

PROPOSED NEW DWELLINGS

54 MULGRAVE STREET, SOUTH LAUNCESTON

GENERAL PROJECT INFORMATION
 TITLE REFERENCE: 2/148488
 SITE AREA: TBC
 DESIGN WIND SPEED: N1
 SOIL CLASSIFICATION: M
 CLIMATE ZONE: 7
 ALPINE AREA: NO
 CORROSIVE ENVIRONMENT: NO
 BAL RATING:
 OTHER KNOWN HAZARDS: NONE KNOWN

DB INVESTMENTS

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	LOCALITY PLAN
03	LANDSCAPING PLAN
04	SITE DRAINAGE PLAN
05	SUBDIVISION PLAN
06	PLANNING -BUILDING ENVELOPE
07	SITE CUT/FILL
08	BUILDING SETOUT PLAN

UNIT 3 BUILDING DRAWINGS

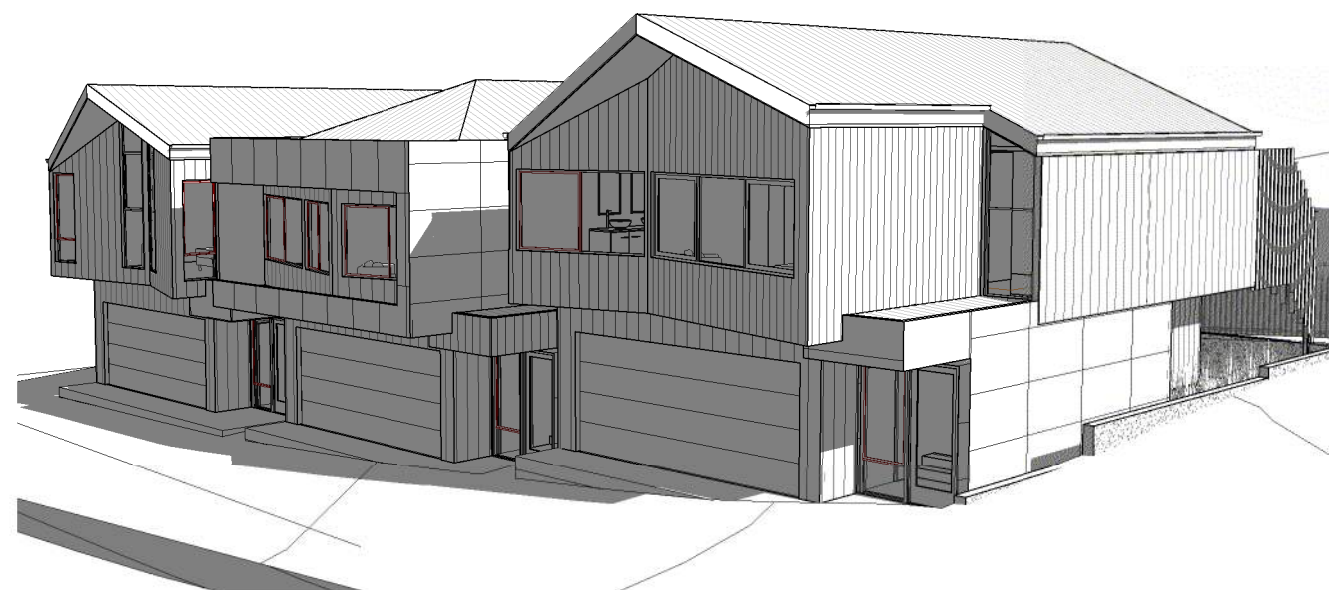
No	DRAWING
3-01	GROUND FLOOR PLAN
3-02	FIRST FLOOR PLAN
3-03	DOOR & WINDOW SCHEDULES
3-04	ELEVATIONS
3-05	ELEVATIONS
3-06	ROOF PLAN
3-07	PERSPECTIVES

UNIT 1 BUILDING DRAWINGS

No	DRAWING
1-01	GROUND FLOOR PLAN
1-02	FIRST FLOOR PLAN
1-03	DOOR AND WINDOW SCHEDULES
1-04	ELEVATIONS
1-05	ELEVATIONS
1-06	ROOF PLAN
1-07	PERSPECTIVES

UNIT 2 BUILDING DRAWINGS

No	DRAWING
2-01	GROUND FLOOR PLAN
2-02	FIRST FLOOR PLAN
2-03	DOOR & WINDOW SCHEDULES
2-04	ELEVATIONS
2-05	ELEVATIONS
2-06	ROOF PLAN
2-07	PERSPECTIVES



PLANNING

<u>DWELLING 1</u>			
GROUND FLOOR	103.33	m2	(11.11 SQUARES)
FIRST FLOOR AREA	113.38	m2	(12.19 SQUARES)
	216.71		23.30

<u>DWELLING 2</u>			
GROUND FLOOR	102.95	m2	(11.07 SQUARES)
FIRST FLOOR AREA	115.26	m2	(12.39 SQUARES)
	218.21		23.46

<u>DWELLING 3</u>			
GROUND FLOOR	102.95	m2	(11.07 SQUARES)
FIRST FLOOR AREA	112.41	m2	(12.09 SQUARES)
	215.36		23.16



10 Goodman Court, Invermay Launceston 7248
 p+ 03 6332 3790 f+03 6332 3798
 info@primedesigntas.com.au primedesigntas.com.au
 Accredited Building Practitioner: Frank Geskus -No CC246A

APRIL 2018

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



1 EARDLEY ST
ROOF 101.5
FLOOR APPROX 98.7

SITE PLAN

1 : 200

SITE DETAIL

HORIZONTAL DATUM IS ARBITRARY

VERTICAL DATUM IS ARBITRARY

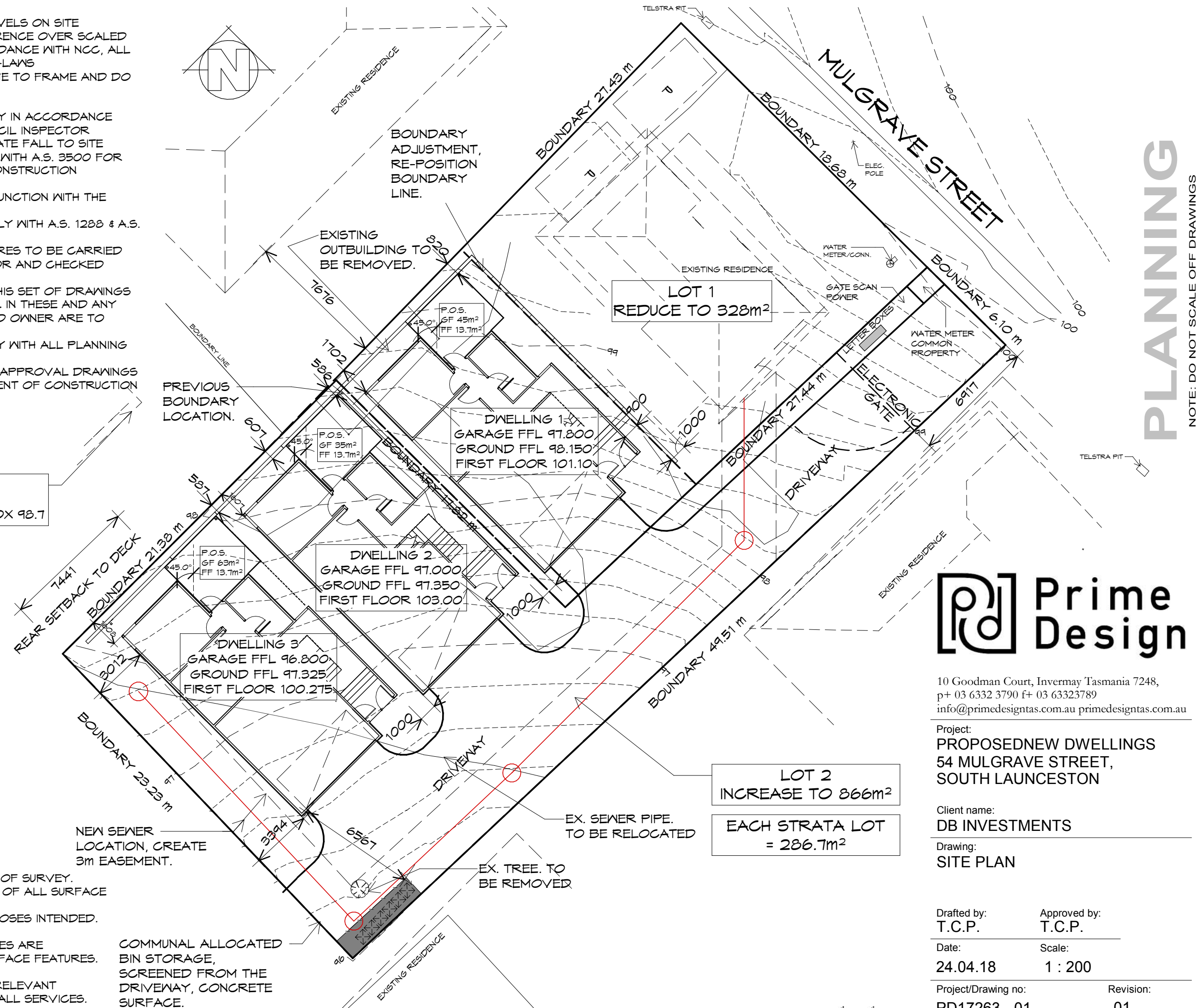
WARNINGS:

- THE DETAIL SHOWN / RECORDED
- MAY ONLY BE CORRECT AT THE DATE OF SURVEY.
- IS NOT A COMPLETE REPRESENTATION OF ALL SURFACE AND UNDERGROUND DETAIL.
- SHOULD ONLY BE USED FOR THE PURPOSES INTENDED.

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AS INDICATED BY SURFACE FEATURES.

PRIOR TO ANY CONSTRUCTION REFER TO RELEVANT AUTHORITIES FOR DETAILED LOCATION OF ALL SERVICES.

COMMUNAL ALLOCATED BIN STORAGE, SCREENED FROM THE DRIVEWAY, CONCRETE SURFACE.



PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
p+ 03 6332 3790 f+ 03 63323789
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW DWELLINGS
54 MULGRAVE STREET,
SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

Drawing:
SITE PLAN

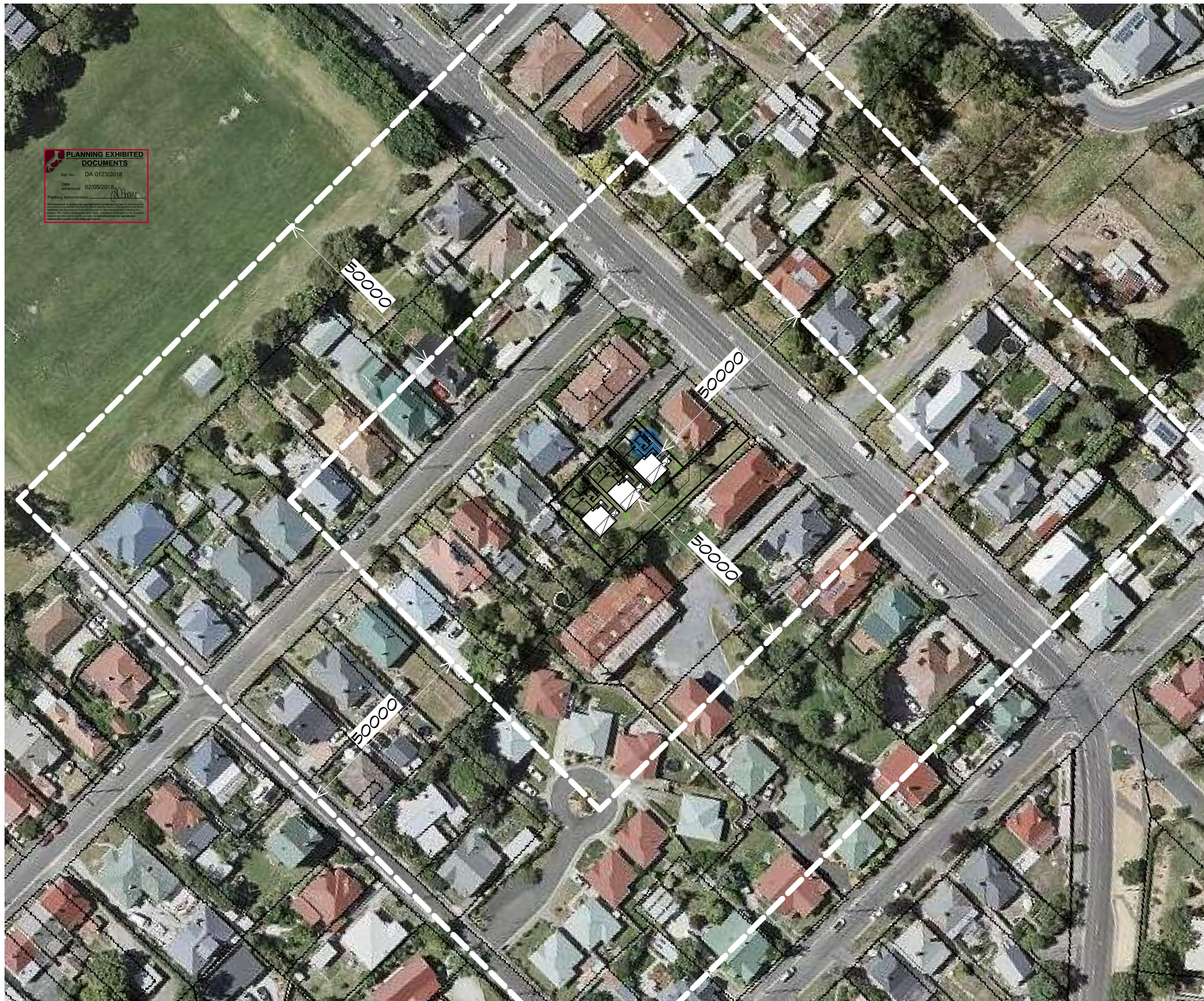
Drafted by: T.C.P. Approved by: T.C.P.

Date: 24.04.18 Scale: 1 : 200

Project/Drawing no: PD17263 - 01 Revision: 01



Accredited building practitioner: Frank Geskus - No CC246A



PLANNING EXHIBITED DOCUMENTS
 Ref. No: DA 0123/2018
 Date submitted: 02/05/2018
 Planning Administrator: *[Signature]*

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323789
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW DWELLINGS
54 MULGRAVE STREET,
SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

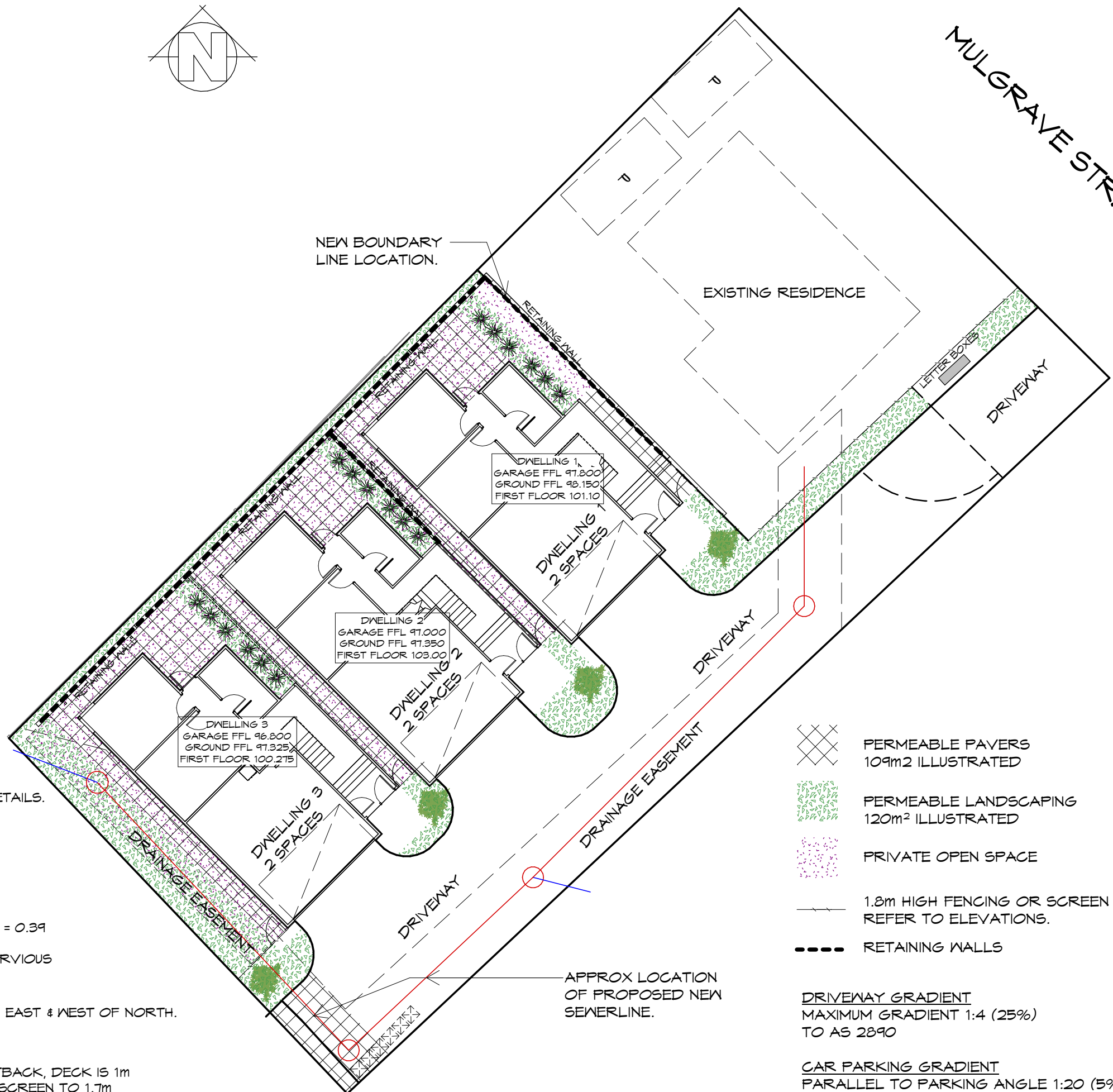
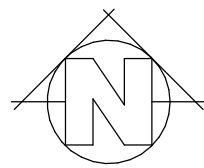
Drawing:
LOCALITY PLAN

Drafted by: T.C.P.	Approved by: T.C.P.
Date: 24.04.18	Scale: As indicated

Project/Drawing no: PD17263 - 02	Revision: 01
Accredited building practitioner: Frank Geskus -No CC246A	

LOCALITY PLAN

THIS SITE IS ZONED GENERAL RESIDENTIAL THEREFORE DOES NOT REQUIRE A BUSHFIRE ASSESSMENT.
 RESIDENCE IS OVER 200m FROM UNMANAGED BUSH GREATER THAN 1 HECTARE.



PLANNING DIRECTIVE 4.1

CLAUSE 10.4.2

SETBACKS
 REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

CLAUSE 10.4.3

LOT 2

SITE COVERAGE

BUILDING FOOTPRINT

- DWELLING 1 - 113m²
- DWELLING 2 - 113m²
- DWELLING 3 - 113m²

339m²/ NEW SITE AREA 866m² = 0.39

TOTAL SITE COVERAGE 39%

25% OF SITE TO BE NON-IMPERVIOUS

CLAUSE 10.4.4

NO WINDOWS SATISFY 30 DEG EAST & WEST OF NORTH.

CLAUSE 10.4.6

DECK:

REFER TO SITE PLAN FOR SETBACK, DECK IS 1m ABOVE ESL DOES REQUIRE A SCREEN TO 1.7m

NEW BOUNDARY LINE LOCATION.

EXISTING RESIDENCE

MULGRAVE STREET

DWELLING 1
 GARAGE FFL 97.800
 GROUND FFL 98.150
 FIRST FLOOR 101.10

DWELLING 2
 2 SPACES

DWELLING 2
 GARAGE FFL 97.000
 GROUND FFL 97.350
 FIRST FLOOR 103.00

DWELLING 2
 2 SPACES

DWELLING 3
 GARAGE FFL 96.800
 GROUND FFL 97.325
 FIRST FLOOR 100.275

DWELLING 3
 2 SPACES

DWELLING 3
 2 SPACES

APPROX LOCATION OF PROPOSED NEW SEWERLINE.



PERMEABLE PAVERS
 109m² ILLUSTRATED



PERMEABLE LANDSCAPING
 120m² ILLUSTRATED



PRIVATE OPEN SPACE



1.8m HIGH FENCING OR SCREEN
 REFER TO ELEVATIONS.



RETAINING WALLS

DRIVEWAY GRADIENT

MAXIMUM GRADIENT 1:4 (25%)
 TO AS 2890

CAR PARKING GRADIENT

PARALLEL TO PARKING ANGLE 1:20 (5%)
 CROSSFALL 1:16 (6.25%)

LANDSCAPING

1 : 200

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323789
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW DWELLINGS
54 MULGRAVE STREET,
SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

Drawing:
LANDSCAPING PLAN

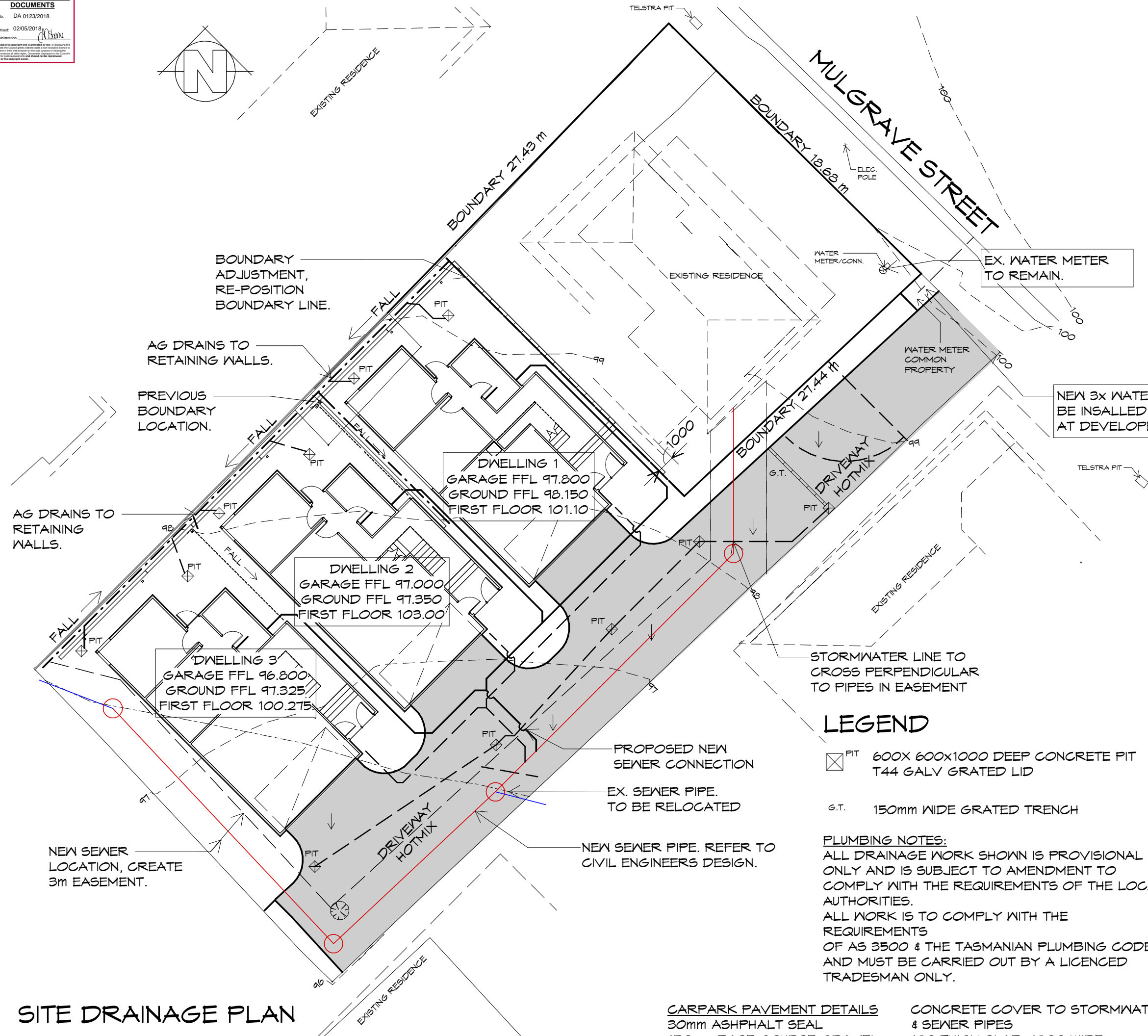
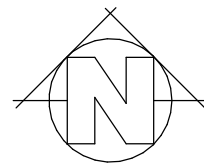
Drafted by: T.C.P. Approved by: T.C.P.

Date: 24.04.18 Scale: 1 : 200

Project/Drawing no: PD17263 - 03 Revision: 01



Accredited building practitioner: Frank Geskus - No CC246A



EX. WATER METER TO REMAIN.

NEW 3x WATER METERS TO BE INSTALLED BY TASWATER AT DEVELOPERS COST.

LEGEND

- PIT 600X 600X1000 DEEP CONCRETE PIT T44 GALV GRATED LID
- G.T. 150mm WIDE GRATED TRENCH

PLUMBING NOTES:
 ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
 ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

CARPARK PAYEMENT DETAILS
 30mm ASPHALT SEAL
 150mm BASE COURSE GRAVEL
 200mm SUB BASE GRAVEL

CONCRETE COVER TO STORMWATER & SEWER PIPES
 120 THICK SLAB, 1200 WIDE
 SL 82 CENTRAL.



PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323789
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSEDNEW DWELLINGS
54 MULGRAVE STREET,
SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

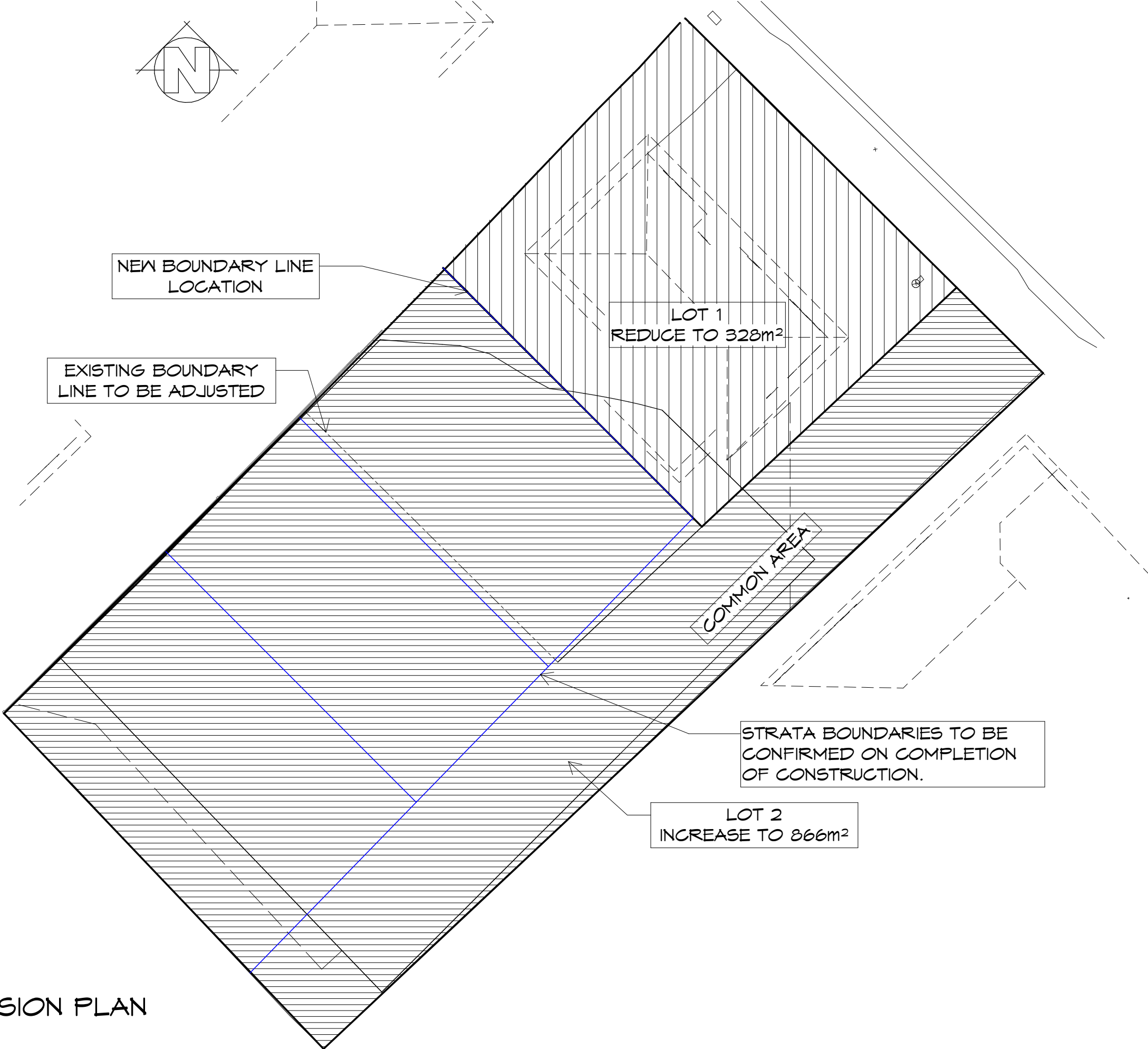
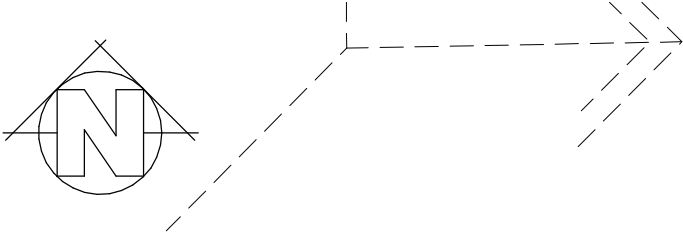
Drawing:
SITE DRAINAGE PLAN

Drafted by: T.C.P. Approved by: T.C.P.
 Date: 24.04.18 Scale: As indicated

Project/Drawing no: PD17263 - 04 Revision: 01
 Accredited building practitioner: Frank Geskus -No CC246A

SITE DRAINAGE PLAN

1 : 200



SUBDIVISION PLAN
 1 : 200

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323789
 info@primedesigntas.com.au primedesigntas.com.au

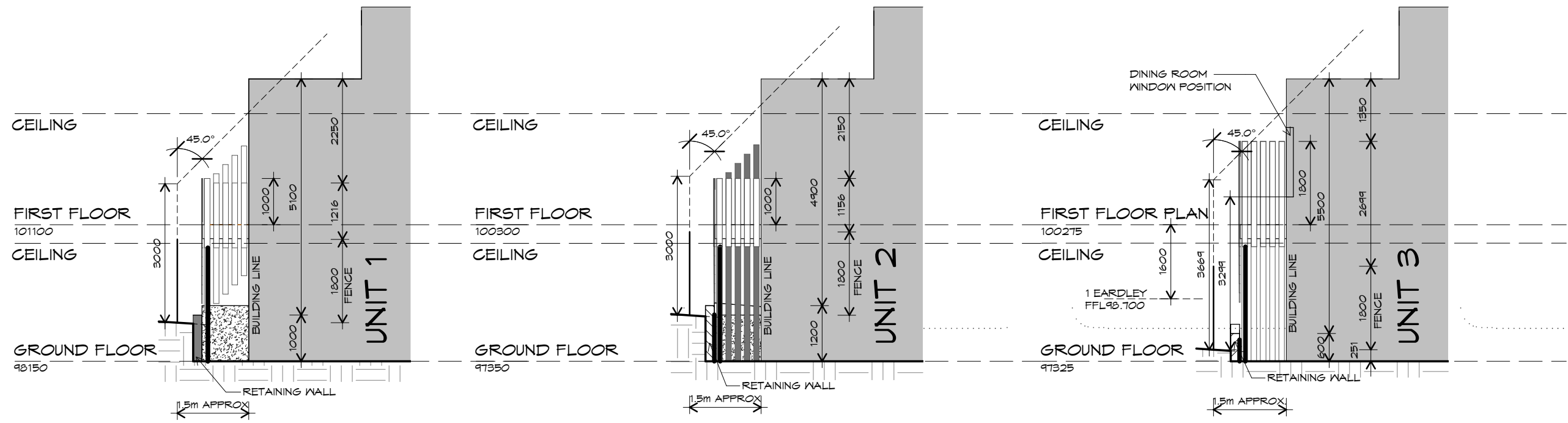
Project:
PROPOSED NEW DWELLINGS
 54 MULGRAVE STREET,
 SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

Drawing:
SUBDIVISION PLAN

Drafted by: T.C.P.	Approved by: T.C.P.
Date: 24.04.18	Scale: 1 : 200

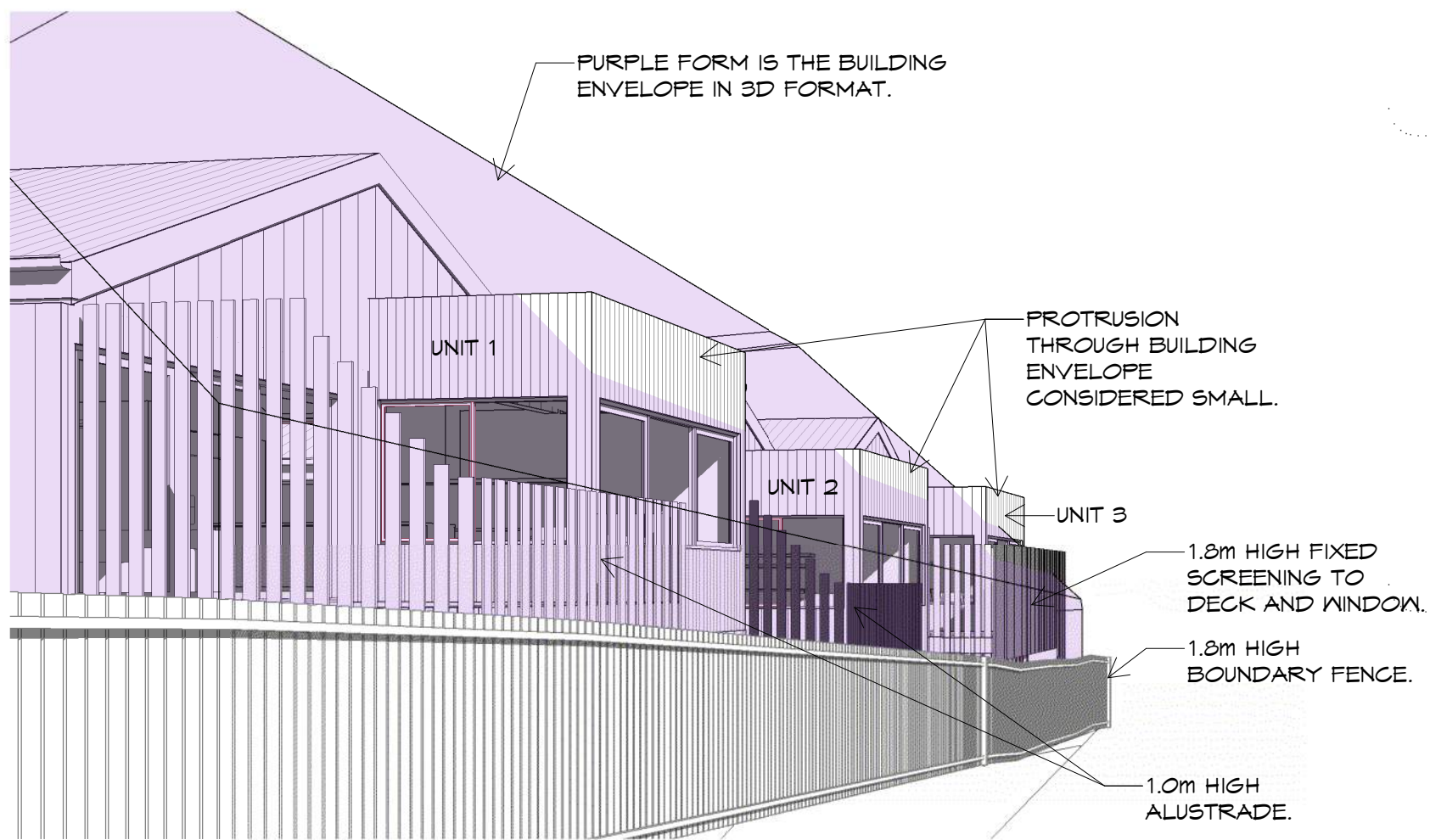
Project/Drawing no: PD17263 - 05	Revision: 01
-------------------------------------	-----------------



BUILDING ENVELOPE ILLUSTRATED

1 : 100

THE ABOVE ILLUSTRATIONS SHOW THE FORMS OF THE BUILDING IN RELATION TO THE SIDE BOUNDARY SET BACKS AND BUILDING ENVELOPE.



BUILDING ENVELOPE PROTRUSIONS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323789
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW DWELLINGS
 54 MULGRAVE STREET,
 SOUTH LAUNCESTON

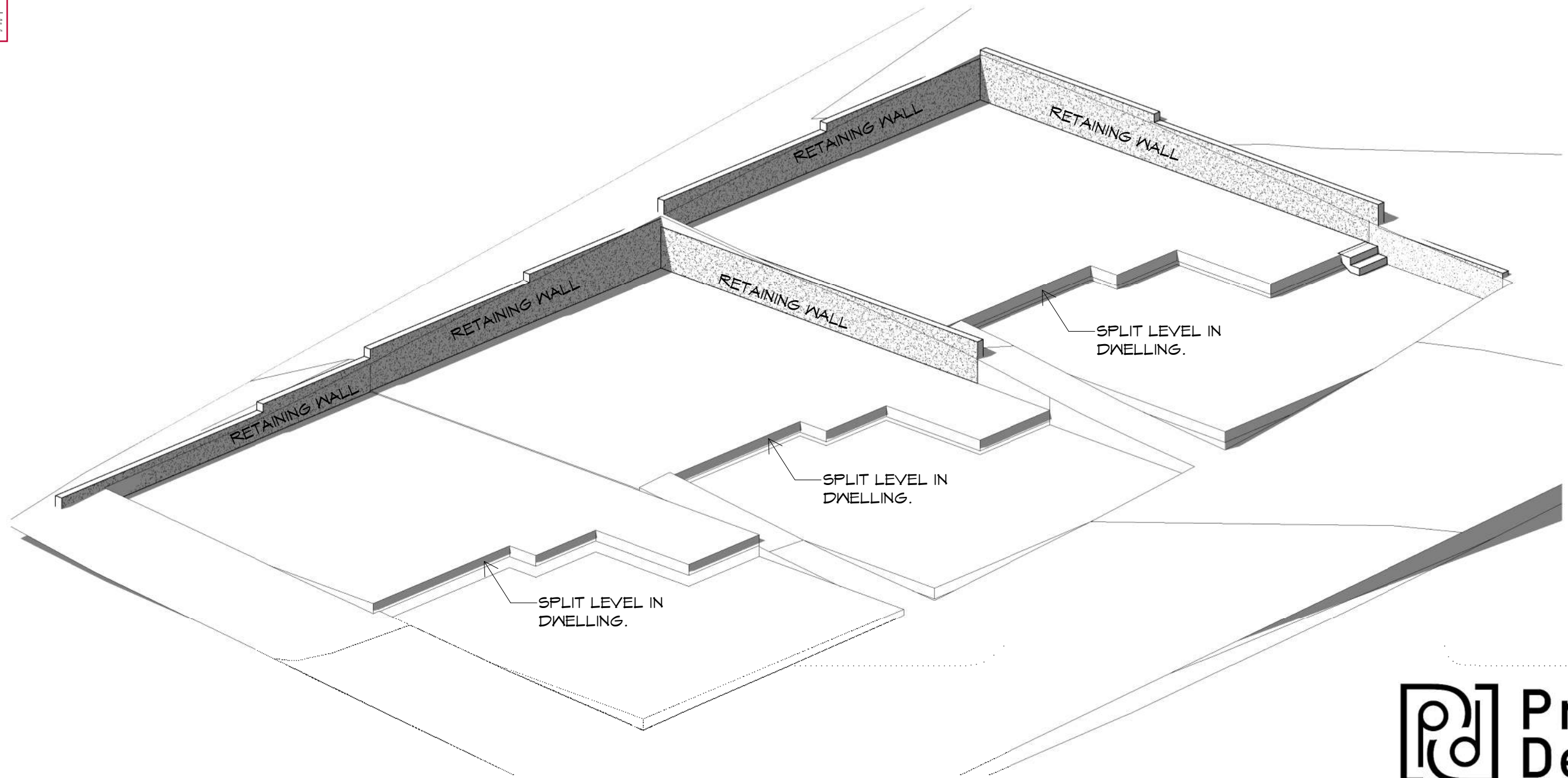
Client name:
DB INVESTMENTS

Drawing:
PLANNING -BUILDING ENVELOPE

Drafted by: T.C.P.	Approved by: T.C.P.
Date: 24.04.18	Scale: 1 : 100

Project/Drawing no: PD17263 - 06	Revision: 01
Accredited building practitioner: Frank Geskus -No CC246A	





PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

SITE CUT/FILL



10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323789
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW DWELLINGS
 54 MULGRAVE STREET,
 SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

Drawing:
SITE CUT/FILL

Drafted by: T.C.P. Approved by: T.C.P.

Date: 24.04.18 Scale:

Project/Drawing no: PD17263 - 07 Revision: 01

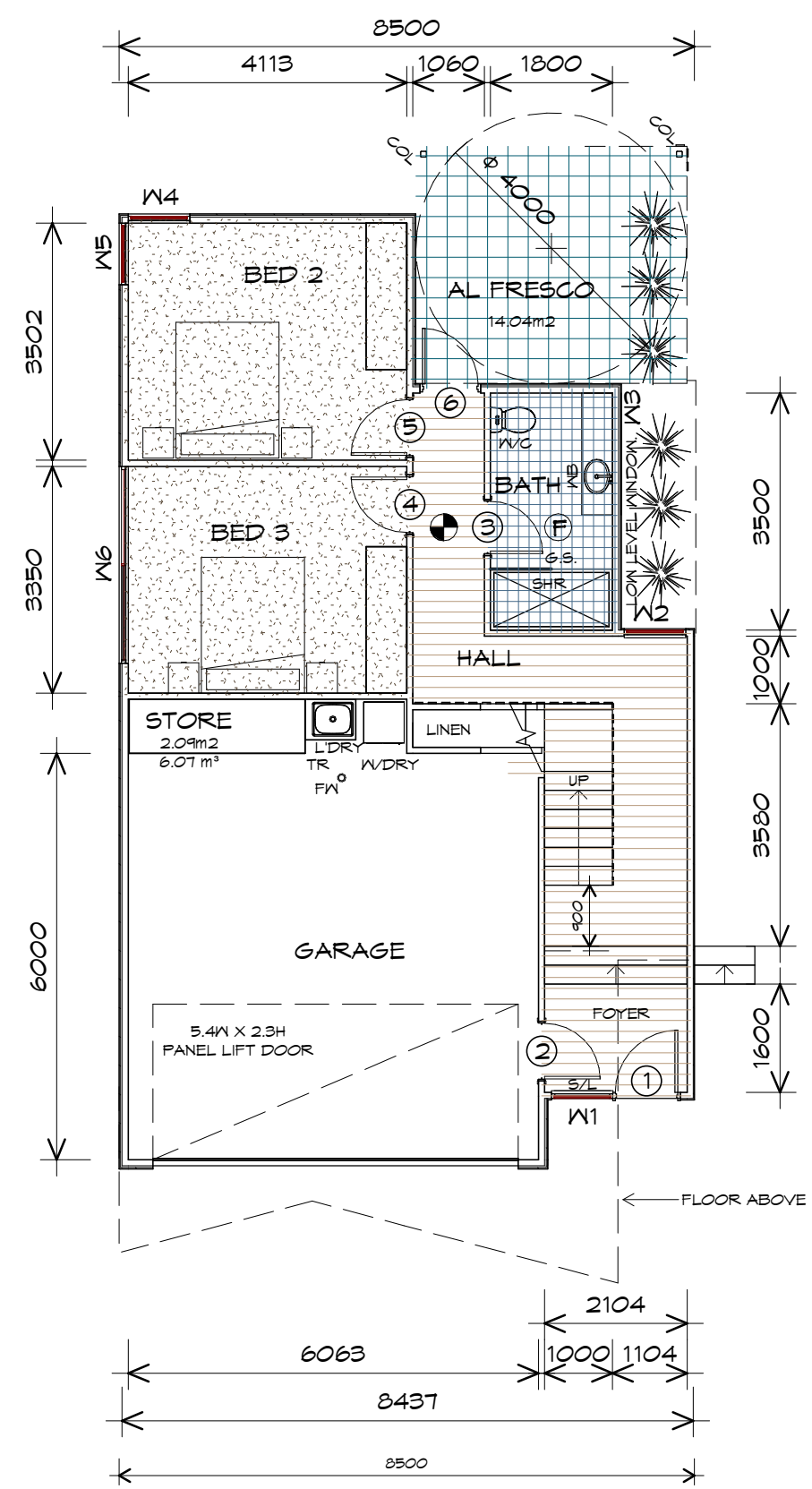
Accredited building practitioner: Frank Geskus -No CC246A



CUT/FILL QUANTITIES

DWELLING	CUT	FILL
MAIN SITE	0.16	0.01
UNIT 1	81.23	0.00
UNIT 1	34.07	0.17
UNIT 2	77.91	0.00
UNIT 2	28.20	0.00
UNIT 3	34.16	0.04
UNIT 3	17.30	0.00
TOTAL	273.03	0.22

ABOVE IS MEASURED INN CUBIC METERS



GROUND FLOOR PLAN

1 : 100

LEGEND

- ⊖ EXHAUST FAN-VENT TO OUTSIDE AIR.
- ⊙ 240V SMOKE ALARM
- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- FW FLOOR WASTE
- S/L SIDELIGHT
- COL COLUMN
- G.S. GLASS SCREEN

GROUND FLOOR	103.33	m2	(11.11	SQUARES)
FIRST FLOOR AREA	113.38	m2	(12.19	SQUARES)
	216.71		23.30		

NOTE:
 FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

UNIT 1 STAIRS

NO RISERS	RISER H'T	TREAD DEPTH
2	175	
2	175	280
17	174	280

GOING NON SLIP TO COMPLY NCC 2016

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



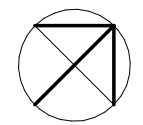
10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323798
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW DWELLINGS
 54 MULGRAVE STREET,
 SOUTH LAUNCESTON

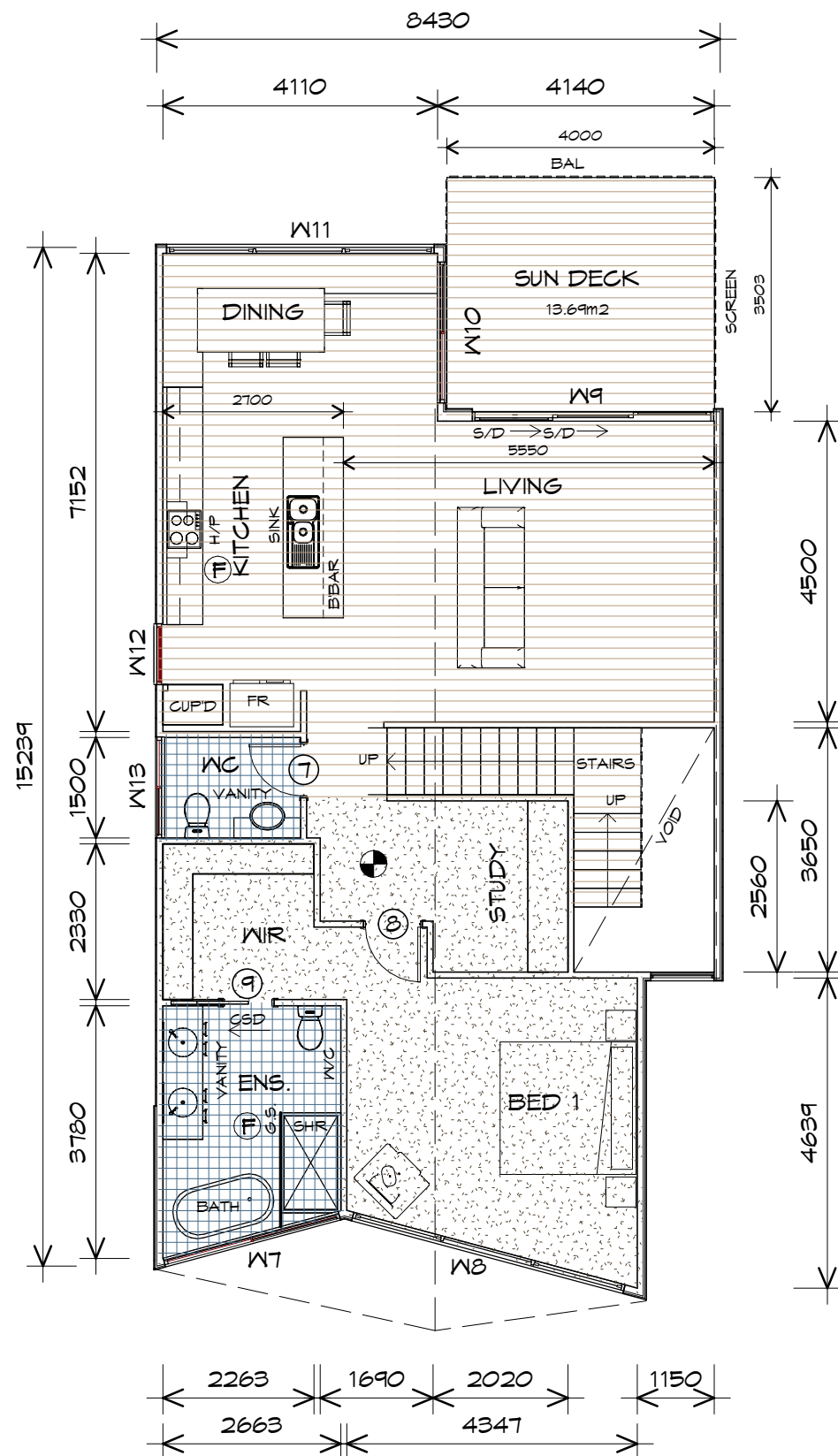
Client name:
DB INVESTMENTS

Drawing:
GROUND FLOOR PLAN

Drafted by: T.C.P. Approved by: T.C.P.
 Date: 24.04.18 Scale: 1 : 100



Project/Drawing no: PD17263 - 1-01 Revision: 01
 Accredited building practitioner: Frank Geskus -No CC246A



FIRST FLOOR PLAN

1 : 100

LEGEND

- EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240V SMOKE ALARM
- CAVITY SLIDING DOOR
- SLIDING DOOR
- FLOOR WASTE
- SIDELIGHT
- COLUMN
- GLASS SCREEN

GROUND FLOOR	103.33	m ²	(11.11	SQUARES)
FIRST FLOOR AREA	113.38	m ²	(12.19	SQUARES)
	216.71		23.30		

NOTE:
 FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.



10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323798
 info@primedesigntas.com.au primedesigntas.com.au

UNIT 1 STAIRS

No RISERS	RISER H'T	TREAD DEPTH
2	175	
2	175	280
17	174	280

GOING NON SLIP TO COMPLY NCC 2016

Project:
PROPOSEDNEW DWELLINGS
54 MULGRAVE STREET,
SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

Drawing:
FIRST FLOOR PLAN

Drafted by: T.C.P. Approved by: T.C.P.
 Date: 24.04.18 Scale: 1 : 100

Project/Drawing no: PD17263 - 1-02 Revision: 01



Accredited building practitioner: Frank Geskus -No CC246A

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

UNIT 1

UNIT 1 GROUND FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	820	INTERNAL TIMBER DOOR	
3	770	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	GLAZED EXTERNAL DOOR	

UNIT 1 GROUND FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2400	910	AWNING WINDOW	SIDELIGHT
W2	2400	910	AWNING WINDOW	
W3	450	1800	FIXED WINDOW	OPAQUE
W4	2400	910	AWNING WINDOW	
W5	2400	910	AWNING WINDOW	
W6	700	2910	AWNING WINDOW	

UNIT 1 FIRST FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
7	770	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	770	CAVITY SLIDING DOOR	

UNIT 1 FIRST FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W7	1500	2710	AWNING WINDOW	
W8	1500	1510	AWNING WINDOW	
W9	1500	2410	AWNING WINDOW	
W10	2100	3610	STACKING SLIDING DOOR	
W11	1500	2110	AWNING WINDOW	
W12	1500	4000	AWNING WINDOW	
W13	2400	910	AWNING WINDOW	
W14	700	1500	AWNING WINDOW	

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

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

UNIT 1



10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323789
 info@primedesigntas.com.au primedesigntas.com.au
 Accredited building practitioner: Frank Gekus No CC246A

Project:
PROPOSED NEW DWELLINGS
 54 MULGRAVE STREET,
 SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

Drafted by: T.C.P. Approved By: T.C.P.

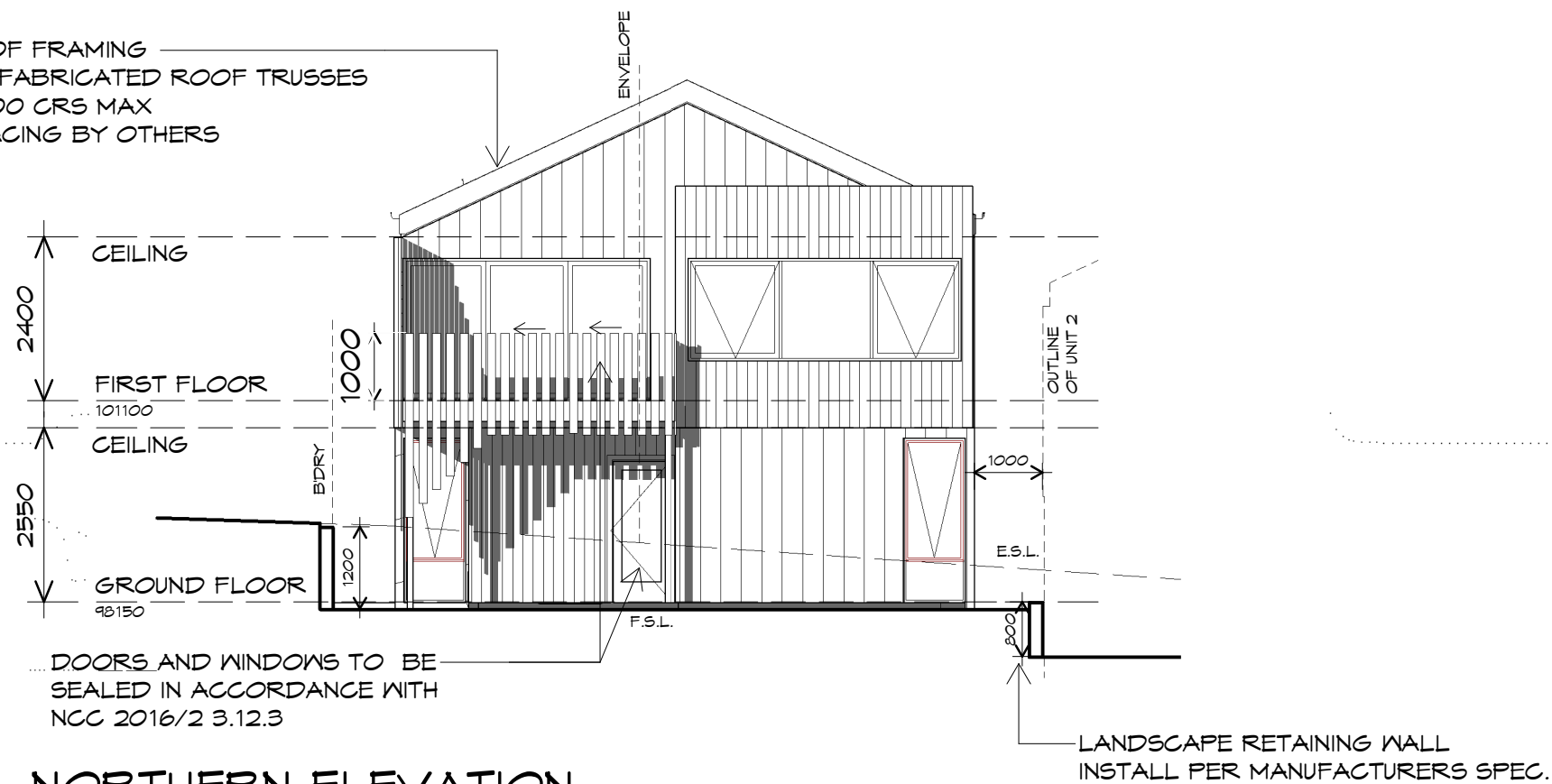


Drawing:
DOOR AND WINDOW SCHEDULES

Date: 24.04.18 Scale:

Project/Drawing No: PD17263 - 1-03 Revision: 01

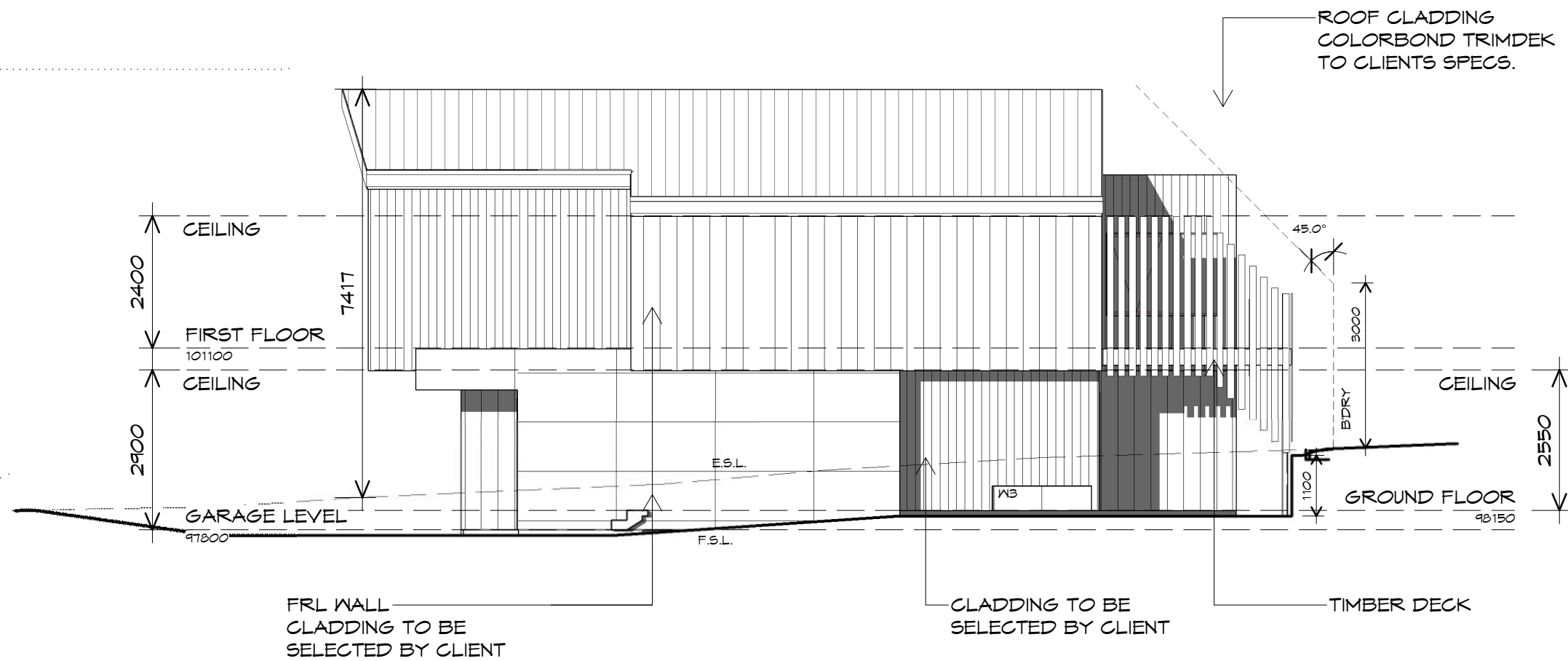
ROOF FRAMING
 PREFABRICATED ROOF TRUSSES
 @ 900 CRS MAX
 BRACING BY OTHERS



NORTHERN ELEVATION

1 : 100

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



EASTERN ELEVATION

1 : 100



10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323798
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSEDNEW DWELLINGS
54 MULGRAVE STREET,
SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

Drawing:
ELEVATIONS

Drafted by: T.C.P. Approved by: T.C.P.

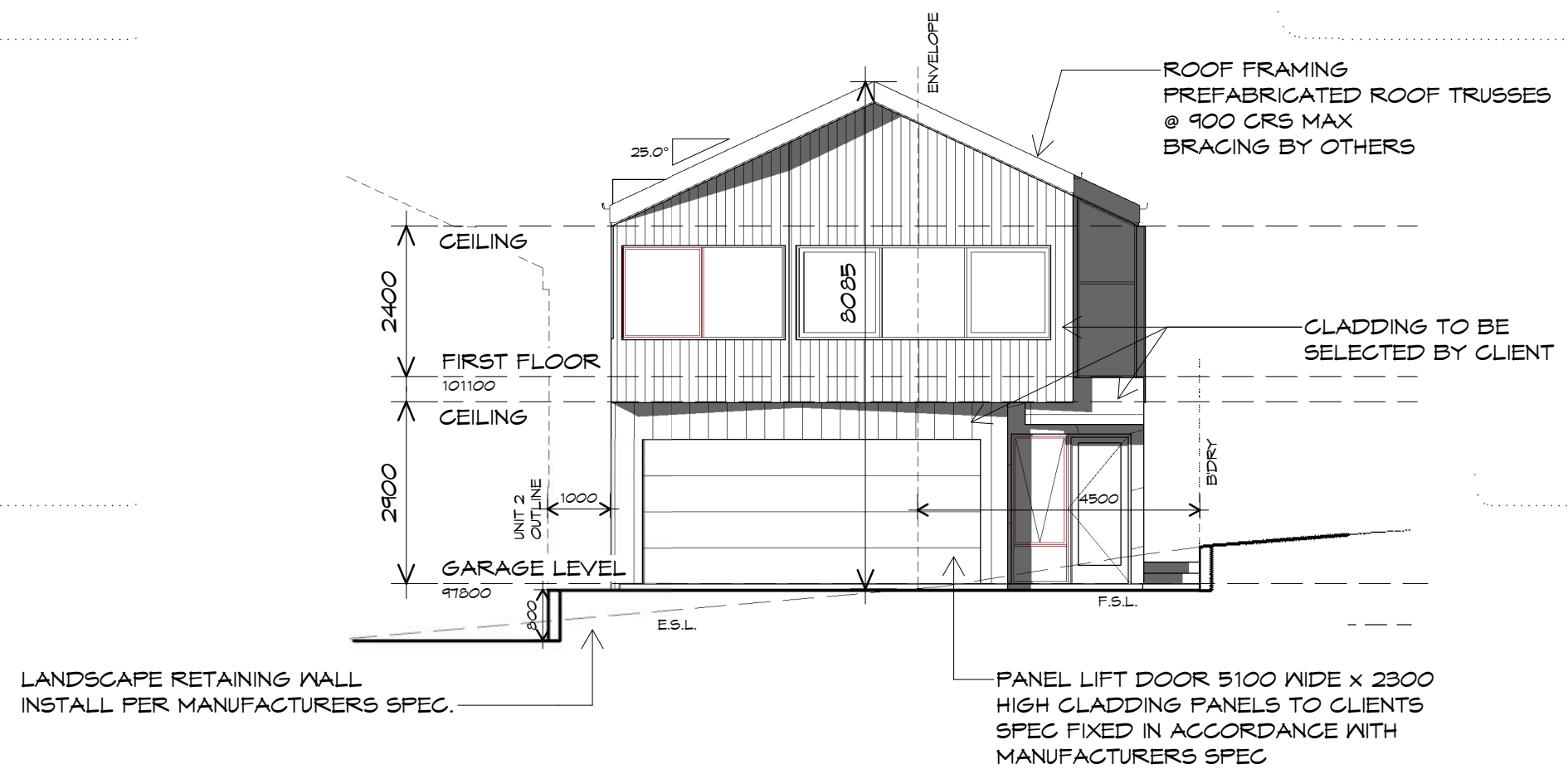
Date: 24.04.18 Scale: 1 : 100

Project/Drawing no: PD17263 - 1-04 Revision: 01



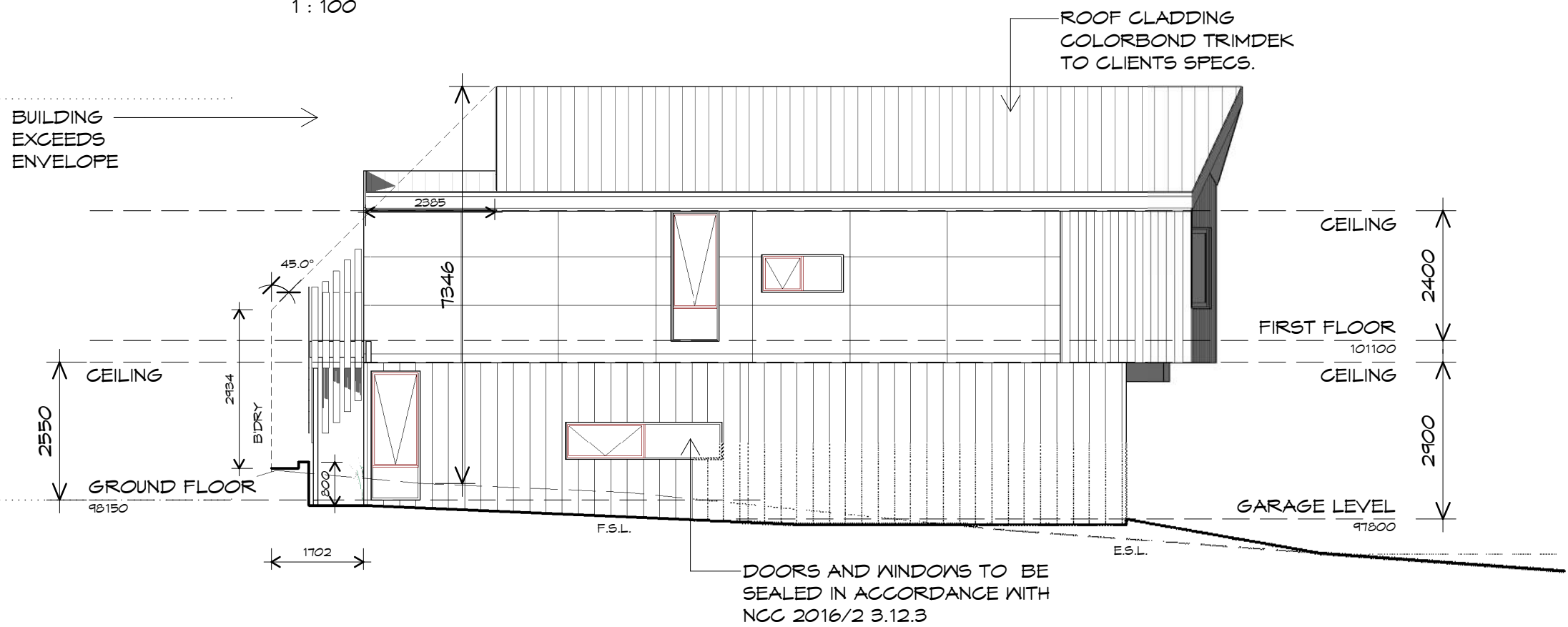
Accredited building practitioner: Frank Geskus -No CC246A

UNIT 1



SOUTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323798
 info@primedesigntas.com.au primedesigntas.com.au

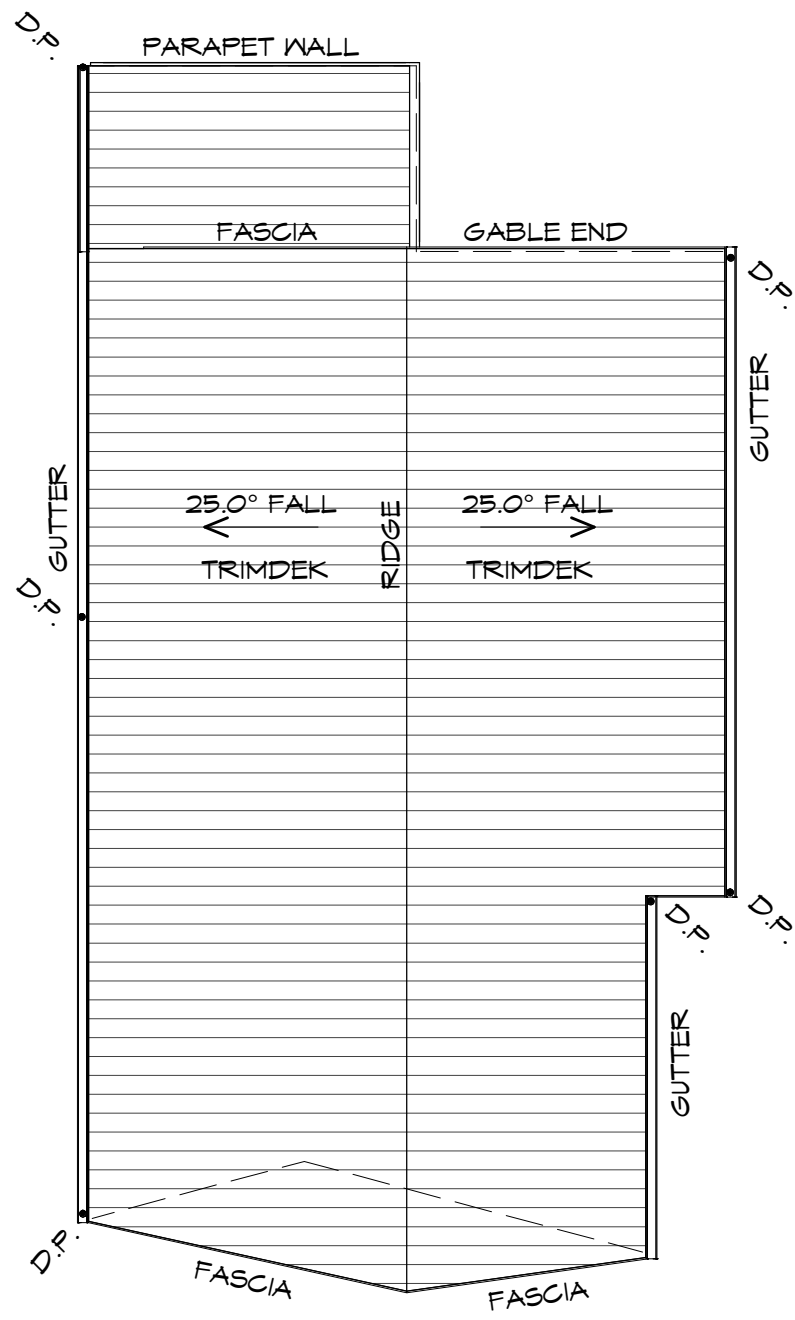
Project:
PROPOSEDNEW DWELLINGS
 54 MULGRAVE STREET,
 SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

Drawing:
ELEVATIONS

Drafted by: T.C.P.	Approved by: T.C.P.
Date: 24.04.18	Scale: 1 : 100

Project/Drawing no: PD17263 - 1-05	Revision: 01
Accredited building practitioner: Frank Geskus -No CC246A	



ROOF PLAN
 1 : 100

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

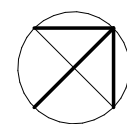


10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323798
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSEDNEW DWELLINGS
54 MULGRAVE STREET,
SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

Drawing:
ROOF PLAN

Drafted by: T.C.P.	Approved by: T.C.P.	
Date: 24.04.18	Scale: 1 : 100	

Project/Drawing no: PD17263 - 1-06	Revision: 01
Accredited building practitioner: Frank Geskus -No CC246A	





PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323798
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSEDNEW DWELLINGS
 54 MULGRAVE STREET,
 SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

Drawing:
PERSPECTIVES

Drafted by: T.C.P. Approved by: T.C.P.

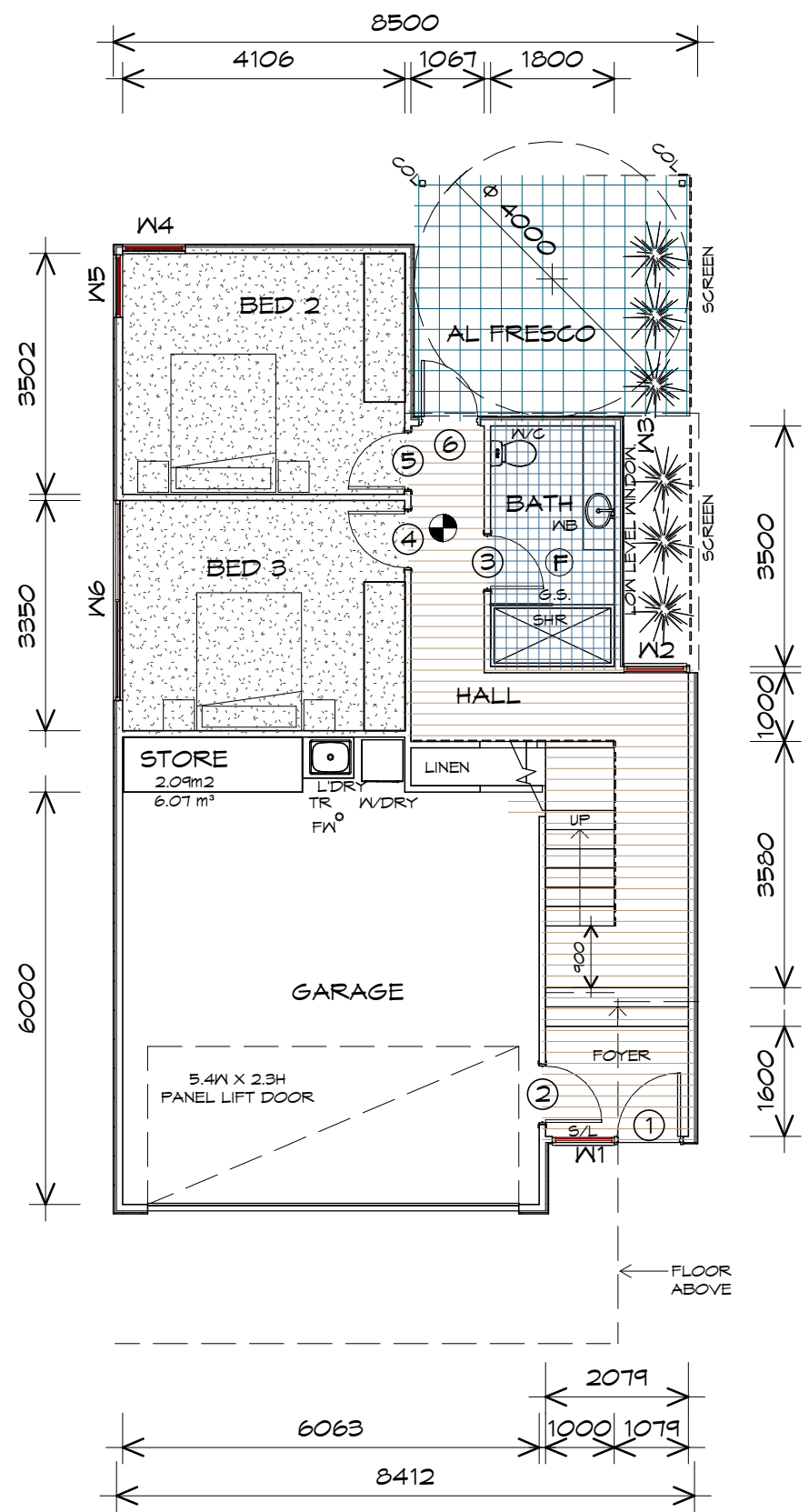
Date: 24.04.18 Scale:

Project/Drawing no: PD17263 - 1-07 Revision: 01



Accredited building practitioner: Frank Geskus -No CC246A

UNIT 1



GROUND FLOOR PLAN
 1 : 100

LEGEND

- ⊕ EXHAUST FAN-VENT TO OUTSIDE AIR.
- ⊙ 240V SMOKE ALARM
- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- ⊙_{FW} FLOOR WASTE
- S/L SIDELIGHT
- COL COLUMN
- G.S. GLASS SCREEN

GROUND FLOOR	102.95	m ²	(11.07 SQUARES)
FIRST FLOOR AREA	115.26	m ²	(12.39 SQUARES)
	218.21		23.46

NOTE:
 FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

UNIT 2 STAIRS

NO RISERS	RISER H'T	TREAD DEPTH
2	175	
2	175	280
17	174	280

GOING NON SLIP TO COMPLY NCC 2016

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323798
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSEDNEW DWELLINGS
 54 MULGRAVE STREET,
 SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

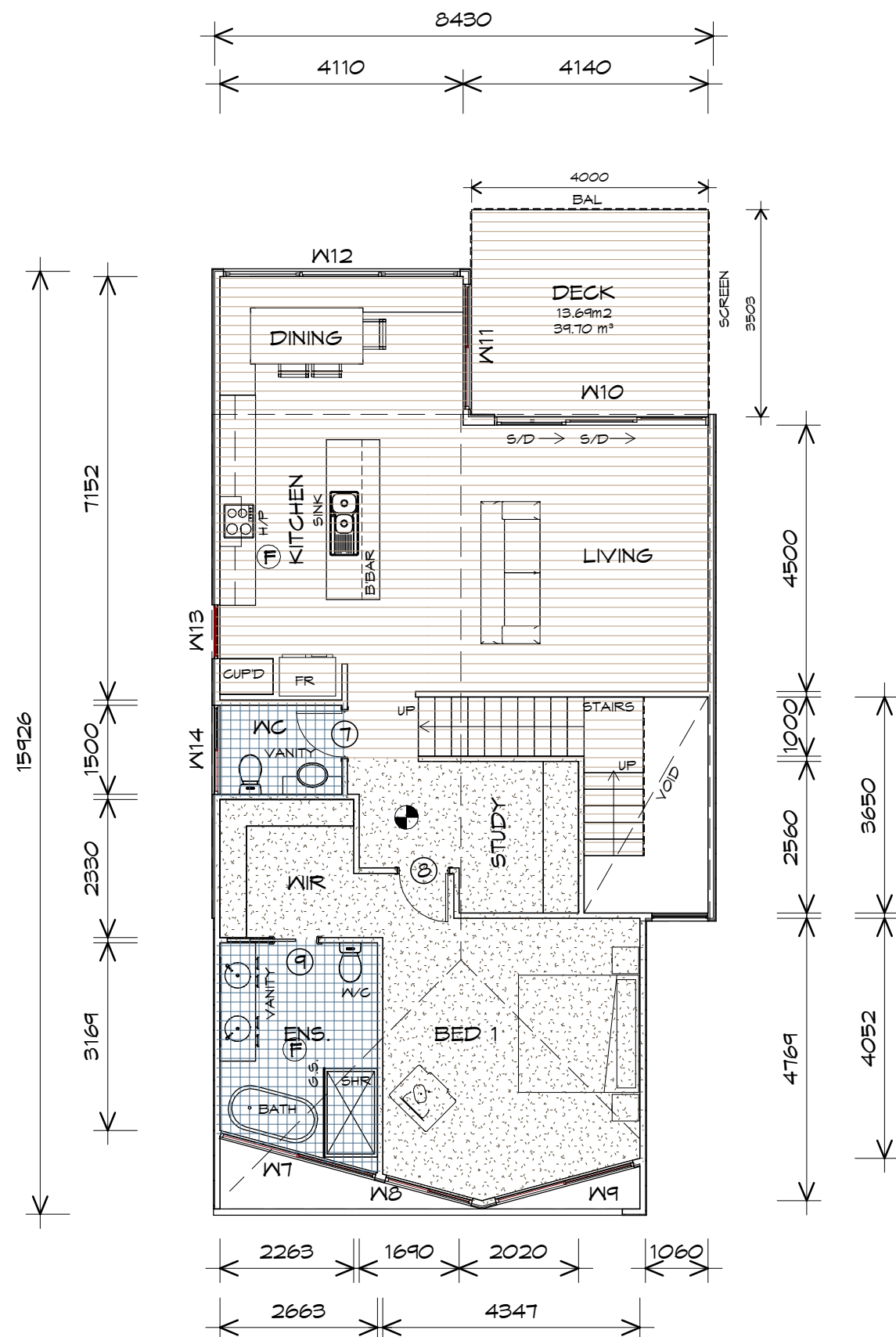
Drawing:
GROUND FLOOR PLAN

Drafted by: T.C.P. Approved by: T.C.P.
 Date: 24.04.18 Scale: 1 : 100

Project/Drawing no: PD17263 - 2-01 Revision: 01



Accredited building practitioner: Frank Geskus -No CC246A



FIRST FLOOR PLAN
 1 : 100

LEGEND

- ⊕ EXHAUST FAN-VENT TO OUTSIDE AIR.
- ⊙ 240V SMOKE ALARM
- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- ⊖ FLOOR WASTE
- S/L SIDELIGHT
- COL COLUMN
- G.S. GLASS SCREEN

GROUND FLOOR	102.95 m ²	(11.07 SQUARES)
FIRST FLOOR AREA	115.26 m ²	(12.39 SQUARES)
	218.21	23.46

NOTE:
 FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

UNIT 2 STAIRS

No RISERS	RISER H'T	TREAD DEPTH
2	175	
2	175	280
17	174	280

GOING NON SLIP TO COMPLY NCC 2016

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323798
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSEDNEW DWELLINGS
 54 MULGRAVE STREET,
 SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

Drawing:
FIRST FLOOR PLAN

Drafted by: T.C.P. Approved by: T.C.P.
 Date: 24.04.18 Scale: 1 : 100

Project/Drawing no: PD17263 - 2-02 Revision: 01
 Accredited building practitioner: Frank Geskus -No CC246A



UNIT 2 GROUND FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	820	INTERNAL TIMBER DOOR	
3	770	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	GLAZED EXTERNAL DOOR	

UNIT 2 FIRST FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
7	770	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	770	CAVITY SLIDING DOOR	

UNIT 2 GROUND FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2400	910	AWNING WINDOW	SIDELIGHT
W2	2400	910	AWNING WINDOW	
W3	450	1800	FIXED WINDOW	OPAQUE
W4	2400	910	AWNING WINDOW	
W5	2400	910	AWNING WINDOW	
W6	700	2910	AWNING WINDOW	

UNIT 2 FIRST FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W7	1500	2710	AWNING WINDOW	
W8	1500	1510	AWNING WINDOW	
W9	1500	2410	AWNING WINDOW	
W10	2100	3610	STACKING SLIDING DOOR	
W11	1500	2110	AWNING WINDOW	
W12	1500	4000	AWNING WINDOW	
W13	2400	910	AWNING WINDOW	
W14	700	1500	AWNING WINDOW	

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

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323798
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSEDNEW DWELLINGS
 54 MULGRAVE STREET,
 SOUTH LAUNCESTON

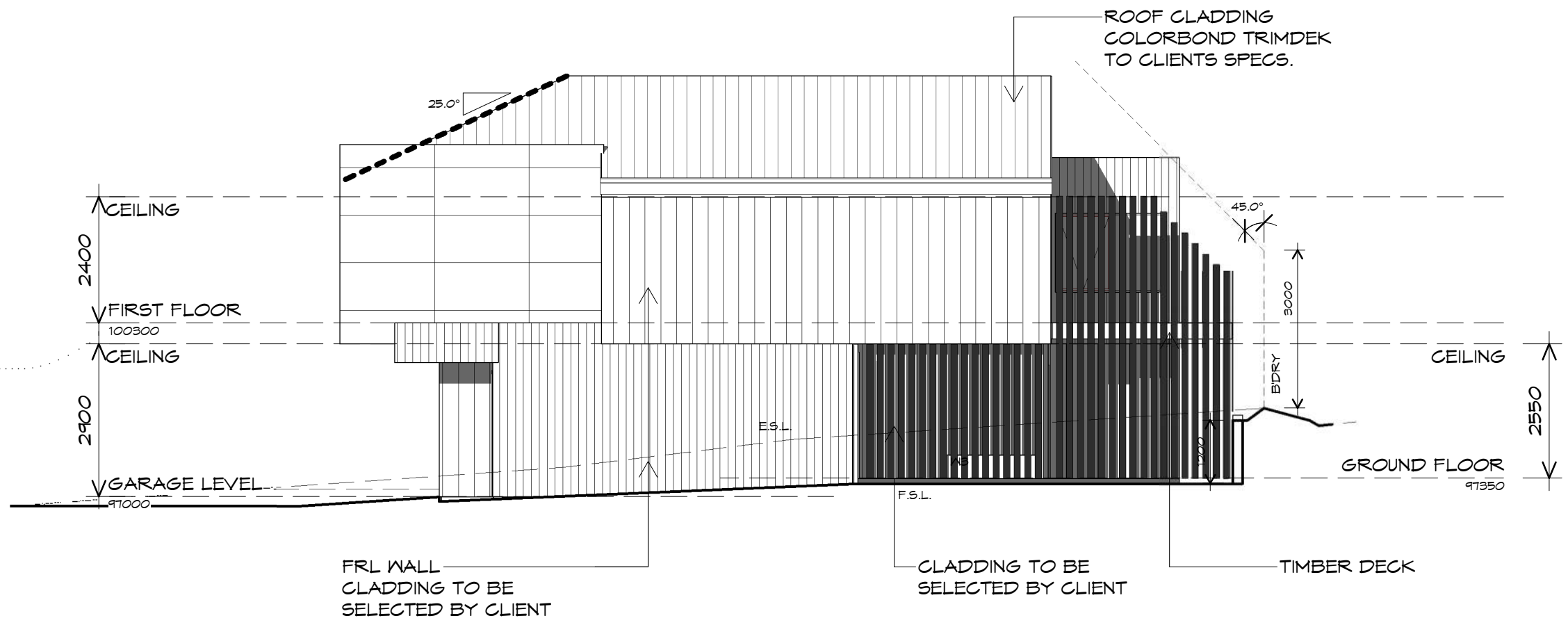
Client name:
DB INVESTMENTS

Drawing:
DOOR & WINDOW SCHEDULES

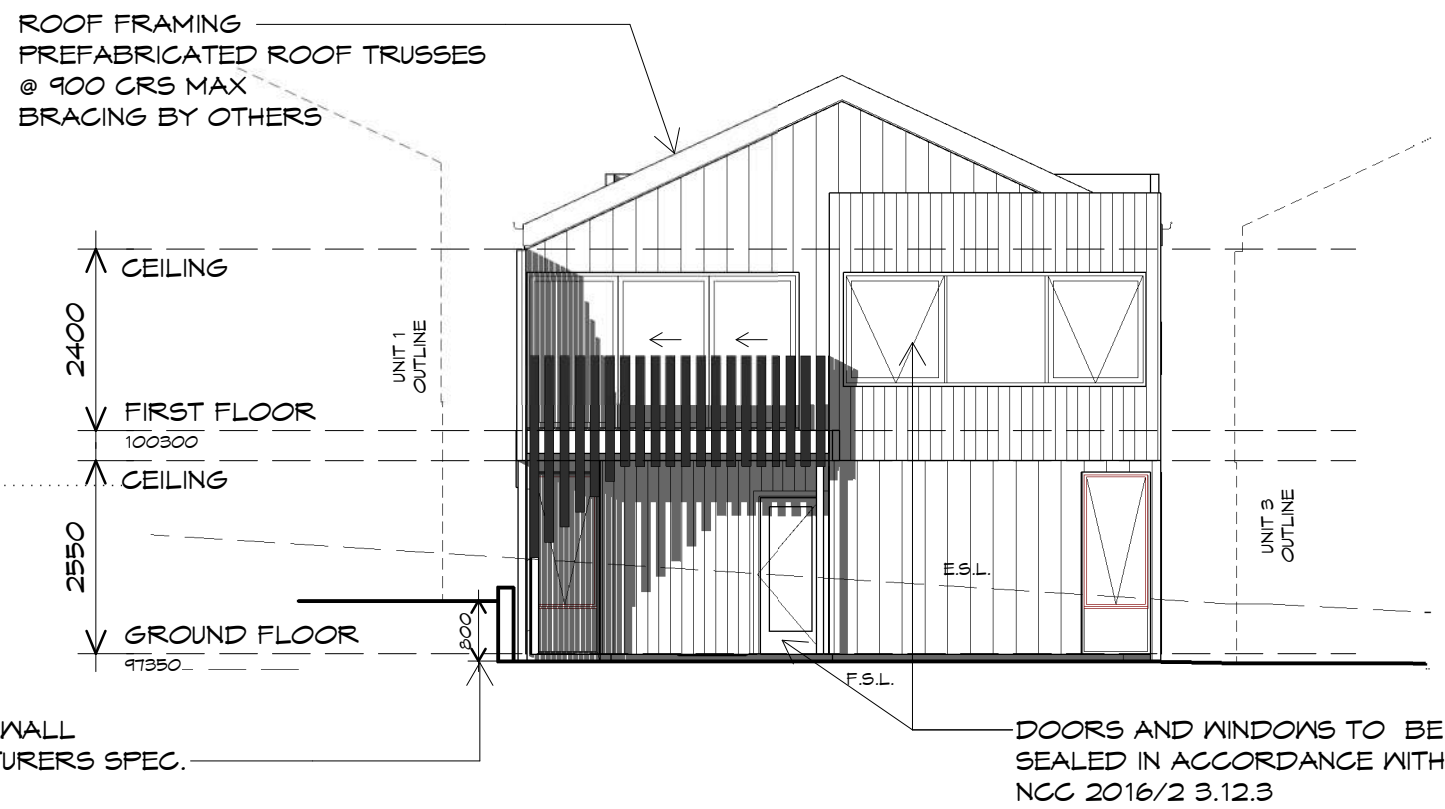
Drafted by: T.C.P. Approved by: T.C.P.

Date: 24.04.18 Scale:

Project/Drawing no: PD17263 - 2-03 Revision: 01



EASTERN ELEVATION
 1 : 100



NORTHERN ELEVATION
 1 : 100

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323798
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSEDNEW DWELLINGS
 54 MULGRAVE STREET,
 SOUTH LAUNCESTON

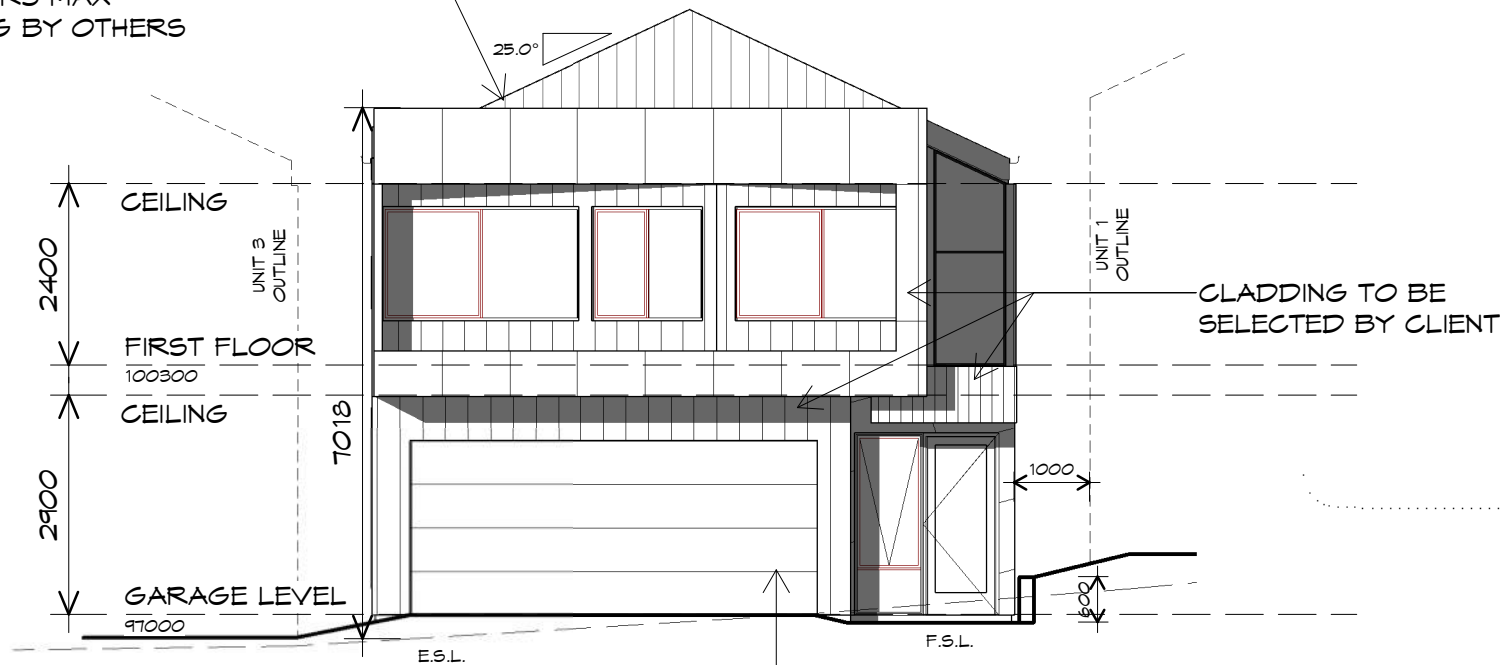
Client name:
DB INVESTMENTS

Drawing:
ELEVATIONS

Drafted by: T.C.P.	Approved by: T.C.P.
Date: 24.04.18	Scale: 1 : 100

Project/Drawing no: PD17263 - 2-04	Revision: 01
Accredited building practitioner: Frank Geskus -No CC246A	

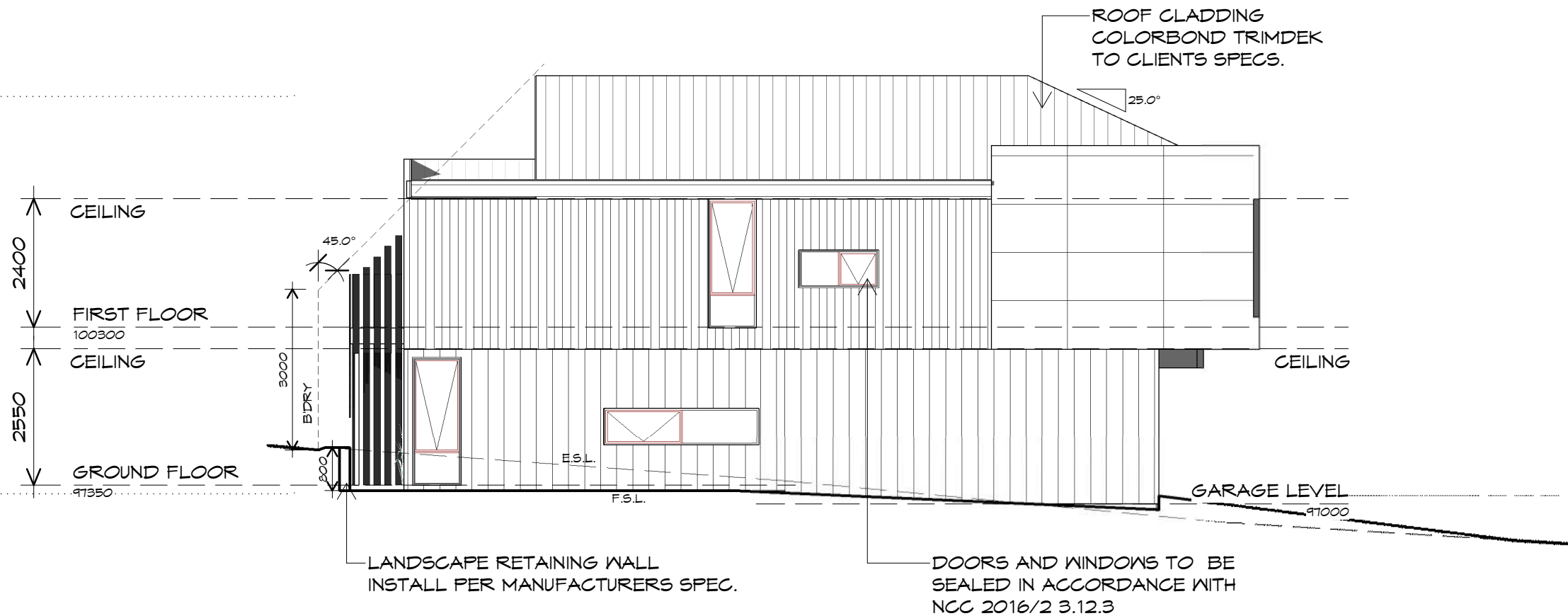
ROOF FRAMING
 PREFABRICATED ROOF TRUSSES
 @ 900 CRS MAX
 BRACING BY OTHERS



SOUTHERN ELEVATION

1 : 100

PANEL LIFT DOOR 5100 WIDE x 2100 HIGH CLADDING PANELS TO CLIENTS SPEC FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC



WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323798
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSEDNEW DWELLINGS
 54 MULGRAVE STREET,
 SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

Drawing:
ELEVATIONS

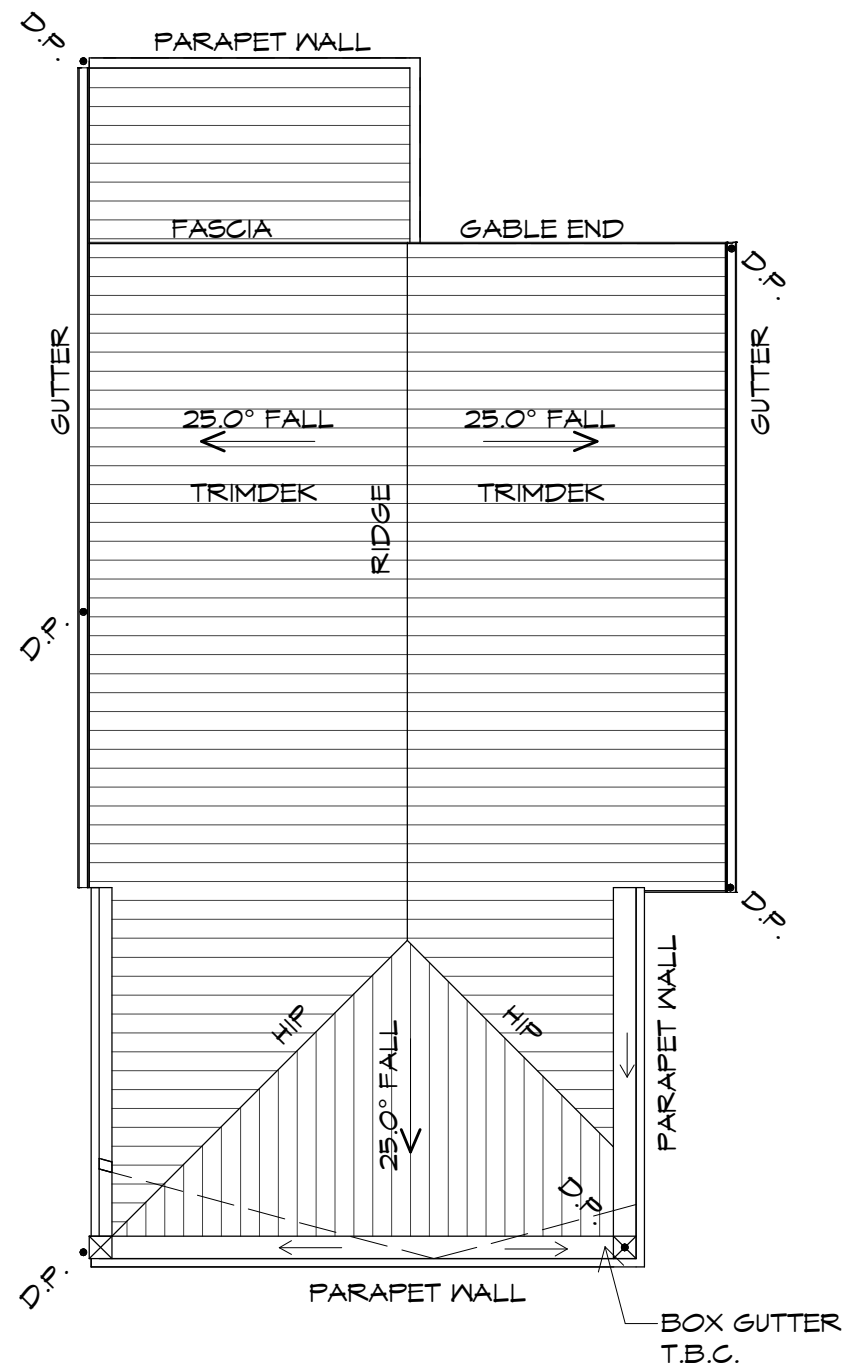
Drafted by: T.C.P. Approved by: T.C.P.

Date: 24.04.18 Scale: 1 : 100

Project/Drawing no: PD17263 - 2-05 Revision: 01



Accredited building practitioner: Frank Geskus -No CC246A



ROOF PLAN

1 : 100

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



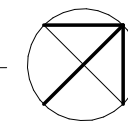
10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323798
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSEDNEW DWELLINGS
54 MULGRAVE STREET,
SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

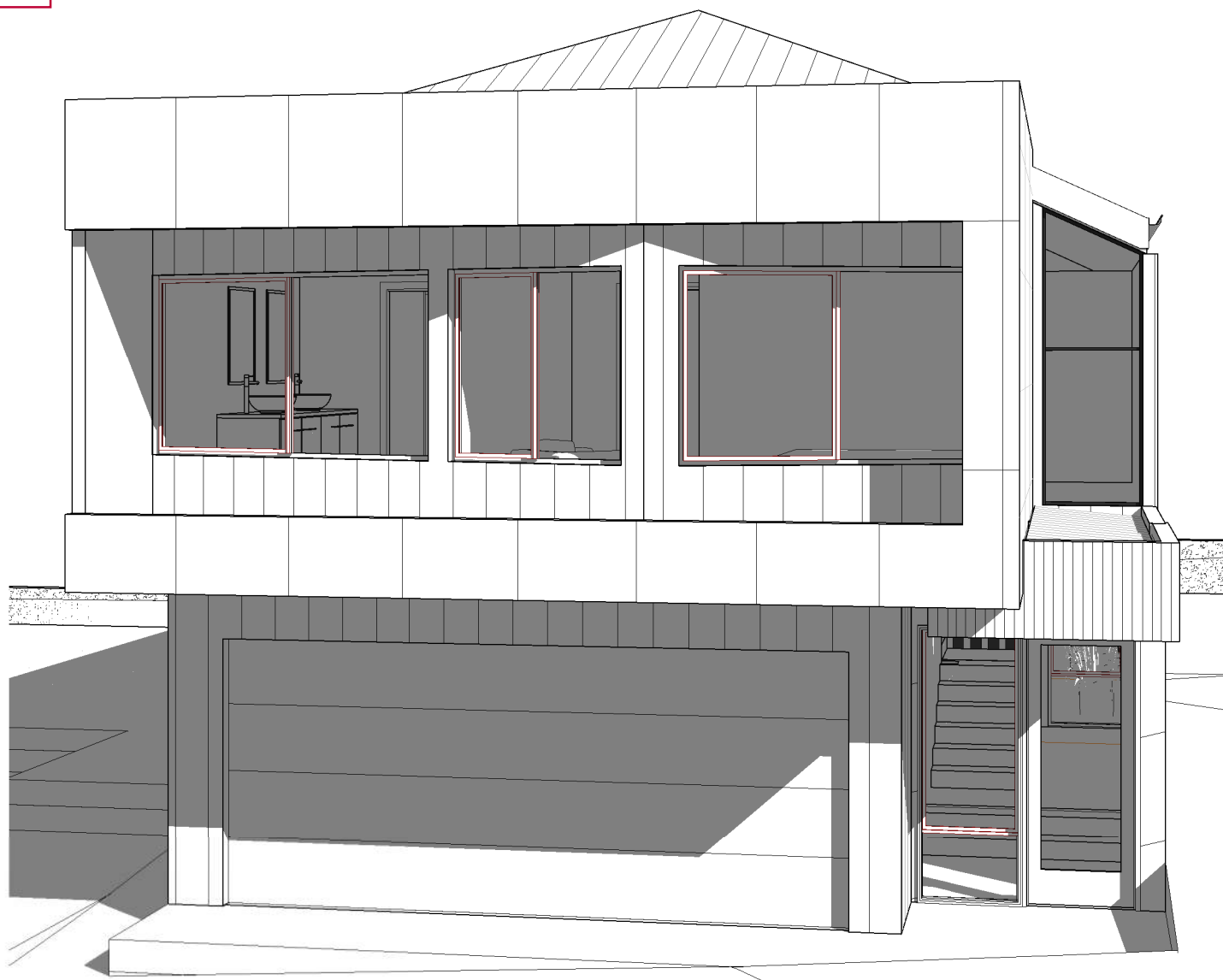
Drawing:
ROOF PLAN

Drafted by: T.C.P.	Approved by: T.C.P.
Date: 24.04.18	Scale: 1 : 100



Project/Drawing no: PD17263 - 2-06	Revision: 01
Accredited building practitioner: Frank Geskus -No CC246A	





PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323798
 info@primedesigntas.com.au primedesigntas.com.au

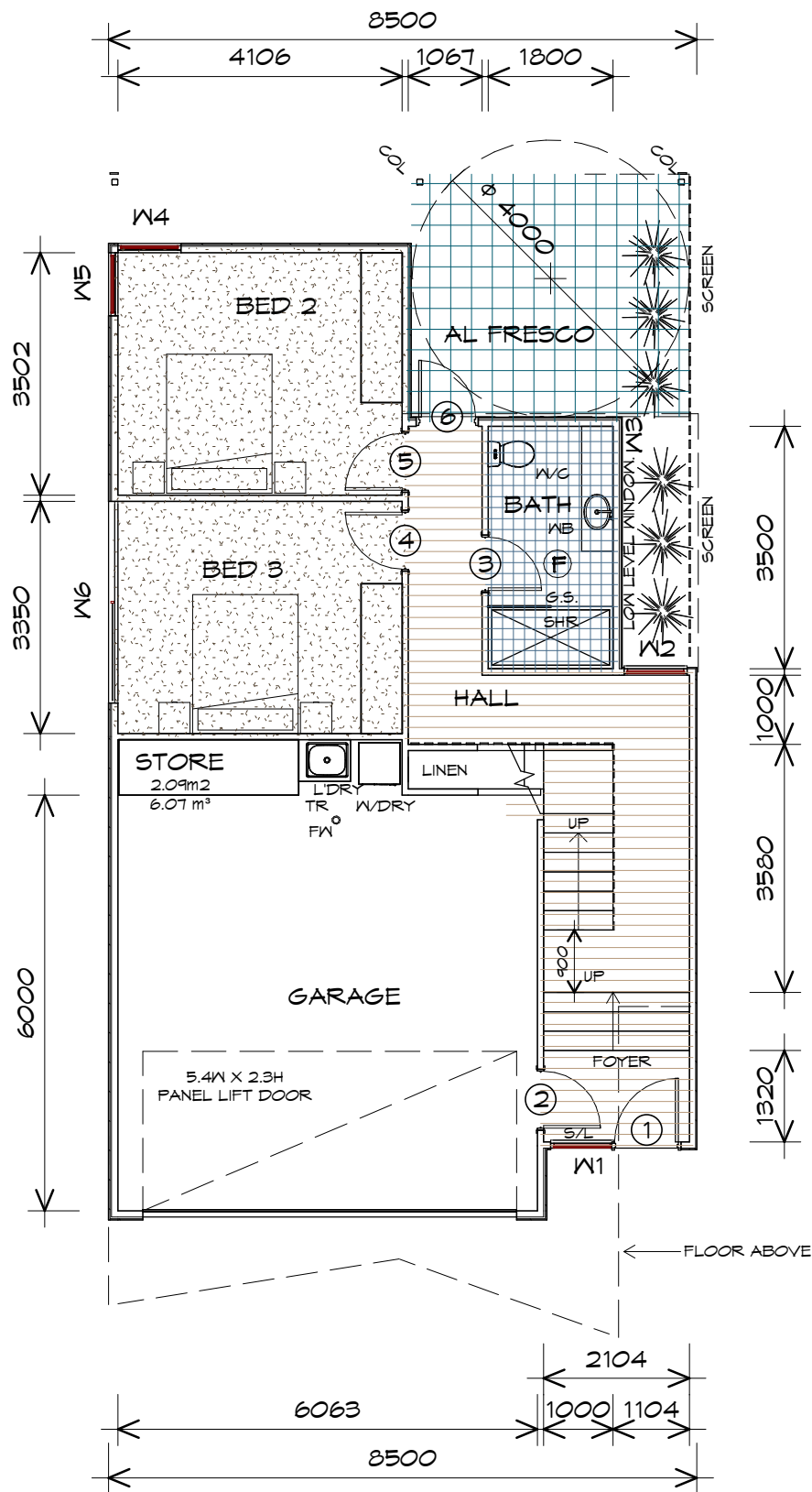
Project:
PROPOSEDNEW DWELLINGS
54 MULGRAVE STREET,
SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

Drawing:
PERSPECTIVES

Drafted by: T.C.P. Approved by: T.C.P.
 Date: 24.04.18 Scale:

Project/Drawing no: PD17263 - 2-07 Revision: 01



GROUND FLOOR PLAN

1 : 100

GROUND FLOOR	102.95 m ²	(11.07 SQUARES)
FIRST FLOOR AREA	112.41 m ²	(12.09 SQUARES)
	215.36	23.16

NOTE:
 FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

UNIT 3 STAIRS

NO RISERS	RISER H'T	TREAD DEPTH
2	175	
17	174	280
3	175	280

GOING NON SLIP TO COMPLY NCC 2016

LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- (S) 240V SMOKE ALARM
- GSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- FW FLOOR WASTE
- S/L SIDELIGHT
- COL COLUMN
- G.S. GLASS SCREEN

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



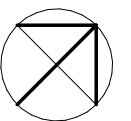
10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323798
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSEDNEW DWELLINGS
 54 MULGRAVE STREET,
 SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

Drawing:
GROUND FLOOR PLAN

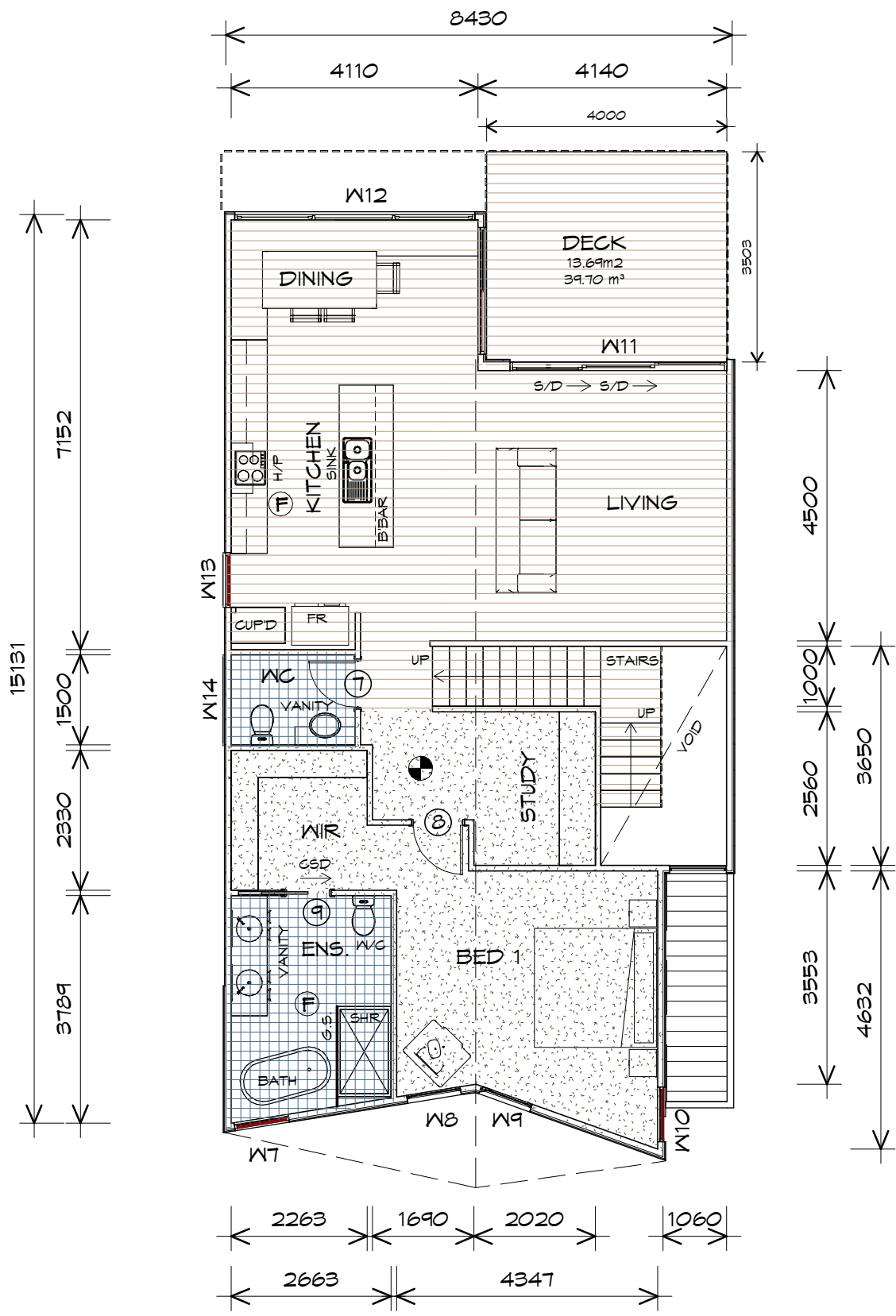
Drafted by: T.C.P. Approved by: T.C.P.
 Date: 24.04.18 Scale: 1 : 100



Project/Drawing no: PD17263 - 3-01 Revision: 01



Accredited building practitioner: Frank Geskus -No CC246A



FIRST FLOOR PLAN

1 : 100

GROUND FLOOR	102.95 m ²	(11.07 SQUARES)
FIRST FLOOR AREA	112.41 m ²	(12.09 SQUARES)
	215.36	23.16

NOTE:
 FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

UNIT 3 STAIRS

NO RISERS	RISER HT	TREAD DEPTH
2	175	
17	174	280
3	175	280

GOING NON SLIP TO COMPLY NCC 2016

LEGEND

- Ⓢ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓢ 240V SMOKE ALARM
- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- Ⓢ^{FW} FLOOR WASTE
- S/L SIDELIGHT
- COL COLUMN
- G.S. GLASS SCREEN

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



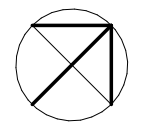
10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323798
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSEDNEW DWELLINGS
 54 MULGRAVE STREET,
 SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

Drawing:
FIRST FLOOR PLAN

Drafted by: T.C.P. Approved by: T.C.P.
 Date: 24.04.18 Scale: 1 : 100



Project/Drawing no: PD17263 - 3-02 Revision: 01
 Accredited building practitioner: Frank Geskus -No CC246A

UNIT 3



UNIT 3 GROUND FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	820	INTERNAL TIMBER DOOR	
3	770	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	GLAZED EXTERNAL DOOR	

UNIT 3 FIRST FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
7	770	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	770	CAVITY SLIDING DOOR	

UNIT 3 GROUND FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2400	910	AWNING WINDOW	SIDELIGHT
W2	2400	910	AWNING WINDOW	
W3	450	1800	FIXED WINDOW	OPAQUE
W4	2400	910	AWNING WINDOW	
W5	2400	910	AWNING WINDOW	
W6	700	2910	AWNING WINDOW	

UNIT 3 FIRST FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W7	2400	910	AWNING WINDOW	
W8	1470	840	AWNING WINDOW	
W9	1470	840	AWNING WINDOW	
W10	2400	910	AWNING WINDOW	
W10	1500	2110	AWNING WINDOW	
W11	2100	3610	STACKING SLIDING DOOR	
W12	1500	4000	AWNING WINDOW	
W13	2100	910	AWNING WINDOW	
W14	700	1510	AWNING WINDOW	OPAQUE

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

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323798
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSEDNEW DWELLINGS
54 MULGRAVE STREET,
SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

Drawing:
DOOR & WINDOW SCHEDULES

Drafted by: T.C.P. Approved by: T.C.P.

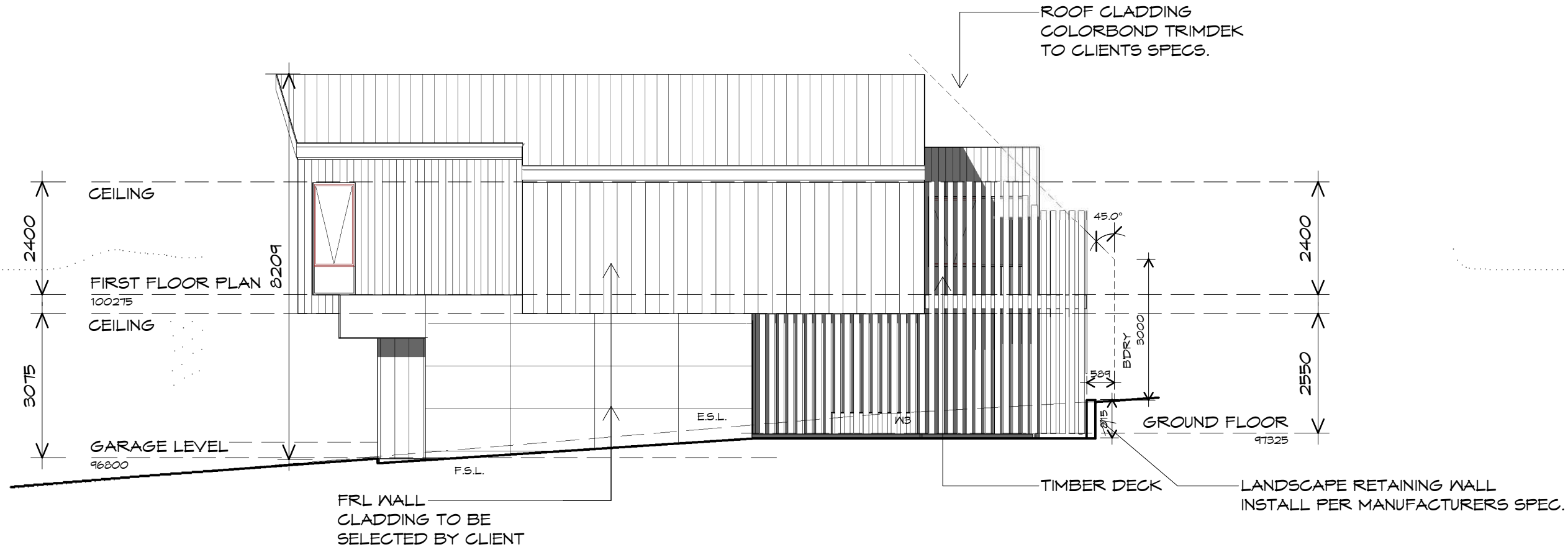
Date: 24.04.18 Scale:

Project/Drawing no: PD17263 - 3-03 Revision: 01



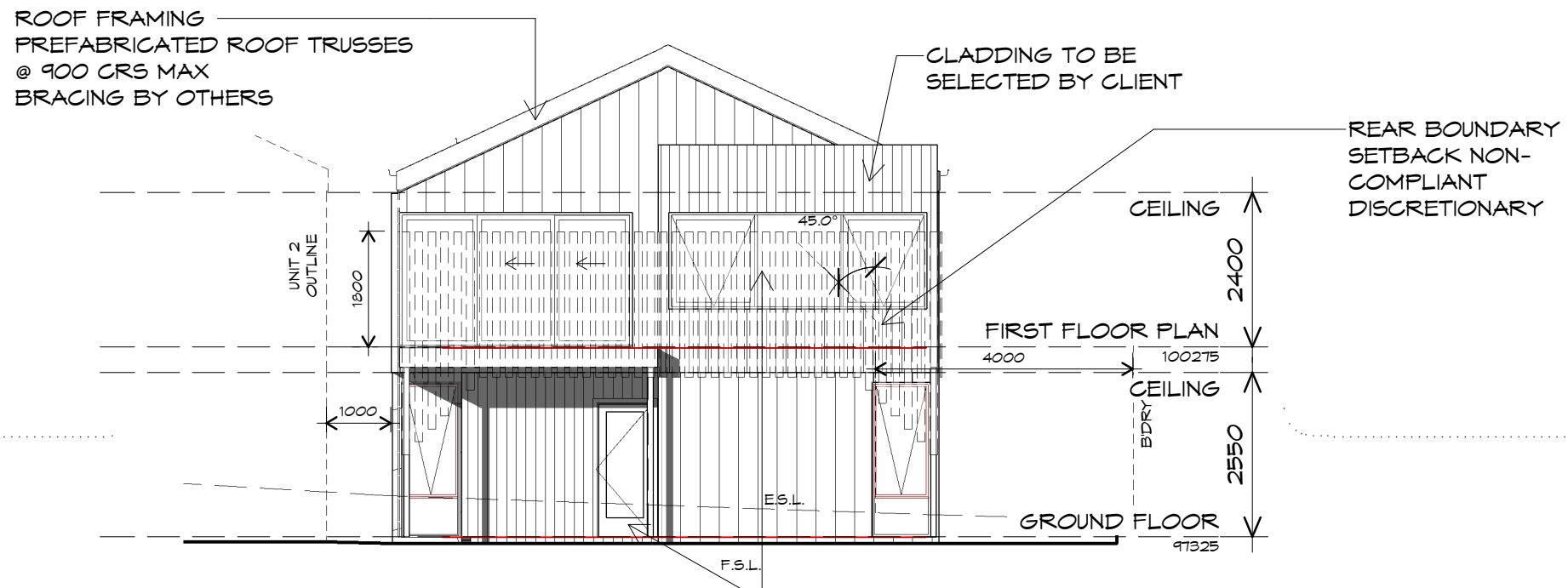
Accredited building practitioner: Frank Geskus -No CC246A

UNIT 3



EASTERN ELEVATION

1 : 100



NORTHERN ELEVATION

1 : 100

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323798
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW DWELLINGS
 54 MULGRAVE STREET,
 SOUTH LAUNCESTON

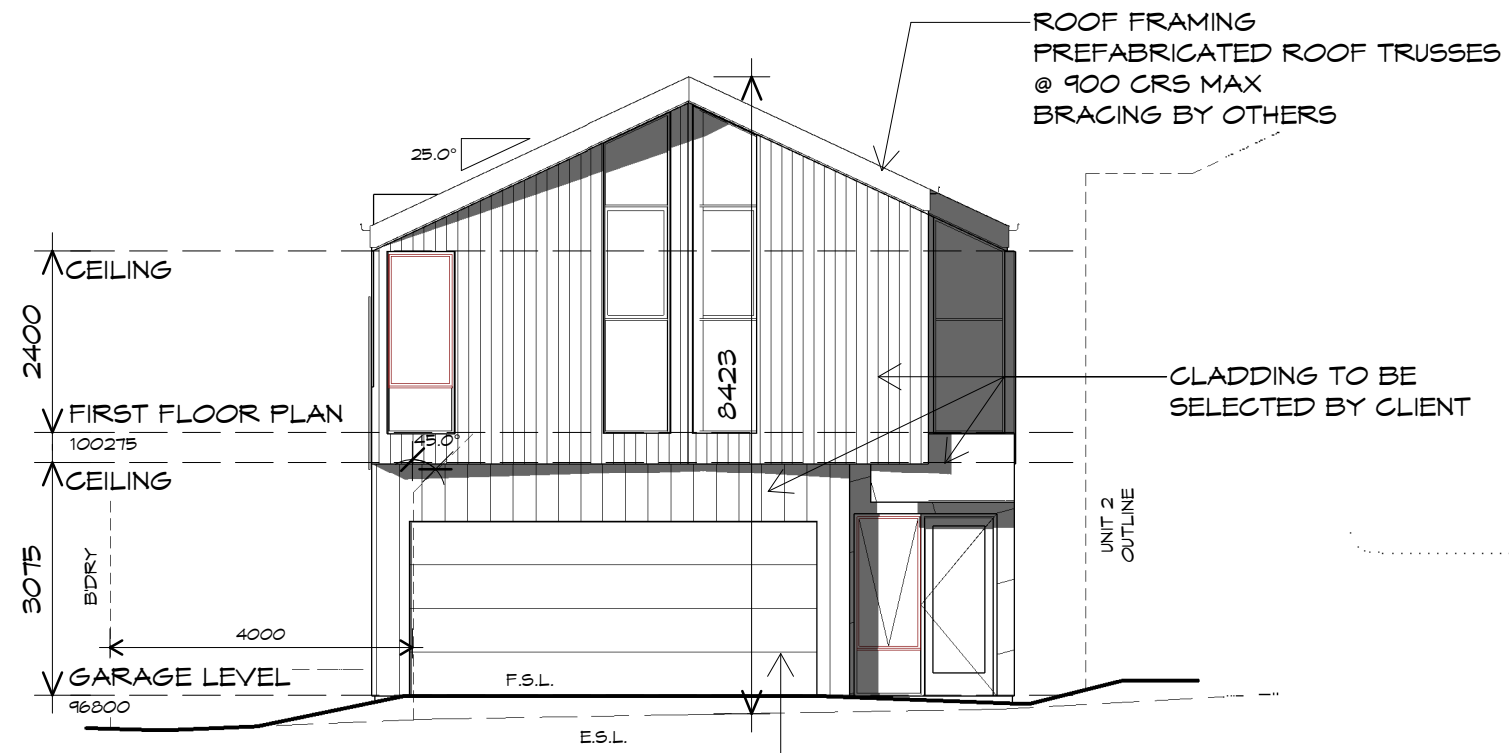
Client name:
DB INVESTMENTS

Drawing:
ELEVATIONS

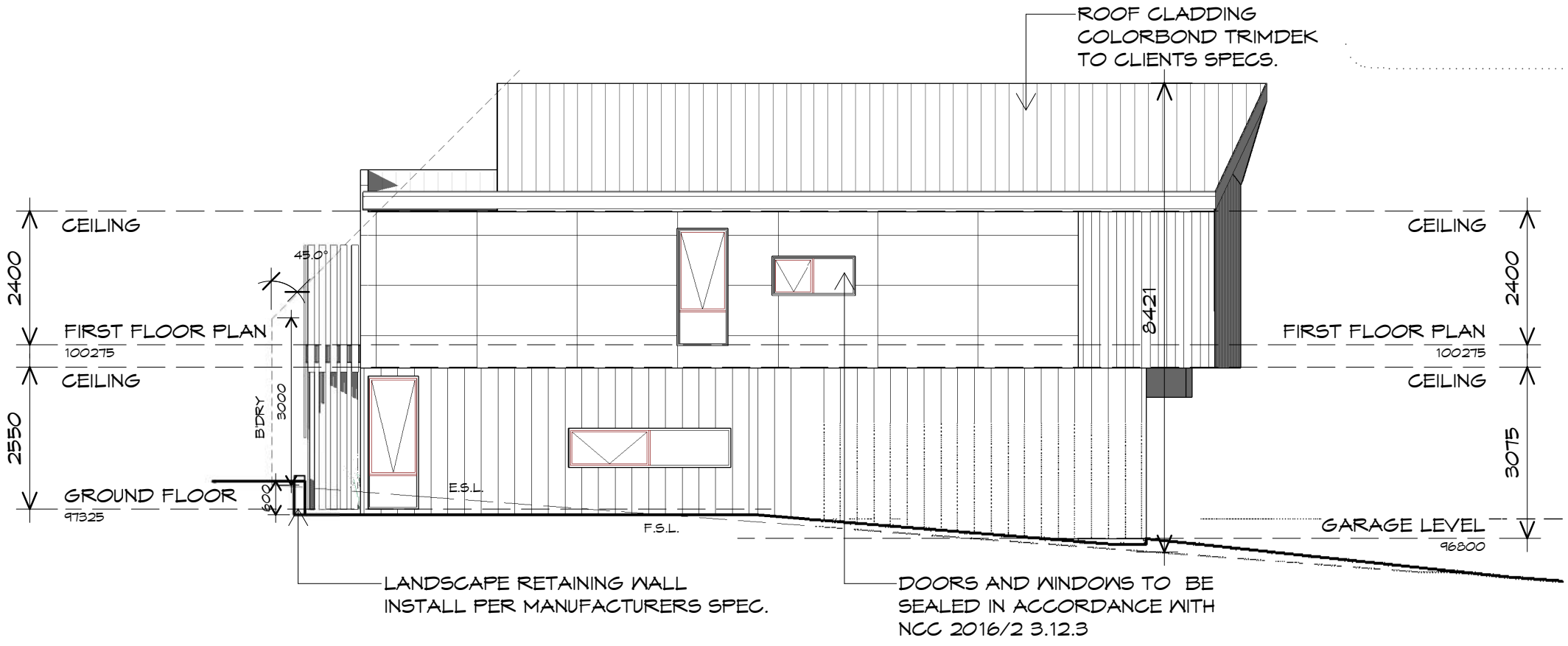
Drafted by: T.C.P. Approved by: T.C.P.

Date: 24.04.18 Scale: 1 : 100

Project/Drawing no: PD17263 - 3-04 Revision: 01



SOUTHERN ELEVATION
 1 : 100



WESTERN ELEVATION
 1 : 100

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323798
 info@primedesigntas.com.au primedesigntas.com.au

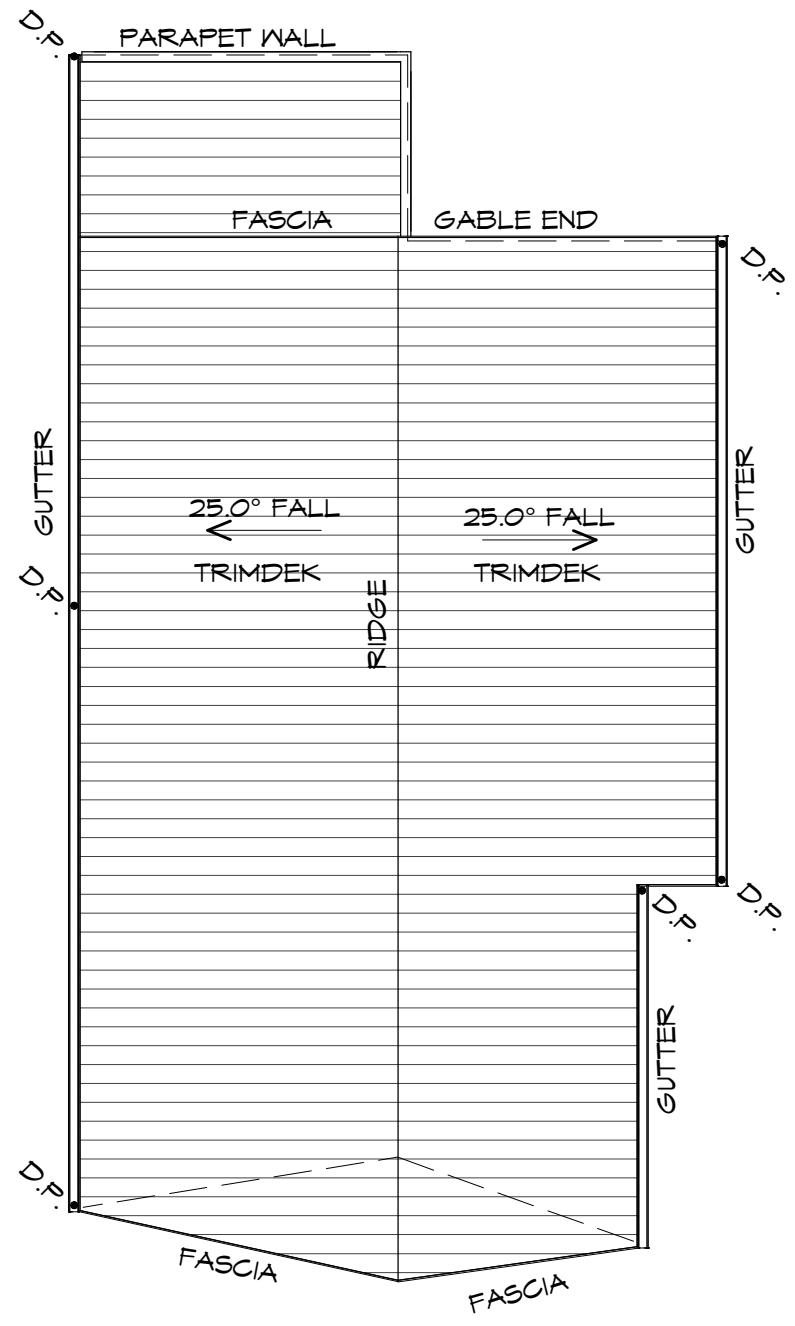
Project:
PROPOSED NEW DWELLINGS
 54 MULGRAVE STREET,
 SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

Drawing:
ELEVATIONS

Drafted by: T.C.P.	Approved by: T.C.P.
Date: 24.04.18	Scale: 1 : 100

Project/Drawing no: PD17263 - 3-05	Revision: 01
Accredited building practitioner: Frank Geskus - No CC246A	



ROOF PLAN
 1 : 100

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

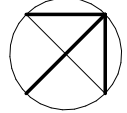


10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323798
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSEDNEW DWELLINGS
54 MULGRAVE STREET,
SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

Drawing:
ROOF PLAN

Drafted by: T.C.P.	Approved by: T.C.P.	
Date: 24.04.18	Scale: 1 : 100	

Project/Drawing no: PD17263 - 3-06	Revision: 01
Accredited building practitioner: Frank Geskus -No CC246A	





PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323798
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSEDNEW DWELLINGS
54 MULGRAVE STREET,
SOUTH LAUNCESTON

Client name:
DB INVESTMENTS

Drawing:
PERSPECTIVES

Drafted by: **T.C.P.** Approved by: **T.C.P.**

Date: **24.04.18** Scale:

Project/Drawing no: **PD17263 - 3-07** Revision: **01**