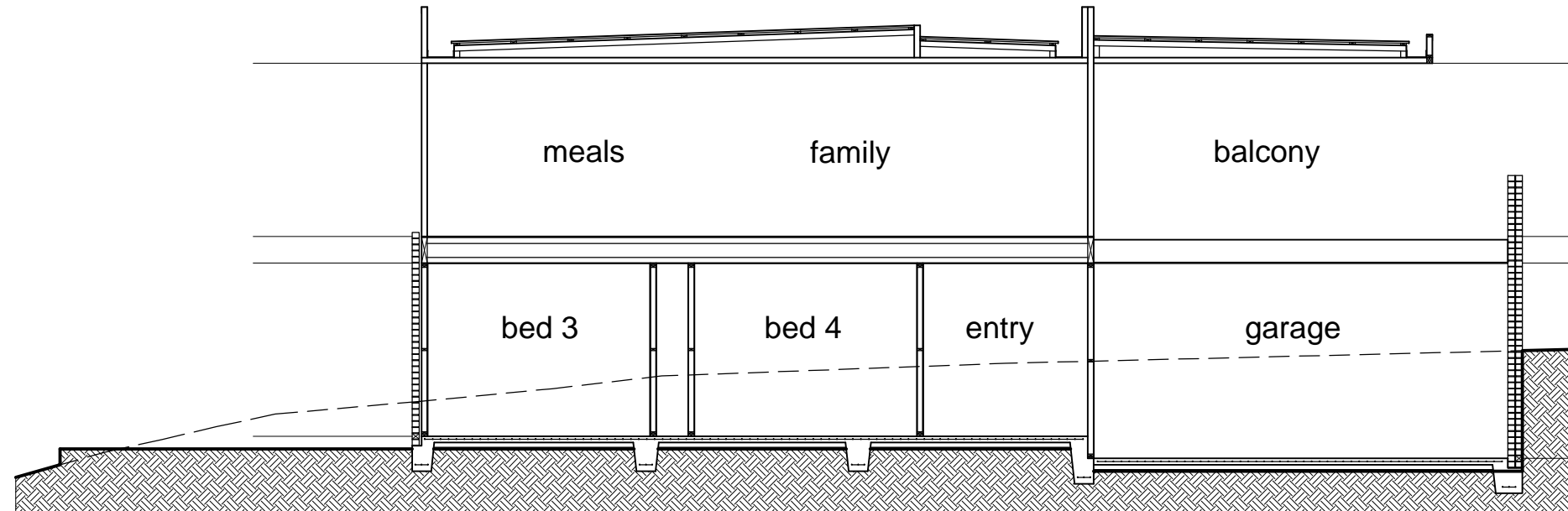
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 building design and drafting

project: **two storey residence**  
 for: **Gilpip Bayside Projects**  
**Lot 3 No.7 Flame Tree Grove**  
**Mornington**

design:	drawn:	checked:	scale:
date:	job no:	rev:	sheet no:
13/6/13	1016	G	09



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1° kliplock roof to balcony on 90x35 f8 battens at max 900 cts and trusses to manufactures design at max 600 cts

2° kliplock roof to dwelling on 90x35 f8 battens at max 900 cts and trusses to manufactures design at max 600 cts

10mm plasterboard to all internal walls and ceilings

insulation requirements as per 6 star energy report

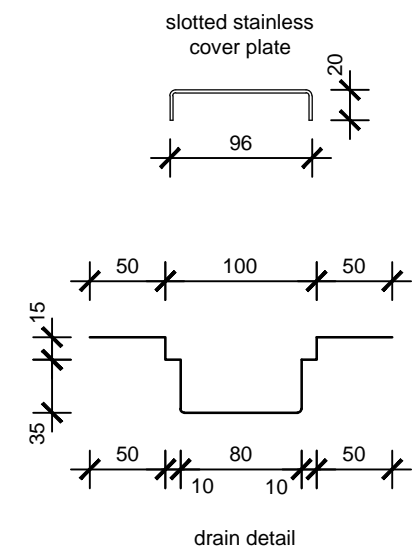
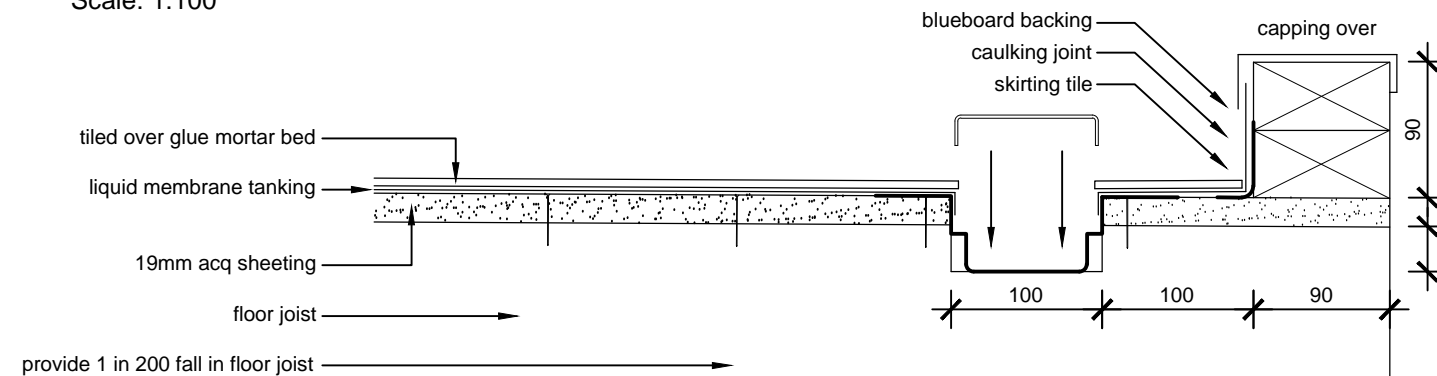
slab and footings to engineers design and detail as per soil report

# SECTION A

S.A  
PG5-6

Scale: 1:100

**note:**  
all exposed steel and all brick ties to be galvanised



## waterproof decking detail

scale: 1:5

(note: details are drawn generic, some elements of detail may not be applicable, use section necessary to specific project)

**working drawings current as of 23/04/14**

rev.	issued to	drawn	date
d.	gilpip homes	hg	9/10/13
e.	group four building surveyors	hg	22/11/13
f.	gilpip homes	hg	21/02/14
g.	gilpip homes	sc	23/04/14

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d.	client amendments	hg	9/10/13
e.	building permit issue	hg	22/11/13
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g.	client amendments	sc	23/04/14

issue as: **Working Drawings**

bal. rating: **Bushfire Attack Level (B.A.L): 12.5**

sheet title: **Sections and Details**

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building design and drafting

project:	two storey residence		
for:	Gilpip Bayside Projects Lot 3 No.7 Flame Tree Grove Mornington		
design:	drawn:	checked:	scale:
	SC		1:100
date:	job no:	rev:	sheet no:
13/6/13	1016	G	10



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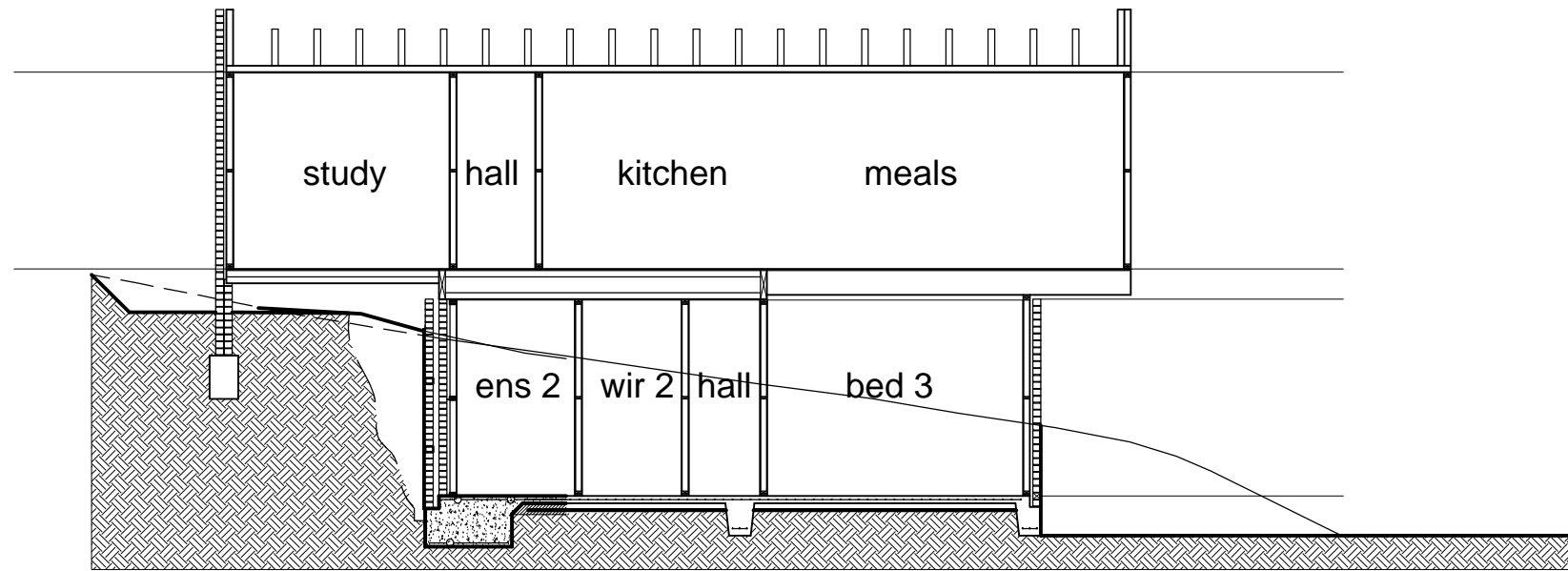
1° kliplock roof to balcony on 90x35 f8 battens at max 900 cts and trusses to manufactures design at max 600 cts

2° kliplock roof to dwelling on 90x35 f8 battens at max 900 cts and trusses to manufactures design at max 600 cts

10mm plasterboard to all internal walls and ceilings

insulation requirements as per 6 star energy report

slab and footings to engineers design and detail as per soil report



S.A PG5-6 **SECTION B**  
Scale: 1:100

**note:**  
all exposed steel and all brick ties to be galvanised

NOTE: BACK FILLING OF SCORIA TO REAR OF RETAINING WALL TO BE CONTROLLED (HEIGHT TO BE VERIFIED ON SITE BY SUPERVISOR)

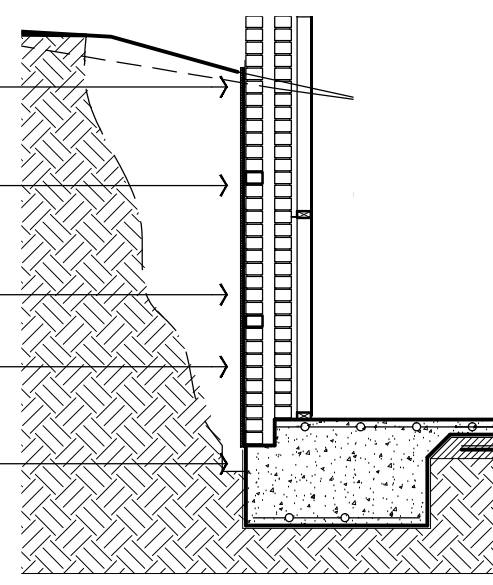
NOTE: APPLY BITUMEN PAINT TO REAR OF BRICK RETAINING WALL AS INDICATED (HEIGHT TO BE VERIFIED ON SITE BY SUPERVISOR)

NOTE: PLACE GEOSHEET SUBSOIL DRAINAGE SYSTEM OVER 8MM FC SHEET AS PER MANUFACTURERS SPECIFICATIONS

NOTE: PROVIDE 9MM (T) F.C SHEET OVER BITUMEN PAINT TO REAR OF RETAINING WALL AS INDICATED (VERIFY HEIGHT ON SITE)

NOTE: A.G DRAIN TO BE LOCATED AT BASE OF RETAINING WALL AS INDICATED TO FULL EXTENT OF RETAINING WALL AS INDICATED (SUPERVISOR TO VERIFY ON SITE)

NOTE: A.G/CUTOFF DRAINS MUST BE PROVIDED TO PERIMETER OF DWELLING WHERE SITE IS CUT (VERIFY ON SITE)



NOTE: ALL JOINTS, JUNCTIONS AND CHANGE OF MATERIAL ARE TO BE TAPED WITH XXXXXX PRIOR TO ANY BACK FILL

NOTE: PROVIDE INFILTRATION SOCK TO A.G PIPE AS SPECIFIED BY MANUFACTURER

S.A xxx **RETAING WALL DETAILS**  
Scale: 1:50

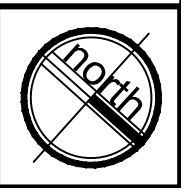
**working drawings current as of 23/04/14**

rev.	issued to	drawn	date	rev.	amendment	drawn	date
d.	gilpip homes	hg	9/10/13	d.	client amendments	hg	9/10/13
e.	group four building surveyors	hg	22/11/13	e.	building permit issue	hg	22/11/13
f.	gilpip homes	hg	21/02/14	f.	client amendments	hg	21/02/14
g.	gilpip homes	sc	23/04/14	g.	client amendments	sc	23/04/14

issue as: **Working Drawings**  
bal. rating: **Bushfire Attack Level (B.A.L): 12.5**  
sheet title: **Sections and Details**

**ryehill design services**  
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building design and drafting

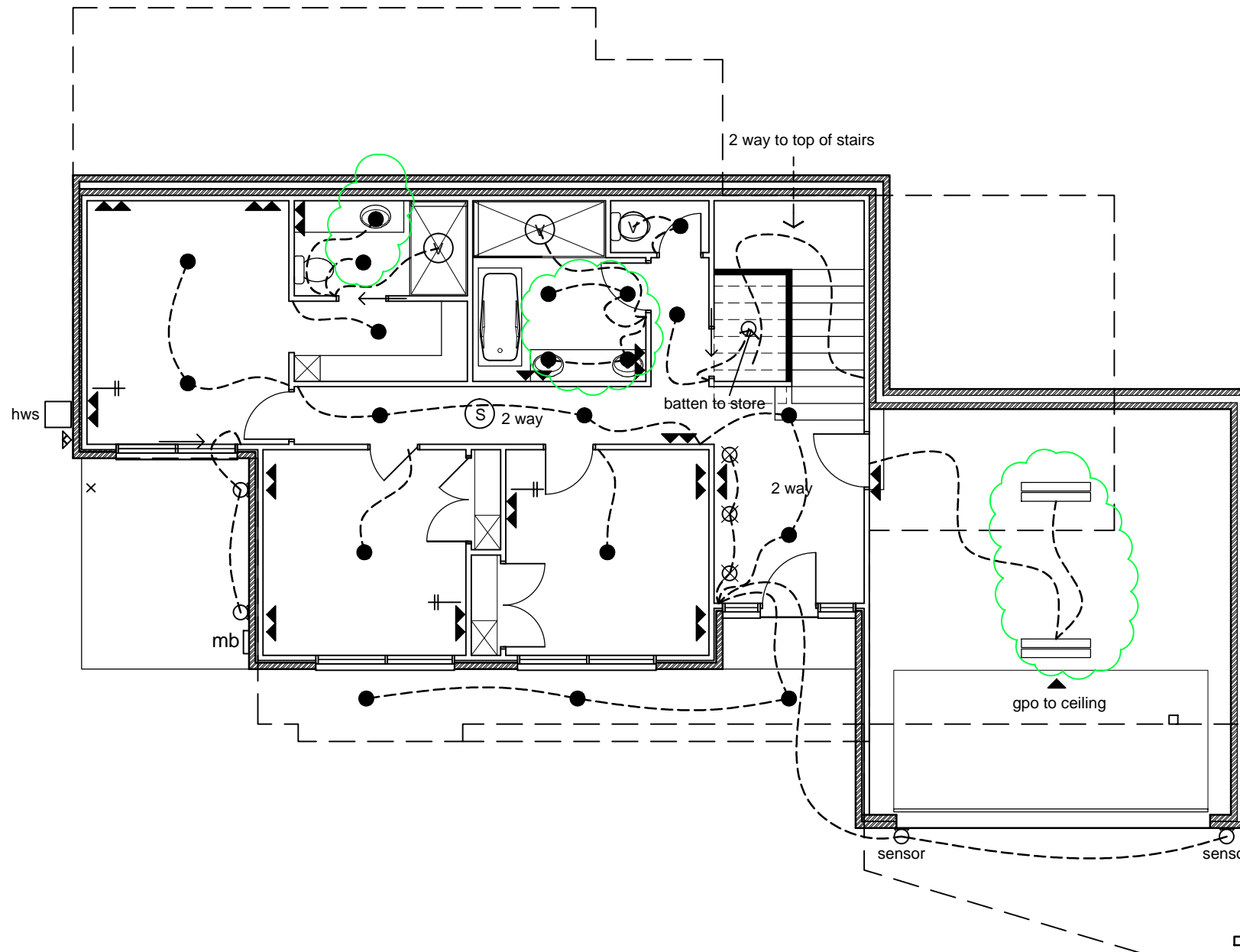
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for:	Gilpip Bayside Projects Lot 3 No.7 Flame Tree Grove Mornington			
design:	drawn:	checked:	scale:	
	sc		1:100	
date:	job no:	rev:	sheet no:	
13/6/13	1016	G	11	



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electrical legend

- (V) ceiling mounted exhaust fan
- (S) hard-wired smoke alarm
- ▲▲ double power point
- ▲ single power point
- ▲ single external power point
- ▲▲ double external power point
- batten fixed light
- LED down light
- low voltage micro down light
- ⊗ pendant light fitting
- PH. phone line
- † tv aerial point
- wall mounted light on sensor
- wall mounted led lights approx. 300mm above steps
- 2 globe 'ixl' with vent
- 4 globe 'ixl' with vent
- ▬ 2 globe ceiling mounted fluro
- ⊗ double spot light
- s⊗ double spot light with sensor
- ⊗ single spot light
- s⊗ single spot light with sensor
- ⊗ ceiling mounted sweep fan
- ▭ j b junction box
- ▭ m b meter box
- hws hot water system
- 2 way switches
- single power point and light fitting to ceiling



ventilation notes

note: exhaust fans to have min. 6 no. changes/hr with the capacity of 10m per/hr for bathroom and ensuite (typical)

note: ceiling or wall exhaust fans installed in accordance with a.s 1668.2 (link to relative light switch).

note: contaminated air from w.c or bathroom etc. must be exhausted as follows:

1. to outside air via way of ducts or
2. into roof space provided

(i) it is adequately ventilated with roof vents and/or eaves, or

(ii) the roof being tiled and without sarking

working drawings current as of 23/04/14

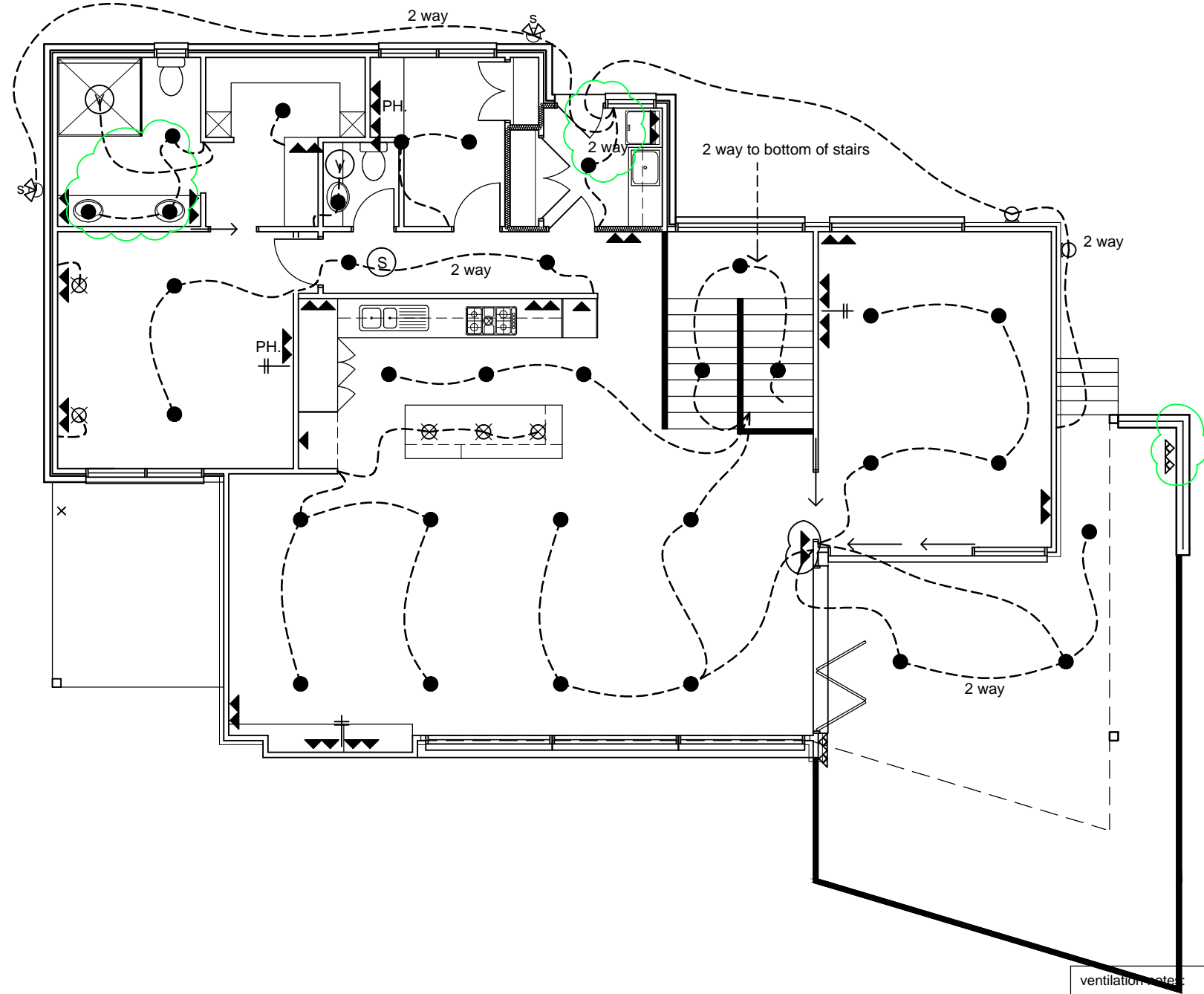
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# electrical legend

- (V) ceiling mounted exhaust fan
- (S) hard-wired smoke alarm
- ▲▲ double power point
- ▲ single power point
- △ single external power point
- △△ double external power point
- batten fixed light
- LED down light
- low voltage micro down light
- ⊗ pendant light fitting
- ◀ floor uplight
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- † tv aerial point
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ventilation note:

note: exhaust fans to have min. 6 no. changes/hr with the capacity of 10m per/hr for bathroom and ensuite (typical)

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working drawings current as of 23/04/14

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d.	gilpip homes	hg	9/10/13	d.	client amendments	hg	9/10/13
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f.	gilpip homes	hg	21/02/14	f.	client amendments	hg	21/02/14
g.	gilpip homes	sc	23/04/14	g.	client amendments	sc	23/04/14

issue as: **Working Drawings**

bal. rating: **Bushfire Attack Level (B.A.L): 12.5**

sheet title: **First Floor Electrical Plan**

**ryehill design services**

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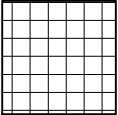
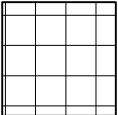
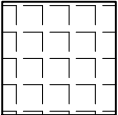
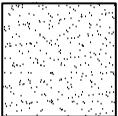
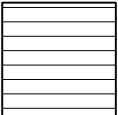
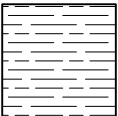
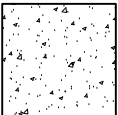
building design and drafting

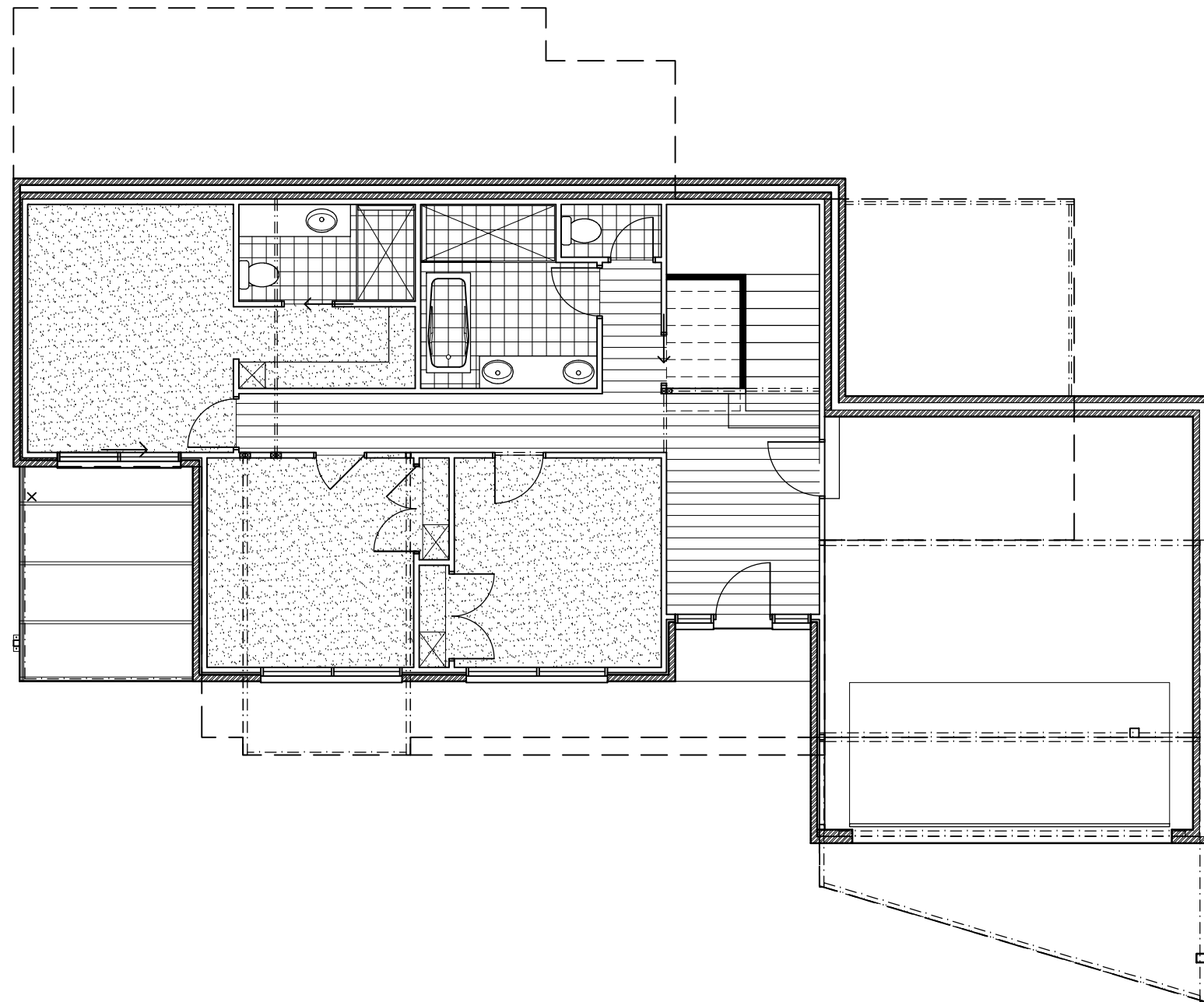
project:	two storey residence			
for:	Gilpip Bayside Projects	design:	drawn:	checked:
	Lot 3 No.7 Flame Tree Grove	date:	job no:	rev:
	Mornington	13/6/13	1016	G
scale:	1:100		sheet no:	13



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floor coverings legend

-  wet area floor tiles  
14.85 m<sup>2</sup> (includes 12% for wastage)
-  additional internal floor tiles  
n/a
-  ext. floor tiles  
n/a
-  carpet  
57.73 m<sup>2</sup> (includes 20% for wastage)
-  timber floor boards (including store under stairs)  
25.62 m<sup>2</sup> (includes 15% for wastage)
-  timber decking  
n/a
-  concrete paving (ex. garage)  
n/a



note: tiles to be laid under stairs (included in areas) unless otherwise noted

note: construction joints are to be located at 4.5m centres max. where tiled areas exceed 6.0m in distance. location to be verified on site (typical)

working drawings current as of 23/04/14

rev.	issued to	drawn	date	rev.	amendment	drawn	date
d.	gilpip homes	hg	9/10/13	d.	client amendments	hg	9/10/13
e.	group four building surveyors	hg	22/11/13	e.	building permit issue	hg	22/11/13
f.	gilpip homes	hg	21/02/14	f.	client amendments	hg	21/02/14
g.	gilpip homes	sc	23/04/14	g.	client amendments	sc	23/04/14

issue as: **Working Drawings**  
 bal. rating: **Bushfire Attack Level (B.A.L): 12.5**  
 sheet title: **Ground Floor Floor Coverings Plan**

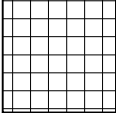
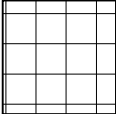
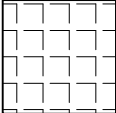
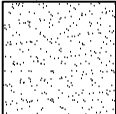
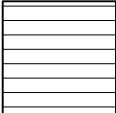

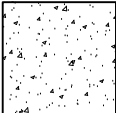
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 t. 03 5976 8228 f. 03 5976 4946 e. enquiries@ryehillds.com.au  
 building design and drafting

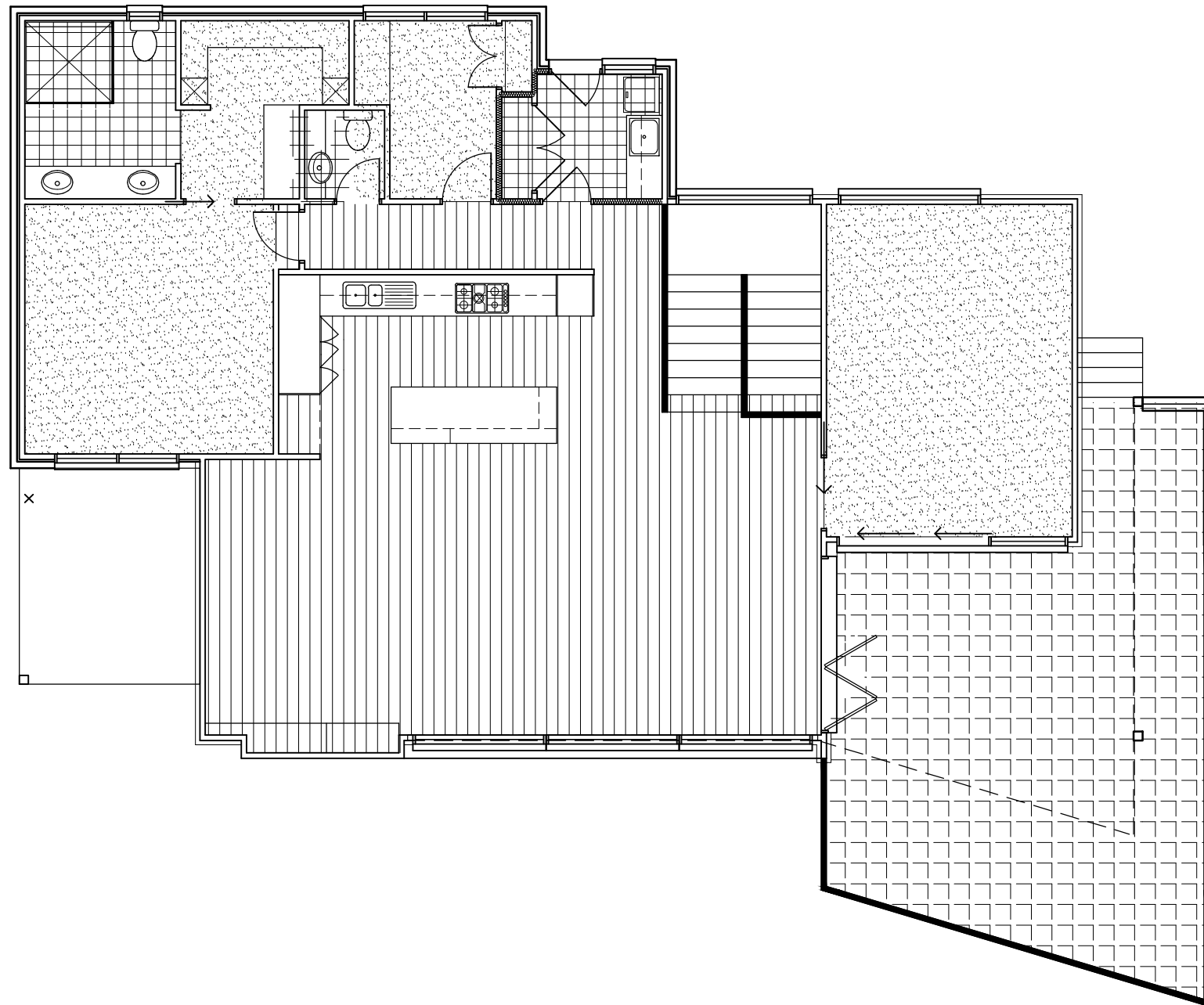
project:	two storey residence			
for:	Gilpip Bayside Projects Lot 3 No.7 Flame Tree Grove Mornington			
design:	drawn:	checked:	scale:	
date:	job no:	rev:	sheet no:	
13/6/13	1016	G	14	



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floor coverings legend

-  wet area floor tiles  
14.22 m<sup>2</sup> (includes 12% for wastage)
-  additional internal floor tiles  
n/a
-  ext. floor tiles  
m<sup>2</sup> (includes 12% for wastage)
-  carpet  
69.31 m<sup>2</sup> (includes 20% for wastage)
-  timber floor boards (including under all cabinetry)  
93.89 m<sup>2</sup> (includes 15% for wastage)
-  timber decking  
n/a
-  concrete paving (ex. garage)  
n/a



note: tiles to be laid under stairs (included in areas) unless otherwise noted

note: construction joints are to be located at 4.5m centres max. where tiled areas exceed 6.0m in distance. location to be verified on site (typical)

**working drawings current as of 23/04/14**

rev.	issued to	drawn	date	rev.	amendment	drawn	date
d.	gilpip homes	hg	9/10/13	d.	client amendments	hg	9/10/13
e.	group four building surveyors	hg	22/11/13	e.	building permit issue	hg	22/11/13
f.	gilpip homes	hg	21/02/14	f.	client amendments	hg	21/02/14
g.	gilpip homes	sc	23/04/14	g.	client amendments	sc	23/04/14

issue as: **Working Drawings**  
 bal. rating : **Bushfire Attack Level (B.A.L): 12.5**  
 sheet title: **First Floor Floor Coverings Plan**

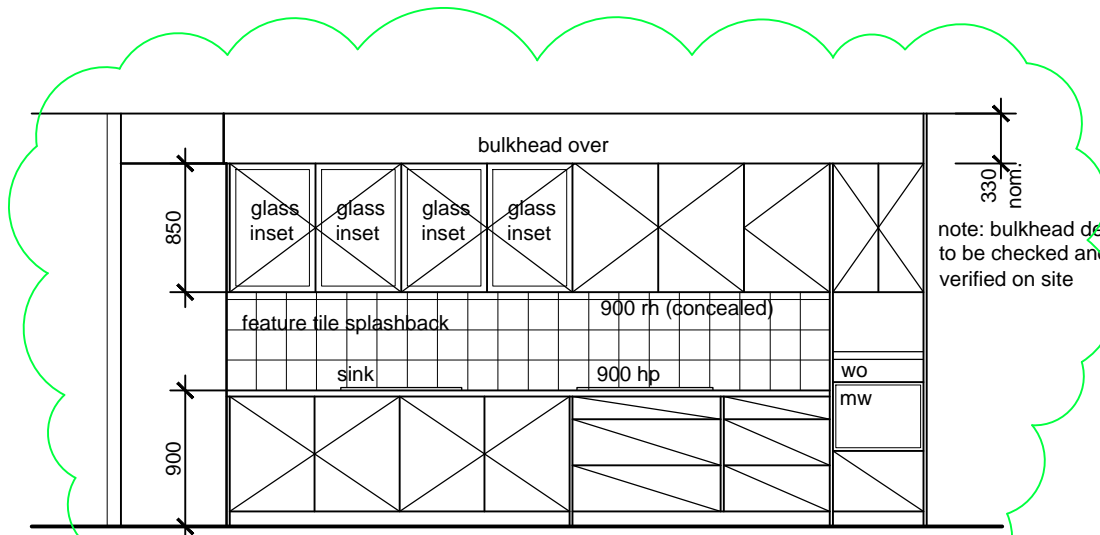
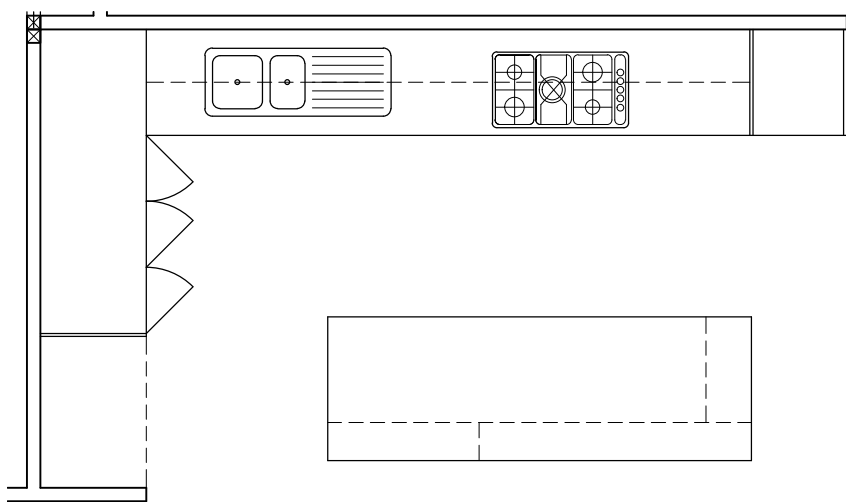
**ryehill design services**  
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 building design and drafting

project: <b>two storey residence</b>			
for:	design:	drawn:	checked:
Gilpip Bayside Projects	SC	SC	
Lot 3 No.7 Flame Tree Grove	date:	job no:	rev:
Mornington	13/6/13	1016	G
	scale:	sheet no:	
	1:100	15	

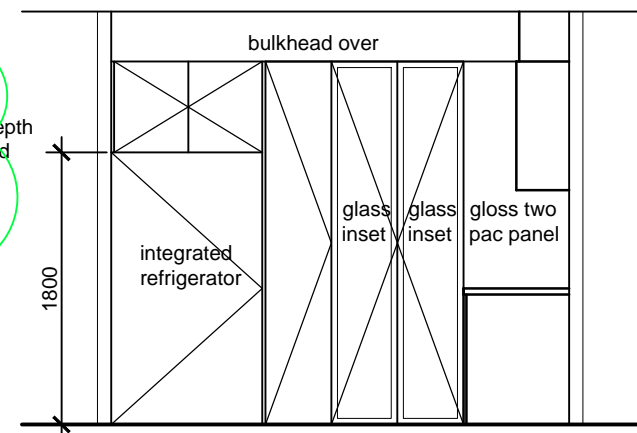


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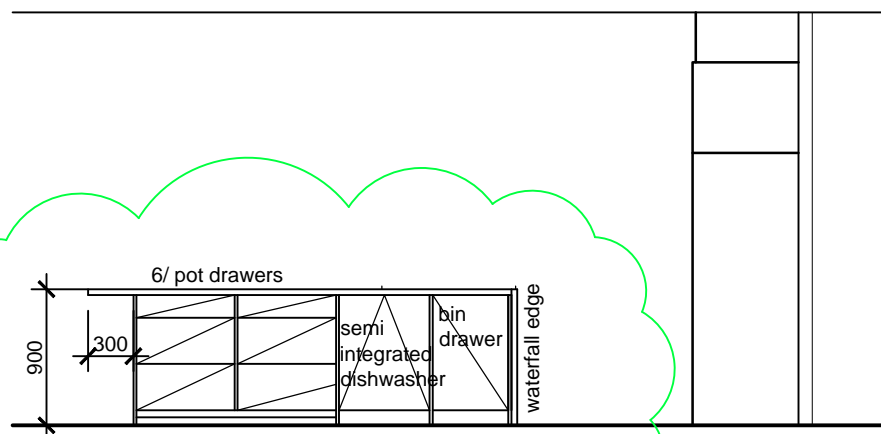
cabinet maker to confirm shelving to corner of pantry with builder



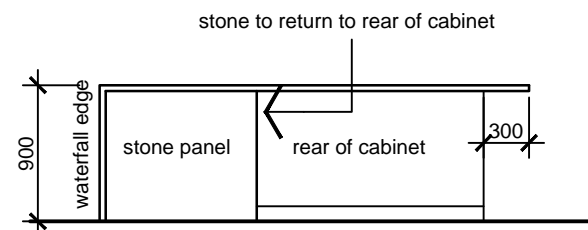
**E01 kitchen E01**  
PG6 Scale: 1:50



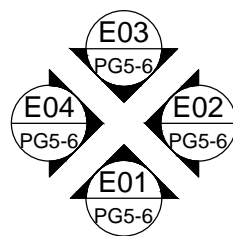
**E02 kitchen E02**  
PG6 Scale: 1:50



**E03 kitchen E03**  
PG6 Scale: 1:50



**E04 kitchen E04 (rear of island bar)**  
PG6 Scale: 1:50



**working drawings current as of 23/04/14**

rev.	issued to	drawn	date	rev.	amendment	drawn	date
d.	gilpip homes	hg	9/10/13	d.	client amendments	hg	9/10/13
e.	group four building surveyors	hg	22/11/13	e.	building permit issue	hg	22/11/13
f.	gilpip homes	hg	21/02/14	f.	client amendments	hg	21/02/14
g.	gilpip homes	sc	23/04/14	g.	client amendments	sc	23/04/14

issue as: **Working Drawings**  
 bal. rating: **Bushfire Attack Level (B.A.L): 12.5**  
 sheet title: **Internal Elevations**

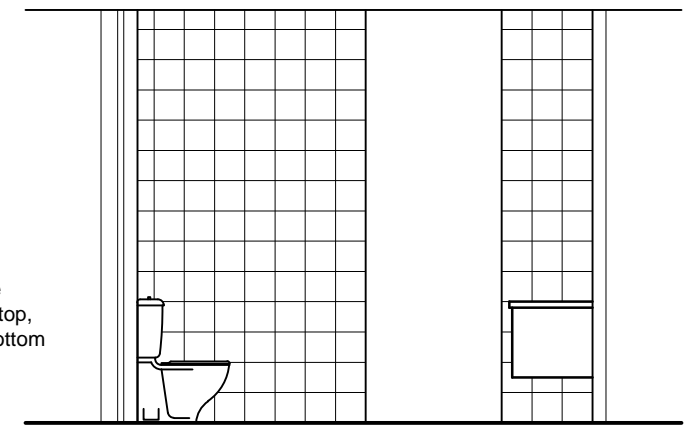
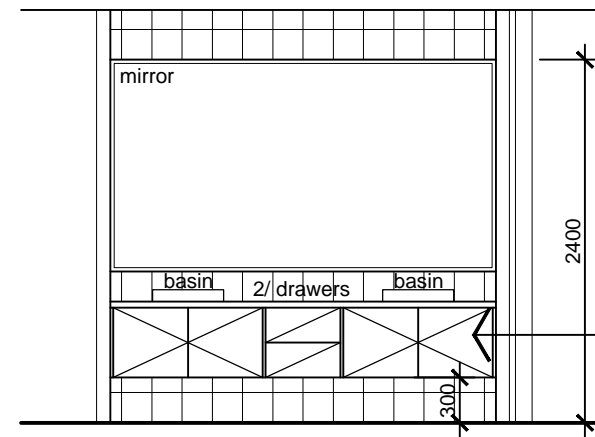
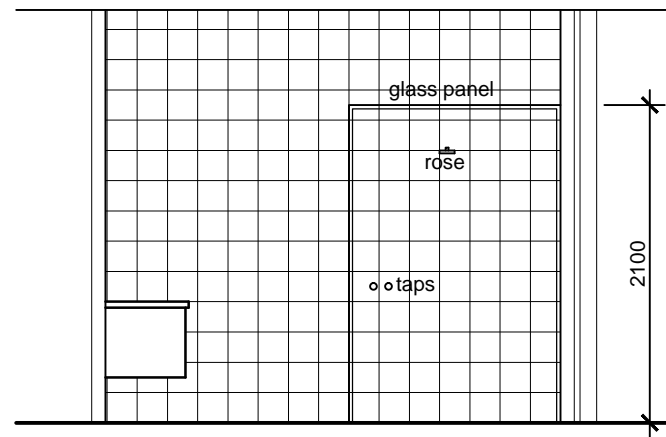
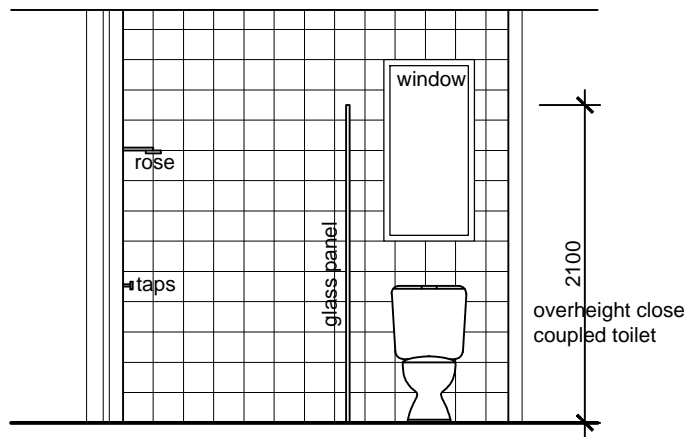
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 building design and drafting

project:		for:			
two storey residence		Gilpip Bayside Projects			
Lot 3 No.7 Flame Tree Grove Mornington		design:	drawn:	checked:	scale:
		sc	sc	G	1:50
		date:	job no:	rev:	sheet no:
		13/6/13	1016	G	16



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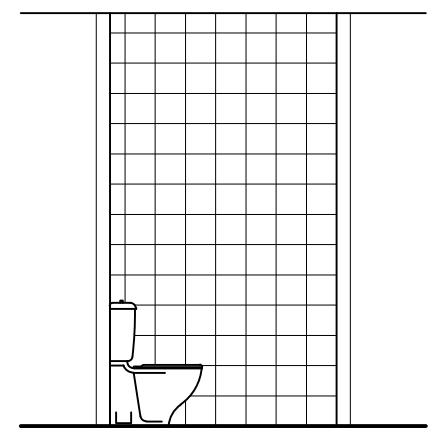
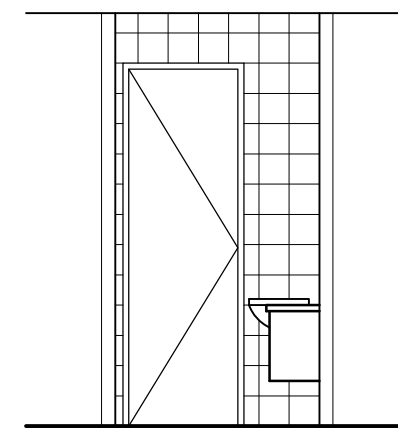
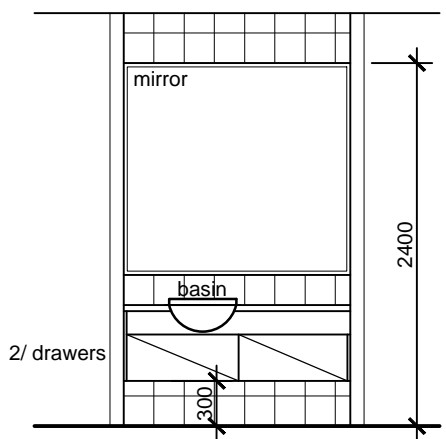
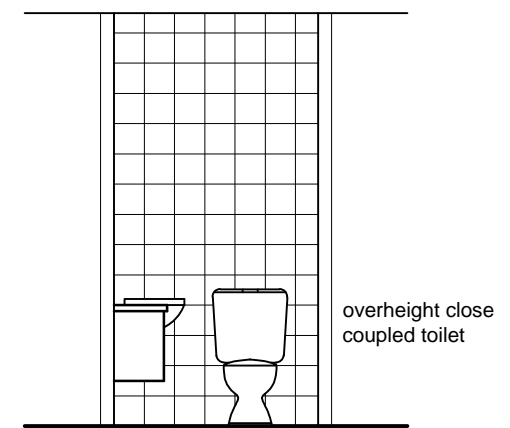
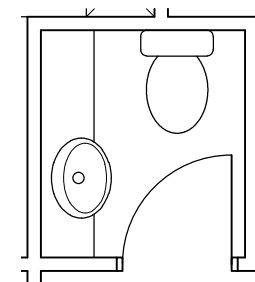
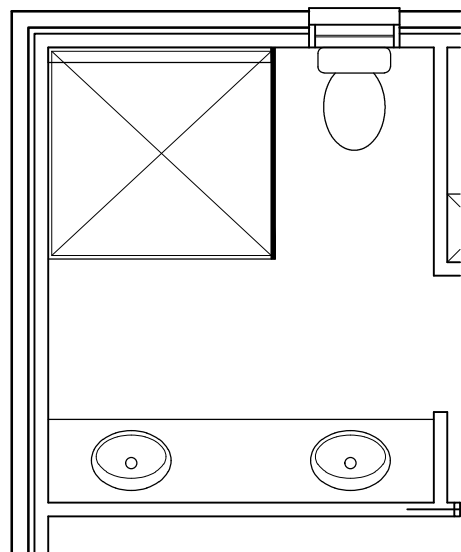


**E01**  
PG6  
**ensuite 1 E01**  
Scale: 1:50

**E02**  
PG6  
**ensuite 1 E02**  
Scale: 1:50

**E03**  
PG6  
**ensuite 1 E03**  
Scale: 1:50

**E04**  
PG6  
**ensuite 1 E04**  
Scale: 1:50

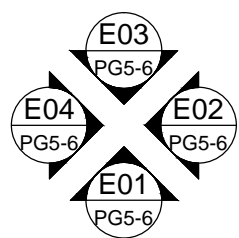


**E01**  
PG6  
**powder E01**  
Scale: 1:50

**E02**  
PG6  
**powder E02**  
Scale: 1:50

**E03**  
PG6  
**powder E03**  
Scale: 1:50

**E04**  
PG6  
**powder E04**  
Scale: 1:50



**working drawings current as of 23/04/14**

rev.	issued to	drawn	date	rev.	amendment	drawn	date
d.	gilpip homes	hg	9/10/13	d.	client amendments	hg	9/10/13
e.	group four building surveyors	hg	22/11/13	e.	building permit issue	hg	22/11/13
f.	gilpip homes	hg	21/02/14	f.	client amendments	hg	21/02/14
g.	gilpip homes	sc	23/04/14	g.	client amendments	sc	23/04/14

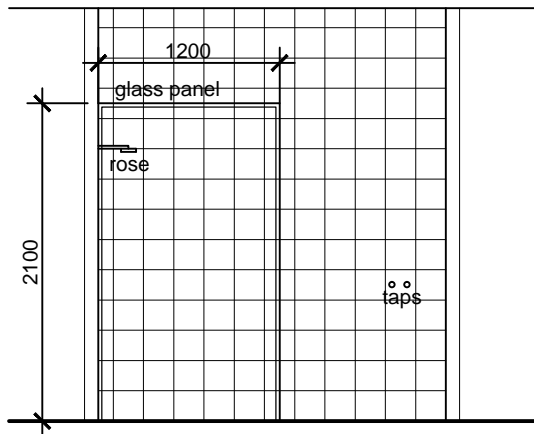
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issue as: **Working Drawings**  
 bal. rating: **Bushfire Attack Level (B.A.L.): 12.5**  
 sheet title: **Internal Elevations**

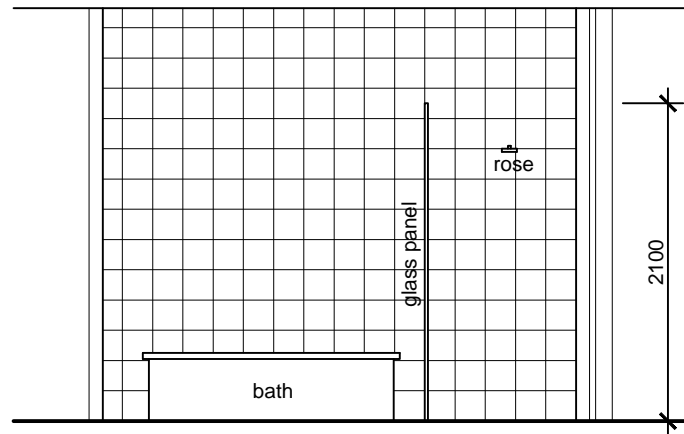
**ryehill design services**  
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 building design and drafting

project:	two storey residence			
for:	Gilpip Bayside Projects Lot 3 No.7 Flame Tree Grove Mornington			
design:	drawn:	checked:	scale:	
	sc		1:50	
date:	job no:	rev:	sheet no:	
13/6/13	1016	G	17	

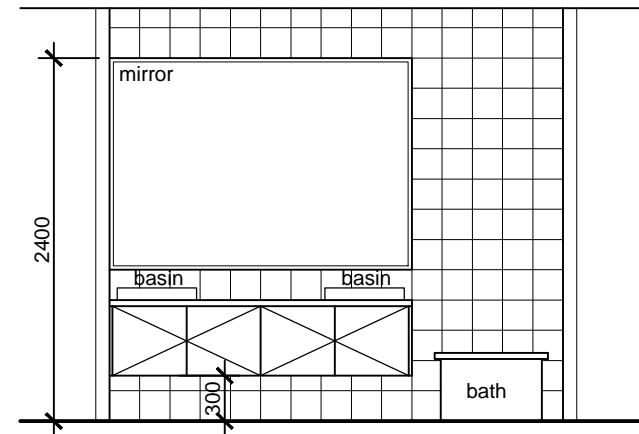




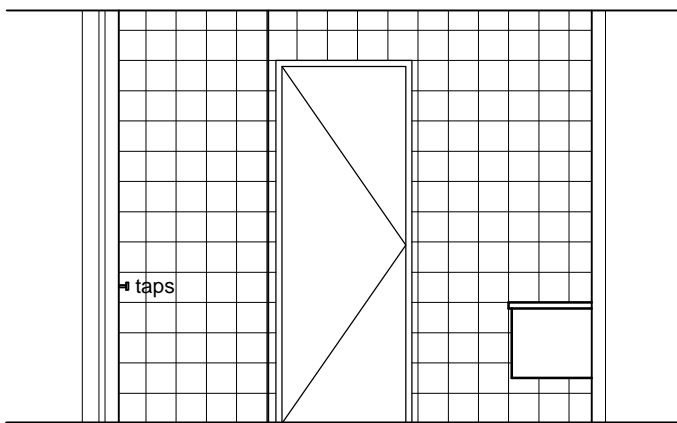
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PG5 Scale: 1:50



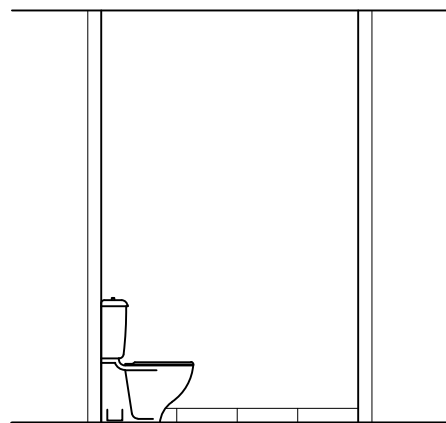
**E02 bathroom E02**  
PG5 Scale: 1:50



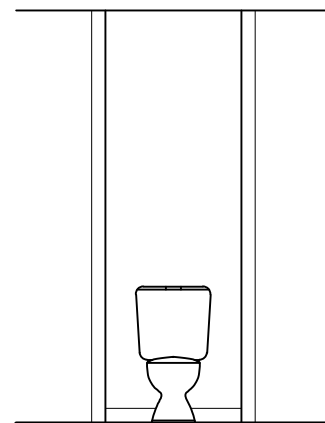
**E03 bathroom E03**  
PG5 Scale: 1:50



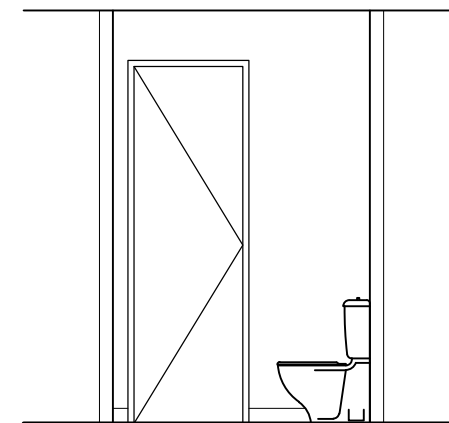
**E04 bathroom E04**  
PG5 Scale: 1:50



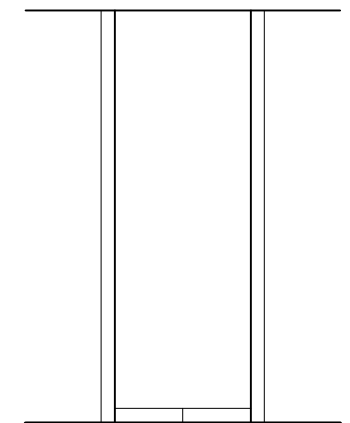
**E01 wc E01**  
PG5 Scale: 1:50



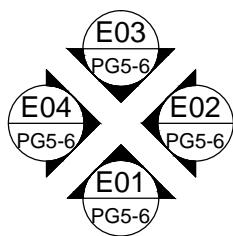
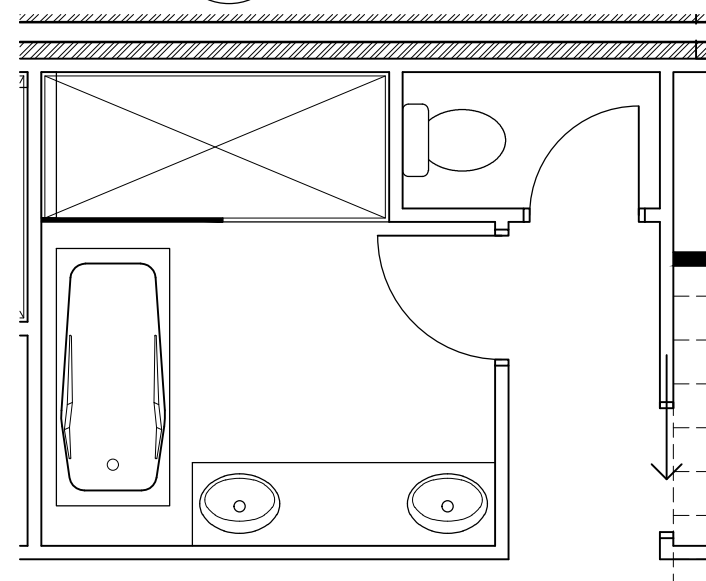
**E02 wc E02**  
PG5 Scale: 1:50



**E03 wc E03**  
PG5 Scale: 1:50



**E04 wc E04**  
PG5 Scale: 1:50



**working drawings current as of 23/04/14**

rev.	issued to	drawn	date
d.	gilpip homes	hg	9/10/13
e.	group four building surveyors	hg	22/11/13
f.	gilpip homes	hg	21/02/14
g.	gilpip homes	sc	23/04/14

rev.	amendment	drawn	date
d.	client amendments	hg	9/10/13
e.	building permit issue	hg	22/11/13
f.	client amendments	hg	21/02/14
g.	client amendments	sc	23/04/14

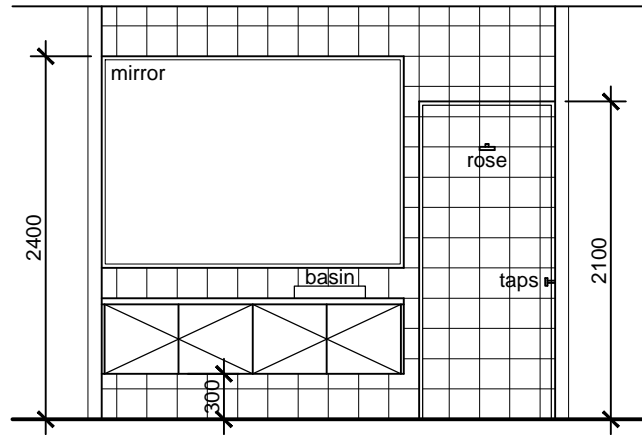
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bal. rating: **Bushfire Attack Level (B.A.L.): 12.5**  
sheet title: **Internal Elevations**

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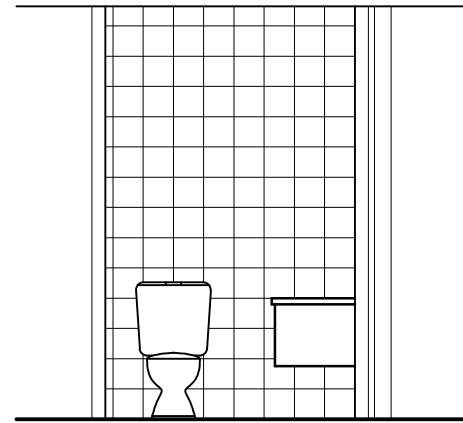
project:			
two storey residence			
for:	design:	drawn:	checked:
Gilpip Bayside Projects	SC	SC	SC
Lot 3 No.7 Flame Tree Grove	date:	job no:	rev:
Mornington	13/6/13	1016	G
	scale:	sheet no:	
	1:50	18	



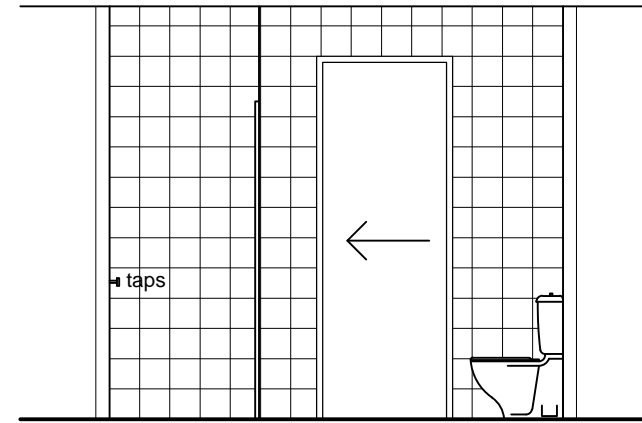
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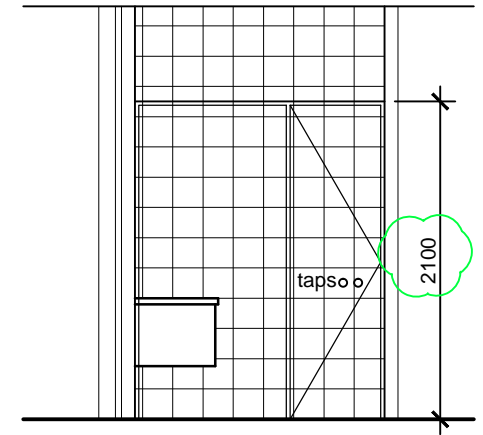
**E01**  
PG5  
**ensuite 2 E01**  
Scale: 1:50



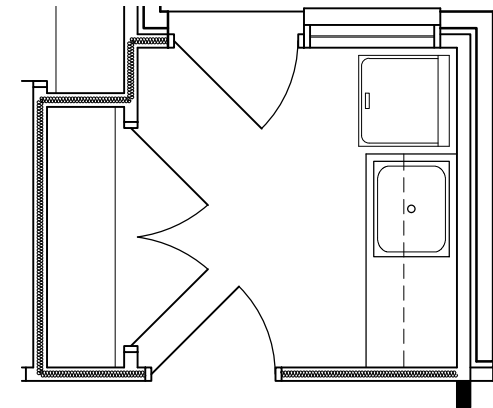
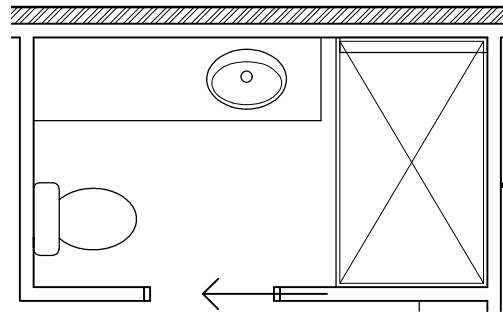
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PG5  
**ensuite 2 E02**  
Scale: 1:50



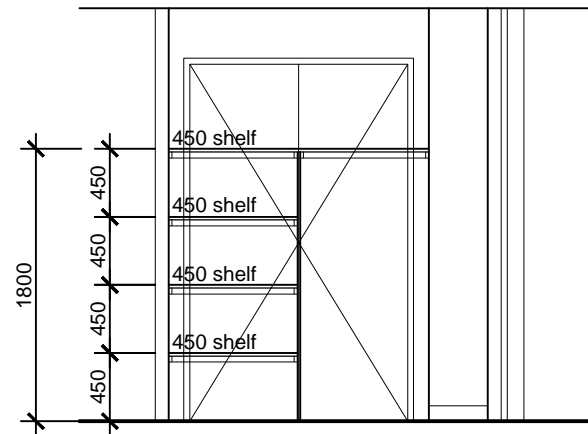
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PG5  
**ensuite 2 E03**  
Scale: 1:50



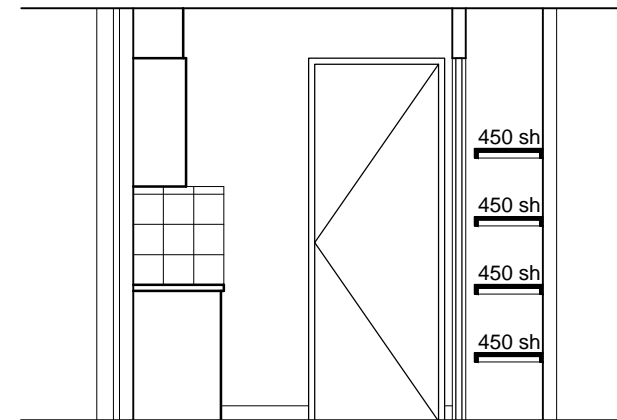
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PG5  
**ensuite 2 E04**  
Scale: 1:50



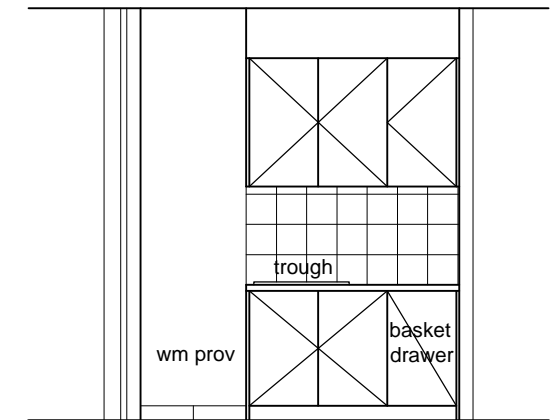
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PG5-6  
**E01**  
PG5-6  
**laundry E01**  
Scale: 1:50



**E02**  
PG6  
**laundry E02**  
Scale: 1:50



**E03**  
PG6  
**laundry E03**  
Scale: 1:50



**E04**  
PG6  
**laundry E04**  
Scale: 1:50

**working drawings current as of 23/04/14**

rev.	issued to	drawn	date
d.	gilpip homes	hg	9/10/13
e.	group four building surveyors	hg	22/11/13
f.	gilpip homes	hg	21/02/14
g.	gilpip homes	sc	23/04/14

rev.	amendment	drawn	date
d.	client amendments	hg	9/10/13
e.	building permit issue	hg	22/11/13
f.	client amendments	hg	21/02/14
g.	client amendments	sc	23/04/14

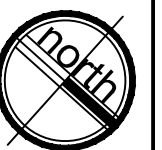
issue as: **Working Drawings**  
 bal. rating: **Bushfire Attack Level (B.A.L): 12.5**  
 sheet title: **Internal Elevations**

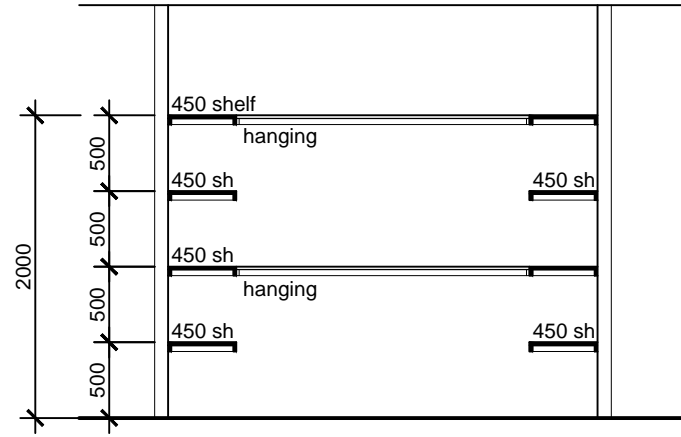
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 t. 03 5976 8228 f. 03 5976 4946 e. enquiries@ryehillds.com.au  
 building design and drafting

project: **two storey residence**  
 for: **Gilpip Bayside Projects**  
**Lot 3 No.7 Flame Tree Grove**  
**Mornington**

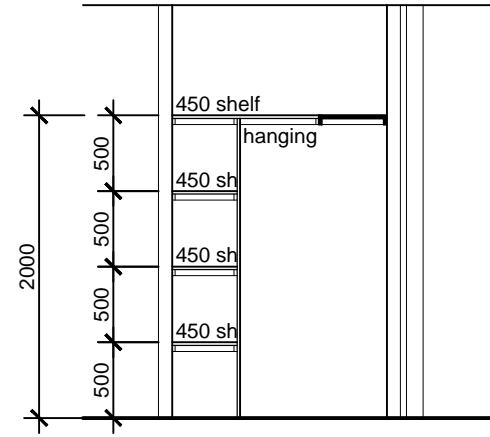
design:	drawn:	checked:	scale:
sc	sc	G	1:50
date:	job no:	rev:	sheet no:
13/6/13	1016	G	19

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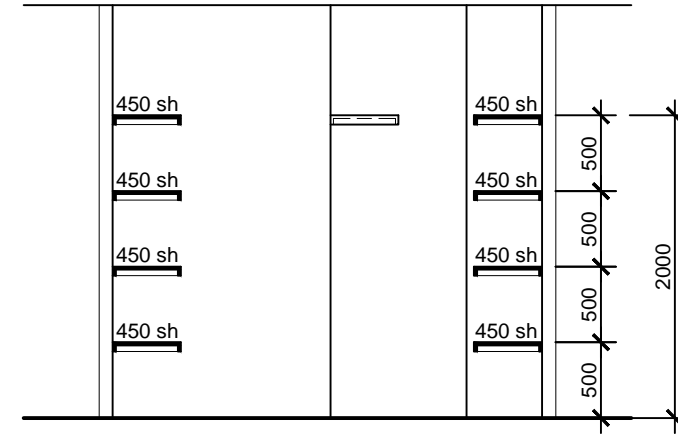




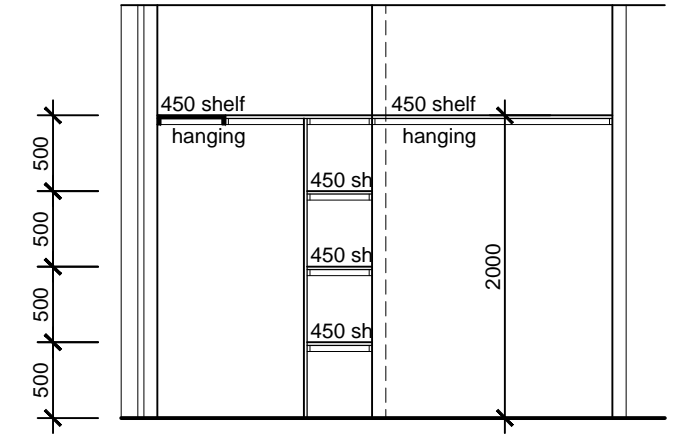
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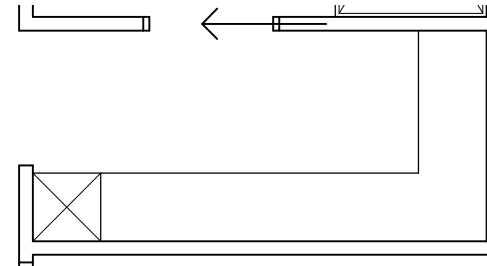
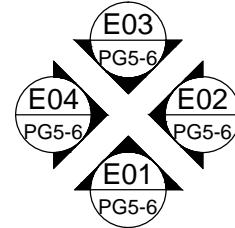
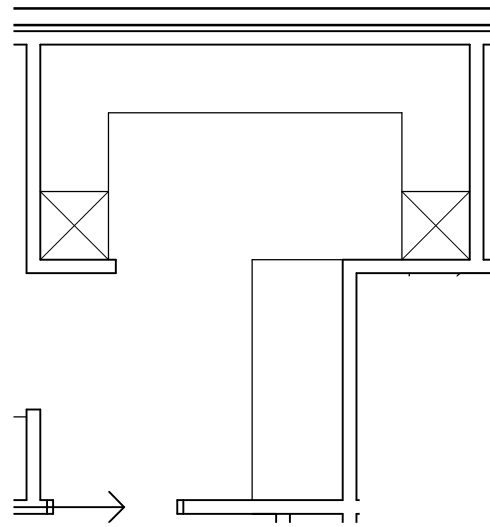
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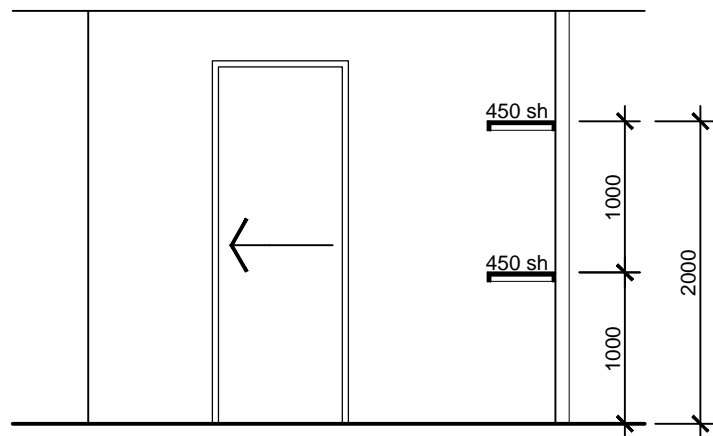
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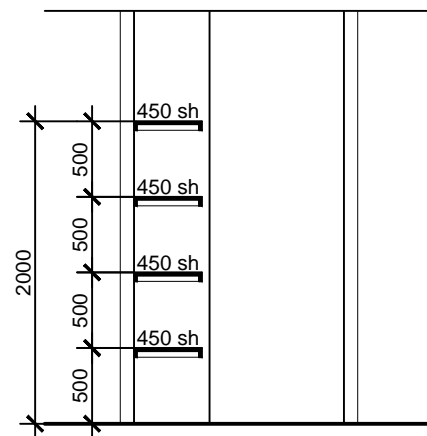
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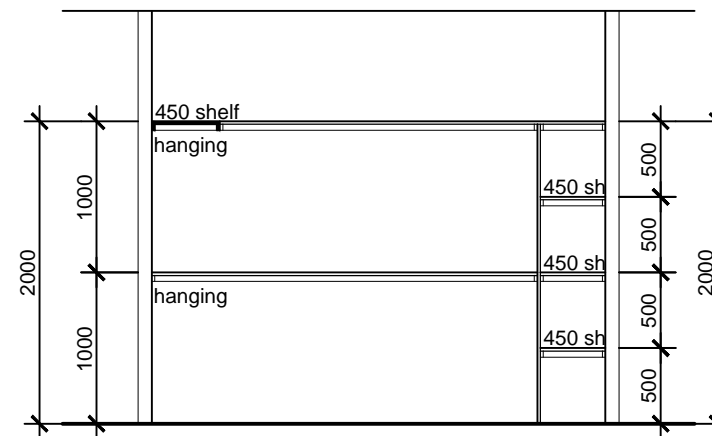
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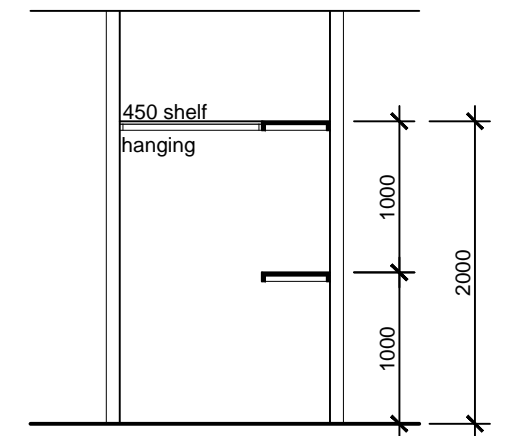
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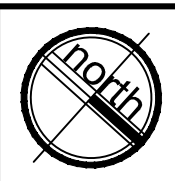
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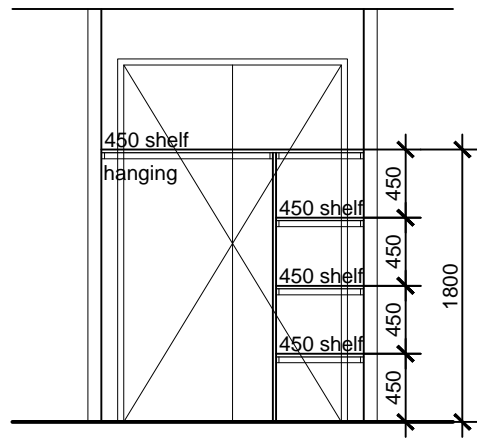
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 sheet title: **Internal Elevations**

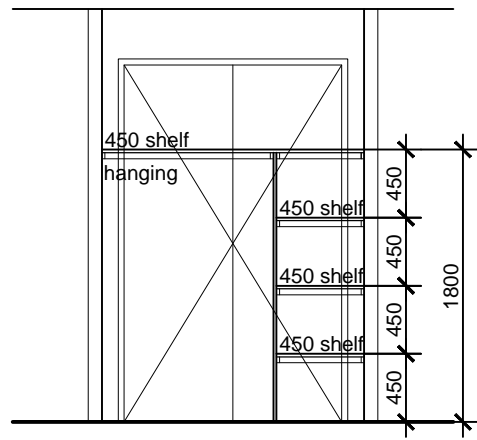
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 building design and drafting

project: two storey residence			
for: Gilpip Bayside Projects	design:	drawn:	checked:
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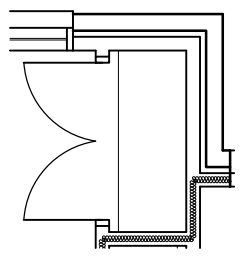
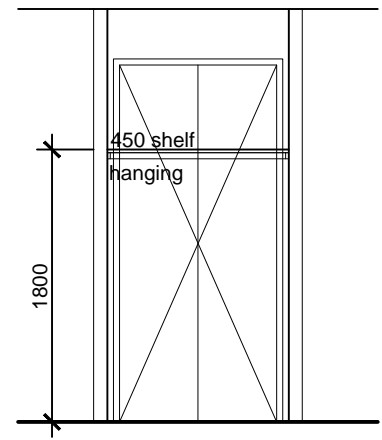




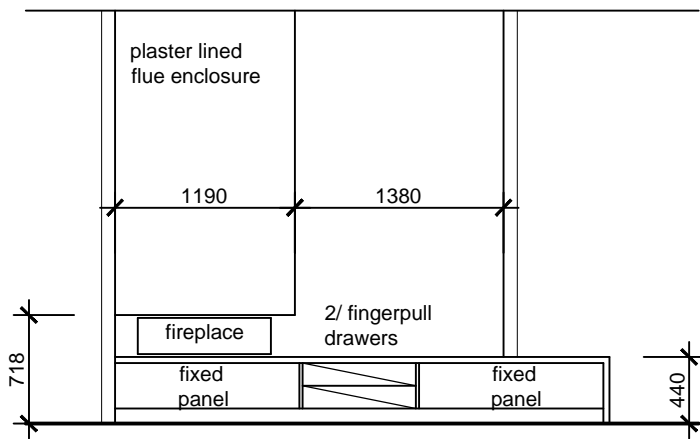
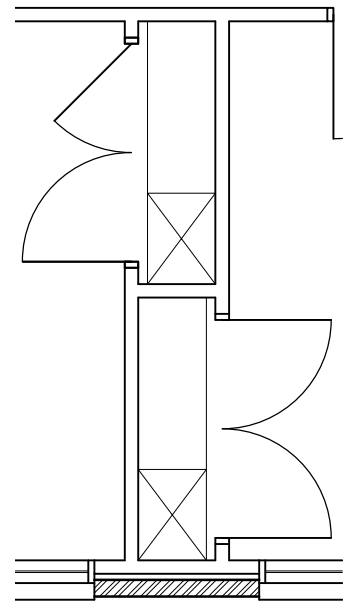
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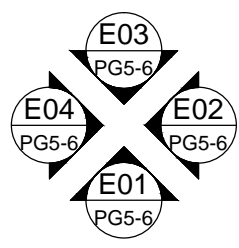
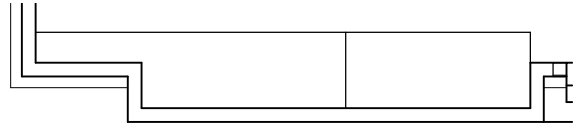
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Scale: 1:50



**E01**  
PG6 **study robe elevation E01**  
Scale: 1:50



**E01**  
PG6 **fireplace E01**  
Scale: 1:50



**working drawings current as of 23/04/14**

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**Building Fabric**

**Building Fabric Thermal Insulation**

- a) Where required insulation must comply with AS/NZ4859 and be installed so that it:
  - i) abuts or overlaps adjoining insulation other than at supporting members such as columns, studs, noggings, joists, furring channels and the like where insulation must butt against the member; and
  - ii) forms a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier; and
  - iii) does not affect the safe or effective operation of a domestic service or fitting

- b) Where required, reflective insulation must be installed with:
  - i) the necessary airspace, to achieve the required R-Value between a reflective side of the reflective insulation and a building lining or cladding; and
  - ii) the reflective insulation closely fitted against any penetration, door or window opening; and
  - iii) the reflective insulation adequately supported by framing members; and
  - iv) each adjoining sheet of roll membrane being:
    - A) overlapped not less than 150mm or;
    - B) taped together

- c) Where required, bulk insulation must be installed so that:
  - i) it maintains its position and thickness, other than where it crosses roof battens, water pipes, electrical cabling or the like; and
  - ii) in a ceiling, where there is no bulk insulation or reflective insulation in the external wall beneath, it overlaps the external wall by not less than 50mm

**Building Sealing**

**Chimneys and Flues**

The chimney or flue of an open solid-fuel burning appliance must be provided with a damper or flap that can be closed to seal the chimney or flue.

**Roof Lights**

- a) A roof light must be sealed, or capable of being sealed, when serving:
  - i) a conditioned space; or
  - ii) a habitable room in climate zones 4, 5, 6, 7 and 9
- b) A roof light required by (a) to be sealed, or capable of being sealed, must be constructed with:
  - i) an imperforate ceiling diffuser or the like installed at the ceiling or internal lining level; or
  - ii) a weatherproof seal; or
  - iii) a shutter system readily operated either manually, mechanically or electronically by the occupant

**External Walls and Doors**

- a) a seal to restrict air infiltration must be fitting to each edge of an external door, operable window and other such openings;
  - i) when serving a conditioned space; or
  - ii) in climate zones 4, 5, 6, 7 and 8 when serving a habitable room

- b) a window complying with the maximum air infiltration rates specified in AS 2047 need not comply with (a)

- c) a seal required by (a);
  - i) for the bottom edge of an external swing door must be draft protection device and;
  - ii) for the other edges of an external swing door or the edges of an operable window or other such opening may be a foam or rubber compressible strip, fibrous seal or the like

**Exhaust Fans**

An exhaust fan must be fitted with a sealing device such as a self closing damper, filter or the like when serving:
 

- a) a conditioned space; or
- b) a habitable room in climate zones 4, 5, 6, 7 and 8

**Construction of roofs, walls and floors**

a) Roofs, external walls, external floors and any opening such as a window frame, door frame, roof light frame or the like must be constructed to minimise air leakage in accordance with (b) when forming part of the external fabric of;
 

- i) a conditioned space; or
- ii) a habitable room in climate zones 4, 5, 6, 7 and 8

- b) construction required by (a) must be:
  - i) enclosed by internal lining systems that are close fitting at the ceiling, wall and floor junctions; or
  - ii) sealed by caulking, skirting, architraves, cornices or the like

**Evaporative Coolers**

An evaporative cooler must be fitted with a self closing damper or the like when serving:
 

- a) a heated space; or
- b) a habitable room in climate zones 4, 5, 6, 7 and 8

**Services**

**Insulation of Services**

Thermal insulation for central heating water piping and heating and cooling ductwork must:
 

- a) be protected against the effects of weather and sunlight; and
- b) be able to withstand the temperatures within the piping or ductwork; and
- c) use thermal insulation material in accordance with AS/NZ 4859.1.

**Central Heating Water Piping**

Central heating water piping that is not within a conditioned space must be thermally insulated to achieve the minimum material R-Value in accordance with table 3.12.5.1

Table 1.12.5.1 Central Heating Water Piping- Minimum Material R-Value			
Piping to be insulated	Minimum Material R-Value for each climate zone		
	1, 2, 3 & 5	4, 6 & 7	8
1. Internal Piping			
a) All flow and return piping that is;	0.2	0.2	0.2
i) Within an unventilated wall space; or			
ii) Within an internal floor between storeys; or			
iii) Between ceiling insulation and a wall			
2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space			
a) All flow and return piping	0.3	0.45	0.6
b) Cold water supply piping within 500mm of the connection to the central heating system			
c) Relief valve piping within 500mm of the connection to the central water heating system			
3. Piping located outside the building or in an unenclosed building subfloor or roof space			
a) All flow and return piping	0.3	0.6	0.6
b) Cold water supply piping within 500mm of the connection to the central water heating system			
c) Relief valve piping within 500mm of the connection to the central water heating system			

**Heating and Cooling Ductwork**

- a) Heating and cooling ductwork and fittings must:
  - i) achieve the material R-Value in Table 3.12.5.2 and;
  - ii) be sealed against air loss;
    - a) by closing all openings in the surface, joints and seams of ductwork with adhesives, mastics, sealants or gaskets in accordance with AS 4254 for a Class C seal; or
    - b) for flexible ductwork, with a draw band in conjunction with a sealant or adhesive tape
- b) Duct insulation must:
  - i) abut adjoining duct insulation to form a continuous barrier; and
  - ii) be installed so that it maintains its position and thickness, other than at flanges and supports; and
  - iii) where located outside the building, under a suspended floor, in an attached Class 10a building or in a roof space
    - a) be protected by an outer sleeve of protective sheeting to prevent the insulation becoming damp; and
    - b) have the outer protective sleeve sealed with adhesive tape not less than 48mm wide creating an airtight and waterproof seal

c) The requirements of (a) do not apply to heating and cooling ductwork and fittings located within the insulated building envelope including service rise within conditioned space, internal floors between storeys and the like

Table 3.12.5.2					
Heating and Cooling Ductwork and Fittings- Minimum Material R-Value	Minimum Material R-Value for Ductwork and Fittings in Each Climate Zone				
	Heating only systems or cooling only system including an evaporative cooling system		Combined heating and refrigerated cooling system		
	1, 2, 3, 4, 5, 6 & 7	8	1, 3, 4, 6 & 7	2 & 5	8
Ductwork	1.0	1.5	1.5 (see note)	1.0	1.5
Fittings	0.4	0.4	0.4	0.4	0.4
Note					
The minimum material R-Value required for ductwork, may be reduced to 0.5 for combined heating and refrigerated cooling systems in climate zones 1, 3, 4, 6 and 7 if the ducts are;					
a) under a suspended floor with an enclosed perimeter; or					
b) in a roof space that has insulation of not less than R0.5 directly beneath the roofing					

**Electric Resistance Space Heating**

An electric resistance space heating system that serves more than one room must have:
 

- a) separate isolating switches for each room; and
- b) a separate temperature controller and time switch for each group of rooms with common heating needs; and
- c) power loads of not more than 110 W/m<sup>2</sup> for living areas and 150 W/m<sup>2</sup> for bathrooms

**Heating and Pumping of a Swimming Pool or Spa Pool**

- a) Heating for a swimming pool other than a spa pool must be by a solar heater not boosted by electric resistance heating
- b) Heating for a spa pool that shares a water recirculation system with a swimming pool must be by:
  - i) a solar heater; or
  - ii) a gas heater; or
  - iii) a heat pump; or
  - iv) a combination of two or more of (i), (ii), and (iii)

c) Where some or all of the heating required by (b) is by a gas or heat pump a spa pool must have;
 

- i) a cover; and
- ii) a push button and a time switch to control the operation heater

d) A time switch must be provided to control the operation of a circulation pump for a swimming pool other than a spa pool with capacity of less than 680 liters

working drawings current as of 23/04/14

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**floors**

concrete slab on ground: standard material  
 elevated floors: standard material

**external walls**

\*the part of an external wall surface that is less than 400mm from the ground or less than 400mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18° to the horizontal and extending more than 110mm in width from the wall shall be:

- min 6mm fibre cement external cladding, or
- non combustable material, or
- bushfire resisting timber, or
- a timber species in accordance with AS:3959-2009, or
- a combination of both

**joints:**

\*all joints in the external surface material shall be covered, sealed, overlapped, backed or buttjointed to prevent any gap greater than that of 3mm vents and weepholes:

\*all vents and weepholes shall be screened with a mesh with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium except where the vent or weep hole is less than 3mm or are located in an external wall of a subfloor space

**doors and windows**

**windows:**

window assemblies shall comply with one of the following:

- protected by a bushfire shutter that complies with clause 5.5.1, AS:3959-2009, or
- completely protected externally by screens with a mesh with a maximum aperture of 2m made of corrosion-resistant steel, bronze or aluminium, or shall comply with the following:
  - constructed of bushfire resistant material, or
  - a timber species specified in table E2, App E, AS:3959-2009
  - constructed of metal or aluminium
  - constructed of metal reinforced PVC-U, the reinforcing members shall be made from aluminium, stainless steel or corrosion-resistant steel

\*externally fitted hardware that supports the sash in its functions of opening and closing shall be metal where glazing is less than 400mm from the ground or less than 400mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18° to the horizontal and extending more than 110mm in width from the window frame, the glazing shall be grade A safety glass 4mm min or glass blocks with no restriction on glazing methods

note: the openable portion of all windows shall be screened with a mesh with a maximum aperture of 2m made of corrosion-resistant steel, bronze or aluminium

**doors (side hung):**

side hung external doors, french doors, panel fold and bifold doors shall comply with the following:

- protected by a bushfire shutter that complies with clause 5.5.1, AS:3959-2009, or
- completely protected externally by screens with a mesh with a maximum aperture of 2mm made of corrosion-resistant steel, bronze or aluminium, or shall comply with one of the following:
  - constructed of a non combustable material, or
  - a solid timber door, having a minimum thickness of 35mm, or
  - a door, to have a non combustable kickplate on the outside for the first 400mm, or
  - a fully framed glazed door, where the framing is made from materials required for bushfire shutter, clause 5.5.1 AS: 3959-2009, or a timber species specified in table E2, App E.

\*where the door incorporates glazing, this shall comply with the glazing requirements for windows

\*all doors shall be tight fitting to the door frame or abutting door

\*all external doors to have weather strips, draught excluders or draught seals installed

\*door frames within 400mm of the ground are to be of non combustable material

**doors (sliding):**

sliding doors shall comply with one of the following:

- protected by a bushfire shutter that complies with clause 5.5.1, AS:3959-2009, or
- completely protected externally by screens with a mesh with a maximum aperture of 2mm made of corrosion-resistant steel, bronze or aluminium shall comply with the following:

- any glazing incorporated in sliding doors shall be grade A safety glass to comply in accordance with AS 1288
- sliding doors shall be tight fitting in the frames

\*note: there is no requirement to screen the openable part of the sliding door, however, if screened, the screen shall be a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium

**vehicle access doors:**

the following apply to vehicle access doors: the lower portion of a vehicle access door that is within 400mm of the ground when the doors is closed shall be made from:

- non-combustible material, or
- bushfire resistant timber
- fibre cement sheet with a minimum thickness of 6mm, or
- a timber species specified in table E1, app E, AS:3959-2009

\*panel lift, tilt doors or side hung doors shall be fitted with suitable weather strips, draught excluders, seals or guide tracks, as appropriate to the door type with a maximum gap of no more than 3mm

**roofing**

the following applies to all types of roofing systems:

- roof tiles, roofing sheets and roof covering accessories shall be non combustable
- the roof/ wall junction shall be sealed to prevent openings greater than 3mm, either by use of fascia and eaves lining or by sealing between the top of wall to underside of roofing material and between all rafters at the line of wall
- roof ventilation openings such as gable and roof vents shall be fitted with ember guards constructed of non combustable material, mesh or perforated sheet with a maximum aperture of 2mm made of corrosion-resistant steel, bronze or aluminium

**tiled roofs:**

tiled roofs shall be fully sarked, the sarking shall:

- have a flammability index of not more than 5
- be located directly below the roof battens
- cover the entire area of the roof including the ridge, and
- be installed so that there are no gaps that would allow entry of embers where the sarking is joined, meets fascia, gutters, valleys and the like.

**sheet roofs:**

sheet roofing systems shall:

\*be fully sarked in accordance with tiled roofs, except that foil backed insulation blankets may be used over the roof battens, or

\*not have any gaps greater than 3mm under corrugations or ribs of sheet roofing and between roof components, shall be sealed at the fascia, wall line and at valleys, hips and ridges by:

- a mesh or perforated sheet with a maximum aperture of 2mm made of corrosion-resistant steel, bronze or aluminium, or
- mineral wool, or
- other non combustable material

**verandah, carport and awning roofs:**

the following apply to verandah, carport and awning roofs:

\*a verandah, carport or awning roof forming part of the main roof space shall meet all the requirements of the main roof construction

\*a verandah, carport or awning roof seperated from the main roof space by an external wall shall have a non-combustable roof material

**roof penetrations:**

the following apply to all roof penetrations:

\*roof penetrations, including roof lights, roof ventilators, roof mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors, shall be adequately sealed at the roof to prevent any gaps greater than that of 3mm, the material used to seal such penetrations shall be non combustable

\*openings in vented roof lights, roof ventilators or vent pipes shall be fitted with ember guards constructed of non combustable material, mesh or perforated sheet with a maximum aperture of 2mm made of corrosion-resistant steel, bronze or aluminium

\*all overhead glazing shall be grade A laminated safety glass complying with AS 1288

\*glazed elements in roof lights and skylights may be of polymer provided a grade A safety glass diffuser, complying with AS 1288, is installed under the glazing.

\*where glazing is an insulated glazing unit (IGU), grade A toughened safety glass, 4mm min, shall be used as the outer pane of the IGU

\*flashing elements of tubular skylights to be of fire retardant material, provided the roof integrity is maintained by an underflashing of material having a flammability index no greater than 5

\*evaporative cooling units shall be fitted with butterfly closers at or near the ceiling level or, the unit shall be fitted with non combustable covers with a mesh or perforated sheet with a maximum aperture of 2mm

made of corrosion-resistant steel, bronze or aluminium

\*vent pipes made from PVC are permitte

**eaves lining:**

the following apply to eaves linings, fascias and gables:

\*gables to comply with that of *external walls*

\*eaves penetrations shall be protected as that of *roof penetrations*

\*eaves ventilation openings greater than 3mm shall be fitted with ember guards constructed of non combustable material, mesh or perforated sheet with a maximum aperture of 2mm made of corrosion-resistant steel, bronze or aluminium

\*joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber strips

**gutters and down pipes:**

this standard does not provide material requirements for:

- gutters, with the exception of box gutters, and
- down pipes

if installed, gutter and valley leaf guards are to be non combustable

box gutter systems shall be constructed of a non combustable material and completely flashed at the junction of roofing, gutters and alike with a non combustable material

**verandahs and decks**

\*decking shall be either spaced (3mm nominal) or continuous (without spacing)

\*there is no requirement to enclose the subfloor spaces of verandahs, decks, steps, ramps or landing in this standard

**enclosed subfloor spaces**

\*where materials are used to enclose a subfloor space less than 400mm from the ground they should comply with that of *external walls*

**supports**

\*this standard does not provide construction requirements for support posts, columns, stumps, stringers piers or poles

**framing**

\*this standard does not provide construction requirements for the framing of verandahs, decks, ramps, landings or alike (inc. bearers and joists)

**decking**

\*this standard does not provide construction requirements for decking that is more than 300mm from a glazed element

\*decking less than 300mm, (measured horizontally) at deck level, from a glazed element that are less than 400mm (measured vertically) from the surface of the deck, shall be constructed from:

- non combustable material, or
- bushfire resisting timber, app F, AS:3959-2009, or
- a timber species specified in table E1, app E, AS:3959-2009, or
- PVC-U material

**unenclosed subfloor spaces**

materials used for the construction of unenclosed subfloor verandahs, decks, steps, ramps and landings are to comply with that of *enclosed subfloor spaces*

**balustrades, handrails or other barriers**


\*this standard does not provide construction requirements for balustrades, handrails or other barriers

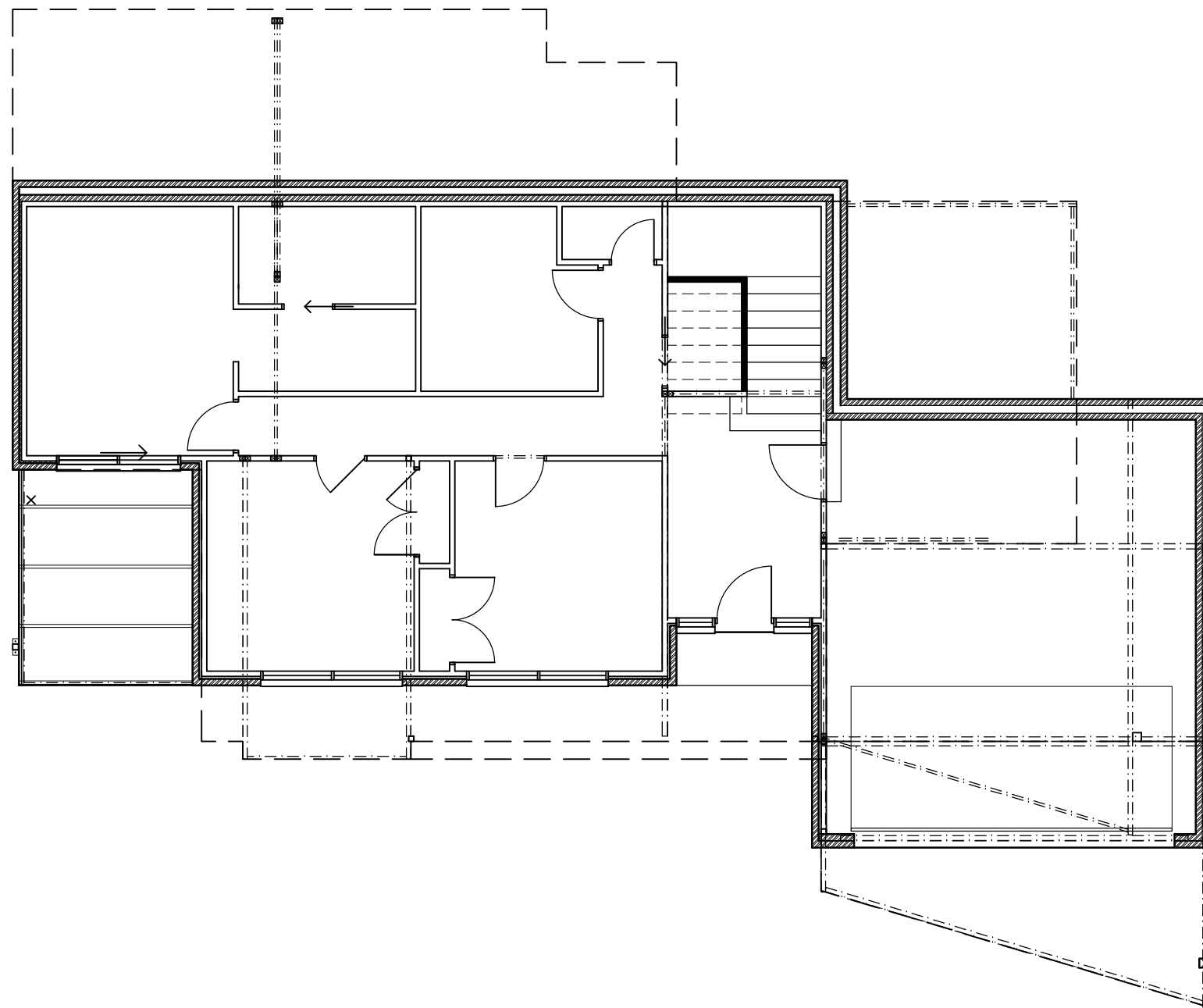
**water and gas supply pipes**

all above ground, exposed water and gas supply pipes shall be constructed of metal

**construction in bushfire attack level (bal-12.5)**

**working drawings current as of 23/04/14**

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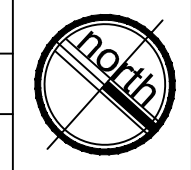
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issue as: Working Drawings  
 bal. rating : Bushfire Attack Level (B.A.L): 12.5

sheet title: Ground Floor Framing Plan

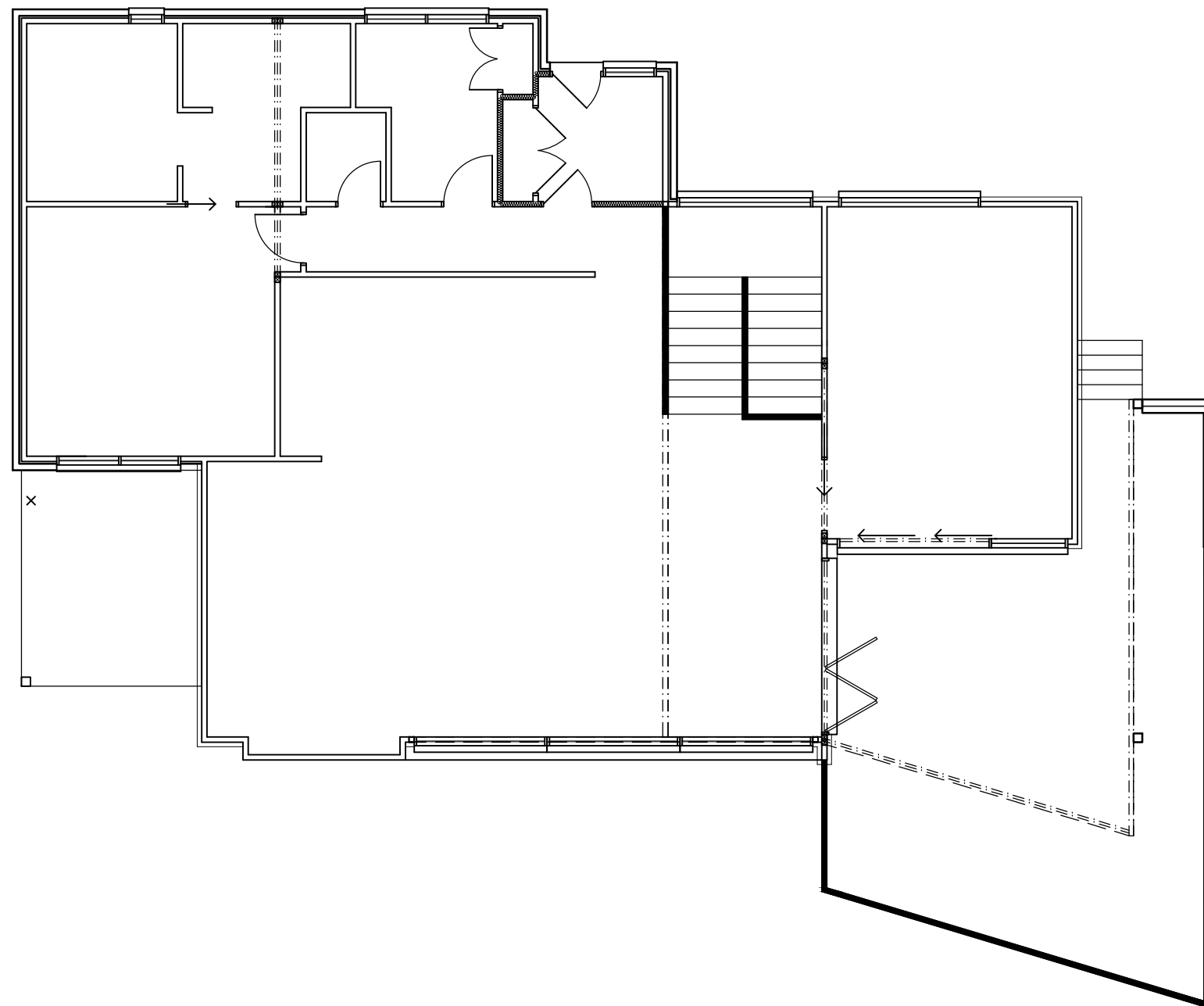
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 building design and drafting

project: two storey residence			
for: Gilpip Bayside Projects	design: SC	drawn: SC	checked: SC
Lot 3 No.7 Flame Tree Grove	date: 13/6/13	job no: 1016	scale: 1:100
Mornington		rev: G	sheet no: 24



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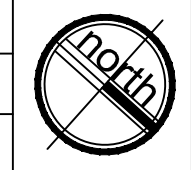
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g.	gilpip homes	sc	23/04/14	g.	client amendments	sc	23/04/14

issue as: **Working Drawings**  
 bal. rating : **Bushfire Attack Level (B.A.L): 12.5**

sheet title: **First Floor Framing Plan**

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project: <b>two storey residence</b>			
for:	design:	drawn:	checked:
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