



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
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - ?? REFER TO ASSESSMENT FOR FURTHER DETAILS. ALL CONSTRUCTION MUST COMPLY WITH 3959.

TITLE REF: 110753/1
LOT SIZE: 613m²

EXISTING SHED TO BE REMOVED

ORG RL: 99.850

SITE PLAN

1 : 200

LOT No.	LOT AREA	50%	25%
613	306	153	



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

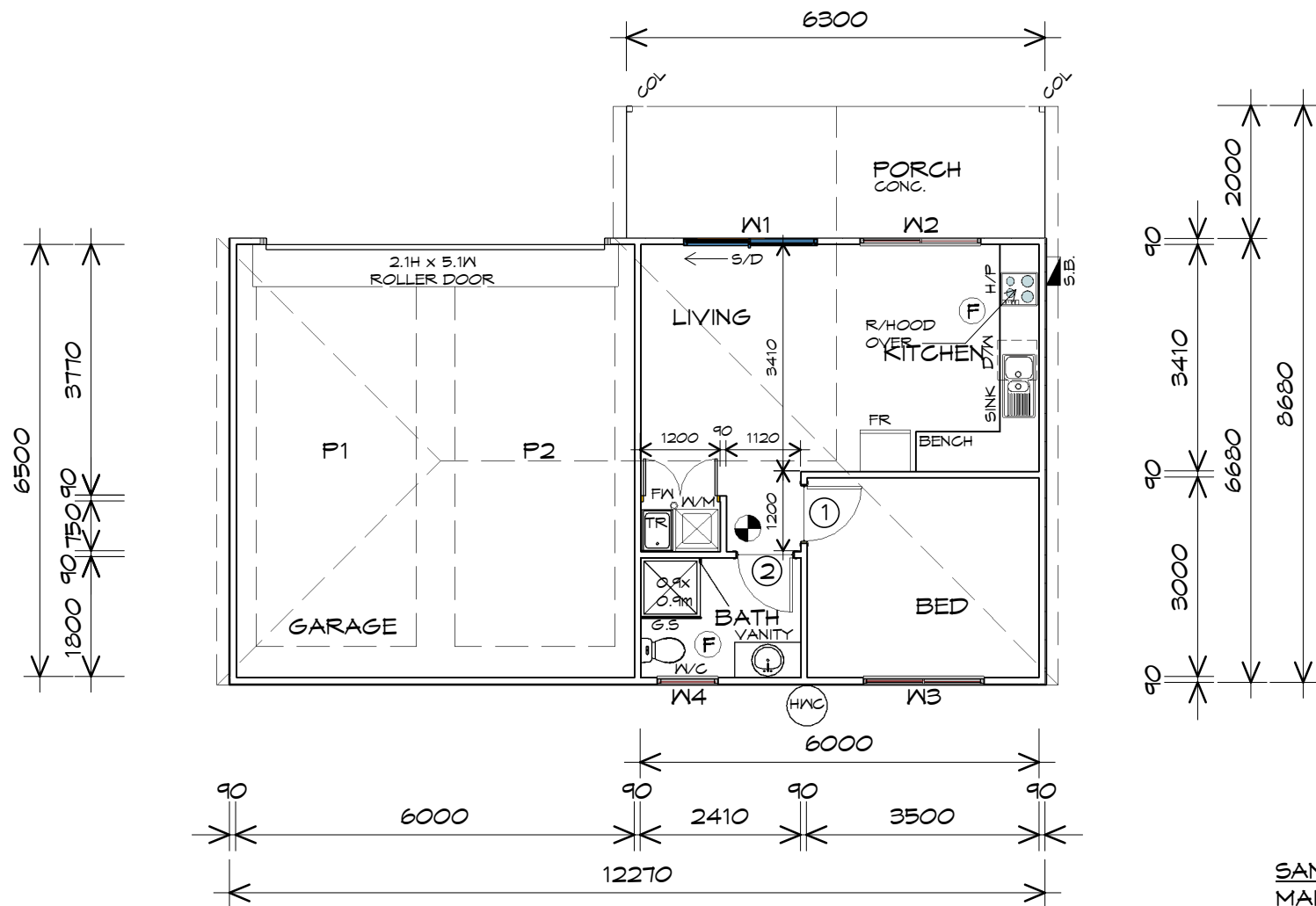
Project:
PROPOSED ANCILLARY DWELLING
15 LAMONT STREET
INVERMAY
Client name:
JAY CHRISTOPHER BAKER
Drafted by: E.R.G. Approved By: F.G.G.



Drawing: SITE PLAN	
Date: 02/07/2018	Scale: 1 : 200
Project/Drawing No: PD18119 01	Revision: 05

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



LEGEND

- S/D SLIDING DOOR
- COL 90x90x3.5 SHS
- P1 PARKING SPACE 1
- P2 PARKING SPACE 2
- G.S. GLASS SCREEN
- ⊕ EXHAUST FAN-VENT TO OUTSIDE AIR.
- ⊙ 240V SMOKE ALARM
- ⊙ FLOOR WASTE
- HWC HOT WATER CYLINDER

ANCILLARY ADDITION - DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	INTERNAL TIMBER DOOR	
2	820	INTERNAL TIMBER DOOR	

ANCILLARY ADDITION - WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	2000	SLIDING DOOR	
W2	1200	1810	AWNING WINDOW	
W3	1800	1810	AWNING WINDOW	
W4	600	910	AWNING WINDOW	OPAQUE

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

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 NCC 2016

- 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 NCC 2016 VOL.2



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

Project:
PROPOSED ANCILLARY DWELLING
 15 LAMONT STREET
 INVERMAY
 Client name:
JAY CHRISTOPHER BAKER

Drawing:
PROPOSED ANCILLARY ADDITION

Drafted by: **E.R.G.** Approved by: **F.G.G.**
 Date: **02/07/2018** Scale: **1 : 100**

Project/Drawing no: **PD18119 03** Revision: **05**



Accredited building practitioner: Frank Geskus -No CC246A

FLOOR PLAN

1 : 100

NOTE:
 DIMENSIONS DO NOT INCLUDE CLADDING

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

FLOOR AREA	41.01	m2	(4.41 SQUARES)
GARAGE AREA	41.33	m2	(4.44 SQUARES)
PORCH AREA	12.93	m2	(1.39 SQUARES)
TOTAL FLOOR AREA	95.27	m2	(10.24 SQUARES)

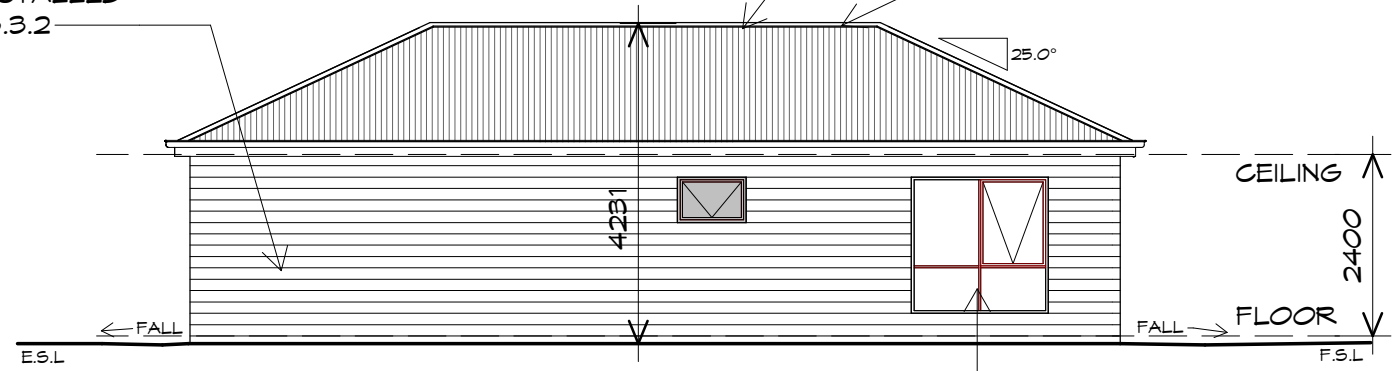
WALL CLADDING
 TIMBER WEATHER BOARDS TO BE INSTALLED
 IN ACCORDANCE WITH NCC 2016 3.5.3.2

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

ROOF CLADDING
 COLORBOND CUSTOM ORB
 TO CLIENTS SPECS.

WINDOWS
 POWDER COATED ALUMINIUM WINDOW
 FRAMES AWNING OPENING
 REVEALS AND TRIMS TO CLIENTS SPEC.
 ALL FLASHING TO MANUFACTURERS
 SPECIFICATION
 BRICK ON EDGE EXTERNAL SILLS
 REFER AS 1288 & AS 2047 & NCC 2016

GLAZING
 ALL GLAZING IS TO COMPLY WITH THE
 PROVISIONS OF PART 3.6.1 OF THE NCC.
 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.

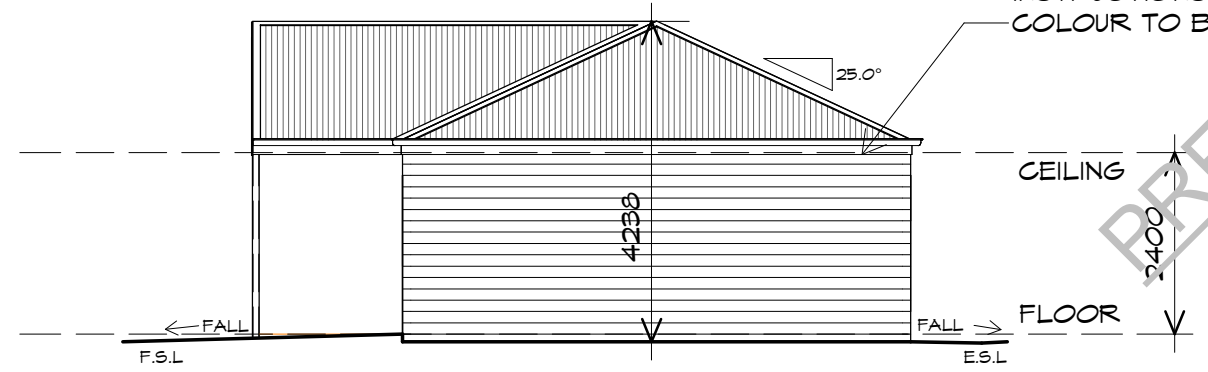


SOUTH EASTERN ELEVATION

1 : 100

DOORS AND WINDOWS TO BE
 SEALED IN ACCORDANCE WITH
 NCC 2016/2 3.12.3

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



SOUTH WESTERN ELEVATION

1 : 100

PRELIMINARY PRINT



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

Project:
**PROPOSED ANCILLARY
 DWELLING**
 15 LAMONT STREET
 INVERMAY
 Client name:
JAY CHRISTOPHER BAKER

Drawing:
ELEVATIONS

Drafted by: **E.R.G.** Approved by: **F.G.G.**

Date: **02/07/2018** Scale: **1 : 100**

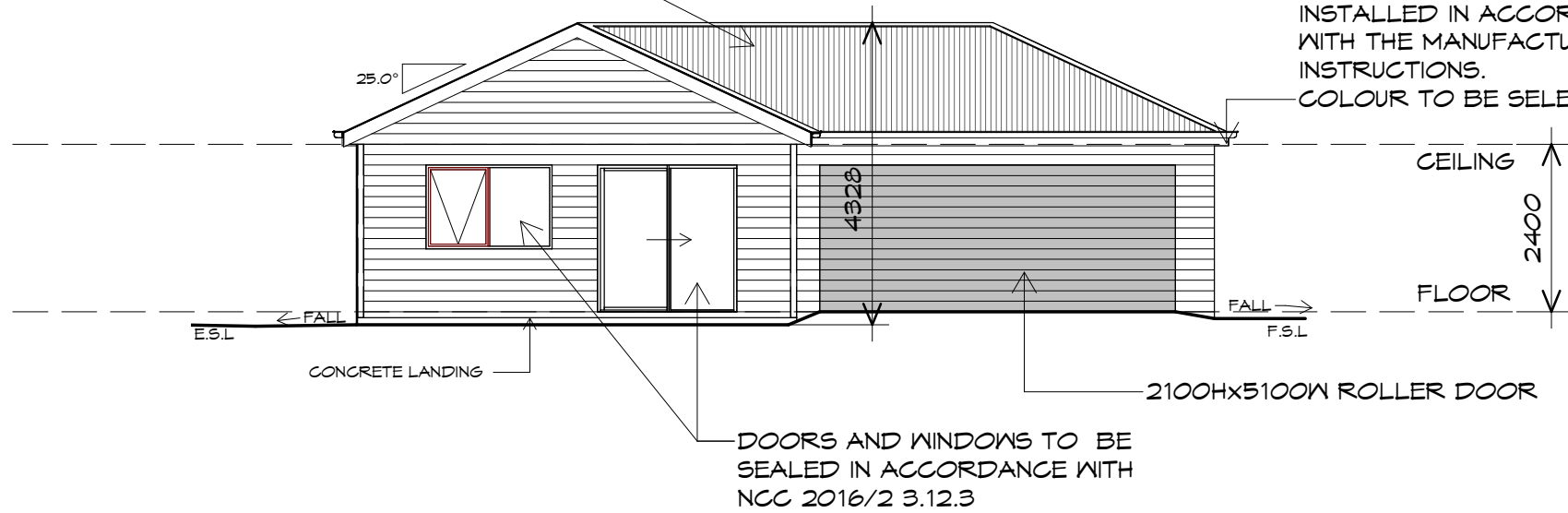
Project/Drawing no: **PD18119 04** Revision: **05**

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

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

GLAZING
 ALL GLAZING IS TO COMPLY WITH THE
 PROVISIONS OF PART 3.6.1 OF THE NCC.
 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.

WINDOWS
 POWDER COATED ALUMINIUM WINDOW
 FRAMES AWNING OPENING
 REVEALS AND TRIMS TO CLIENTS SPEC.
 ALL FLASHING TO MANUFACTURERS
 SPECIFICATION
 BRICK ON EDGE EXTERNAL SILLS
 REFER AS 1288 & AS 2047 & NCC 2016

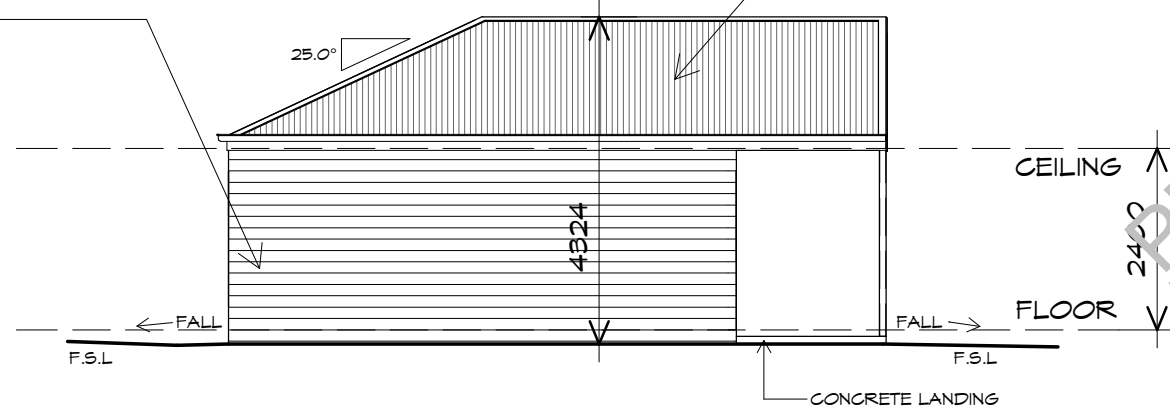


NORTH WESTERN ELEVATION

1 : 100

WALL CLADDING
 TIMBER WEATHER BOARDS TO BE INSTALLED
 IN ACCORDANCE WITH NCC 2016 3.5.3.2

ROOF CLADDING
 COLORBOND CUSTOM ORB
 TO CLIENTS SPECS.



NORTH EASTERN ELEVATION

1 : 100

PRELIMINARY PRINT



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

Project:
**PROPOSED ANCILLARY
 DWELLING
 15 LAMONT STREET
 INVERMAY**
 Client name:
JAY CHRISTOPHER BAKER

Drawing:
ELEVATIONS

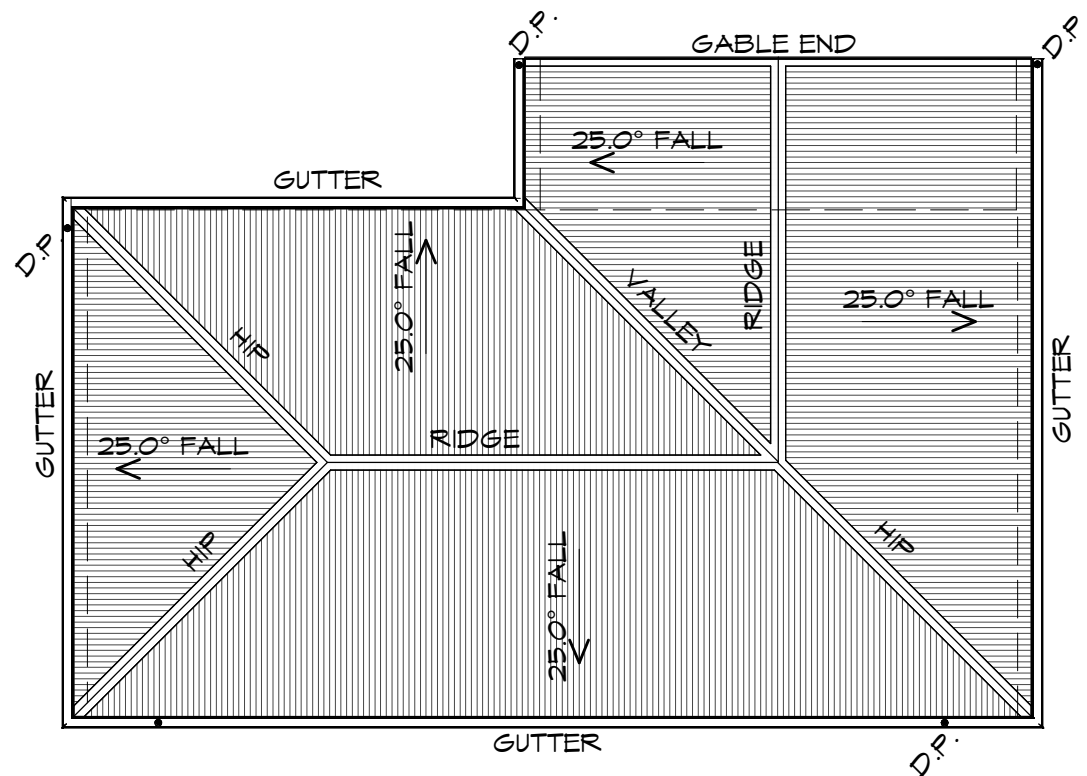
Drafted by: **E.R.G.** Approved by: **F.G.G.**

Date: **02/07/2018** Scale: **1 : 100**

Project/Drawing no: **PD18119 05** Revision: **05**



Accredited building practitioner: Frank Geskus -No CC246A



ROOF PLAN

1 : 100

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
 TO BE IN ACCORDANCE WITH
 NCC 2016 PART 3.5.2.4.
 WITH FALL NO LESS THAN
 1:100 FOR BOX GUTTERS
 1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
 EAVES GUTTER TO BE FIXED
 @ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
 A) MORE THAN 12.5° DEGREES - MUST
 HAVE A WIDTH OF NOT LESS THAN
 400mm AND ROOF OVERHANG OF NOT
 LESS THAN 150mm EACH SIDE OF VALLEY
 GUTTER.
 B) LESS THAN 12.5° DEGREES, MUST BE
 DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
 OF FLOW, RIVET & SEAL WITH AN
 APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
 PLAN ARE NOMINAL ONLY.
 EXACT LOCATION & NUMBER OF D.P.'S
 REQUIRED ARE TO BE IN ACCORDANCE
 WITH NCC CLAUSE 3.5.2.5 REQUIREMENTS.
 SPACING BETWEEN DOWNPIPES MUST NOT
 BE MORE THAN 12m & WITHIN 1.2m FROM A
 VALLEY GUTTER.

ADDITIONAL ROOF LOAD
 NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
 NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

METAL SHEETING ROOF TO BE INSTALLED IN
 ACCORDANCE WITH NCC 2016 3.5.1.3.
 REFER TO TABLE 3.5.3.1a FOR ACCEPTABLE
 CORROSION PROTECTION FOR SHEET ROOFING,
 REFER TO TABLE 3.5.1.2 FOR ACCEPTABILITY OF
 CONTACT BETWEEN DIFFERENT ROOFING
 MATERIALS.

REFER TO NCC 2016 3.5.1.3. FOR FIXING, SHEET
 LAYING SEQUENCE, FASTENER FREQUENCY FOR
 TRANVERSE FLASHINGS AND CAPPINGS, ANTI
 CAPILLARY BREAKS, FLASHING DETAILS.
 ROOF PENETRATION FLASHING DETAILS.

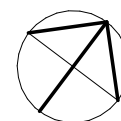


10 Goodman Court, Invermay Tasmania 7248,
 p+ 03 6332 3790 f+ 03 63323789
 info@primedesigntas.com.au primedesigntas.com.au

Project:
**PROPOSED ANCILLARY
 DWELLING**
**15 LAMONT STREET
 INVERMAY**
 Client name:
JAY CHRISTOPHER BAKER

Drawing:
ROOF PLAN

Drafted by: E.R.G.	Approved by: F.G.G.
Date: 02/07/2018	Scale: 1 : 100



Project/Drawing no: PD18119 06	Revision: 05
--	------------------------



Accredited building practitioner: Frank Geskus -No CC246A