

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION



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Project:
PROPOSED NEW UNIT
8 HAROLD STREET,
KINGS MEADOWS

Client name:

Drawing:
SITE PLAN

Drafted by:
Author

Approved by:
Approver

Date:
03/07/2017

Scale:
1 : 200

Project/Drawing no:
PD17149- 01

Revision:
00



Accredited building practitioner: Frank Geskus -No CC246A

LEGEND

GT	GATE
FN	FENCE 1.8m HIGH
XL	SECURITY LIGHTS
KB	1501mm KERB
ST.	2X2m STORAGE SHED, 3 CUBIC M2
RT.	RETAINING WALL

SHRUBS 2000-3000

- CALLISTEMON-"KINGS PARK SPECIAL"
- BANKSIA ERICIFOLIA

SHRUBS 1000-1500

- GREVILLIA SERICEA
- GREVILLIA SP

GRASSES

- "FAN FLOWER" SCAEVOLA SP
- LOMANDRA LONGIFOLIA



CLOTHES LINES - WALL MOUNT



WASTE STORAGE 1.5m2



CONCRETE PATH/PAVING



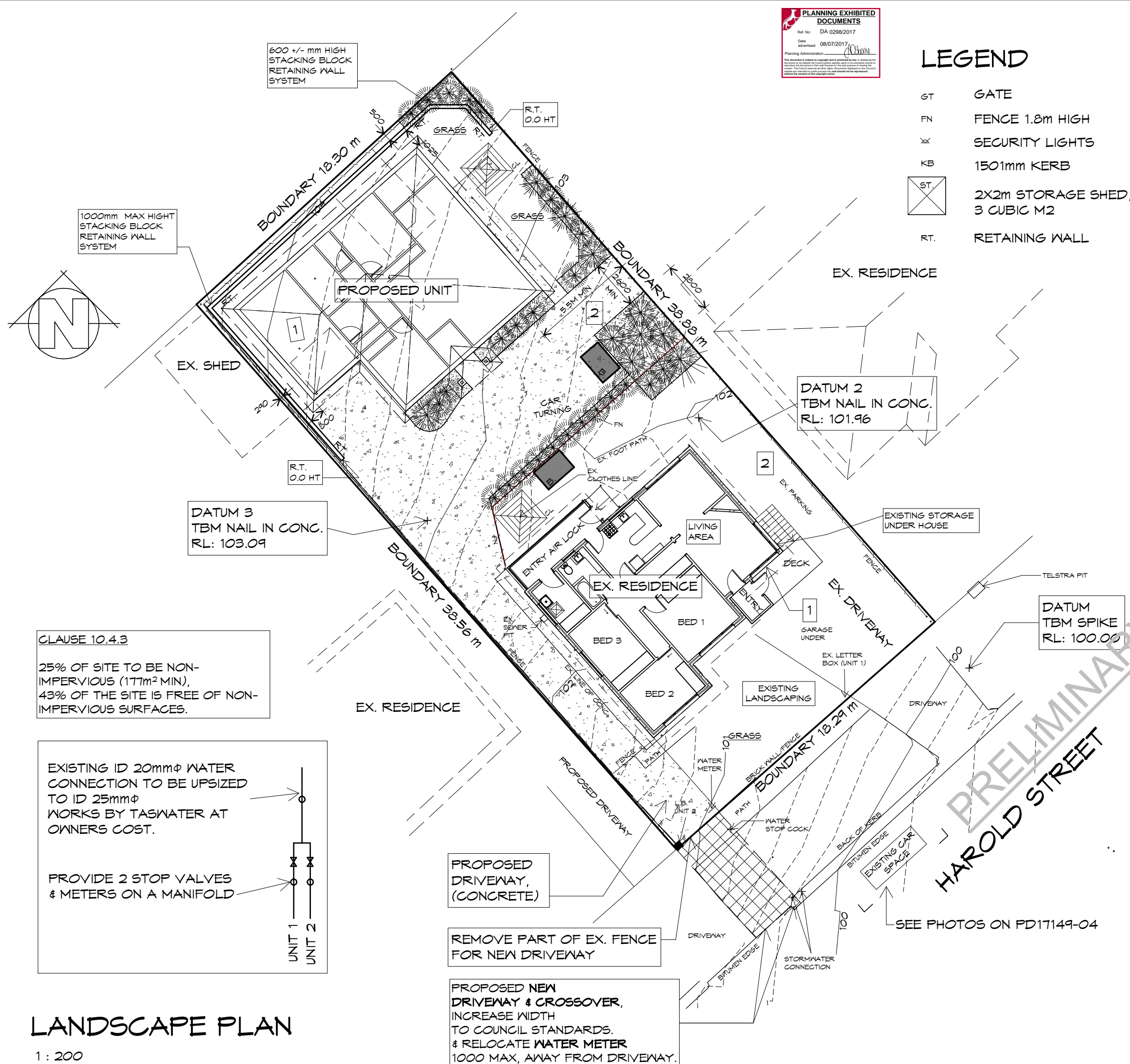
MULCH OR SIMILAR



LETTER BOX

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

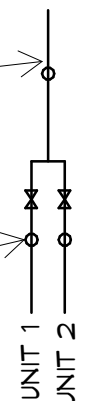


CLAUSE 10.4.3

25% OF SITE TO BE NON-IMPERVIOUS (177m² MIN),
43% OF THE SITE IS FREE OF NON-IMPERVIOUS SURFACES.

EXISTING ID 20mm ϕ WATER CONNECTION TO BE UPSIZED TO ID 25mm ϕ WORKS BY TASWATER AT OWNERS COST.

PROVIDE 2 STOP VALVES & METERS ON A MANIFOLD



LANDSCAPE PLAN

1 : 200

PROPOSED DRIVEWAY, (CONCRETE)

REMOVE PART OF EX. FENCE FOR NEW DRIVEWAY

PROPOSED NEW DRIVEWAY & CROSSOVER, INCREASE WIDTH TO COUNCIL STANDARDS. & RELOCATE WATER METER 1000 MAX, AWAY FROM DRIVEWAY.

 **Prime Design**

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Project:
PROPOSED NEW UNIT
8 HAROLD STREET,
KINGS MEADOWS

Client name:
Z.W, S.S. & J.B. SZYCMAN

Drawing:
LANDSCAPE PLAN

Drafted by:
Author

Approved by:
Approver

Date:
28/06/2017

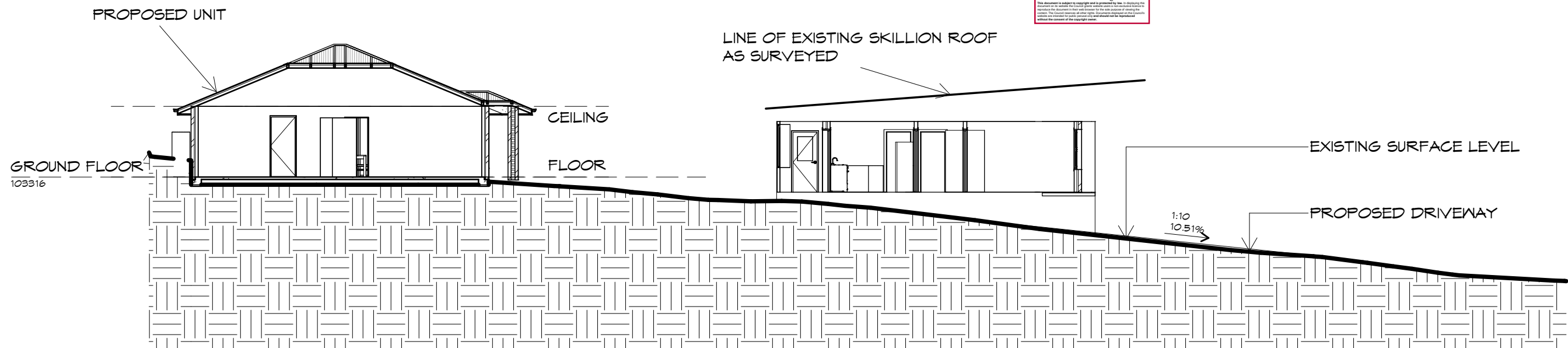
Scale:
As indicated

Project/Drawing no:
PD17149- 03

Revision:
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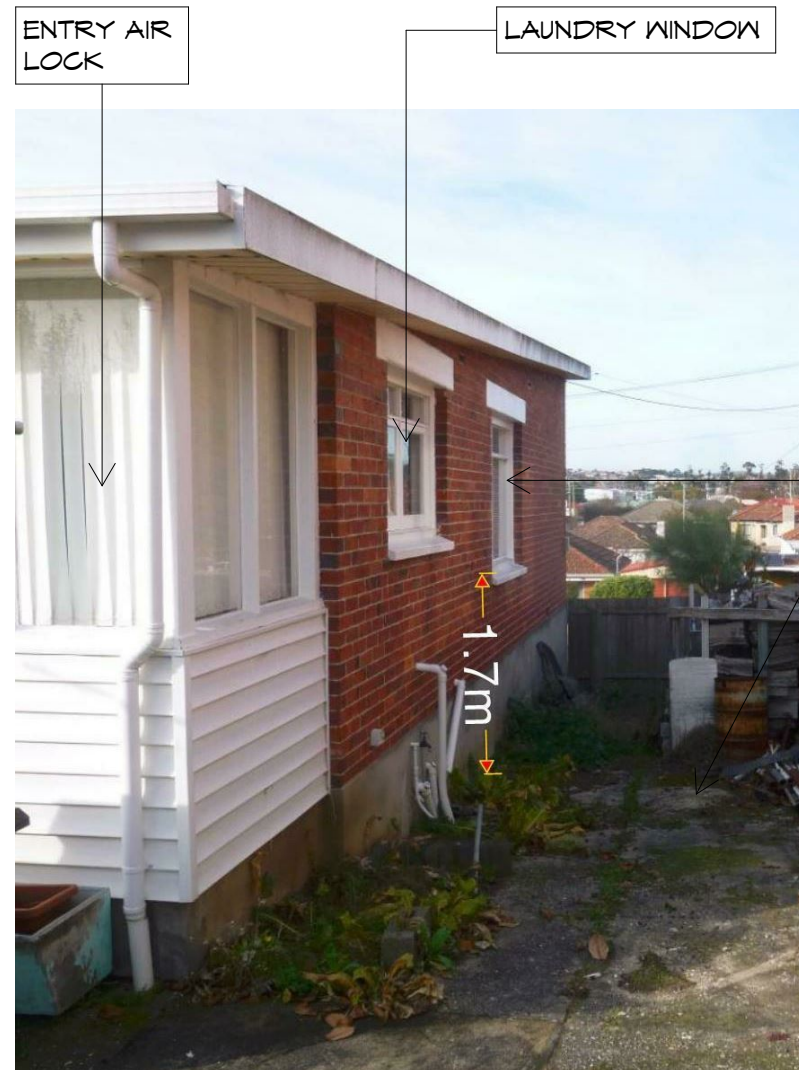


Accredited building practitioner: Frank Geskus -No CC246A



SECTION
1 : 150

1
01



EXISTING HOUSE - UNIT 1

LAUNDRY WINDOW

ENTRY AIR LOCK

CLAUSE 10.4.6 PRIVACY FOR ALL DWELLINGS
A3, COMPLIES WITH:
(ii) THE WINDOW, OR GLAZED DOOR, TO A
HABITABLE ROOM HAS A SILL HEIGHT OF AT LEAST
1.7 M ABOVE THE SHARED DRIVEWAY OR PARKING
SPACE, OR HAS FIXED OBSCURE GLAZING
EXTENDING TO A HEIGHT OF AT LEAST 1.7 M ABOVE
THE FLOOR LEVEL.

BEDROOM WINDOW

PROPOSED DRIVEWAY TO
PROPOSED UNIT 2

REMOVE
SECTION OF
FENCE

PROPOSED
DRIVEWAY



EXISTING DRIVEWAY



EXISTING HOUSE

EXISTING CAR SPACE

 **Prime
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Project:
PROPOSED NEW UNIT
8 HAROLD STREET,
KINGS MEADOWS

Client name:
Z.W, S.S. & J.B. SZYCMAN
Drafted by: Author
Approved By: Approver

 **BUILDING
DESIGNERS
AUSTRALIA**

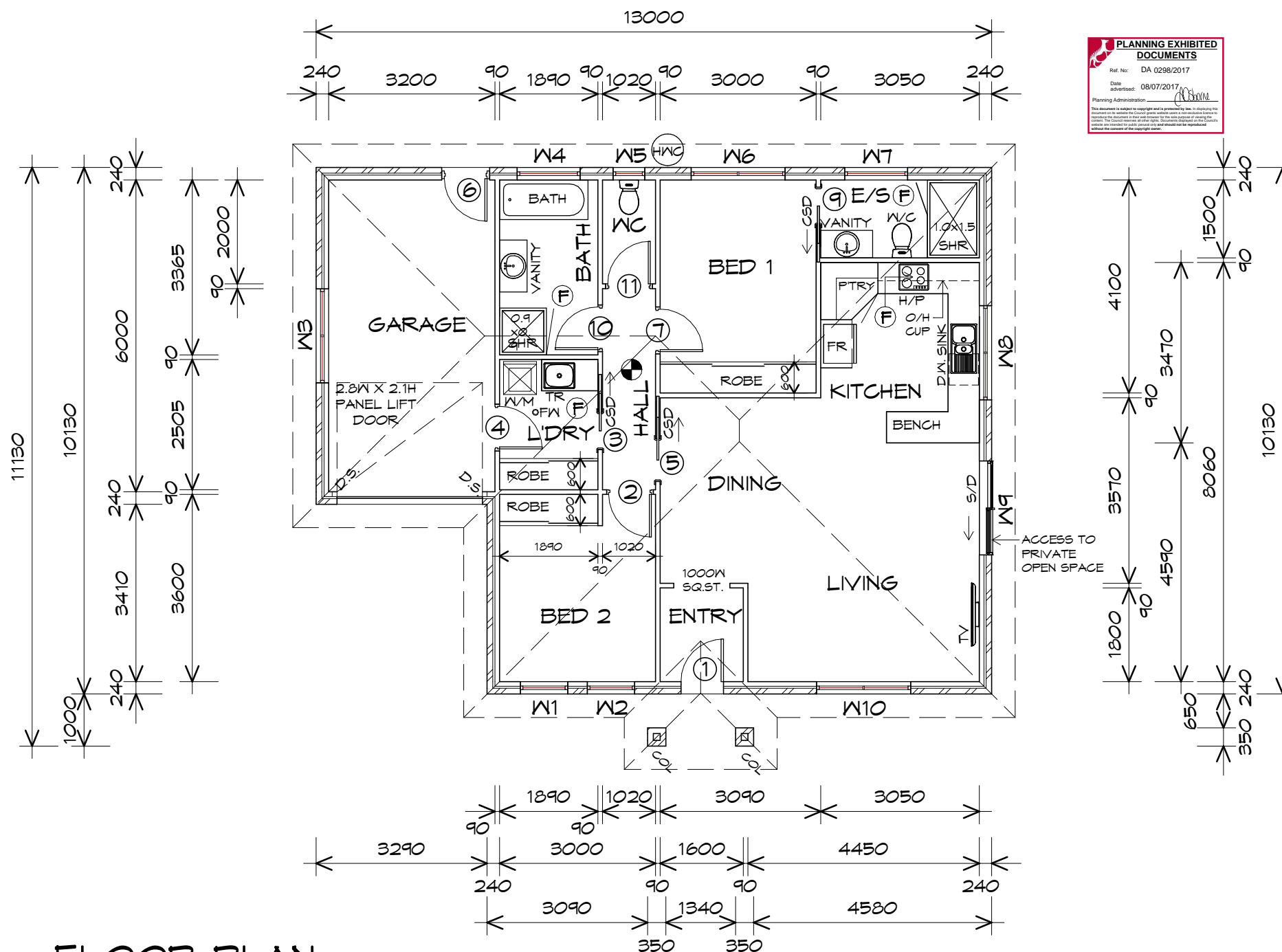
Drawing:
SECTION & PHOTOS

Date: 28/06/2017
Scale: 1 : 150

Project/Drawing No:
PD17149- 04

Revision:
00

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



FLOOR PLAN

1 : 100

U2 - TOTAL FLOOR AREA 119.68 m² (12.87 SQUARES)

SMOKE ALARMS

- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- TO BE INTERCONNECTED BETWEEN FLOORS WHERE APPLICABLE.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH BCA 2017 VOL.2

SANITARY COMPARTMENTS

MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY WITH BCA 2017



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LEGEND

- Ⓢ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓢ 240v SMOKE ALARM
- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- FW FLOOR WASTE, UNDER WASHING MACHINE
- S/L SIDELIGHT
- D.S. 2/90x45 F17 KDHW DOUBLE STUDS
- COL 350x350 BRICK COLUMN, 2/90x45 F17 KDHW DOUBLE STUDS CENTRAL.

DOOR SCHEDULE

MARK	WIDTH	TYPE
1	820	EXTERNAL GLAZED DOOR
2	820	INTERNAL TIMBER DOOR
3	720	CAVITY SLIDING DOOR
4	820	INTERNAL TIMBER DOOR
5	820	CAVITY SLIDING DOOR
6	820	EXTERNAL HALF GLASS
7	820	INTERNAL TIMBER DOOR
9	720	CAVITY SLIDING DOOR
10	820	INTERNAL TIMBER DOOR
11	820	INTERNAL TIMBER DOOR

WINDOW SCHEDULE

MAR K	HEIGH T	WIDT H	TYPE	REMARKS
W1	1800	910	AWNING WINDOW	
W2	1800	910	AWNING WINDOW	
W3	600	1810	AWNING WINDOW	
W4	1000	1210	AWNING WINDOW	OPAQUE
W5	600	610	AWNING WINDOW	OPAQUE
W6	1800	1810	AWNING WINDOW	
W7	1000	1210	AWNING WINDOW	OPAQUE
W8	1000	1810	AWNING WINDOW	
W9	2100	1810	SLIDING DOOR	
W10	1800	1810	AWNING WINDOW	

ALUMINIUM AWNING WINDOWS DOUBLE GLAZING COMPLETE WITH FLY SCREENS TO SUIT BAL-? RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

Project:
PROPOSED NEW UNIT
8 HAROLD STREET,
KINGS MEADOWS

Client name:
Z.W, S.S. & J.B. SZYCMAN
Drafted by: A.V. Approved by: F.G.G.

Drawing:
FLOOR PLAN

Date: 21/06/2017 Scale: 1 : 100

Project/Drawing No:
PD17149- 2-01



Revision:
00

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

EAVES
OVER HANG ROOF 450mm U.N.O.
FRAME FOR LEVEL EAVES
LINE ALL SOFFITS
WITH HARDIFLEX SHEETING.
IN ACCORDANCE WITH BCA 2014 3.5.3.5.

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

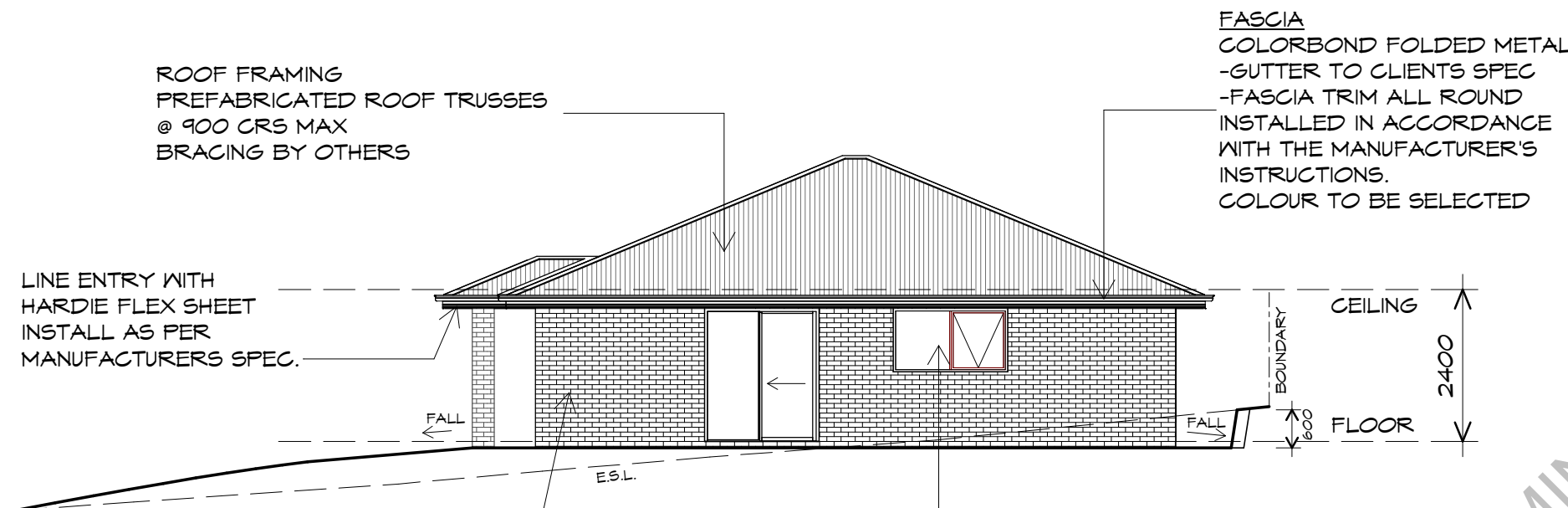
DAMP PROOF COURSE
TO BE INSTALLED UNDER EXTERNAL
MASONRY ON SLABS OR FOOTINGS,
SHALL BE OF SUFFICIENT WIDTH TO
PROJECT PAST THE EXTERNAL FACE
OF THE WALL.
BCA 2014/2 PART 3.3.4.5.

CAVITY VENTILATION AND DRAINAGE-
OPEN WEEPHOLES TO BRICK COURSE
IMMEDIATELY ABOVE ANY DPC
OR FLASHING. AT 1200 CRS AND HEAD AND
SILL OPENING OVER 1000mm
SILL AND HEAD FLASHING INSTALLED
IN ACCORDANCE WITH BCA 2014 FIG3.34.5

GLAZING
ALL GLAZING IS TO COMPLY WITH THE
PROVISIONS OF PART 3.6.1 OF THE BCA.
IN PARTICULAR THAT THE GLAZING IN
THE WINDOW LOCATED OVER THE BATH/
SHOWER INSTALLATION TO COMPLY WITH
HUMAN IMPACT SAFETY REQUIREMENTS,
SECTION 5.12 OF A.S.1288
WINDOWS TO BE SEALED IN
ACCORDANCE WITH A.S.2047
ALL GLASS INSTALLATIONS INCLUDING
ROOFS, WINDOW AND DOORS TO BE
TAGGED ON-SITE OR GLAZIER TO
SUPPLY COMPLIANCE CERTIFICATE
AT FINAL INSPECTION.

NORTH WESTERN ELEVATION

1 : 100



BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH PART 3.3 OF THE B.C.A.

WINDOWS
POWDER COATED ALUMINIUM WINDOW
FRAMES AWNING OPENING
TAS OAK REVEALS AND TRIMS
ALL FLASHING TO MANUFACTURERS
SPECIFICATION
BRICK ON EDGE EXTERNAL SILLS
REFER AS 1288 & AS 2047 & BCA 2014

BRICK TIE SPACINGS
FOR 450mm STUD SPACING
TYPICAL 600x450 SPACING 300x225 AT OPENINGS
AND CONTROL JOINTS
REFER TO BCA 2014 PART 3.3.3. / AS3700 & AS4773
FOR FURTHER DETAILS

NORTH EASTERN ELEVATION

1 : 100

LINTELS SUPPORTING MASONRY ONLY (4 COURSES MAX) NO ROOF LOAD, 41m/s MAX		
SECTION	MASS (kg/m) OF Lintel	MAX CLEAR SPAN (mm)
ANGLES		
90x6.0 E.A.	8.22	3010
90x8.0 E.A.	10.6	3010
100x6.0 E.A.	9.16	3130
100x8.0 E.A.	11.8	3370
150x90x8.0 U.A.	14.3	4210
150x100x10.0 U.A.	18	4330
FLATS		
75x8.0 E	4.71	490
17x10.0 E	5.89	610

Prime Design

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Project:
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8 HAROLD STREET,
KINGS MEADOWS

Client name:
Z.W, S.S. & J.B. SZYCMAN
Drafted by: A.V. Approved By: F.G.G.

bda BUILDING DESIGNERS AUSTRALIA

Drawing:
ELEVATIONS

Date: 21/06/2017 Scale: 1 : 100

Project/Drawing No: PD17149- 2-02 Revision: 00

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



PANEL LIFT DOOR 2800 WIDE x 2100 HIGH CLADDING PANELS TO CLIENTS SPEC FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH BCA 2014/2 3.12.3

WINDOWS
POWDER COATED ALUMINIUM WINDOW FRAMES ANNING OPENING TAS OAK REVEALS AND TRIMS ALL FLASHING TO MANUFACTURERS SPECIFICATION BRICK ON EDGE EXTERNAL SILLS REFER AS 1288 & AS 2047 & BCA 2014

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SOUTH EASTERN ELEVATION

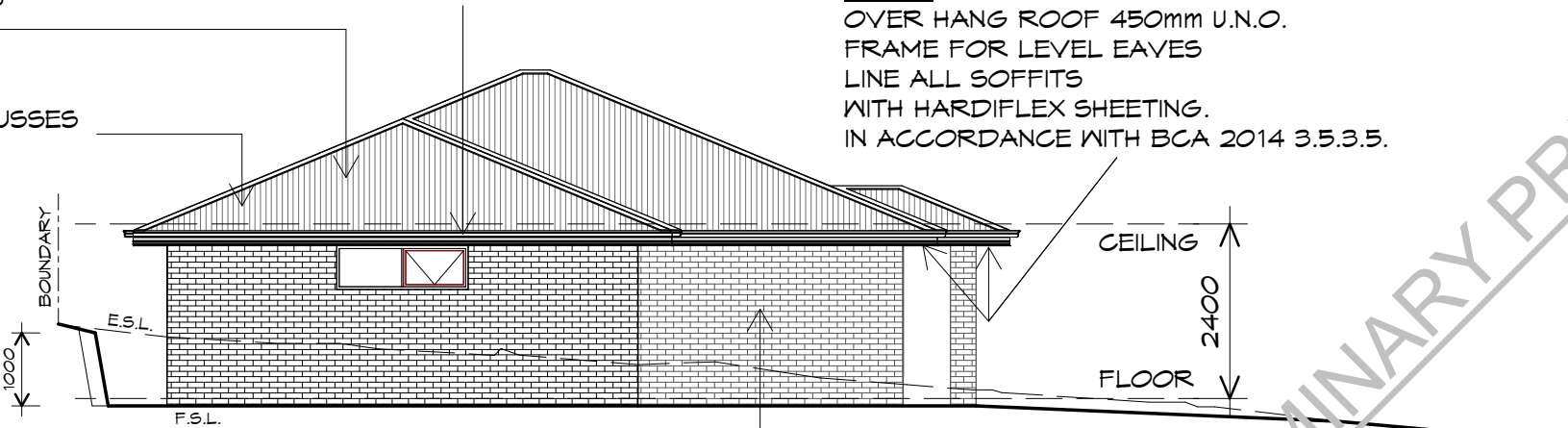
1 : 100

FASCIA
COLORBOND FOLDED METAL -GUTTER TO CLIENTS SPEC -FASCIA TRIM ALL ROUND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. COLOUR TO BE SELECTED

ROOF CLADDING COLORBOND CUSTOM ORB TO CLIENTS SPECS.

ROOF FRAMING PREFABRICATED ROOF TRUSSES @ 900 CRS MAX BRACING BY OTHERS

EAVES
OVER HANG ROOF 450mm U.N.O. FRAME FOR LEVEL EAVES LINE ALL SOFFITS WITH HARDIFLEX SHEETING. IN ACCORDANCE WITH BCA 2014 3.5.3.5.



LINTELS SUPPORTING MASONRY ONLY (4 COURSES MAX) NO ROOF LOAD, 41m/s MAX		
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17x10.0 E	5.89	610

DAMP PROOF COURSE
TO BE INSTALLED UNDER EXTERNAL MASONRY ON SLABS OR FOOTINGS, SHALL BE OF SUFFICIENT WIDTH TO PROJECT PAST THE EXTERNAL FACE OF THE WALL. BCA 2014/2 PART 3.3.4.5.

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BRICKWORK
SELECTED FIRED CLAY FACE BRICKS. RAKED JOINTS, STRETCHER BOND REFER ENGINEER FOR ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH PART 3.3 OF THE B.C.A.

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SOUTH WESTERN ELEVATION

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Project:
**PROPOSED NEW UNIT
8 HAROLD STREET,
KINGS MEADOWS**

Client name:
Z.W, S.S. & J.B. SZYCMAN

Drawing:
ELEVATIONS

Drafted by: A.V. Approved by: F.G.G.

Date: 21/06/2017 Scale: 1 : 100

Project/Drawing no: PD17149- 2-03 Revision: 00