Exhibited

This planning application is open for public comment until 01 December 2025

Reference no	**PLN-25-0210**
Site	**119 BULWER STREET LONGFORD**
Proposed Development	**Additional Dwelling**
Zone	**21.0 Agriculture**
Use class	**Residential**

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)

NORTHERN MIDLANDS COUNCIL

Exhibited

PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE

(E.g. Residential houses, sheds, carports, retaining walls, visitor accommodation, commercial development, signage etc.)

Office Use Only:

The Proposal

Description of proposal: Dwelling to be used for farm manager's residence

Driveway construction material: Gravel

The Land

Site address: 'THE HAWTHORNS' - 119 BULWER ST LONGFORD TAS 7301
149 BULWER ST LONGFORD TAS 7301
'RICHMOND PARK' - 147 BULWER ST LONGFORD TAS 7301
'MISTRAL' - 145 BULWER ST LONGFORD TAS 7301

Title reference: C/T: 13694/4 29350/5 135293/1 38686/4

Existing buildings on site: Dwelling and farm buildings.

Existing use of site: Resource development

Applicant justification of any variation/discretion to the *Tasmanian Planning Scheme – Northern Midlands*

Owner: Thomas Geoffrey Swan and Greta Josephine Swan Graeme Ingle Bennett and Regina Bennett	**PLAN OF SURVEY** by Surveyor..... of land situated in the LAND DISTRICT OF WESTMORLAND PARISH OF LONGFORD	Registered Number: **SP38686**
Title Reference: C.T. 1301-89 & C.T. 3818-83		~~Approved~~ Effective from: 28 APR 1993
Grantee: Part of 80 Acres located to William Turnes and Part of 50 Acres located to John Newton.	SCALE 1: 600. MEASUREMENTS IN METRES	Recorder of Titles

MATHEMA

COMPILED PLAN FROM SP 11104, SP 13694 & SP 29350

LOT 2 IS TO BE ADDED TO LOT 3

{23-10} D.O. (SP127794) {P.16} L.O.

(D47057)

(PRIVATE) RIGHT OF WAY 7·50 WIDE.

(PRIVATE) RIGHT OF WAY 7·50 WIDE.

HERBERTS ROAD

PIPELINE EASEMENT 0·91 WIDE.

RIGHT OF WAY 6·00 WIDE. (PRIVATE)

{S.P 29350} PIPELINE EASEMENT 5·00 WIDE.

{S.P 13694}

{S.P 11104}

1

14·05 ha

2

7·794 ha

{S. P. 1 3 6 9 4}

3

31·91 ha

(SP119254)

RESERVE

LOT 2 AND LOT 3 TOGETHER FORM LOT 4

9 JUL 1993

HERBERTS ROAD

SKETCH ONLY (NOT TO SCALE)

OWNER THOMAS GEOFFREY SWAN & GRETA JOSEPHINE SWAN
RUSSEL ROBERT SWEETING & CHARMAINE PATRICIA SWEETING

FOLIO REFERENCE C.T. 38686 - 1
C.T. 127794 - 2

GRANTEE PART OF 80 ac LOCATED WILLIAM TURNESS
PART OF 100ac GRANTED TO THOMAS ARCHER

PLAN OF SURVEY

BY SURVEYOR PETER N. ANDERSON of
CAMPBELL SMITH PHELPS PEDLEY of
60 ELPHIN RD. LAUNCESTON of land situated in the

LOCATION

LAND DISTRICT OF WESTMORLAND

PARISH OF LONGFORD

SCALE 1: 5000 LENGTHS IN METRES

REGISTERED NUMBER

SP135293

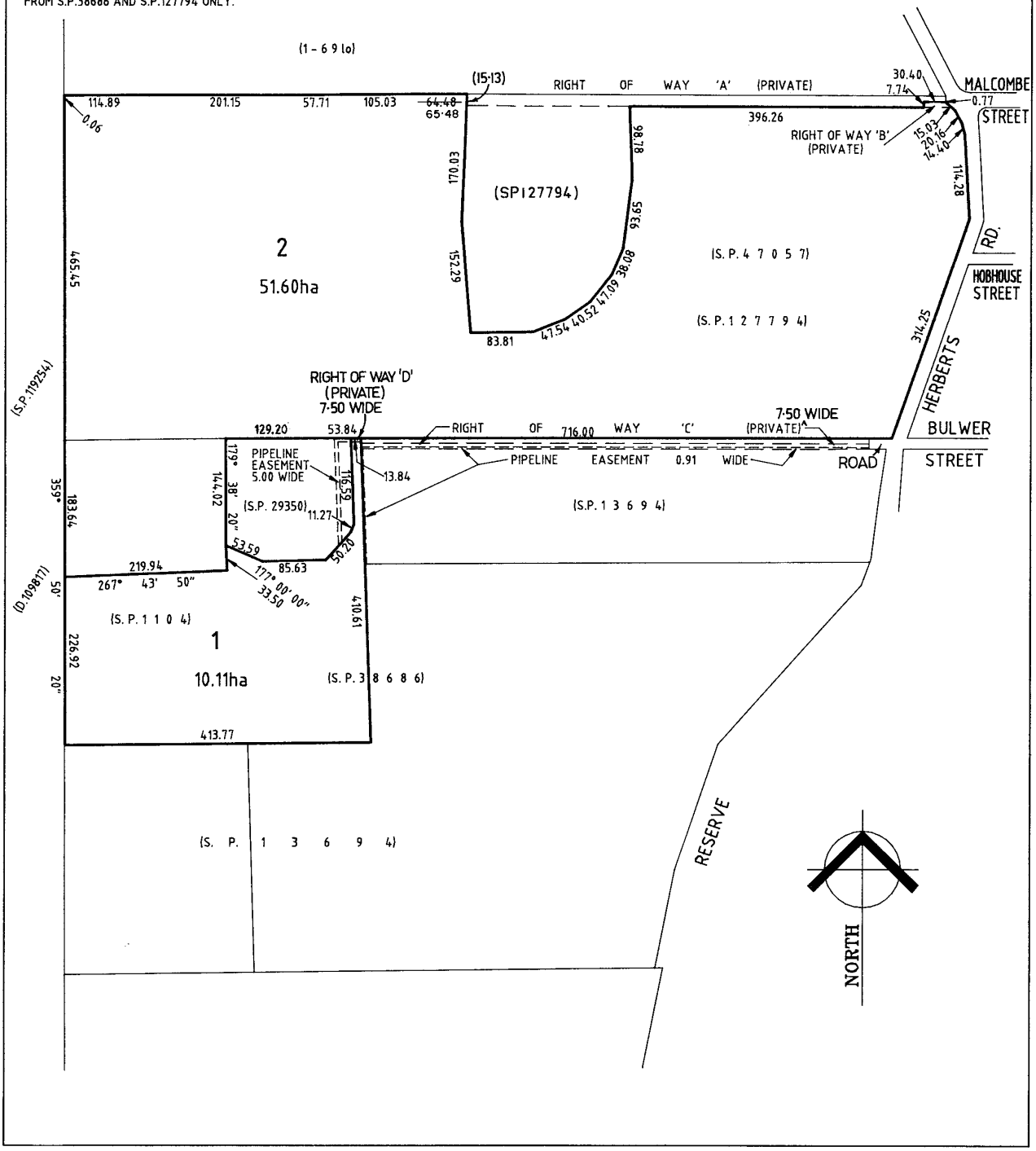
EFFECTIVE FROM ~~APPROVED~~ - 2 APR 2001

Alice Kawa

Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 123 (5039 - 43,33)	LAST 5690089 UPI No. ~~56 000631~~ FKM94	LAST PLAN No. S.P.127794, S.P.38686	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 1 IS COMPILED FROM S.P.38686 AND THIS SURVEY
LOT 2 IS COMPILED FROM S.P.127794 AND THIS SURVEY
RIGHT OF WAYS AND PIPELINE EASEMENTS COMPILED FROM S.P.38686 AND S.P.127794 ONLY.



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Exhibited

Tasmanian Government

Owner: Thomas Geoffrey Swan, Greta Josephine Swan, Dennis Milton Betts & Cheryl Anne Betts

Title Reference: C.T.3818/82 & C.T.3818/84

Grantee: Part of 80A Located to William Turness.

PLAN OF SURVEY

by Surveyor A.C.Craig

of land situated in the

LAND DISTRICT OF WESTMORLAND

PARISH OF LONGFORD

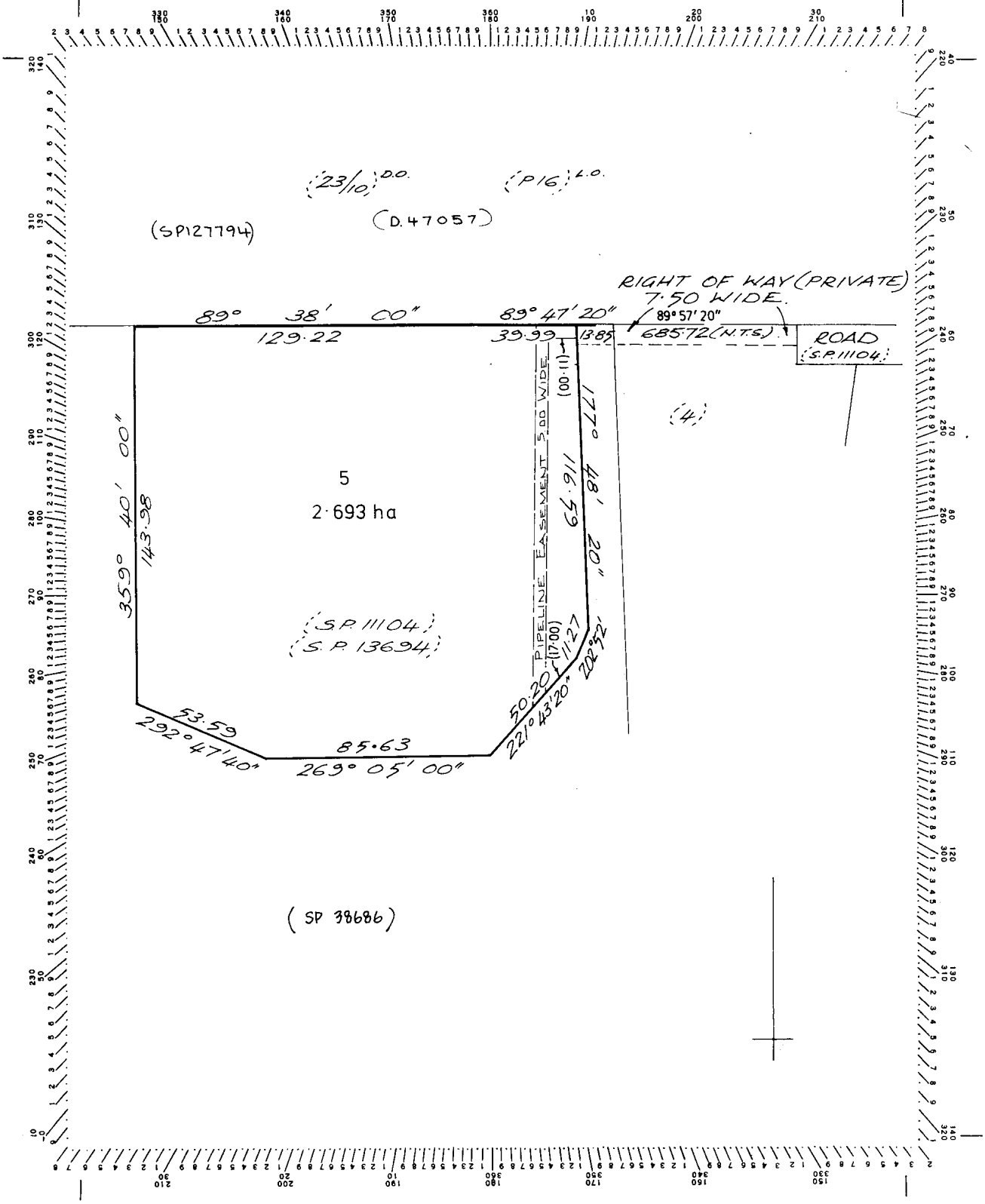
SCALE 1:1500 MEASUREMENTS IN METRES

Registered Number: S.P29350

~~Approved~~

Effective from: 26 SEP 1986

Acting Recorder of Titles



Exhibited

C.P. 17[illegible] 11 D[illegible]79

Owner: Barry Kenneth Lawrence and Margaret Joan Lawrence
T.G. & G.S. SWAN

Title Reference: Conv N° 46/9058
C.T. 3709-23

Grantee: Part 8C Acres located to W. Turness & part of 50 acres located to John Newton.

PLAN OF SURVEY
by Surveyor G.S. Walker
of land situated in the
~~TOWN OF LONGFORD~~
LAND DISTRICT OF
WESTMORLAND
PARISH OF LONGFORD
SCALE 1: 7500 MEASUREMENTS IN METRES

Registered Number:
S.P.13694

Effective from 25 FEB 1980
J Brownlee
Deputy
ACTING Recorder of titles

LOT 1 IS COMPILED FROM C.T 3709-23 & THIS SURVEY

THE RIGHT OF WAY (PRIVATE) 15·00 WIDE HEREON WAS DELETED AND THE RIGHT OF WAY (PRIVATE) 7·50 WIDE MARKED ABCD WAS ADDED BY ME PURSUANT TO A REQUEST TO AMEND N° B 55778 MADE UNDER SECTION 481 OF THE LOCAL GOVERMENT ACT 1962.

Anthony Lee
ACTING RECORDER OF TITLES
26 | 9 | 86

(SP127794)
(23/10 D.O.)
(D.47057)
PIPELINE EASEMENT 0·91 WIDE
~~RIGHT OF WAY (PRIVATE) 15·00 WIDE~~
89° 57' 20" 685·72
ROAD
(SP119254)
269° 11'00" 269° 38'00" 269° 25'40"
147·85 199·01 53·83
OF WAY (PRIVATE) 6·00 WIDE
1 16·74 ha (S.P. 11104)
4 11·71 ha.
680·95
269° 44' 00"
3 31·91 ha
2 7·794ha
SEE DETAIL
RESERVE (S.P. 11104)
(D.109817)
269° 27' 10" (SP 38686)
413·77
248·04 165·73
256·50 539·42
89° 27' 00" 89° 17' 40"
(D.109816.

DETAIL
SCALE 1:750
(NOT TO SCALE)
RIGHT OF WAY (PRIVATE) 7·50 WIDE PIPELINE EASEMENT 0·91 WIDE
RIGHT OF WAY (PRIVATE) 6·00 WIDE
~~RIGHT OF WAY (PRIVATE) 15·00 WIDE~~
ROAD (S.P. 11104)
89° 57' 00"
23·10
66·46
LETTERS K.L. ADDED 4/7/94

Exhibited

Received
11/11/2025

October 2025

PLANNING REPORT

DEVELOPMENT OF MULTIPLE DWELLINGS

'The Hawthorns' - 119 Bulwer Street LONGFORD

Woolcott LAND SERVICES

EAST COAST SURVEYING
CONSULTING SURVEYORS & LAND PLANNERS

Received
11/11/2025
Exhibited

Prepared by
Woolcott Land Services Pty Ltd
ABN 63 677 435 924

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www.woolcott.au

Exhibited

Received
11/11/2025

Job Number: L231204

Prepared by: Michelle Schleiger (michelle@woolcott.au)

BUrbRegEnvPlan

Town Planner

Rev.no	Description	Date
1	Review	
2	Draft	17 October 2015
3	Final	22 October 2025
4	Review	10 November 2025

Annexures

Exhibited
Received
11/11/2025

Contents

Exhibited Received 11/11/2025

1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Development of a farm manager's residence.

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Site plan	Woolcott Land Services
Building plans	Affordable Homes – Tas City Building

2. Subject site and proposal

2.1 Site details

Address	'THE HAWTHORNS' - 119 Bulwer Street, Longford TAS 7301
Property ID	6740181
Title	13694/4
Land area	11.71ha
Planning Authority	Northern Midlands Council
Planning Scheme	Tasmanian Planning Scheme – Northern Midlands (Scheme)
Easements	Right of Way
Application status	Discretionary application
Existing Access	Bulwer Street – 2 x access points
Zone	Agriculture
General Overlay	None
Overlays	Attenuation area Airport obstacle limitation area Bushfire-prone areas

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	Flood-prone areas Waterway and coastal protection area
Existing development	Single dwelling with outbuildings/ farm buildings
Existing services and infrastructure	
Water	Serviced
Sewer	Not serviced
Stormwater	Not serviced

2.2 Proposal

The proposal is for the development of a dwelling to be used for a farm managers residence.

The unit will be a two bedroom home with all living amenity including two car parking spaces. The dwelling will measure 15m x 3.6m and 3m in height (from floor level).

The dwelling will be used to house the farm manager of a long running and successful berry farm. The farm manager will be responsible for the day-to-day management and operation of the farm and all duties related to berry production growing process); specifically:

- daily inspection, management of all irrigation
- weekly application of fertigation system, and planning and maintaining fertiliser register
- daily / weekly care of all berries (9 varieties), including weeding, runner cutting, stringing, pruning, planting, potting up etc
- leaf and soil analysis, as required
- weekly cleaning of all filters, and pumps.
- management of pollination - tending of onsite hives
- mowing and general presentation of property for 'pick your own' clients, including flower beds, shrubs and hedges
- assisting with bird netting, and vermin control
- general spraying
- assisting with property fencing, and maintenance of farm equipment and machinery.
- planting, irrigating and maintenance of the sunflower maze
- picking fruit (as required) for disabled or elderly customers, 'pick your own' clients and specialty orders
- managing Strawberry Shed on a rostered basis
- assisting with management of sheep on property
- ensuring that main dam is full.
- ploughing and ground preparation for new strawberry beds and planting.

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The farm manager position will not include the established visitation management of the site (pick your own berries) aspect of the business as this will continue to be managed by the owner (aside from duties already mentioned). As this part of the business is seasonal, the owner will be able to take on a smaller (being a shorter time commitment over the year) role in the business. This is a part of a succession plan to allow continued management of the farm with the owners taking on a decreased role (semi-retirement) through the yearly operation.

The inclusion of the farm manager role, will also facilitate any potential for expansion, previously constrained by difficulties and time burdens due to being owner operated. Currently the berry production only covers approximately one third of the property. As the operation is open air (not in tunnels) and pesticide and fungicide free, there is a greater reliance on daily operations activities performed by staff, that cannot be automated. The addition of the farm manager will allow greater production in area, and longer open hours for the 'pick your own' custom and visitation.

The dwelling will be located toward the west of the property, with a rear setback of 15m, and a setback of 17.7m from the north boundary. The dwelling is located near an existing access point on land that is not used for production.

2.3 Subject site

The site is a single lot of 11.7ha on the west of Bulwer Street and west of Back Creek. Bulwer street is a Council maintained road, and is unsealed on the property's northern boundary.
The lot is generally flat and even.
The farm is run as a 'pick your own' berry farm and has been in operation for more than 20 years. The farm is open to customers in the picking season, usually mid-November to min-April[1].

[1] https://www.longfordberries.com.au/

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11/11/2025

Figure 1 Aerial view of the subject site (Source: LIST)

3. Zoning and overlays

3.1 Zoning

The site is zoned Agriculture under the Scheme.

Figure 2 Zoning for the subject site (Source: LIST)

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11/11/2025
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3.2 Overlays

The following image provides an indication of overlays as applied to the land.

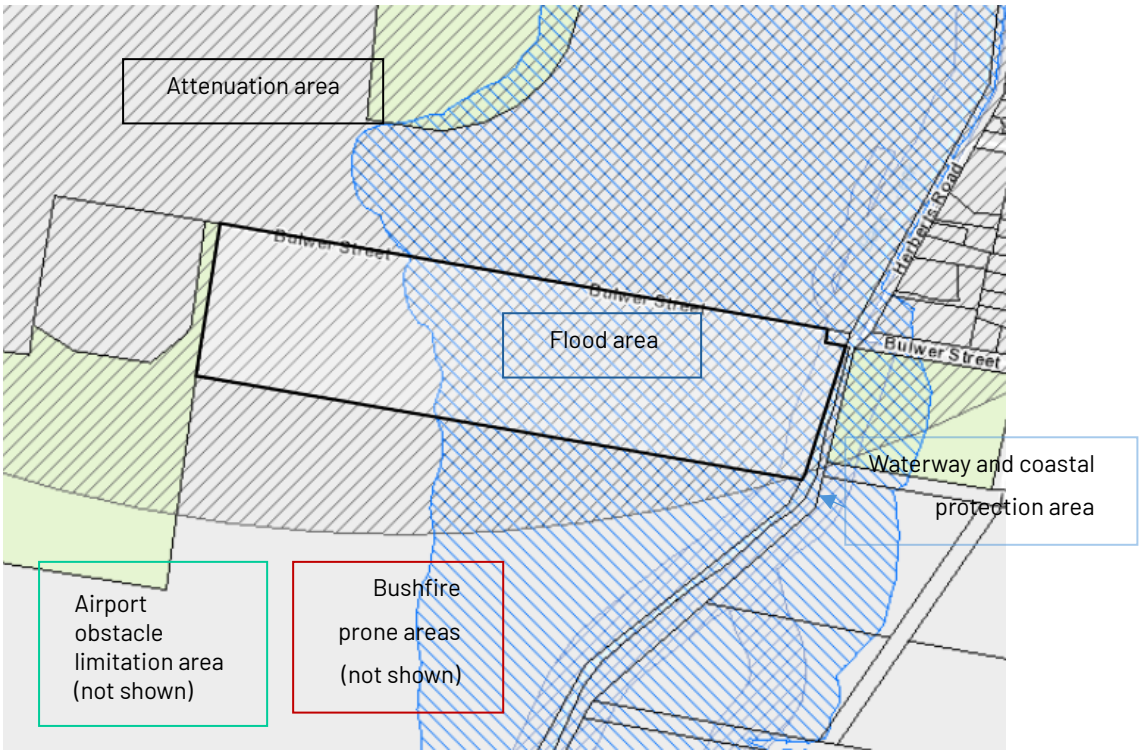

Figure 3 Overlays as they are applied to the subject site (Source: LIST)

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4. Planning Scheme Assessment

4.1 Zone assessment

21.0 Agriculture Zone

21.1 Zone Purpose

21.1.1	To provide for the use or development of land for agricultural use.
21.1.2	To protect land for the use or development of agricultural use by minimising: a) conflict with or interference from non-agricultural uses; b) non-agricultural use or development that precludes the return of the land to agricultural use; and c) use of land for non-agricultural use in irrigation districts. To provide for the efficient utilisation of available social, transport and other service infrastructure.
21.1.3	To provide for use or development that supports the use of the land for agricultural use.

Response

The proposed residential use and development is to directly provide for agricultural use and is subservient to the existing resource development use of the land.

8.2 Use Table

No Permit Required	
Resource Development	If: a) on land other than prime agricultural land; or b) an agricultural use, excluding plantation forestry, on prime agricultural land if it is dependent on the soil as the growth medium or conducted in a manner which does not alter, disturb or damage the existing soil profile or preclude it from future use as a growth medium.

Response

The existing use is a no Permit Required Use.

21.3 Use Standards

Response

The proposed is submitted as a subservient use to the existing Resource Development Use of the site. The Use has been in continued existence for more than 20 years and is a well established business. The owners have recognised a need for a farm manager to handle day to day activities associated with the farm. The farm manager will occupy the proposed dwelling. The proposed use as *subservient* could not be justified without the existing farming operation on the site.

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21.4 Development Standards for Buildings and Works

21.4.1 Building height

Objective	
To provide for a building height that: a) is necessary for the operation of the use; and b) minimises adverse impacts on adjoining properties.	
Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 12m.	P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: a) the proposed height of the building; b) the topography of the site; c) the bulk and form of the building; d) separation from existing use on adjoining properties; e) the nature of the existing uses on adjoining properties; and f) (f) any buffers created by natural or other features.

Response

A1 The acceptable solution is achieved; the building is 3m in height. Allowing for a 300mm clearance from natural ground level, the building will not be more that 3.3m in height and less than 12m in height.

21.4.2 Setbacks

Objective	
That the siting of buildings minimises potential conflict with use on adjoining properties.	
Acceptable Solutions	**Performance Criteria**
A1 Buildings must have a setback from all boundaries of: a) not less than 5m; or b) if the setback of an existing building is within 5m, not less than the existing building.	P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: a) the bulk and form of the building; b) the nature of existing use on the adjoining properties; c) separation from existing use on the adjoining properties; and d) any buffers created by natural or other features.

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Response

A1 The acceptable solution is achieved, 5m setbacks to all boundaries are met.

A2	Buildings for a sensitive use must have a setback from all boundaries of: a) not less than 200m; or b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	P2	Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to: a) the size, shape and topography of the site; b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; c) the location of existing buildings on the site; d) the existing and potential use of adjoining properties; e) any proposed attenuation measures; and f) any buffers created by natural or other features.

Response

P2 The performance criteria apply.

a. The building is sited outside of the established growing and production area and within easy distance of a separated vehicle access. The location affords daily access on foot for farm duties.

b. The setback for the existing dwelling is approximately 137m from Bulwer Street (north boundary).

   Neighbouring setbacks (to the west) are deeper than the proposed but are located on internal lots and are not agricultural lots, being built to residential use.

c. The existing buildings on the site are located east of the growing field. They consist of the existing dwelling, farm buildings, and buildings associated with visitation to the site. The manager's residence is separated from these buildings to afford some distance from visitor's activity areas (for privacy) and still be in easy distance to easily tend to daily farm duties.

d. The proposed is similar to the surrounding use and development being predominantly residential on agricultural lots. The neighbouring lot to the west is residential in use and development and is not of a size to afford viable agricultural production. Lots further west and north are irrigated. Surrounding lots have agricultural potential, and most have residential use and development as existing, but, as the proposed is support the agricultural use on the subject site no conflict or interference is anticipated.

e. No attenuation from adjoining lots is considered necessary and there is no attenuation proposed from the subject site as the agricultural production is the purpose of the development.

f. The site is buffered from adjoining lots by established hedgerows.

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11/11/2025
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21.4.3 Access for new dwellings

Objective	
That new dwellings have appropriate vehicular access to a road maintained by a road authority.	
Acceptable Solutions	**Performance Criteria**
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	P1 New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority, that is appropriate having regard to: a) the number of users of the access; b) the length of the access; c) the suitability of the access for use by the occupants of the dwelling; d) the suitability of the access for emergency services vehicles; e) the topography of the site; f) the construction and maintenance of the access; g) the construction, maintenance and usage of the road; and h) any advice from the road authority.

Response

A1 The acceptable solution is achieved. The building location will utilise an existing vehicle access from the north boundary frontage.

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11/11/2025

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

Response

A1 The acceptable solution is achieved.

Two car parking spaces will be provided for the unit.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Response

A1 The acceptable solution is achieved. The driveway extension and car parking will be made from gravel and made for stormwater to be contained to the site.

C2.6.2 Design and layout of parking areas

Response

A1 The acceptable solution for car parking design and layout will be achieved including compliant widths for vehicle access.

C2.6.3 Number of accesses for vehicles

Response

A1 The acceptable solution is achieved. No access points are proposed.

C7.0 Natural Assets Code

C7.6 Development Standards for Buildings and Works

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Response

Development is not proposed within the overlay area.

C12.0 Flood-Prone Areas Hazard Code

C12.2 Application of this Code

C12.2.1 This code applies to development of land within a flood-prone hazard area.

C12.2.2 This code applies to use of land within a flood-prone hazard area if for:

a) a change of use that converts a non-habitable building to a habitable building; or

b) a new habitable room within an existing building.

Response

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11/11/2025

The use and development is not within the overlay area.

C13.0 Bushfire-Prone Areas Code

C13.2 Application of this Code

C13.2.1 This code applies to:

a) subdivision of land that is located within, or partially within, a bushfire-prone area; and

b) a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.

Response

The code does not apply to this application.

C16.0 Safeguarding of Airports Code

C16.4 Use or Development Exempt from this Code

C16.4.1 The following use or development is exempt from this code:

(a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

Response

The proposed is exempt. The AHD height specified is 316m AHD. The site is 140mAHD.

3. Conclusion

The proposed is in accord with the provisions of the Scheme and a planning permit is sought from Council.

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11/11/2025

C.T 127794/1

C.T 135293/2

C.T 29350/5

PIPELINE EASEMENT
0.91 WIDE

EXISTING
ACCESS

RIGHT OF WAY (PRIVATE) 7.50 WIDE

BULWER STREET

RIGHT OF WAY (PRIVATE)
7.50 WIDE

EXISTING
ACCESS

EXISTING
DAM

EXISTING
BUILDINGS

CREEK

BACK

C.T 135293/1

C.T 115134/2

C.T 38686/4

C.T 115134/1

INSET SCALE 1:500

17.74

DWELLING
AREA

15.00

15.01

4.50

5.4m X 2.6m
Car Parking

Overhead Power

Notes:

****

SITE PLAN
119 BULWER STREET,
LONGFORD, 7301
C.T 13694/4

N

Woolcott
LAND SERVICES
10 Goodman Court Invermay TAS 7248
PO Box 593 Mowbray Heights TAS 7248
Phone (03) 6332 3760
Fax (03) 6332 3764
Email: enquiries@woolcott.au

Job Number
L231204

Drawn	File name	Date	Scale	Edition	Sheet
LJL	L231204_siteplan_141025	16/10/25	1:2500@A3	v1	1/1

J007737 TCPH

SINGLE POD B-B

Exhibited

DRAWING SCHEDULE

Sheet Number	Sheet Name	Current Revision	Current Revision Date
A00	COVER PAGE		
A01	FLOOR PLAN		
A02	ELEVATIONS 1		
A03	ELEVATIONS 2		
A04	SECTION A-A		
A05	SECTION DETAILS		
A06	REFLECTED CEILING PLAN		
A07	ROOF PLAN		
A08	HYDRAULIC PLAN		
A09	GENERAL NOTES / SCHEDULES		
A10	RENDER		

create.
wonder.

S. Group
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100 Elizabeth Street, Hobart
552 Victoria St, North Melbourne, VIC
p 03 6311 1403 **e** info@sgroup.com.au
abn 33 625 566 618 **sgroup.com.au**

AFFORDABLE HOMES
- TAS CITY BUILDING -

BUILDING PERMIT ISSUE

Exhibited

WALL SCHEDULE:

WT1 — 90 x 38 ROLLED FORM GALV. METAL
REFER TO INTERAL WALL LINING SCHEDULE.

REFER TO ELEVATIONS FOR EXTERNAL CLADDING SPECIFICATIONS

Notes:

GENERAL
REFER TO ELEVATIONS FOR EXTERNAL LININGS.
ALL DIMENSIONS SHOWN TO BE CONFIRMED ON SITE.
ALL ALUMINIUM FRAMES TO BE POWDER-COATED FINISH - COLOUR: MONUMENT.
ALL THRESHOLD PLATES TO BE COUNTERSUNK.

PAINT:
PAINT FINISH TO ALL WALL & CEILING LININGS

INSULATION REQUIREMENTS:
INSULATION TO BE INSTALLED IN ALL WALLS & CEILINGS.
INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- **WALLS:** R2.5 BULK INSULATION + BREATHABLE MEMBRANE
- **CEILING:** R5.0 BULK INSULATION
- **FLOORS:** R1.8 POLY FOAM BOARD

WALL LININGS.
INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
10mm PLASTERBOARD LINING TO ALL WALLS.
10mm MOISTURE RESISTANT PLASTERBOARD OR SUITABLE EQUIVALENT TO BE INSTALLED IN ALL WET AREAS.

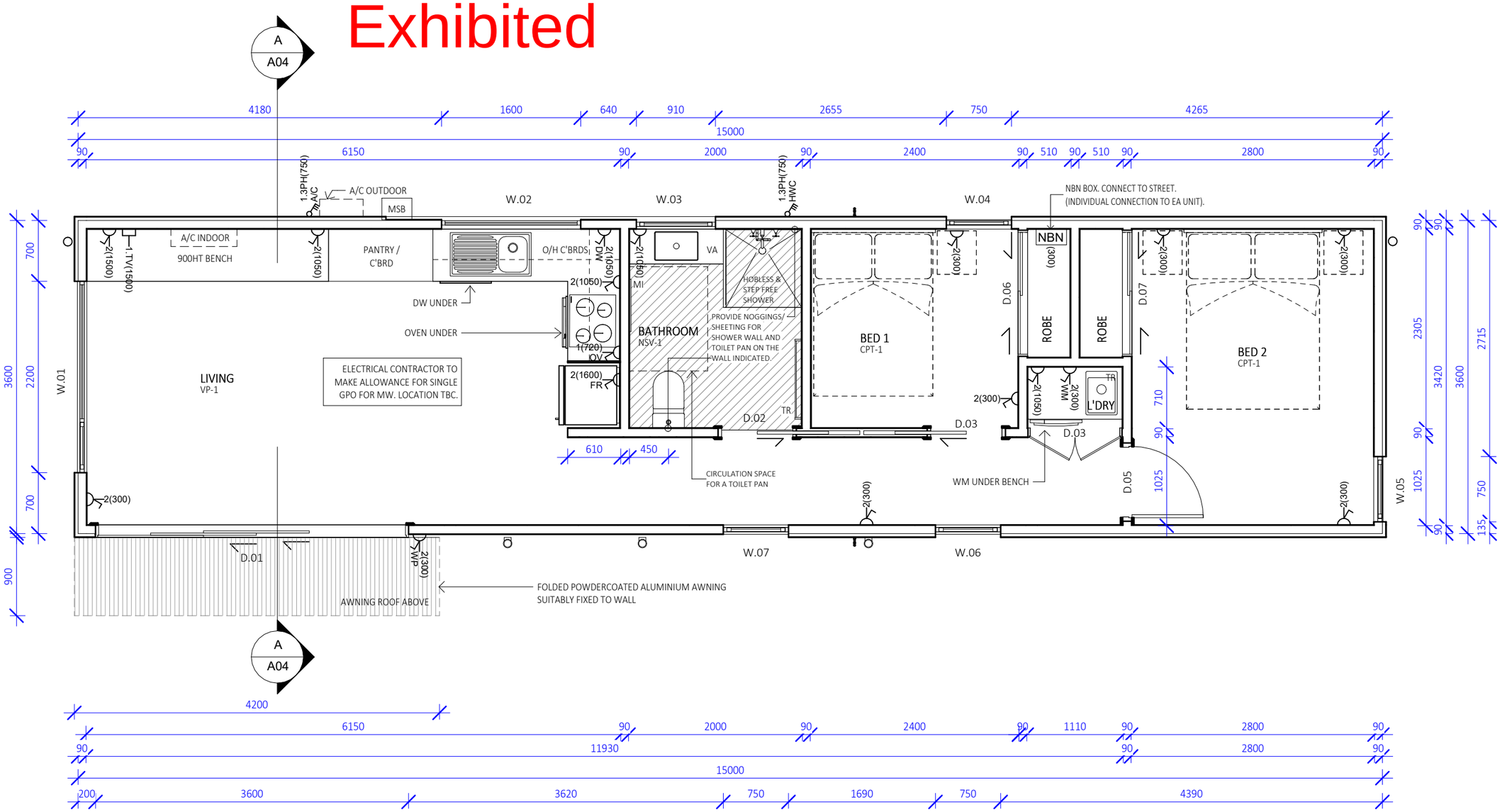
HARDWARE:
CROSS REFERENCE DOOR & WINDOW SCHEDULE WITH DOOR FURNITURE SCHEDULE BY OTHERS.
ALL DOOR HANDLE HARDWARE TO BE MOUNTED TO 1000H UP TO CENTERLINE.

CEILING LININGS:
REFER TO REFLECTED CEILING PLAN FOR ALL CEILING TYPES & SPECIFICATIONS.

FLOOR FINISHES:
- **VP-1:** VINYL PLANK INSTALLED ON UNDERLAY - AS SPECIFIED
- **NSV-1:** NON SLIP VINYL TYPE 1 - AS SPECIFIED
- **CPT-1:** CARPET TYPE 1 INSTALLED ON UNDERLAY - AS SPECIFIED

JOINERY:
REFER TO SUBCONTRACTOR FOR SPECIFICATIONS.

FIXTURES & FITTINGS:
AS SPECIFIED.



A FLOOR PLAN
1 : 50

create. wonder.
S. Group
73 - 75 St John Street, Launceston
100 Elizabeth Street, Hobart
552 Victoria St, North Melbourne, VIC
p 03 6311 1403 **e** info@sgroup.com.au
abn 33 625 566 618 **sgroup.com.au**

AFFORDABLE HOMES
- TAS CITY BUILDING -

0 0.5 1 1.5 2 2.5m

REVISION	DATE	DESCRIPTION	
PROJECT	SINGLE BED B-B		PROJECT # J007737
CLIENT	TCB PORTABLE HOMES	SCALE As indicated	DWG # A01
DWG	FLOOR PLAN	DRAWN Author / CHKD Checker	ACCREDITED DESIGNER CC 5618 U

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Exhibited

ELEVATION SCHEDULE:

GENERAL
ALL DIMENSIONS SHOWN TO BE CONFIRMED ON SITE.

ALL ALUMINIUM FRAMES TO BE POWDER-COATED FINISH - COLOUR: MONUMENT.

ALL THRESHOLD PLATES TO BE COUNTERSUNK.

CLADDING TYPE (C1):
JAMES HARDIE™ AXON™ CLADDING
TYPE: 133mm SMOOTH TEXTURE.
INSTALLED TO MANUFACTURER'S SPECIFICATION ON 35mm TIMBER BATTENS.
FINISH: DULUX® WEATHERSHEILD® GLOSS.
COLOUR: 'COLORBOND® MONUMENT®'

CLADDING TYPE (C2):
JAMES HARDIE™ EASYLAP™ PANEL.
TYPE: 8.5mm SMOOTH TEXTURE
INSTALLED TO MANUFACTURER'S SPECIFICATION ON PLASTIC STRIPS OR 12mm EXPANDED POLYSTYRENE STRIPS. (REFER TO THERMAL BREAK NOTE).
FINISH: DULUX® WEATHERSHEILD® GLOSS.
COLOUR: 'COLORBOND® NIGHT SKY®'

CLADDING TYPE (C3):
JAMES HARDIE™ AXON™ CLADDING
TYPE: 133mm GRAINED TEXTURE.
INSTALLED TO MANUFACTURER'S SPECIFICATION ON PLASTIC STRIPS OR 12mm EXPANDED POLYSTYRENE STRIPS. (REFER TO THERMAL BREAK NOTE).
FINISH: PAINT - INTERGRAIN® ULTRA DECK TIMBER STAIN.
COLOUR: LIGHT OAK.

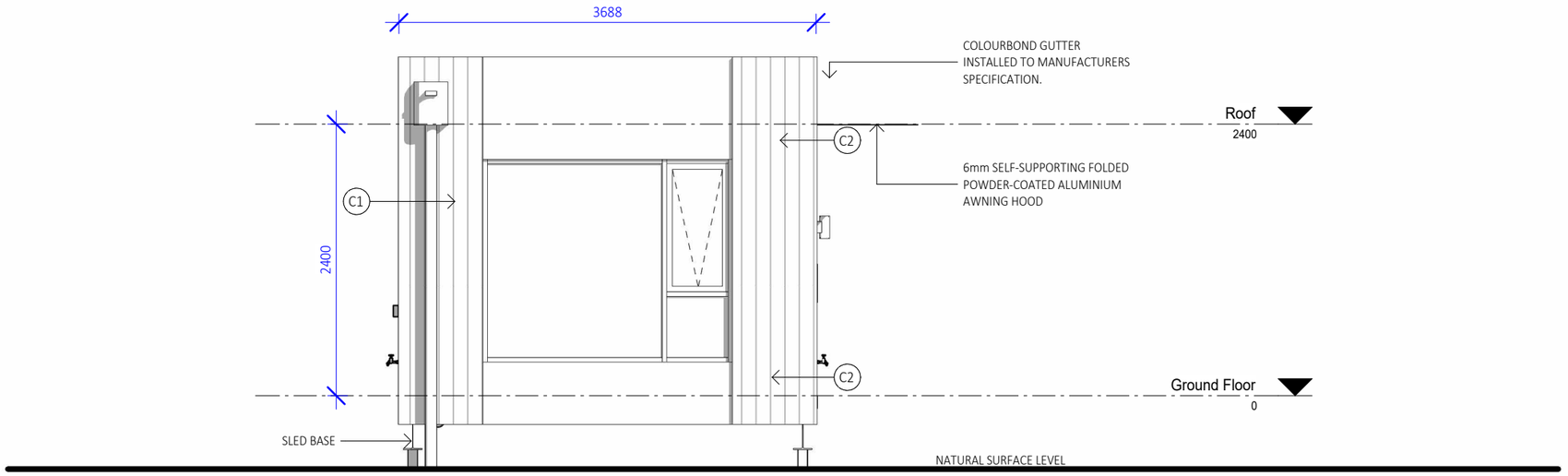
WINDOWS / DOORS:
ALL ALUMINIUM FRAMES TO BE POWDER-COATED FINISH - COLOUR: MONUMENT.

ALL EXTERNAL DOORS TO BE WEATHER STRIPPED.

ALL FLASHINGS & FIXINGS TO MANUFACTURER'S SPECIFICATIONS.

ALL GLASS TO CONFORM TO NCC VOL 2. PART 3.6. & AS1288. INSTALLATION OF GLAZING TO BE IN ACCORDANCE WITH AS2047.

THERMAL BREAK
A WALL THAT HAS LIGHTWEIGHT EXTERNAL CLADDING SUCH AS WEATHERBOARDS,FIBRE-CEMENT OR METAL SHEETING FIXED TO THE METAL FRAME; AND DOES NOT HAVE A WALL LINING OR HAS A WALL LINING THAT IS FIXED DIRECTLY TO THE METAL FRAME MUST HAVE A THERMAL BREAK, CONSISTING OF A MATERIAL WITH AN A-VALUE OF NOT LESS THAN 0.2, INSTALLED BETWEEN THE EXTERNAL CLADDING AND THE METAL FRAME. A THERMAL BREAK MAY BE PROVIDED BY MATERIALS SUCH AS TIMBER BATTENS, PLASTIC STRIPS OR POLYSTYRENE INSULATION SHEETING.
THE MATERIAL USED AS A THERMAL BREAK MUST SEPARATE THE METAL FRAME FROM THE CLADDING AND ACHIEVE THE SPECIFIED A-VALUE.EXPANDED POLYSTYRENE STRIPS OF NOT LESS THAN 12 MM THICKNESS AND TIMBER OF NOT LESS THAN 20 MM THICKNESS ARE DEEMED TO ACHIEVE AN A-VALUE OF NOT LESS THAN 0.2. THE A-VALUE OF THE THERMAL BREAK IS NOT INCLUDED WHEN CALCULATING THE TOTAL R-VALUE OF THE WALL, IF THE THERMAL BREAK IS ONLY APPLIED TO THE METAL FRAME.



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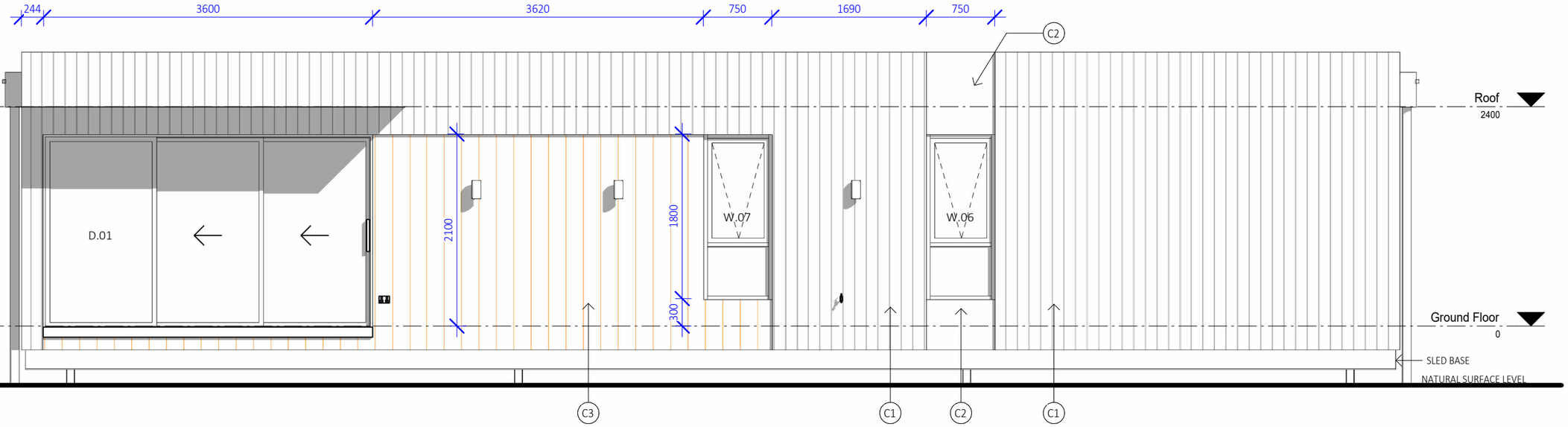

2 ELEVATION 2
1 : 50

0 0.5 1 1.5 2 2.5m

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AFFORDABLE HOMES
- TAS CITY BUILDING -

REVISION	DATE	DESCRIPTION	
PROJECT	SINGLE BED B-B		PROJECT # J007737
CLIENT	TCB PORTABLE HOMES	SCALE As indicated	DWG # A02
DWG	ELEVATIONS 1	DRAWN Author / CHKD Checker	ACCREDITED DESIGNER CC 5618 U

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ELEVATION SCHEDULE:

GENERAL
ALL DIMENSIONS SHOWN TO BE CONFIRMED ON SITE.

ALL ALUMINIUM FRAMES TO BE POWDER-COATED FINISH - COLOUR: MONUMENT.

ALL THRESHOLD PLATES TO BE COUNTERSUNK.

CLADDING TYPE (C1):
JAMES HARDIE™ AXON™ CLADDING
TYPE: 133mm SMOOTH TEXTURE.
INSTALLED TO MANUFACTURER'S SPECIFICATION ON 35mm TIMBER BATTENS.
FINISH: DULUX® WEATHERSHEILD® GLOSS.
COLOUR: 'COLORBOND® MONUMENT®'

CLADDING TYPE (C2):
JAMES HARDIE™ EASYLAP™ PANEL.
TYPE: 8.5mm SMOOTH TEXTURE
INSTALLED TO MANUFACTURER'S SPECIFICATION ON PLASTIC STRIPS OR 12mm EXPANDED POLYSTYRENE STRIPS. (REFER TO THERMAL BREAK NOTE).
FINISH: DULUX® WEATHERSHEILD® GLOSS.
COLOUR: 'COLORBOND® NIGHT SKY®'

CLADDING TYPE (C3):
JAMES HARDIE™ AXON™ CLADDING
TYPE: 133mm GRAINED TEXTURE.
INSTALLED TO MANUFACTURER'S SPECIFICATION ON PLASTIC STRIPS OR 12mm EXPANDED POLYSTYRENE STRIPS. (REFER TO THERMAL BREAK NOTE).
FINISH: PAINT - INTERGRAIN® ULTRA DECK TIMBER STAIN.
COLOUR: LIGHT OAK.

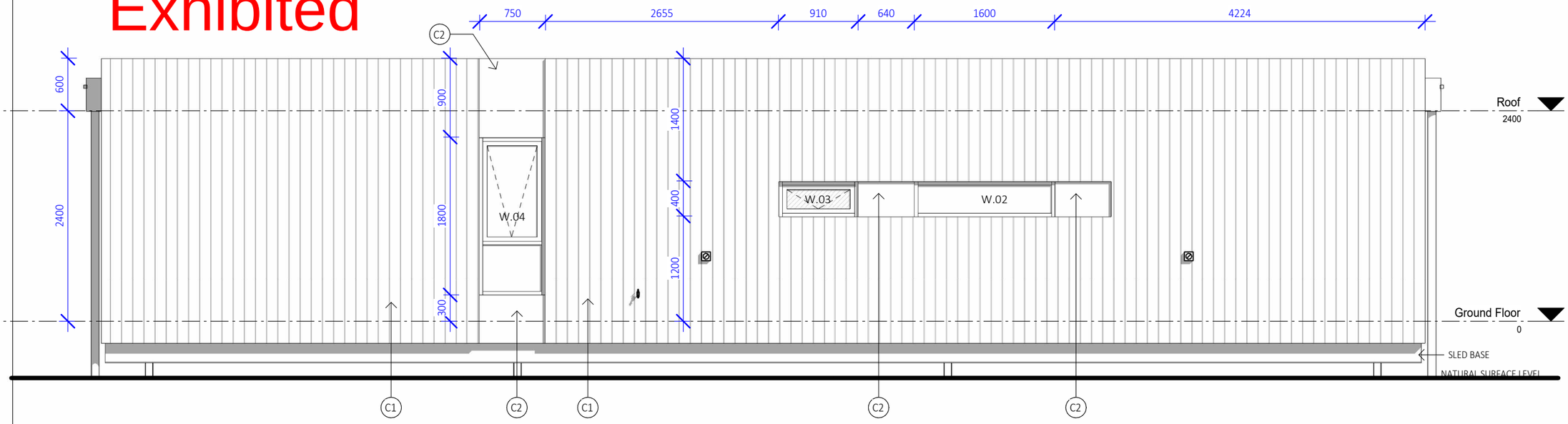
WINDOWS / DOORS:
ALL ALUMINIUM FRAMES TO BE POWDER-COATED FINISH - COLOUR: MONUMENT.

ALL EXTERNAL DOORS TO BE WEATHER STRIPPED.

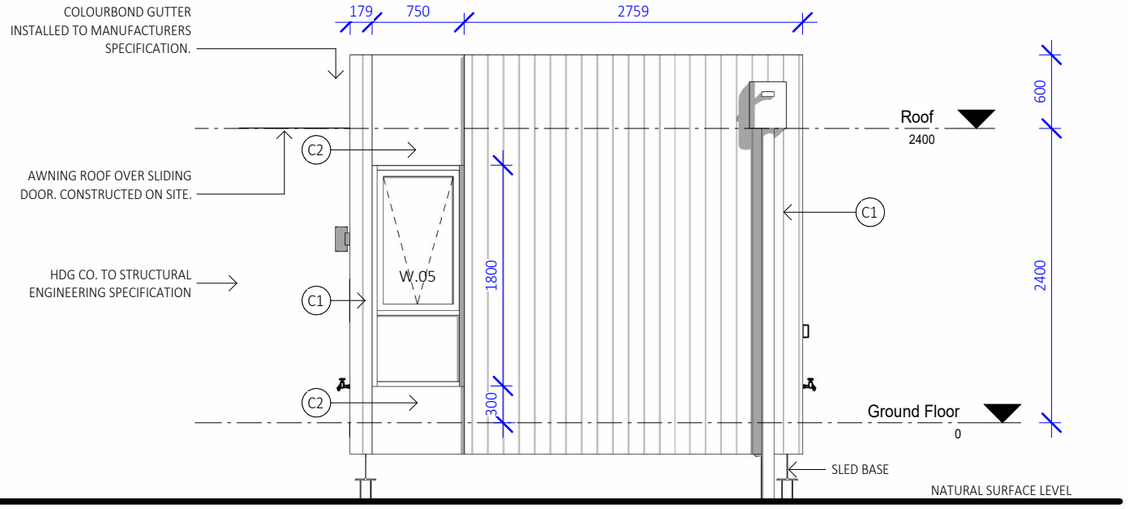
ALL FLASHINGS & FIXINGS TO MANUFACTURER'S SPECIFICATIONS.

ALL GLASS TO CONFORM TO NCC VOL 2. PART 3.6. & AS1288. INSTALLATION OF GLAZING TO BE IN ACCORDANCE WITH AS2047.

THERMAL BREAK
A WALL THAT HAS LIGHTWEIGHT EXTERNAL CLADDING SUCH AS WEATHERBOARDS,FIBRE-CEMENT OR METAL SHEETING FIXED TO THE METAL FRAME; AND DOES NOT HAVE A WALL LINING OR HAS A WALL LINING THAT IS FIXED DIRECTLY TO THE METAL FRAME MUST HAVE A THERMAL BREAK, CONSISTING OF A MATERIAL WITH AN A-VALUE OF NOT LESS THAN 0.2, INSTALLED BETWEEN THE EXTERNAL CLADDING AND THE METAL FRAME. A THERMAL BREAK MAY BE PROVIDED BY MATERIALS SUCH AS TIMBER BATTENS, PLASTIC STRIPS OR POLYSTYRENE INSULATION SHEETING.
THE MATERIAL USED AS A THERMAL BREAK MUST SEPARATE THE METAL FRAME FROM THE CLADDING AND ACHIEVE THE SPECIFIED A-VALUE.EXPANDED POLYSTYRENE STRIPS OF NOT LESS THAN 12 MM THICKNESS AND TIMBER OF NOT LESS THAN 20 MM THICKNESS ARE DEEMED TO ACHIEVE AN A-VALUE OF NOT LESS THAN 0.2. THE A-VALUE OF THE THERMAL BREAK IS NOT INCLUDED WHEN CALCULATING THE TOTAL R-VALUE OF THE WALL, IF THE THERMAL BREAK IS ONLY APPLIED TO THE METAL FRAME.



3 ELEVATION 3
1 : 50



4 ELEVATION 4
1 : 50

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0 0.5 1 1.5 2 2.5m

PRELIMINARY

REV	DATE	DESCRIPTION		
PROJECT	SINGLE BED B-B		PROJECT #	J007737
CLIENT	TCB PORTABLE HOMES	SCALE @ A3 As indicated	DWG #	A03
DWG	ELEVATIONS 2	DRAWN Author / CHKD Checker	ACCREDITED DESIGNER	CC 5618 U

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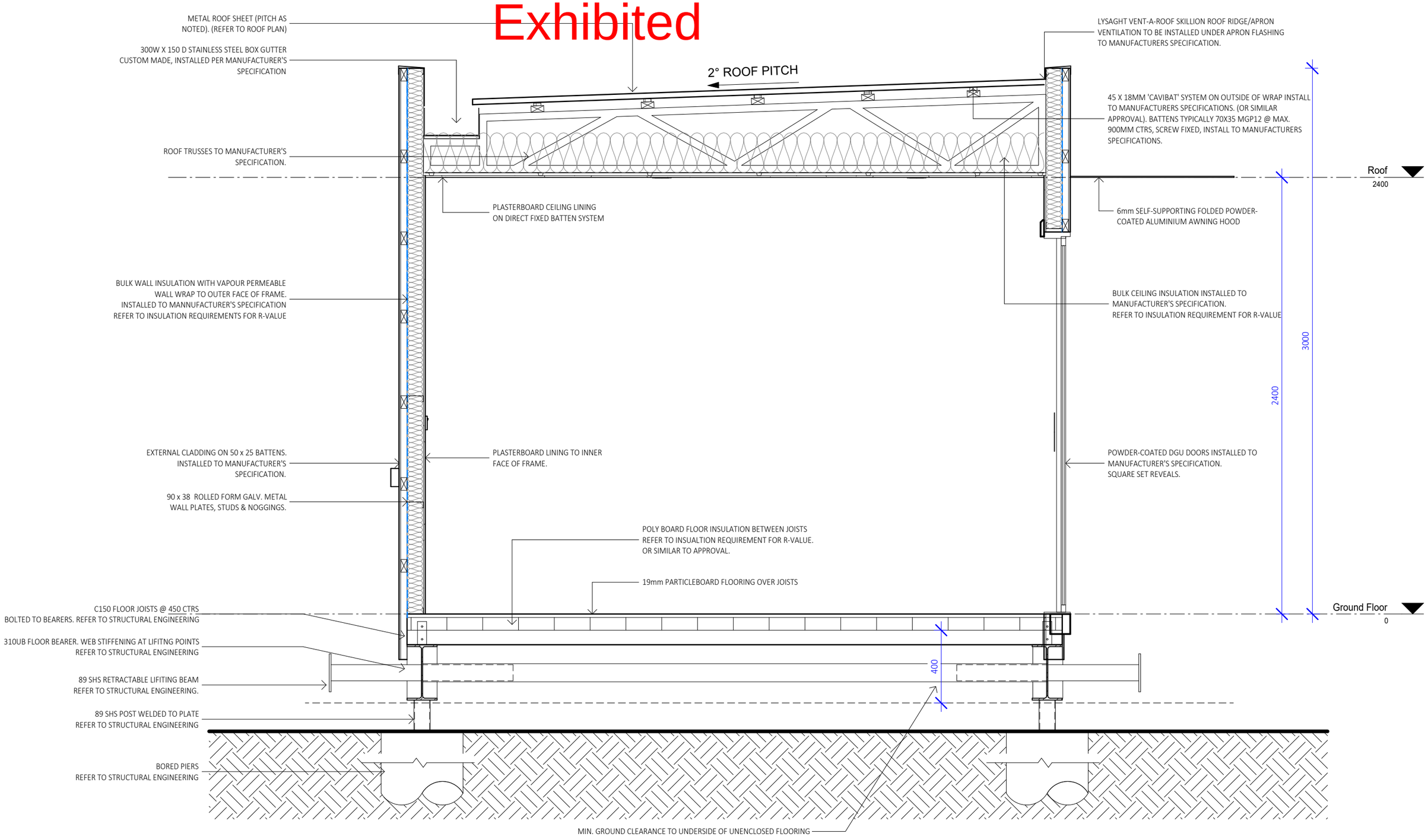

A Section at A-A

1 : 20

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AFFORDABLE HOMES
- TAS CITY BUILDING -

0 0.2 0.4 0.6 0.8 1.0m

REVISION	DATE	DESCRIPTION	
PROJECT	SINGLE BED B-B		PROJECT # J007737
CLIENT	TCB PORTABLE HOMES	SCALE 1 : 20	DWG # A04
DWG	SECTION A-A	DRAWN Author CHKD Checker	ACCREDITED DESIGNER CC 5618 U

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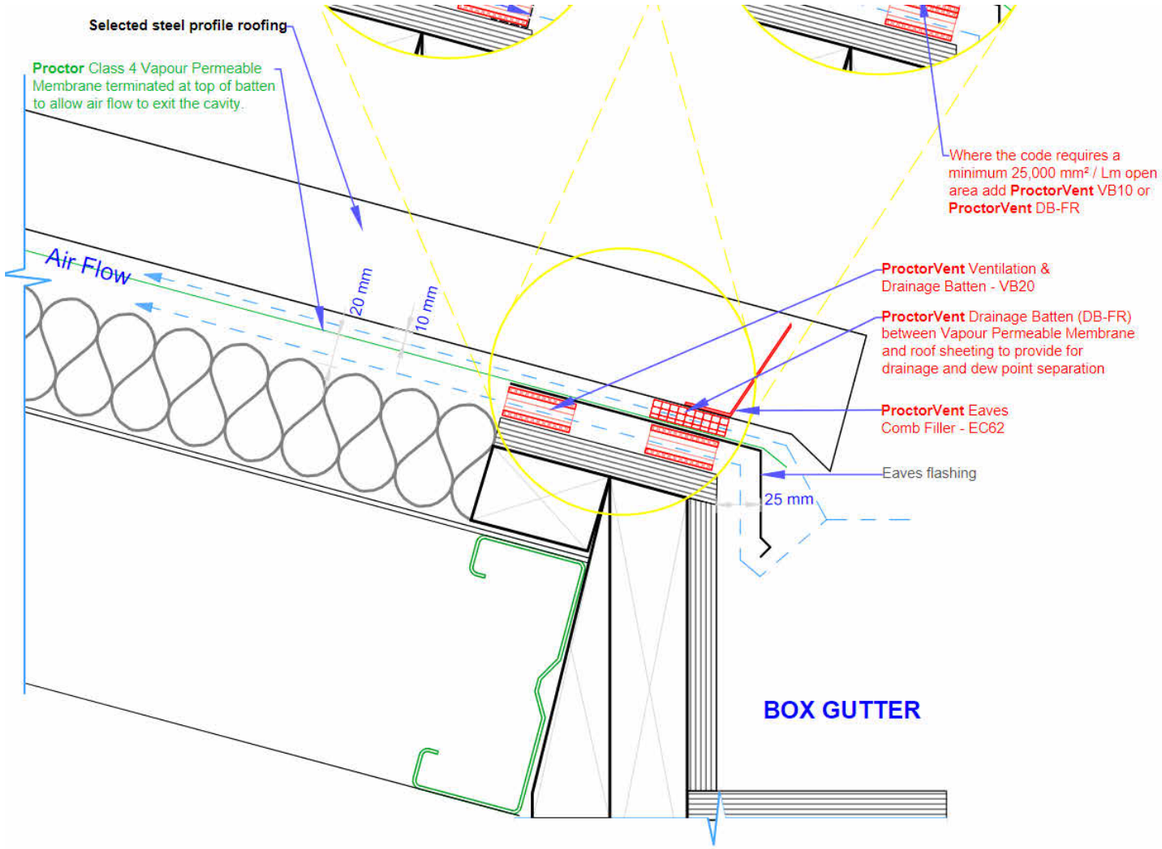
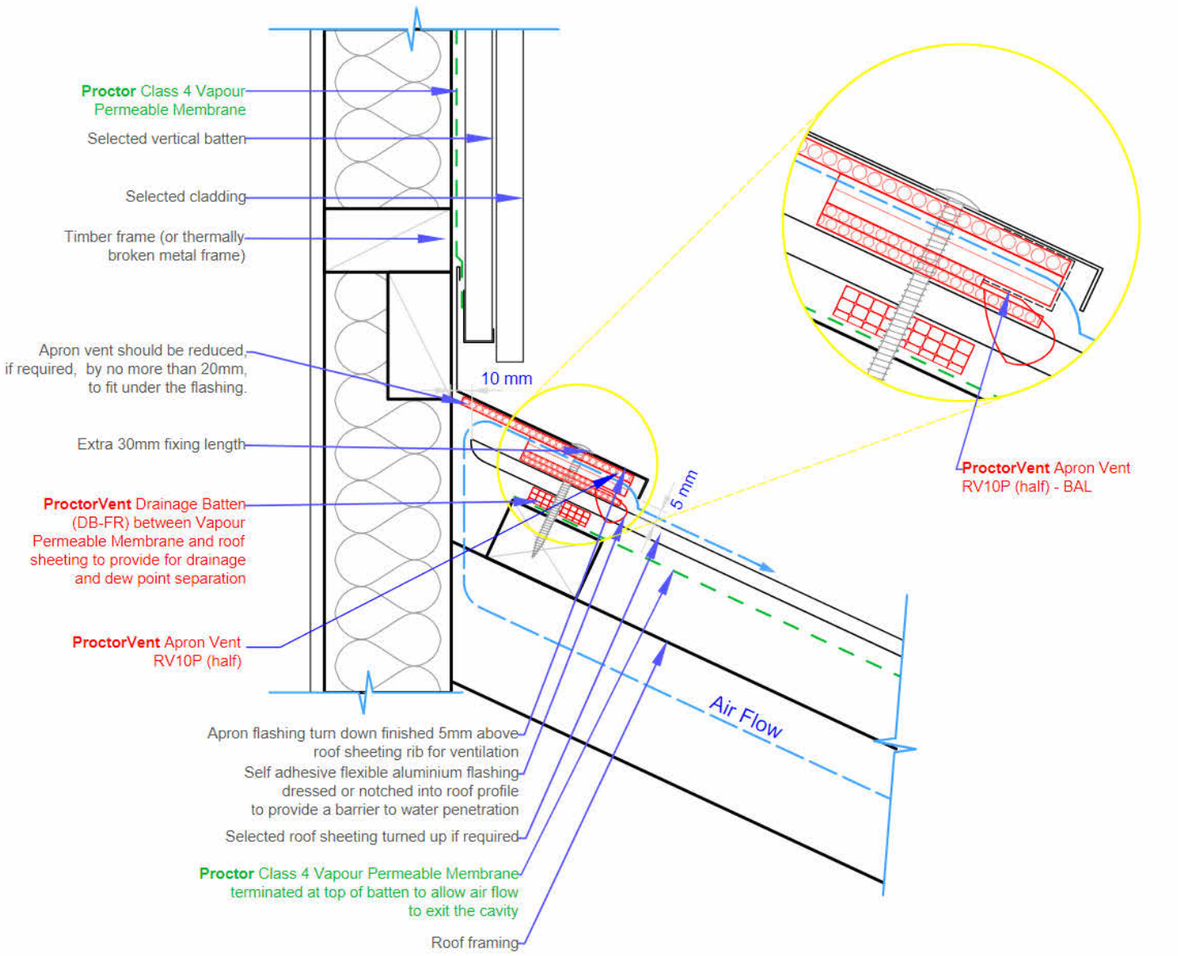


TYPICAL PROPRIETARY BOX GUTTER VENT DETAILS (NTS)



TYPICAL PROPRIETARY SKILLION ROOF RIDGE/ APRON VENT DETAILS (NTS)

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AFFORDABLE HOMES
- TAS CITY BUILDING -

REVISION	DATE	DESCRIPTION		
PROJECT	SINGLE BED B-B		PROJECT #	J007737
CLIENT	TCB PORTABLE HOMES	SCALE NTS	DWG #	A05
DWG	SECTION DETAILS	DRAWN Author CHKD Checker	ACCREDITED DESIGNER CC 5618 U	

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REFLECTED CEILING SCHEDULE

CF-1: 10mm PLASTERBOARD CEILING LINING. INSTALLED ON 16mm DIRECT FIX BATTEN SYSTEM TO MANUFACTURER'S SPECIFICATION. PAINT FINISH

CH 2700 FINISHED CEILING LEVEL (mm)

NOTE: ALL LOCATIONS OF SWITCHES & LIGHT FIXTURES TO BE CONFIRMED ON SITE WITH CLIENT.

MULTIPLE LIGHT SWTICH

SINGLE LIGHT SWTICH (2w = 2 WAY SWITCH)

S.A SMOKE ALARMS MUST BE HARDWIRED WITH BATTERY BACKUP TO COMPLY WITH PART 3.7.2 OF THE NCC 2019.
ALL SMOKE ALARMS MUST BE INTERCONNECTED & LOCATED ON THE CEILINGS.

DL RECESSED LED DOWNLIGHT (11w)

IXL TASTIC COMBINATION LIGHT.
FAN, HEAT & LIGHT UNIT (3 LAMP)
2x 275W HEAT LAMPS (NOT INCL. IN CALC).
1x 6W LED CENTRE LIGHT.

R2.5 ACOUSTIC SOUND INSULATION IN WALLS

WIRING

Notes:

ALL FANS (INCLUDING KITCHEN RANGEHOOD) VENTED TO OUTSIDE VIA EAVES AND FITTED WITH BACKDRAUGHT DAMPERS / SHUTTERS.

CORNICE:
ALL CEILING CORNICES TO BE SQUARE SET

DIMMER SWITCHES TO BE INSTALLED ON LIGHTS IN BEDROOMS & LIVING.

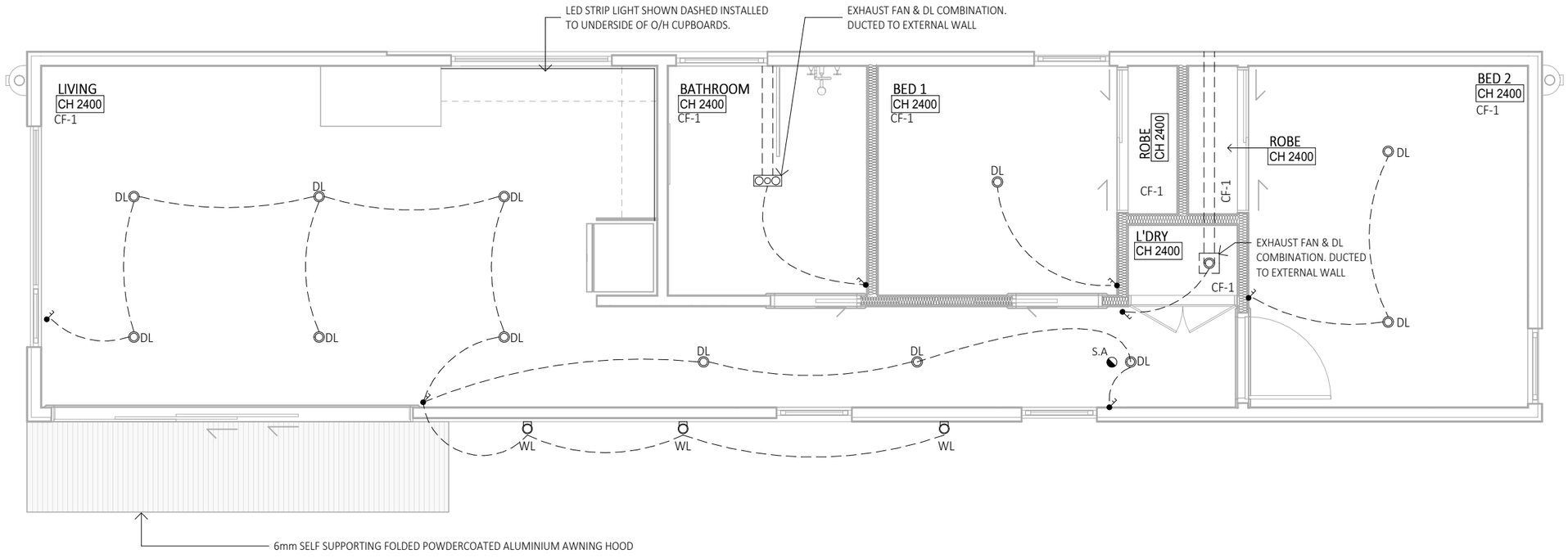
R5.0 CEILING INSULATION TO ALL CEILINGS

LIGHTING EFFICIENCY TABLE:

ALLOWANCE = **5w Per m2**

Floor area = 103m2
Lighting wattage total = 221w

Lighting wattage per m2 = **2.15w/m2**



1 REFLECTED CEILING PLAN
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AFFORDABLE HOMES - TAS CITY BUILDING -

0 0.5 1 1.5 2 2.5m

REVISION	DATE	DESCRIPTION		
PROJECT	SINGLE BED B-B			PROJECT # J007737
CLIENT	TCB PORTABLE HOMES	SCALE	As indicated	DWG # A06
DWG	REFLECTED CEILING PLAN	DRAWN	Author	ACCREDITED DESIGNER
		CHKD	Checker	CC 5618 U

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ROOF PLAN SCHEDULE:

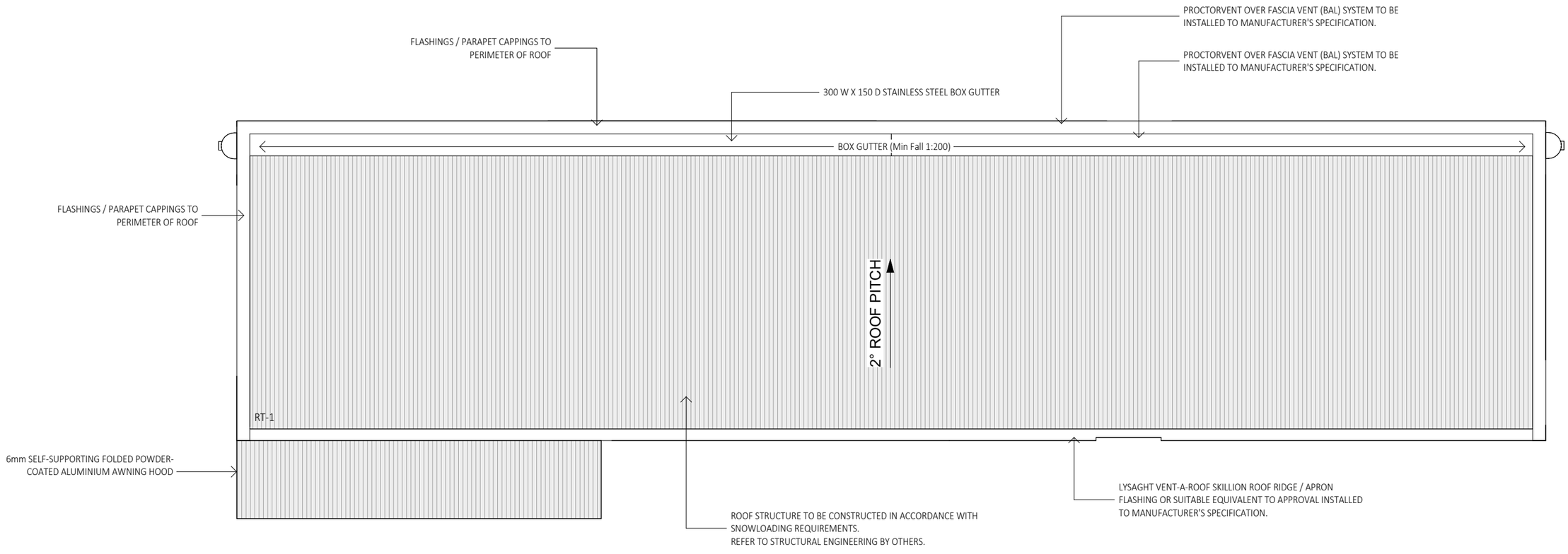
ALL ROOF SHEETING, GUTTERING, DOWNPIPES & CAPPINGS / FLASHINGS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

ROOF TYPE: (RT- 1)
LYSAGHT® TRIMDEK® 0.48BMT.
REFER TO ROOF PLAN FOR ROOF PITCH
ROOF COLOUR:
COLOURBOND® FINISH. COLOUR: MONUMENT.

GUTTER TYPE:
LYSAGHT QUADLINE GUTTER. INSTALLED TO MANUFACTURER'S SPECIFICATION
GUTTER COLOUR: MATCH ROOF

RWP TYPE:
MIN. 90mm uPVC DOWNPIPES.

FLASHINGS / CAPPINGS:
FLAHSINGS & CAPPINGS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
COLOUR: TO MATCH ROOF



1 ROOF PLAN
1 : 50

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AFFORDABLE HOMES
- TAS CITY BUILDING -

0 0.5 1 1.5 2 2.5m

REVISION	DATE	DESCRIPTION	
PROJECT	SINGLE BED B-B		PROJECT # J007737
CLIENT	TCB PORTABLE HOMES	SCALE As indicated	DWG # A07
DWG	ROOF PLAN	DRAWN Author CHKD Checker	ACCREDITED DESIGNER CC 5618 U

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HYDRAULIC SCHEDULE / NOTES:

Pipe Diameters - UPVC

1:	Kitchen Sink / Dishwasher	50mm
2:	Vanity Basin	40mm
3:	Toilet	100mm
4:	Shower	50mm
5:	Bath	40mm
6:	Trough / Washing Machine	50mm
FWG:	Floor Waste Gully	40mm
RWP:	90Ø Downpipe - Refer Roof Plan	90mm

SITE SPECIFIC:

ORG:	Overflow Reflief Gully
I.O.	Inspection Opening

INSTALL OVERFLOW RELIEF GULLIES, RODDING END, STORMWATER, OVERFLOWS, INSPECTION OPENINGS AND EFFLUENT VENTS AS REQUIRED BY THE NCC AND LOCAL STATUTORY REGULATION.

ALL DRAINAGE AND OVERFLOWS TO COMPLY WITH AS/NZS3500

THE CONTRACTOR MUST LOCATE THE PROPERTY CONNECTIONS POINTS TO THE MAINS TO VERIFY THAT THEIR POSITIONS AND DEPTHS ARE AS SHOWN.

INSTALLATION OF ORG IS TO COMPLY WITH AUSTRALIAN STANDARDS, MINIMUM HEIGHT BELOW LOWEST FIXTURE + 150mm MIN. HEIGHT ABOVE SURROUNDING GROUND FINISHED SURFACE LEVEL = 75mm.

COLD WATER SUPPLY OPERATING PRESSURE AT ANY OUTLET WITH A BUILDING MUST NOT EXCEED 500KPA

ANY GRATED DRAINS AND ANY SOAKAGE DRAINS TO BE CONNECTED TO THE STORMWATER SYSTEM VIA A PIT.

PITS ARE TO BE INSTALLED TO THE LOW SIDE OF THE PROPOSED DEVELOPMENT, CAR PARKING AREAS TO BE DRAINED TO EXISTING STORMWATER

DRIVE TO BE SUITABLY DRAINED TO STORMWATER PITS & CONNECTED TO MAINS

WATERPROOFING
DUNLOP WATER BASED ACRYLIC POLYURETHANE MEMBRANE OR SIMILAR APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION TO FLOORS AND FLOOR/WALL JUNCTIONS. DUNLOP SHOWER WATERPROOFING OR SIMILAR WITH REINFORCING MAT, PRIMER, NEUTRAL CURE SILICONE AND MEMBRANE APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION TO TILED SHOWER AREAS WATERPROOF TAP/MIXER AND SPOUT PENETRATIONS WITH 'WATERBAR' TAP PENETRATION FLANGE OR SIMILAR AND SILICONE 150MM MINIMUM HIGH CERAMIC TILED SPLASHBACK FOR EXTEND OF SINK, BATH OR TROUGH WHEN VESSEL IS WITHIN 75MM OF A WALL.

HEATED WATER PIPES TO USE THERMAL INSULATION AS PER AS/NZS4859.1

PIPING WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR ROOF SPACE:
A) ALL FLOW AND RETURN PIPING
B) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500MM OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.45.

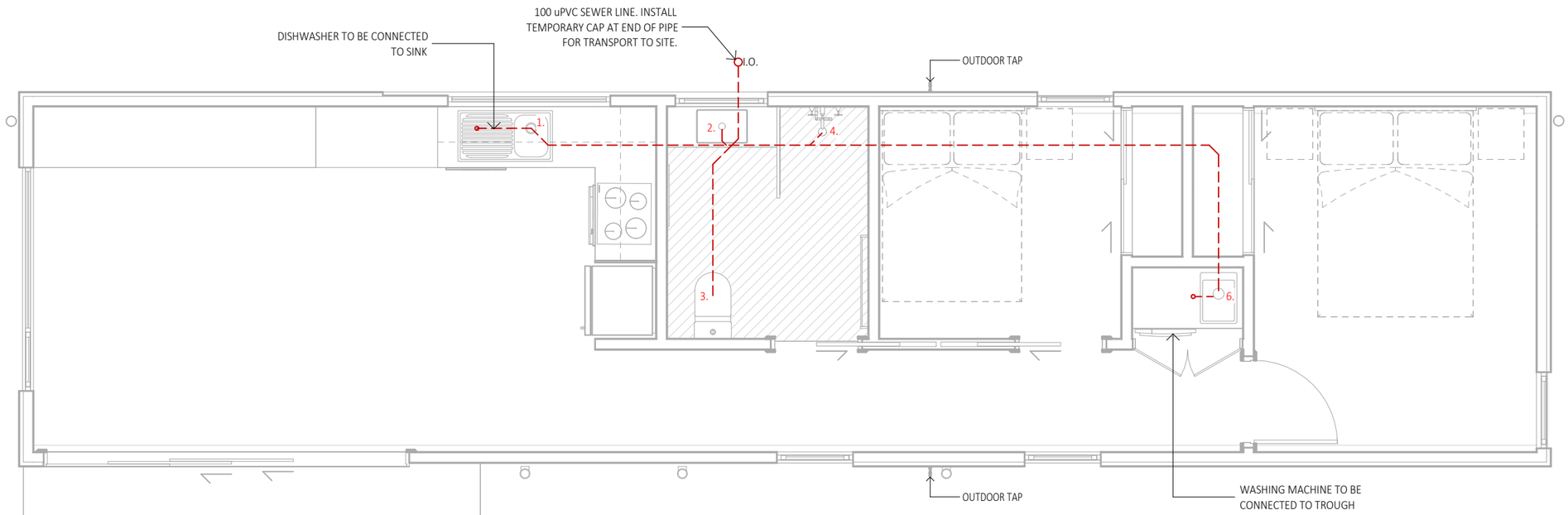
PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB-FLOOR OR ROOF SPACE:
A) ALL FLOW AND RETURN PIPING
B) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500MM OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6.

ALL WORKS TO BE CARRIED OUT BY A LICENSED PLUMBER, PLUMBER / BUILDER TO TAKE LEVELS PRIOR TO CONSTRUCTION TO ENSURE DRAINAGE LINES CAN BE CONNECTED TO LEGAL POINTS OF DISCHARGE (CONNECTION POINTS)

COLD WATER SUPPLY LINE FROM METER TO HOUSE
TO BE 25mm DIA.
ALL COLD WATER BRANCHES TO BE 16mm DIA.
HOT WATER MAIN LINE TO BE 20mm DIA.
ALLHOT WATER BRANCHES TO 16mm DIA.

VACUUM BREAKER BACK FLOW DEVICES TO FITTED TO ALL OUTSIDE TAPS

HOT WATER SYSTEM PIPING TO BE THERMALLY INSTALLED TO ACHIEVE MIN. R-VALUES FOR ENERGY EFFICIENT PERFORMANCE.



1 HYDRAULIC PLAN
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AFFORDABLE HOMES
- TAS CITY BUILDING -

0 0.5 1 1.5 2 2.5m

REVISION	DATE	DESCRIPTION	
PROJECT	SINGLE BED B-B		PROJECT # J007737
CLIENT	TCB PORTABLE HOMES	SCALE As indicated	DWG # A08
DWG	HYDRAULIC PLAN	DRAWN Author CHKD Checker	ACCREDITED DESIGNER CC 5618 U

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Table 3.8.1.1 Waterproofing and water resistance requirements for building elements in wet areas

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Wall / floor junctions	Penetrations
Shower area (enclosed and unenclosed)					
With hob With step-down Without hob or step-down	*Waterproof* floor in *shower area* (including any hob or step-down)	(a) *Waterproof* all walls in *shower area* to a height the greater of— (i) not less than 150 mm above floor substrate; or (ii) not less than 25 mm above maximum retained water level; and (b) *Water resistant* walls in *shower area* to not less than 1800 mm above finished floor level of the shower.	*Waterproof* wall junctions within *shower area*.	*Waterproof* wall / floor junctions within *shower area*.	*Waterproof* penetrations in *shower area*.
With preformed shower base	N/A	*Water resistant* walls in *shower area* to not less than 1800 mm above finished floor level of the show.	*Waterproof* wall junctions within *shower area*.	*Waterproof* wall / floor junctions within *shower area*.	*Waterproof* penetrations in *shower area*.
Area outside shower area					
For concrete and compressed fibre-cement sheet flooring	*Water resistant* floor of the room..	N/A	N/A	*Waterproof* wall / floor junctions	N/A
For timber floors including particleboard, plywood and other timber based flooring materials	*Waterproof* floor of the room				
Areas adjacent to baths and spas					
For concrete and compressed fibre-cement sheet flooring	*Water resistant* floor of the room..	(a) *Water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall. (b) *Water resistant* all exposed surfaces below *vessel* lip.	*Water resistant* junctions within 150 mm above a *vessel* for the extent of the *vessel*.	*Water resistant* wall / floor junctions for the extent of the *vessel*.	*Waterproof* tap and spout penetrations where they occur in horizontal surfaces.
For timber floors including particleboard, plywood and other timber based flooring materials	*Waterproof* floor of the room.	(a) *Water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall. (b) *Water resistant* all exposed surfaces below *vessel* lip.	*Water resistant* junctions within 150 mm above a *vessel* for the extent of the *vessel*.	*Water resistant* wall / floor junctions for the extent of the *vessel*.	*Waterproof* tap and spout penetrations where they occur in horizontal surfaces.
Inserted baths and spas	(a) *Waterproof* shelf area, incorporating waterstop under the bath lip. (b) No	(a) *Waterproof* to not less than 150 mm above the lip of the bath or spa; and (b) No requirement under bath.	(a) *Waterproof* junctions within 150 mm above bath or spa; and (b) No	N/A	*Waterproof* tap and spout penetrations where they occur in horizontal surfaces.
Other areas					
Laundries and WCs	*Water resistant* floor of the room	N/A	N/A	*Water resistant* wall / floor junctions.	N/A
Walls adjoining other *vessels* (e.g. sink, basin or laundry tub	N/A	*Water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall.	*Waterproof* wall junctions where a *vessel* is fixed to a wall.	N/A	*Waterproof* tap and spout penetrations where they occur in surfaces *required* to be *waterproof* or *water resistant*.

Door Schedule

Mark	Door Leaf Size (H x W)	Operation	Comments
01	2100 x 3600	MULTI LEAF SLIDER	DGU, POWDER-COATED ALUMINIUM
02	2040 x 820	SINGLE CAVITY SLIDER	35mm HOLLOW-CORE DOOR
03	2040 x 820	SINGLE CAVITY SLIDER	35mm HOLLOW-CORE DOOR
03	2400 x 1050	DOUBLE SWING	35mm HOLLOW-CORE DOOR
05	2040 x 820	SINGLE SWING	35mm HOLLOW-CORE DOOR
06	2400 x 1450	ROBE, 2 PANEL	ROBE DOOR WITH ALUMINIUM TRACK
07	2400 x 1450	ROBE, 2 PANEL	ROBE DOOR WITH ALUMINIUM TRACK

Window Schedule

Mark	Height x Width	Operation	Comments
01	1800 x 2200	Fix / Awn	DGU, POWDER-COATED ALUMINIUM, SQUARE SET
02	400 x 1600	Fix	DGU, POWDER-COATED ALUMINIUM, SQUARE SET
03	400 x 910	Awn	DGU, POWDER-COATED ALUMINIUM,FROSTED GLASS, SQUARE SET
04	1800 x 750	Fix / Awn	DGU, POWDER-COATED ALUMINIUM, SQUARE SET
05	1800 x 750	Fix / Awn	DGU, POWDER-COATED ALUMINIUM, SQUARE SET
06	1800 x 750	Fix / Awn	DGU, POWDER-COATED ALUMINIUM, SQUARE SET
07	1800 x 750	Fix / Awn	DGU, POWDER-COATED ALUMINIUM, SQUARE SET

LOCATION OF NOGGINGS OR SHEETING IN THE BATHROOM

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Figure 6.2f: Location of noggings for a wall behind a toilet pan

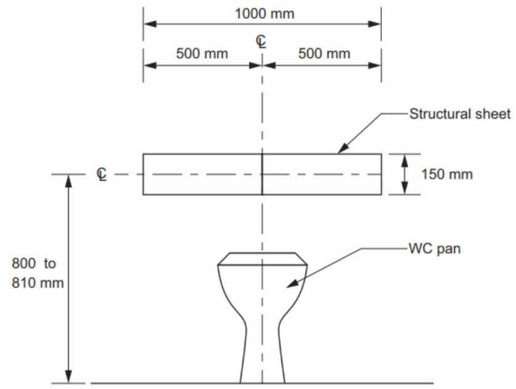


Figure 6.2g: Location of sheeting for a wall behind a toilet pan

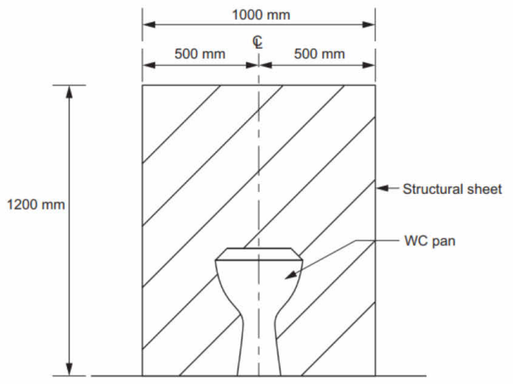


Figure 6.2d: Location of sheeting for shower walls

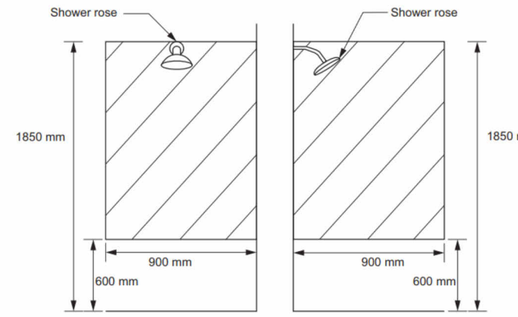


Figure 6.2c: Location of noggings for shower walls

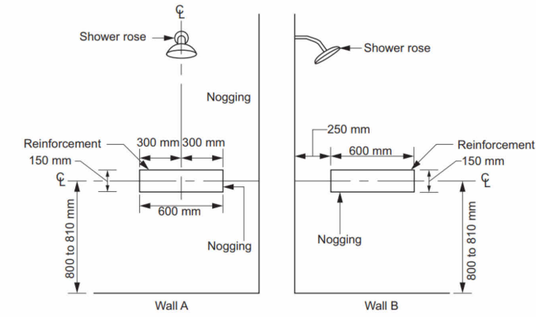
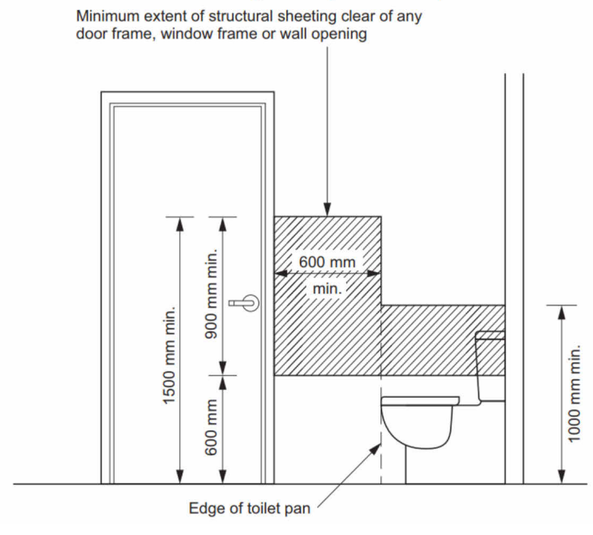


Figure 6.2e: Minimum extent of sheeting for wall adjacent to a toilet pan



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AFFORDABLE HOMES
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REVISION	DATE	DESCRIPTION		
PROJECT	SINGLE BED B-B		PROJECT #	J007737
CLIENT	TCB PORTABLE HOMES	SCALE	DWG #	A09
DWG	GENERAL NOTES / SCHEDULES	DRAWN Author CHKD Checker	ACCREDITED DESIGNER CC 5618 U	

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