

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 2019, 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

SITE DETAIL

DATUM - VERTICAL: AHD PER SPM10695 WITH REPUTED AHD LEVEL OF 26.833 FROM SURCOM ON 03/12/20

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.

CONTOUR INTERVAL 0.2m

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.

LOT AREA	50%	25%
566	283	142

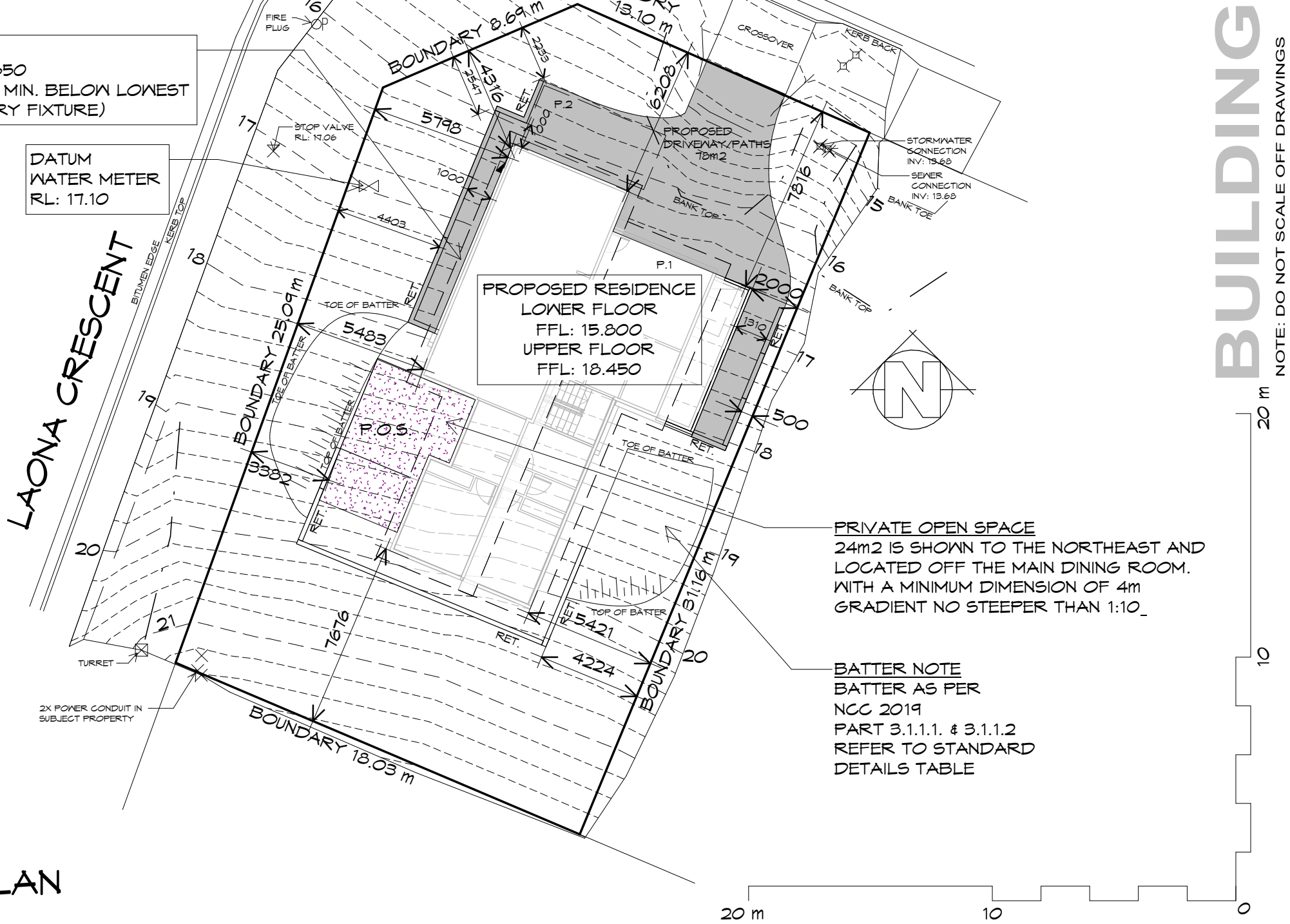
RET. RETAINING WALL
REFER TO ENGINEERS DWG BY
KAY CONSULTING FOR ALL DETAILS.
PROJECT NO. 21044

ORG
RL: 15.650
(150mm MIN. BELOW LOWEST
SANITARY FIXTURE)

DATUM
WATER METER
RL: 17.10

LAONA CRESCENT

KASTORIA COURT



SITE PLAN

1 : 200

Certified Likely Compliance
Michael Westcott CC6107N

[Signature]

12/05/2021

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
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160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW RESIDENCE
2 (LOT 92) KASTORIA COURT,
GRANTON

Client name:
M.A. & C.D. PALADO

Drafted by:
M.A.G.

Approved by:
A.V.

bdca
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Drawing:
SITE PLAN

Date:
05.05.2021

Scale:
1 : 200

Project/Drawing no:
PD20403 01

Revision:
A

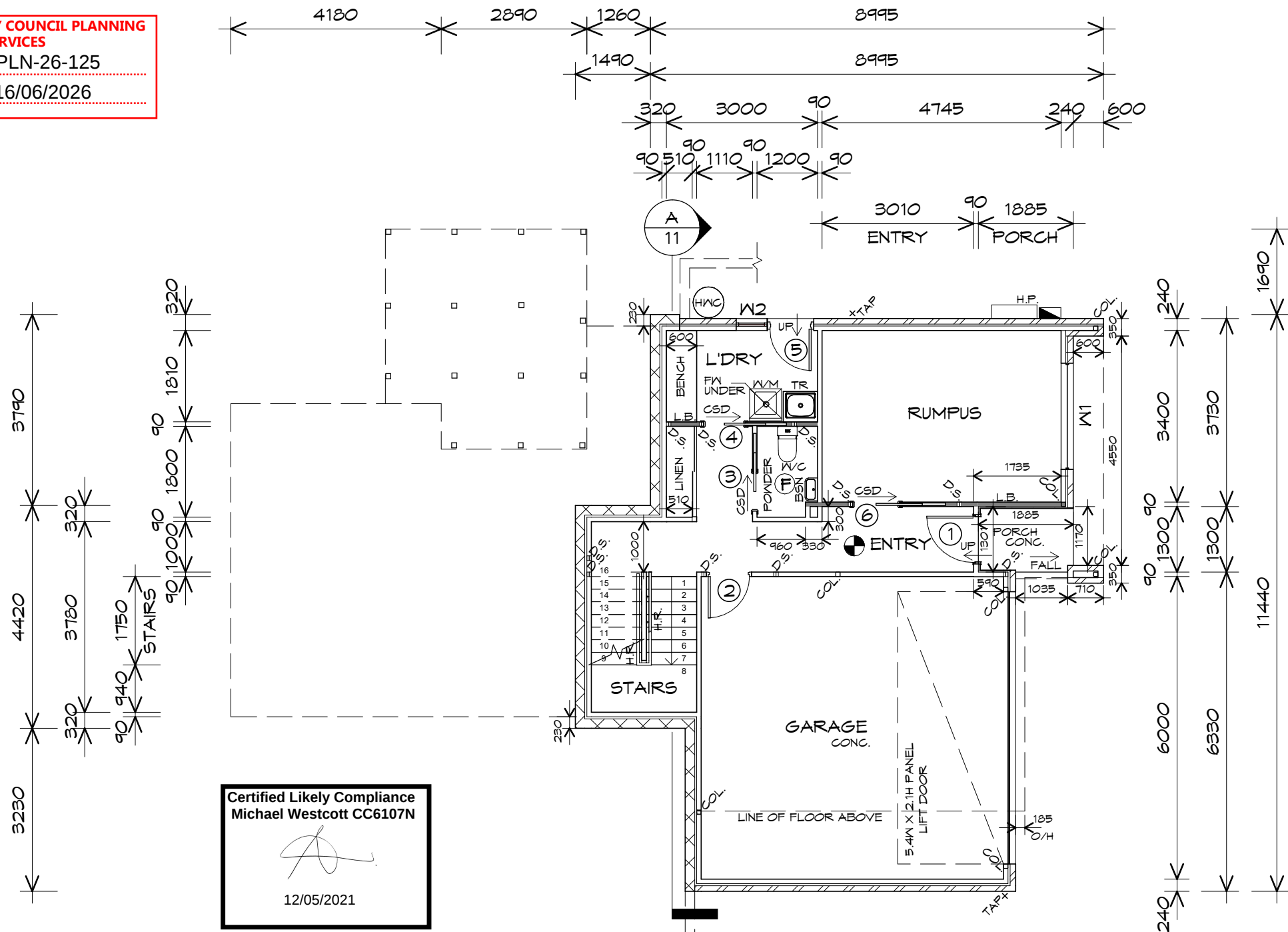
Accredited building practitioner: Frank Geskus -No CC246A

BUILDING

NOTE: DO NOT SCALE OFF DRAWINGS

SJM PROPERTY DEVELOPMENTS

construction that inspires



Certified Likely Compliance
Michael Westcott CC6107N
12/05/2021

LOWER FLOOR PLAN

1 : 100

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 2019 PART 3.7.5.2

WINDOW WITHIN WET AREA
C/W SAFETY GLASS AS PER AS1288
BEVEL WINDOW SEAL
RETURN TILES OR LAMIPANEL TO WINDOW (TYPICAL)

HANDRAIL
HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY NCC 2019 PART 3.9.2

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 NCC 2019 PART 3.8.33

GROUND FLOOR	89.92	m2	(9.67	SQUARES)
FIRST FLOOR	129.49	m2	(13.92	SQUARES)
PORCH AREA	2.50	m2	(0.27	SQUARES)
DECK AREA	16.79	m2	(1.81	SQUARES)
TOTAL AREA	238.70		25.67	

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

LEGEND

- ⓕ EXHAUST FAN-VENT TO OUTSIDE AIR.
- ⊙ 240V SMOKE ALARM
- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- S.Q. SQUARE STOP
- G.T. GRATED TRENCH
- HWC HOT WATER CYLINDER
- L.B. LOAD BEARING WALL
- H.R. HAND RAIL
- o FW FLOOR WASTE
- COL 89 SHS COLUMN TO ENGINEERS SPEC
- D.S. 2/90X45 F17 KDHW DOUBLE STUD
- R.H. RANGE HOOD, FAN-VENT TO OUTSIDE AIR, PROVIDE POWER
- Bh. BULKHEAD

STAIRS

No RISERS	RISER H'T	TREAD DEPTH
16	166	250

GOING NON SLIP TO COMPLY NCC 2019

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Project:
**PROPOSED NEW RESIDENCE
2 (LOT 92) KASTORIA COURT,
GRANTON**

Client name:
M.A. & C.D. PALADO

Drawing:
LOWER FLOOR PLAN

Drafted by:
M.A.G.

Approved by:
A.V.

Date:
05.05.2021

Scale:
1 : 100

Project/Drawing no:
PD20403 -05

Revision:
A

Accredited building practitioner: Frank Geskus -No CC246A

UPPER FLOOR PLAN

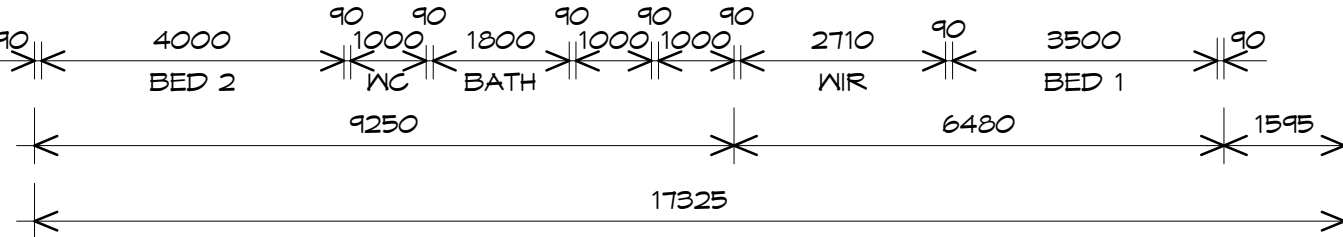
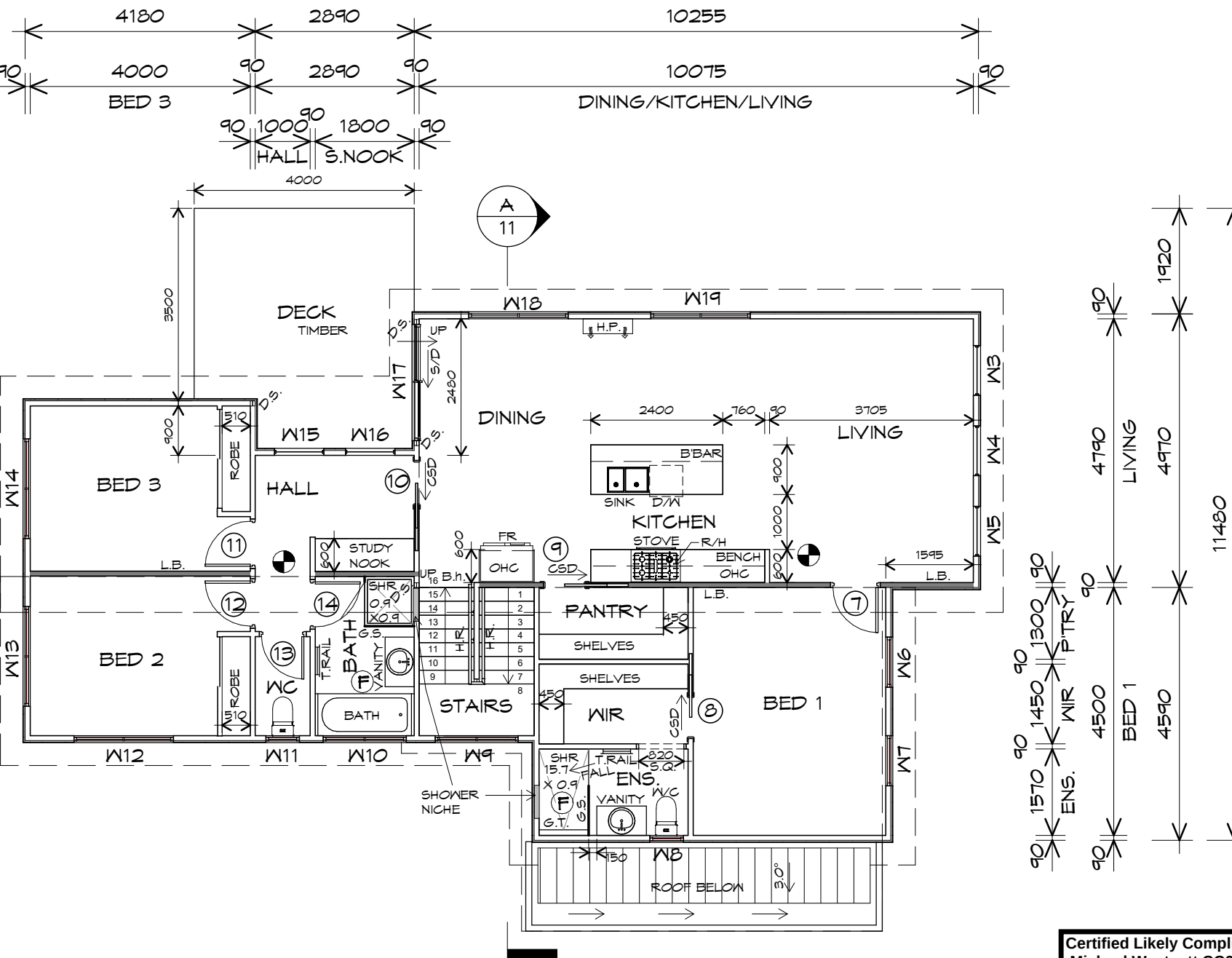
1 : 100

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WINDOW WITHIN WET AREA
C/W SAFETY GLASS AS PER AS1288 BEVEL WINDOW SEAL RETURN TILES OR LAMIPANEL TO WINDOW (TYPICAL)

NOTE:
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

GROUND FLOOR	89.92	m2	(9.67	SQUARES)
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LEGEND

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- 240V SMOKE ALARM
- CSD CAVITY SLIDING DOOR
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- Bh. BULKHEAD
- STAIRS

No RISERS	RISER H'T	TREAD DEPTH
16	166	250

GOING NON SLIP TO COMPLY NCC 2019

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info@primedesigntas.com.au primedesigntas.com.au

Project:
**PROPOSED NEW RESIDENCE
2 (LOT 92) KASTORIA COURT,
GRANTON**

Client name:
M.A. & C.D. PALADO

Drawing:
UPPER FLOOR PLAN

Drafted by:
M.A.G.

Approved by:
A.V.

Date:
05.05.2021

Scale:
1 : 100

Project/Drawing no:
PD20403 -06

Revision:
A

Accredited building practitioner: Frank Geskus -No CC246A

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/RAKED EAVES
LINE ALL SOFFITS
WITH HARDIFLEX SHEETING.
IN ACCORDANCE WITH NCC 2019 PART 3.5.4.5.

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No PLN-26-125
DATE RECEIVED 16/06/2026

CEILING
2400
UPPER FLOOR
18450
CEILING
2400
LOWER FLOOR
15800

GLAZING
ALL GLAZING IS TO COMPLY WITH THE PROVISIONS OF PART 3.6. OF THE NCC 2019. 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.

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.
NCC 2019 PART 3.3.5.7

Certified Likely Compliance
Michael Westcott CC6107N
12/05/2021

SCYON STRIA HORIZONTAL
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.
ON BATTENS

WESTERN ELEVATION

1 : 100

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 NCC 2019 PART 3.3.5.9

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
NCC 2019 PART 2 3.12.3

COLORBOND FLASHING
(TYPICAL)

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH NCC 2019 PART 3.3

BRICK TIE SPACINGS
FOR 450mm STUD SPACING
TYPICAL 600x450 SPACING 300x225 AT OPENINGS
AND CONTROL JOINTS
REFER TO NCC 2019 PART 3.3.5.10 / AS2699.1
FOR FURTHER DETAILS

BUILDING MEMBRANE
PLIABLE BUILDING MEMBRANE INSTALLED TO
EXTERIOR WALLS TO BE VAPOUR PERMEABLE
TO COMPLY WITH & BE INSTALLED TO AS4200
& COMPLY WITH NCC 2019 PART 3.8.7.2.

TIMBER DECK
ALL TIMBER FRAMING GENERALLY IS TO COMPLY
WITH THE REQUIREMENTS OF A.S.1684
ALL EXTERNAL DECK COMPONENTS TO BE
TAN E TREATED PINE (F5)
ALL EXPOSED FIXTURES, BOLTS ETC. TO BE
HOT DIPPED GALVANIZED.
REFER AS 1684, AS1720.1 & NCC 2019 PART 3.4.3
FIXING TO EXTERNAL WALL TO COMPLY WITH NCC
2019 PART 3.10.6

FLASHINGS TO WALL OPENINGS
OPENINGS IN EXTERNAL WALL CLADDING
EXPOSED TO WEATHER MUST BE FLASHED WITH
MATERIAL COMPLYING WITH AS/NZS 2904 TO
TOP, BOTTOM & SIDES OF OPENINGS. FLASHINGS
MUST BE SUITABLE FOR FRAMING & CLADDING
USED. TO COMPLY NCC 2019 PART 3.5.4.6

MINIMUM CLEARANCE BETWEEN CLADDING & GROUND

- 150mm
- 50mm ABOVE IMPERMEABLE AREAS THAT SLOPE AWAY. CONC. OR PAVED

WALL CLADDING MUST EXTEND MIN 50mm BELOW
BEARER OR LOWEST POINT OF SUSPENDED FLOOR
FRAMING. TO COMPLY WITH NCC 2019 PART 3.5.4.7

NORTHERN ELEVATION

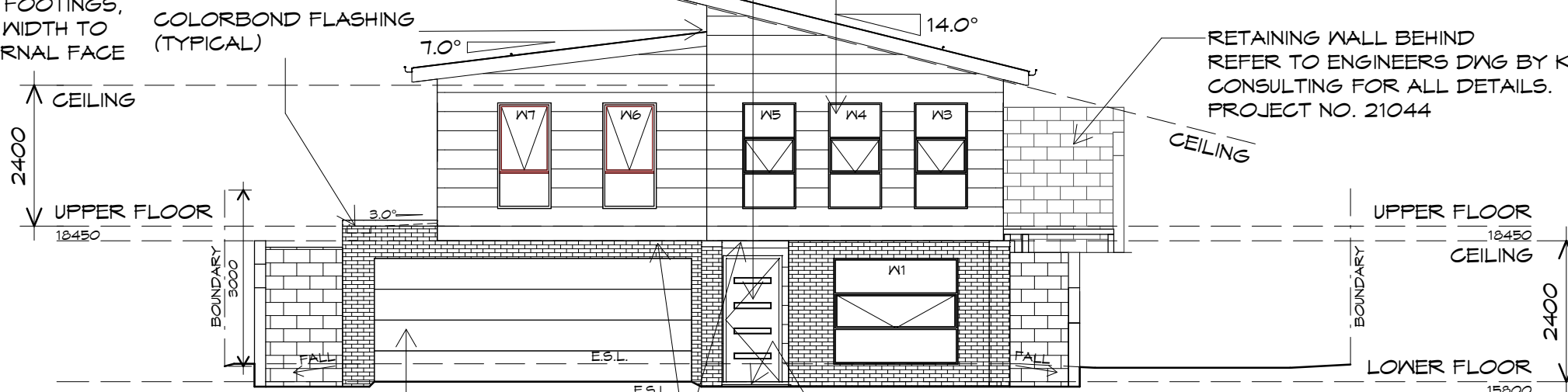
1 : 100

U/S HARDIFLEX SHEETING
COLOUR TO CLIENTS SPEC

PANEL LIFT DOOR 5400 WIDE x 2100
HIGH CLADDING PANELS TO CLIENTS
SPEC FIXED IN ACCORDANCE WITH
MANUFACTURERS SPEC

SUB-FLOOR VENTILATION
PROVIDE EVENLY SPACED VENTILATION
OPENINGS TO SUB-FLOOR STRICTLY IN
ACCORDANCE WITH PART 3.4.1 OF NCC 2019
CLIMATE ZONE 7 TO BE ADOPTED.
6000mm SQ PER METRE OF WALL
REFER TO MANUFACTURE SPECS.
240mm x 86mm VENTS @ 1000 CRS.

RETAINING WALL BEHIND
REFER TO ENGINEERS DWG BY KAY
CONSULTING FOR ALL DETAILS.
PROJECT NO. 21044



Prime Design

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info@primedesigntas.com.au primedesigntas.com.au

Project:
**PROPOSED NEW RESIDENCE
2 (LOT 92) KASTORIA COURT,
GRANTON**

Client name:
M.A. & C.D. PALADO

Drawing:
ELEVATIONS

Drafted by: M.A.G. Approved by: A.V.
Date: 05.05.2021 Scale: 1 : 100

Project/Drawing no: PD20403 -08 Revision: A
Accredited building practitioner: Frank Geskus -No CC246A

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

SJM PROPERTY DEVELOPMENTS
construction that inspires

BUILDING
NOTE: DO NOT SCALE OFF DRAWINGS

GLAZING

ALL GLAZING IS TO COMPLY WITH THE PROVISIONS OF PART 3.6. OF THE NCC 2019. 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.

SUB-FLOOR VENTILATION

PROVIDE EVENLY SPACED VENTILATION OPENINGS TO SUB-FLOOR STRICTLY IN ACCORDANCE WITH PART 3.4.1 OF NCC 2019 CLIMATE ZONE 7 TO BE ADOPTED.
6000mm SQ PER METRE OF WALL
REFER TO MANUFACTURE SPECS.
240mm x 86mm VENTS @ 1000 CRS.

FLASHINGS TO WALL OPENINGS

OPENINGS IN EXTERNAL WALL CLADDING EXPOSED TO WEATHER MUST BE FLASHED WITH MATERIAL COMPLYING WITH AS/NZS 2904 TO TOP, BOTTOM & SIDES OF OPENINGS. FLASHINGS MUST BE SUITABLE FOR FRAMING & CLADDING USED. TO COMPLY NCC 2019 PART 3.5.4.6

MINIMUM CLEARANCE BETWEEN CLADDING & GROUND

- 150mm
- 50mm ABOVE IMPERMEABLE AREAS THAT SLOPE AWAY. CONC. OR PAVED

WALL CLADDING MUST EXTEND MIN 50mm BELOW BEARER OR LOWEST POINT OF SUSPENDED FLOOR FRAMING. TO COMPLY WITH NCC 2019 PART 3.5.4.7

PROTECTION OF WINDOWS

- PROTECTION IS TO BE PROVIDED TO A BEDROOM WINDOW IF THE FINISHED FLOOR LEVEL OF THE BEDROOM HAS A HEIGHT GREATER THAN 2M FROM THE FINISHED GROUND LEVEL AND WHERE THE LOWEST LEVEL OF THE WINDOW OPENING IS WITHIN 1.7M MEASURED FROM THE FINISHED FLOOR LEVEL OF THE BEDROOM FLOOR.
- ALL BARRIERS, DEVICES AND OPERATION OF PROTECTED WINDOWS ARE TO COMPLY WITH NCC 2019 Vol.2 PART 3.9.2.6.

SCYON STRIA HORIZONTAL INSTALL AND COAT TO MANUFACTURERS SPECIFICATIONS. ON BATTENS

COLORBOND FLASHING (TYPICAL)

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

PARAPET WALLS
SINGLE STUD WALL FRAMING TO BE CONTINUOUS FULL HEIGHT.

RETAINING WALL
REFER TO ENGINEERS DWG BY KAY CONSULTING FOR ALL DETAILS.
PROJECT NO. 21044

EASTERN ELEVATION

1 : 100

PARAPET CAPPING

TO BE PURPOSE MADE, MACHINE FOLDED SHEET METAL MIN SLOPE OF 5°. OVERLAP NOT LESS 50mm IN DIRECTION OF FLOW. FIXING OF CAPPINGS MUST BE COMPATIBLE WITH CAPPING MATERIAL. TO COMPLY WITH COASTAL ENVIRONMENTS. TO NCC 2019 PART 3.5.4.8

BRICKWORK

SELECTED FIRED CLAY FACE BRICKS. RAKED JOINTS, STRETCHER BOND REFER ENGINEER FOR ARTICULATION JOINTS
ALL MASONRY TO COMPLY WITH NCC 2019 PART 3.3

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.
NCC 2019 PART 3.3.5.7

BUILDING MEMBRANE

PLIABLE BUILDING MEMBRANE INSTALLED TO EXTERIOR WALLS TO BE VAPOUR PERMEABLE TO COMPLY WITH & BE INSTALLED TO AS4200 & COMPLY WITH NCC 2019 PART 3.8.7.2.

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.

COLORBOND FLASHING (TYPICAL)

BOUNDARY

SOUTHERN ELEVATION

1 : 100

TIMBER DECK

ALL TIMBER FRAMING GENERALLY IS TO COMPLY WITH THE REQUIREMENTS OF A.S.1684
ALL EXTERNAL DECK COMPONENTS TO BE TANE TREATED PINE (F5)
ALL EXPOSED FIXTURES, BOLTS ETC. TO BE HOT DIPPED GALVANIZED.
REFER AS 1684, AS1720.1 & NCC 2019 PART 3.4.3
FIXING TO EXTERNAL WALL TO COMPLY WITH NCC 2019 PART 3.10.6

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH NCC 2019 PART 2 3.12.3

EAVES

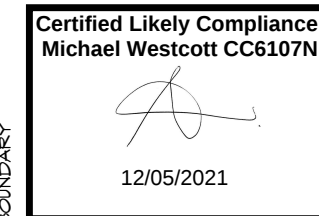
OVER HANG ROOF 450mm U.N.O. FRAME FOR LEVEL/RAKED EAVES LINE ALL SOFFITS WITH HARDIFLEX SHEETING. IN ACCORDANCE WITH NCC 2019 PART 3.5.4.5.

WINDOWS

POWDER COATED ALUMINIUM WINDOW FRAMES AWNING OPENING REVEALS AND TRIMS TO CLIENTS SPEC. ALL FLASHING TO MANUFACTURERS SPECIFICATION
BRICK ON EDGE EXTERNAL SILLS UNO REFER AS 1288 & AS 2047 & NCC 2019 PART 3.6

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No PLN-26-125
DATE RECEIVED 16/06/2026

BUILDING
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Drafted by: M.A.G. Approved by: A.V.

Date: 05.05.2021 Scale: 1 : 100

Project/Drawing no: PD20403 -09 Revision: A

Accredited building practitioner: Frank Geskus -No CC246A



SJM PROPERTY DEVELOPMENTS

construction that inspires