

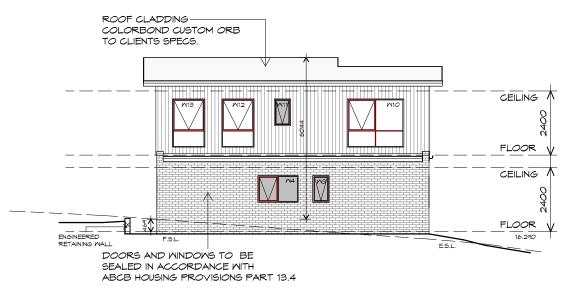
### **Brighton Council**

### **ATTACHMENTS**

**PLANNING AUTHORITY** 2 JULY 2024





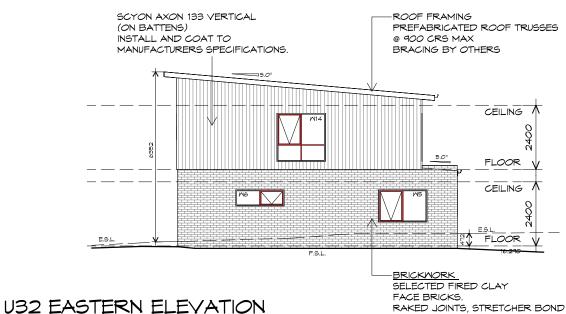


### U32 NORTHERN ELEVATION

TYPE F1 - UNIT 32

1:100

1:100





REFER ENGINEER FOR ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5





10 Goodman Court, Invermay Tasmania 7248, p(l)+ 03 6332 3790

Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575

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

### Projec

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name:

GIC ESTATES PTY LTD

Drawing:

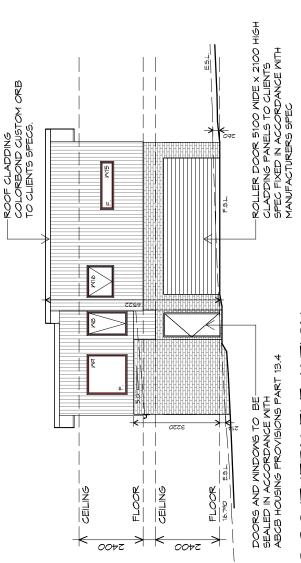
**ELEVATIONS** 

Drafted by: Approved by: Approver

Date: Scale: 20,05,2024 1:100

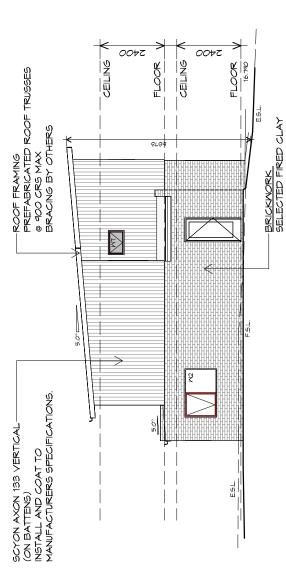
Project/Drawing no:

Project/Drawing no: Revision: PD23405 -F1-05 05



## USS SOUTHERN ELEVATION

.. 9



### U33 MESTERN ELEVATION

**TYPE F1 - UNIT 33** 

developments

1.7

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5 FACE BRICKS. RAKED JOINTS, STRETCHER BOND REFER ENGINEER FOR



p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobarr 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

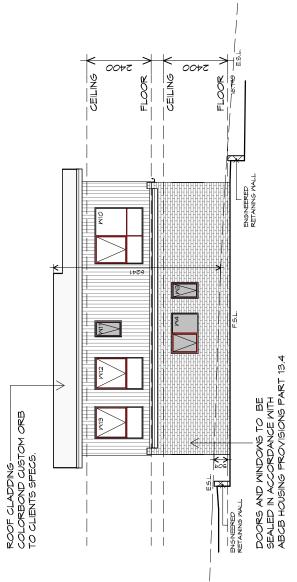
Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

Approved by: Approver	Scale:	1:100
Drafted by: Author	Date:	20 05 2024

PD23405 -F1-06 Project/Drawing no:

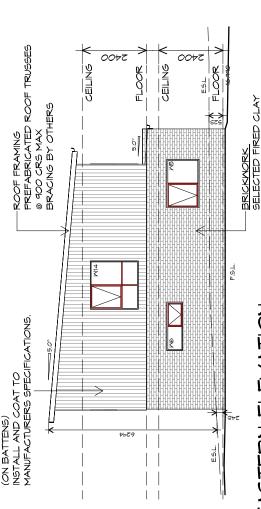
Accredited building practitioner: Frank Geskus -No CC246A



## U33 NORTHERN ELEVATION

SCYON AXON 133 VERTICAL

.. 6



### U33 EASTERN ELEVATION

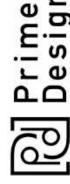
RAKED JONI'S, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

FACE BRICKS.

.. 6



developments



p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobarr 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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

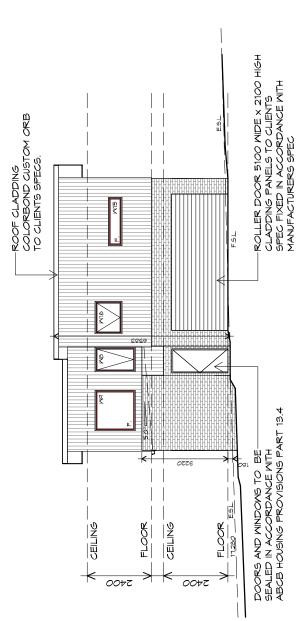
PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

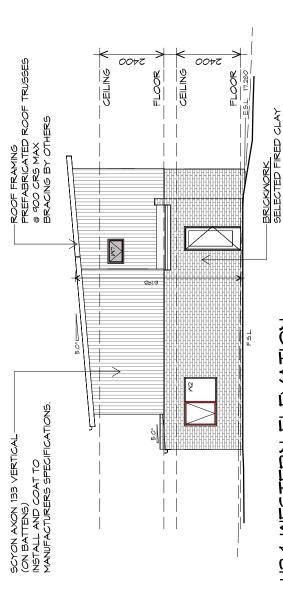
Drawing: ELEVATIONS

		Revision:	02
Scale:	1:100		20
Date:	20.05.2024	Project/Drawing no:	PD23405 -F1-07
		Section 1	00000
		s 05.2024	Scale: 1:100

Accredited building practitioner: Frank Geskus -No CC246A PD23405 -F1-07



## U34 SOUTHERN ELEVATION



### U34 MESTERN ELEVATION

**TYPE F1 - UNIT 34** 

developments

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5 RAKED JOINTS, STRETCHER BOND REFER ENGINEER FOR FACE BRICKS.

10 Goodman Court, Invermay Tasmania 7248, p(l)+ 03 6332 3790

info@primedesigntas.com.au primedesigntas.com.au Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

GIC ESTATES PTY LTD Client name:

Drawing: ELEVATIONS

Approved by: Approver	Scale:	1:100
Drafted by: Author	Date:	20.05.2024

Revision: PD23405 -F1-08 Project/Drawing no:

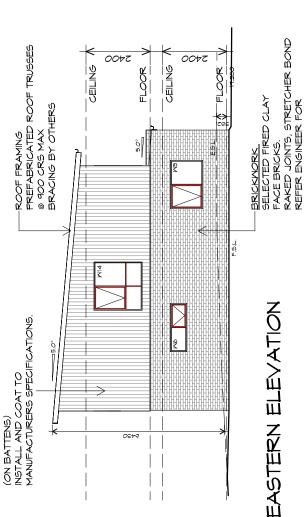
BULDING DESIGNERS

# U34 NORTHERN ELEVATION

ENGINEERED RETAINING W

SCYON AXON 133 VERTICAL

1.7



### U34 EASTERN ELEVATION





10 Goodman Court, Invermay Tasmania 7248,

p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobarr 7009 p(h)+ 03 6228 4575 info@primedesigntas.com.au primedesigntas.com.au

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

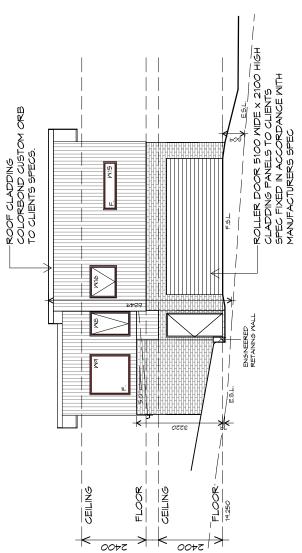
Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

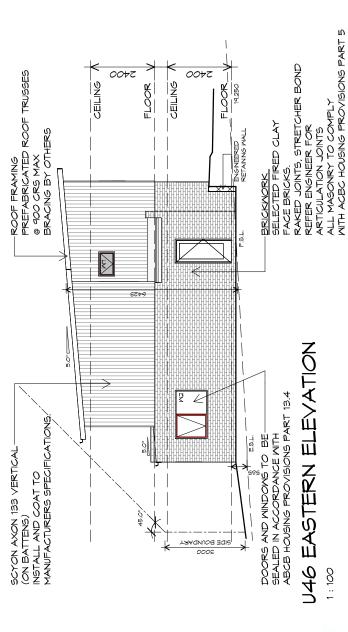
Approved by: Approver	Scale:	1:100
Drafted by: Author	Date:	20.05.2024

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

Accredited building practitioner: Frank Geskus -No CC246A Revision: PD23405 -F1-09 Project/Drawing no:



## U40 NORTHERN ELEVATION



p()+ 03 6332 3790 Shop 9, 105-111 Main Road, Moonah Hobarr 7009 p(h)+ 03 6228 4575 info@primedesigntas.com.au primedesigntas.com.au

10 Goodman Court, Invermay Tasmania 7248,

PROPOSED UNIT DEVELOPMENT

### Client name: GIC ESTATES PTY LTD 38 JETTY ROAD, OLD BEACH Drawing: ELEVATIONS Project/Drawing no: 20 05 2024 Drafted by: Author

Approved by: Approver 1:100 PD23405 -F1-10

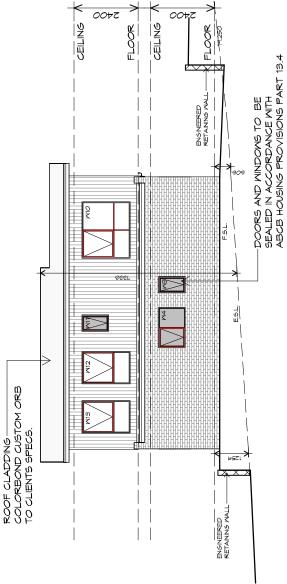
Accredited building practitioner: Frank Geskus -No CC246A

BULDING DESIGNERS

**TAPE F1 - UNIT 46** 

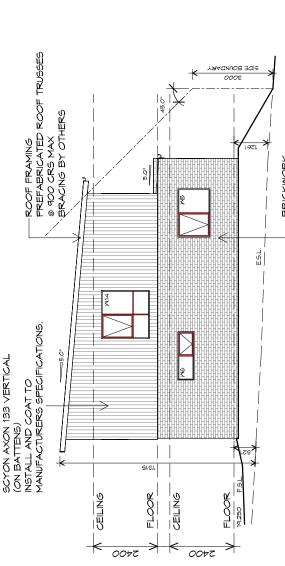
developments

1:10



### U40 SOUTHERN ELEVATION

1.7



### U40 MESTERN ELEVATION

TYPE F1 - UNIT 46

developments

1.7

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5 —BRICKWORK SELECTED FIRED CLAY FACE BRICKS. RAKED JOINTS, STRETCHER BOND REFER ENGINEER FOR

p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobarr 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

info@primedesigntas.com.au primedesigntas.com.au PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

Approved by: Approver	Scale:	1:100	
Drafted by: Author	Date:	20.05.2024	

Revision: PD23405 -F1-11 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A

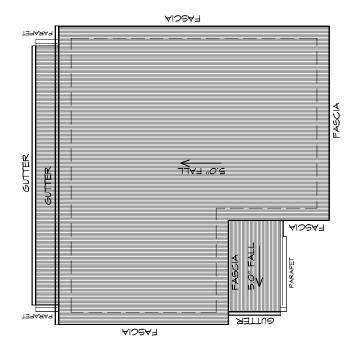
UNLESS FIXED TO METAL FASCIA EAVES GUTTER TO BE FIXED @ 1200 ORS MAX. VALLEY GUTTERS ON A ROOF WITH A PITCH

LESS THAN 150MM EACH SIDE OFVALLEY 400mm AND ROOF OVERHANG OF NOT B) LESS THAN 12.5° DEGREES, MUST BE A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN DESIGNED AS A BOX GUTTER.

LAP GUTTERS 15mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT. P

SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12M & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIRED ARE TO BE IN ACCORDANCE DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY. EXACT LOCATION & NUMBER OF D.P'S REQUIREMENTS.

ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.28 FOR ACCEPTABLE AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8 MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANVERSE FLASHINGS 1.2.5- 1.2.1. ROOF PENETRATION FLASHING DETAILS. REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY REFER TO TO ABCB HOUSING PROVISIONS PART CORROSION PROTECTION FOR SHEET ROOFING, METAL ROOF METAL SHEETING ROOF TO BE INSTALLED IN OF CONTACT BETWEEN DIFFERENT ROOFING



### ROOF PLAN

.. 1

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



**7 PE F1 - UNIT 32-34**, 46



Shop 9, 105-111 Main Road, Moonah Hobart 7009 10 Goodman Court, Invermay Tasmania 7248, p(I)+ 03 6332 3790

info@primedesigntas.com.au primedesigntas.com.au p(h)+ 03 6228 4575

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

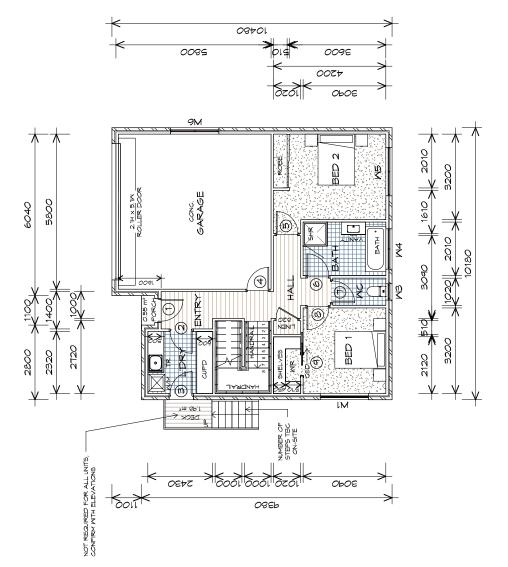
GIC ESTATES PTY LTD Client name:

Drawing: ROOF PLAN

Approved by: Approver	Scale:	1:100	Destroions
Drafted by: Author	Date:	20.05.2024	Droicot/Drowing no.

Revision: PD23405 -F1-12 Project/Drawing no:

> 2000 BULDING DESIGNERS



### READ FPTH STAIRS

₩ 5	250	250	
RISER H'T	179	169	
NO RISERS	16	8	
STAIR			

NON SLIP TO COMPLY NCC 2022



### GROUND FLOOR PLAN

	14.53		181.43	TOTAL AREA
SQUARES )	3.46	ш 7	36.81	GARAGE AREA
(8:56 SQUARES)	(8.56	E 7	79.56 m2	FIRST FLOOR AREA
( 1.00 SQUAKES )	0.0	E N	00. 00.	OROUND FIOOR AKEA

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

### LEGEND

CSD CAVITY SLIDING DOOR S/P SLIDING DOOR

NOTE: DO NOT SCALE OFF DRAWINGS

HOT WATER CYLINDER 6.5. GLASS SCREEN

10 Goodman Court, Invermay Tasmania 7248,

p()+ 03 6228 7500 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(i)+ 03 6228 4575

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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: GROUND FLOOR PLAN

Approved by: Approver	Scale:	1:100
Drafted by: Author	Date:	20.05.2024

Revision: PD23405 -F2-01 Project/Drawing no:

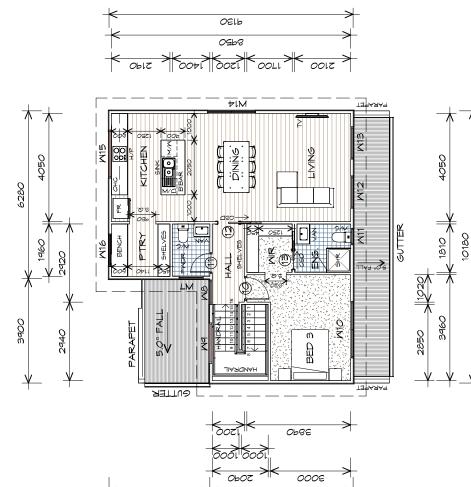
Accredited building practitioner: Frank Geskus -No CC246A

CAVITY SLIDING DOOR

LEGEND

6.5. GLASS SCREEN

S/P SLIDING DOOR



0989

OLLE

### FIRST FLOOR PLAN

STAIRS

GROUND FLOOR AREA	65.05	ع 2	00.1	SQUARES )
FIRST FLOOR AREA	79.56	ع 2	(8.56	SQUARES )
GARAGE AREA	36.81	ع 2	3.46	SQUARES )
TOTAL AREA	181.43		19.53	

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

NON SLIP TO COMPLY NCC 2022

TREAD DEPTH 250 RISER HT 169 169 NO RISERS 9 STAIR

developments

**7 PE F2 - UNIT 38-45** 

p(l)+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: FIRST FLOOR PLAN

도			Revision:	20
Approved by: Approver	Scale:	1:100		6
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:	בט בד דמוניםם

Accredited building practitioner: Frank Geskus -No CC246A S PD23405 -F2-02

JULE	REMARKS									
GROUND FLOOR DOOR SCHEDULE	TYPE	EXTERNAL SOLID DOOR	INTERNAL TIMBER DOOR	GLAZED EXTERNAL DOOR	INTERNAL TIMBER DOOR	CAVITY SLIDING DOOR				
GROU	MDTH	820	820	820	820	820	820	820	820	820
	MARK	-	7	m	4	r)	9	7	Ø	٦

ULE	REMARKS				
FIRST FLOOR DOOR SCHEDULE	TYPE	INTERNAL TIMBER DOOR	INTERNAL TIMBER DOOR	CAVITY SLIDING DOOR	CAVITY SLIDING DOOR
<u>m</u>	MARK MIDTH	820	720	820	720
	MARK	5	11	12	<u>6</u>

EDULE	REMARKS		OPAQUE	OPAQUE		
GROUND FLOOR WINDOW SCHEDULE	TYPE	AMNING MINDOM	AMNING MINDOM	AMNING MINDOM	AMNING MINDOM	MOGNIM ONINNY
AD FLO	MUTH	1810	610	1510	1810	1810
GROUI	MARK HEIGHT MIDTH	1200	1000	1000	1200	009
	MARK	M1	N3	7	N	Me

	FIRS	T FLOOR	FIRST FLOOR WINDOW SCHEDULE	ULE
MARK	HEIGHT	MIDTH	TYPE	REMARKS
Z	009	910	AMNING MINDOM	OPAQUE
NS NS	1500	910	AMNING MINDOM	
Σď	1500	1510	FIXED WINDOW	
V10	1800	2110	AMNING MINDOM	
M11	1000	610	AMNING MINDOM	OPAQUE
M12	1800	1210	AMNING MINDOM	
M13	1800	1210	AMNING MINDOM	
M14	400	1810	AMNING MINDOM	
W15	500	1800	FIXED WINDOW	1100mm SILL
M16	1000	1210	AMNING MINDOM	

ALUMINIUM MINDOMS **DOUBLE GLAZING** COMPLETE MITH FLY SCREENS TO SUIT **??? BAL** RATING. ALL MINDOM MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING



TYPE F2 - UNIT 38-45



10 Goodman Court, Invermay Tasmania 7248, p(l)+ 03 6332 3790 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575

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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

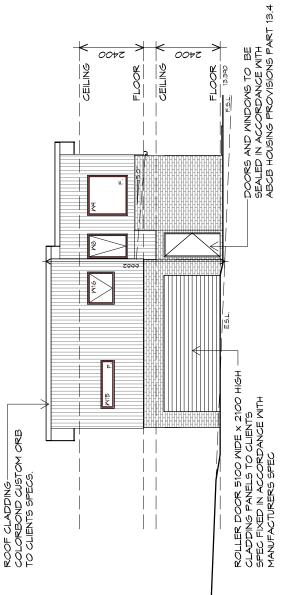
Ollent name: GIC ESTATES PTY LTD

Door AND WINDOW SCHEDULES

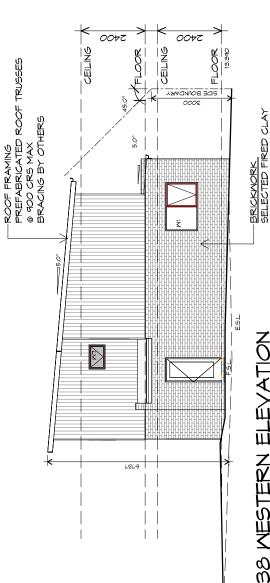
Approved by: Approver	Scale:		
Drafted by: Author	Date:	20.05.2024	

Revision: PD23405 -F2-03 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A



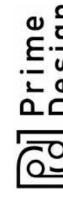
# U38 NORTHERN ELEVATION



USB MESTERN ELEVATION



developments



p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobarr 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

Approved by: Approver	Scale:	1:100
Drafted by: Author	Date:	20.05.2024

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

FACE BRICKS. RAKED JOINTS, STRETCHER BOND REFER ENGINEER FOR

PD23405 -F2-04 Project/Drawing no:

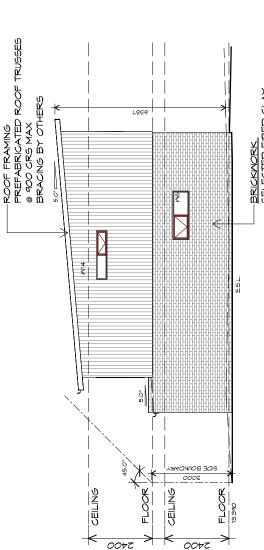
Accredited building practitioner: Frank Geskus -No CC246A

### DOORS AND WINDOWS TO BE———SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4 CELING | CEILING FLOOR FLOOR

ROOF CLADDING COLORBOND CUSTOM ORB TO CLIENTS SPECS.

## USB SOUTHERN ELEVATION

1. 10



### U38 EASTERN ELEVATION

.. 00 00

TYPE F2 - UNIT 38

developments

BELCKWORK
SELECTED FIRED CLAY
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENOWNER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobarr 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

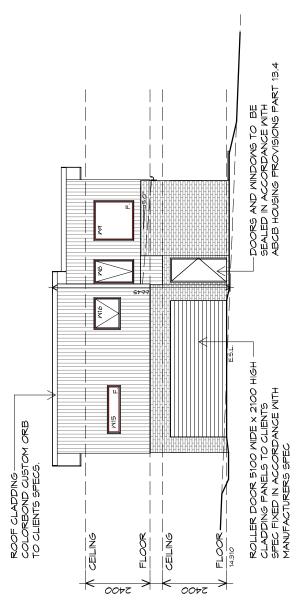
Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

Approved by: Approver	Scale:	1 · 100
Drafted by: <b>Author</b>	Date:	20.05.2024

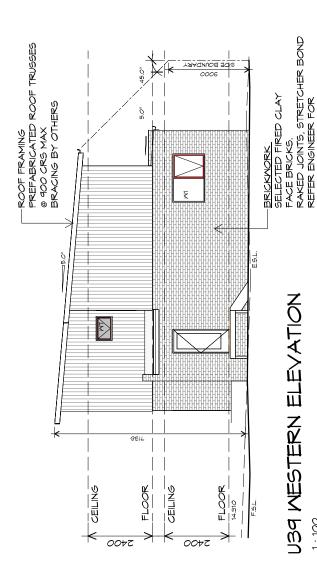
PD23405 -F2-05 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A



## USA NORTHERN ELEVATION

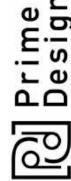
1.10



### USA MESTERN ELEVATION

**TAPE F2 - UNIT 39** 

developments



p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobarr 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

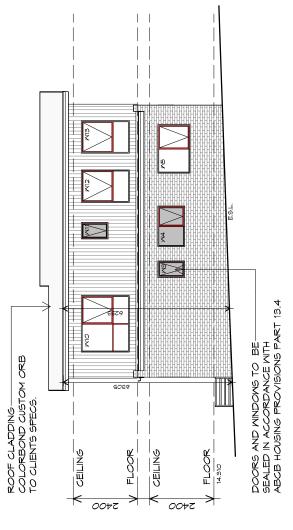
Drawing: ELEVATIONS

	Drafted by: Author	Approved by: Approver	I
	Date:	scale:	
	20.05.2024	1:100	
1)	Project/Drawing no:		Revision:
0	PD23405 -F2-06	90	02

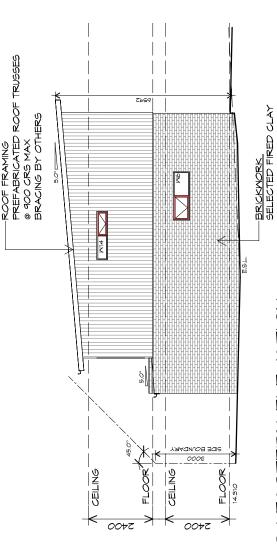
ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

05 PD23405 -F2-06

Accredited building practitioner: Frank Geskus -No CC246A



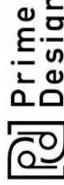
### USA SOUTHERN ELEVATION



### USA EASTERN ELEVATION



developments



p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

info@primedesigntas.com.au primedesigntas.com.au PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

Approved by: Approver	Scale:	1:100
Drafted by: Author	Date:	20.05.2024

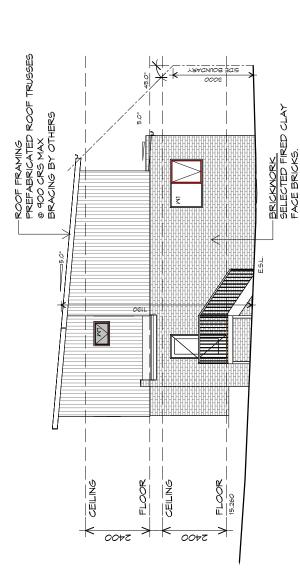
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
MITH ACBC HOUSING PROVISIONS PART 5

FACE BRICKS. RAKED JOINTS, STRETCHER BOND REFER ENGINEER FOR

Revision: PD23405 -F2-07 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A

## U40 NORTHERN ELEVATION



## U4O MESTERN ELEVATION

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

RAKED JOINTS, STRETCHER BOND REFER ENGINEER FOR

**CART OF THE LEGISTER 10 CART OF THE LEGIS** 

developments



Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248, p(l)+ 03 6332 3790

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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

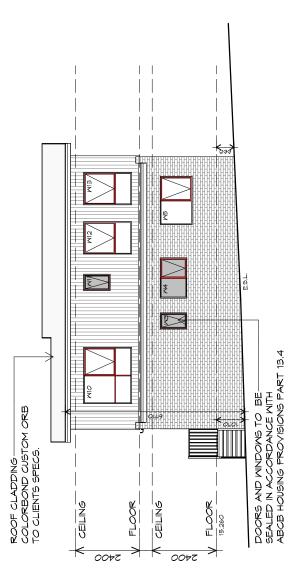
GIC ESTATES PTY LTD Client name:

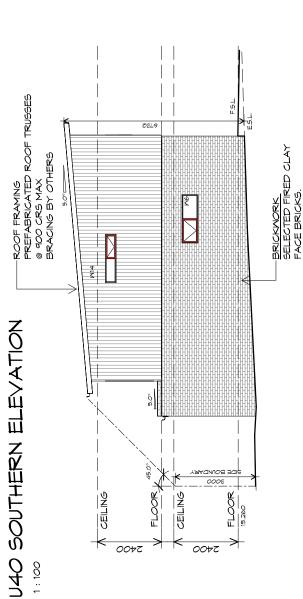
Drawing: ELEVATIONS

Approved by: Approver	Scale:	1 · 100
Drafted by: Author	Date:	20 05 2024

PD23405 -F2-08 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A



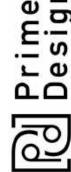


### U4O EASTERN ELEVATION

TYPE F2 - UNIT 40

developments

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5 RAKED JOINTS, STRETCHER BOND REFER ENGINEER FOR



10 Goodman Court, Invermay Tasmania 7248,

p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575 info@primedesigntas.com.au primedesigntas.com.au

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

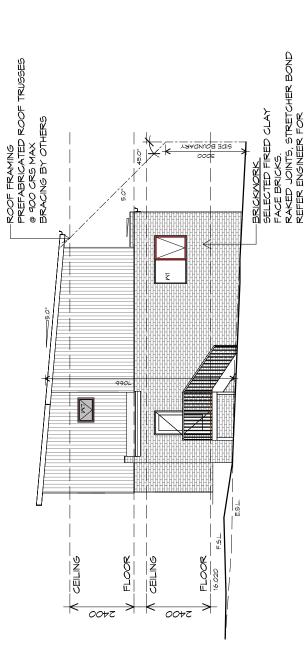
Drawing: ELEVATIONS

Approved by: Approver	Scale:	1:100	
Drafted by: Author	Date:	20.05.2024	

Revision: PD23405 -F2-09 Project/Drawing no:

BULDING DESIGNERS

.. 1



### U41 MESTERN ELEVATION

.. 60



developments



p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

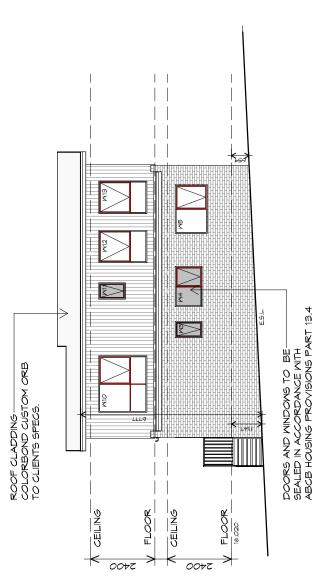
Drawing: ELEVATIONS

Approved by: Approver	Scale:	1:100
Drafted by: Author	Date:	20.05.2024

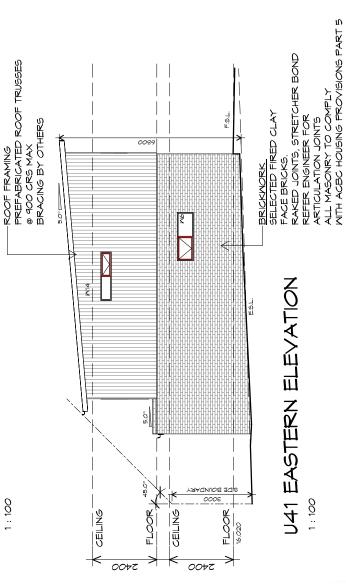
ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

Revision: PD23405 -F2-10 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A



## U41 SOUTHERN ELEVATION



### U41 EASTERN ELEVATION

TYPE F2 - UNIT 41

developments

p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

Approved by: Approver	Scale:	1:100
Drafted by: Author	Date:	20.05.2024

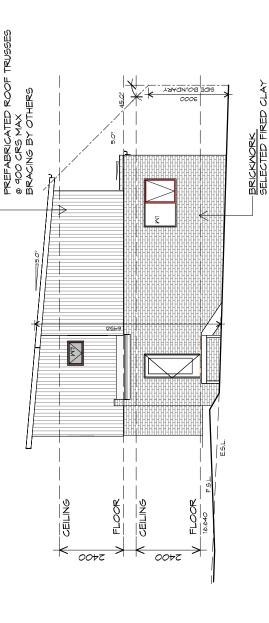
Revision: PD23405 -F2-11 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A

# U42 NORTHERN ELEVATION

ROOF FRAMING

1.10



### U42 MESTERN ELEVATION

1:10



developments



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p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575 info@primedesigntas.com.au primedesigntas.com.au

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

Approved by: Approver	Scale:	1 · 100
Drafted by:	Date:	20.05.2024

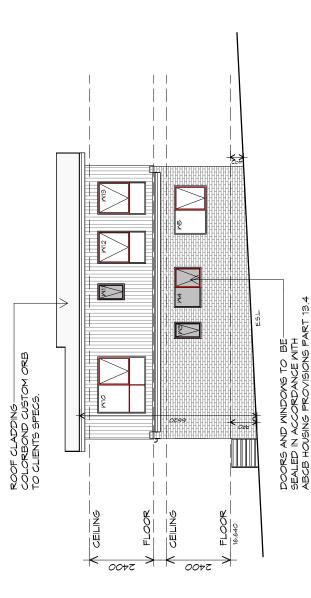
ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

FACE BRICKS. RAKED JOINTS, STRETCHER BOND

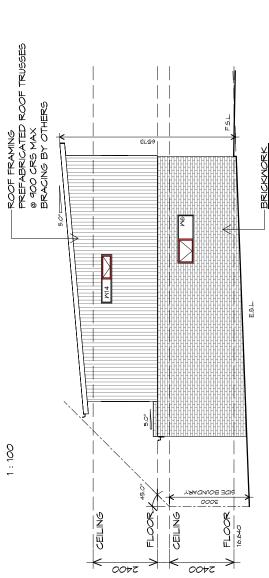
REFER ENGINEER FOR

PD23405 -F2-12 Project/Drawing no:

BULDING DESIGNERS



## U42 SOUTHERN ELEVATION



U42 EASTERN ELEVATION

TYPE F2 - UNIT 42

developments

SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER BNGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575 info@primedesigntas.com.au primedesigntas.com.au

10 Goodman Court, Invermay Tasmania 7248,

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

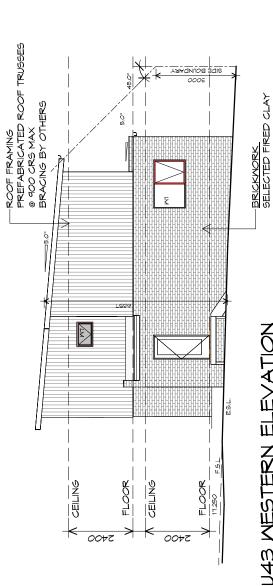
Drawing: ELEVATIONS

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Approved by: Approver	Scale:	1:100	
Drafted by: Author	Date:	20.05.2024	Project/Drawing no.

Revision: PD23405 -F2-13

BULDING DESIGNERS

1:10



U43 MESTERN ELEVATION



TYPE F2 - UNIT 43



NOTE: DO NOT SCALE OFF DRAWINGS

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10 Goodman Court, Invermay Tasmania 7248,

info@primedesigntas.com.au primedesigntas.com.au PROPOSED UNIT DEVELOPMENT

Client name: GIC ESTATES PTY LTD

38 JETTY ROAD, OLD BEACH

Drawing: ELEVATIONS

.×.			Revision:	02
Approved by: Approver	Scale:	1:100		-14
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:	PD23405 -F2-14
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			-4	D

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

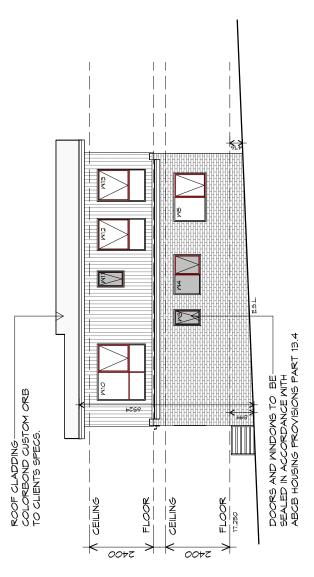
RAKED JOINTS, STRETCHER BOND

FACE BRICKS.

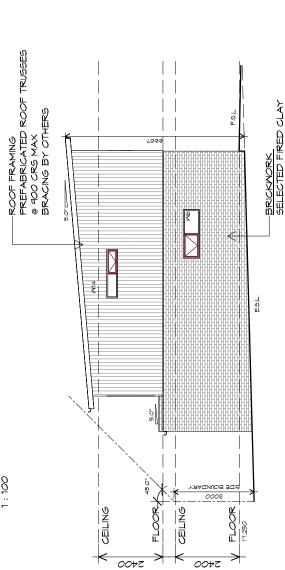
REFER ENGINEER FOR

PD23405 -F2-14

Accredited building practitioner: Frank Geskus -No CC246A



### U43 SOUTHERN ELEVATION



U43 EASTERN ELEVATION

FYPE F2 - UNIT 43

developments

FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

Prime

10 Goodman Court, Invermay Tasmania 7248, p()+ 03 6323 3790 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575

p(h)+ 03 6228 4575 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED UNIT DEVELOPMENT
38 JETTY ROAD,
OLD BEACH

Client name:
GIC ESTATES PTY LTD

Drawing: ELEVATIONS

Approved by: Approver	Scale:	1:100
Drafted by: Author	Date:	20.05.2024

Project/Drawing no: Revision: PD23405 -F2-15 05

Accredited building practitioner. Frank Geskus -No CC246A

# U44 NORTHERN ELEVATION

PREFABRICATED ROOF TRUSSES BRICKWORK SELECTED FIRED CLAY © 900 CRS MAX BRACING BY OTHERS ROOF FRAMING ů. Z Z E.S. CELING CELING. FLOOR FLOOR 078.71 0072 0072

U44 MESTERN ELEVATION





### NOTE: DO NOT SCALE OFF DRAWINGS

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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

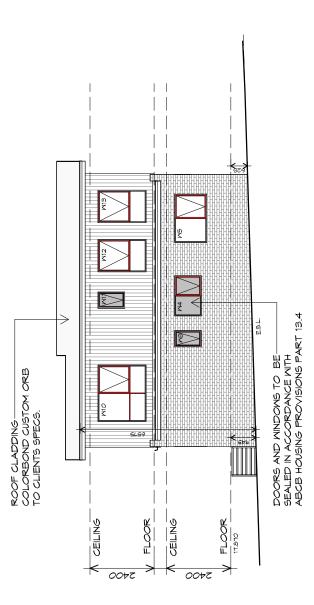
Drawing: ELEVATIONS

Approved by: Approver	Scale:	1:100	:
Drafted by: Author	Date:	20.05.2024	

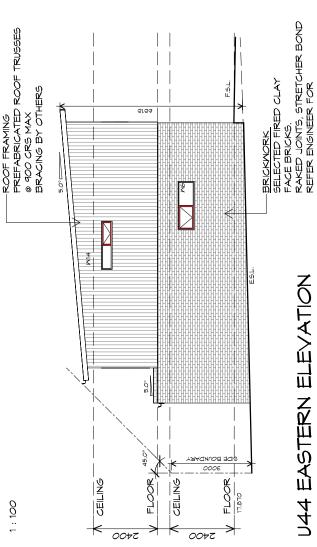
ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

FACE BRICKS. RAKED JOINTS, STRETCHER BOND REFER ENGINEER FOR

Accredited building practitioner: Frank Geskus -No CC246A Revision: PD23405 -F2-16 Project/Drawing no:



## U44 SOUTHERN ELEVATION

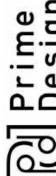


### U44 EASTERN ELEVATION

.. 1

**FYPE F2 - UNIT 44** 

developments



p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575 info@primedesigntas.com.au primedesigntas.com.au 10 Goodman Court, Invermay Tasmania 7248,

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

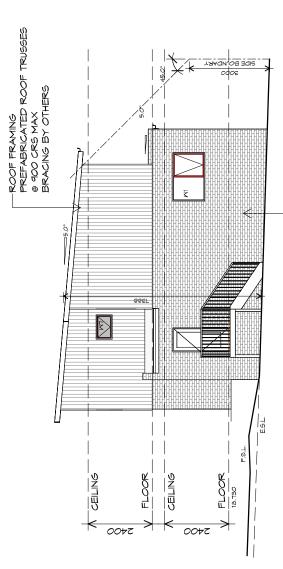
<b>_</b>			Revision:	02
Approved by: Approver	Scale:	1:100		17
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:	PD23405 -F2-17
			200	0000

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

Accredited building practitioner: Frank Geskus -No CC246A 05 PD23405 -F2-17

NOTE: DO NOT SCALE OFF DRAWINGS

## U45 NORTHERN ELEVATION



U45 MESTERN ELEVATION

.. 1

**TYPE F2 - UNIT 45** 

developments

info@primedesigntas.com.au primedesigntas.com.au Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575 PROPOSED UNIT DEVELOPMENT 10 Goodman Court, Invermay Tasmania 7248, Client name: GIC ESTATES PTY LTD 38 JETTY ROAD, OLD BEACH Drawing: ELEVATIONS p(l)+ 03 6332 3790 Drafted by: Author

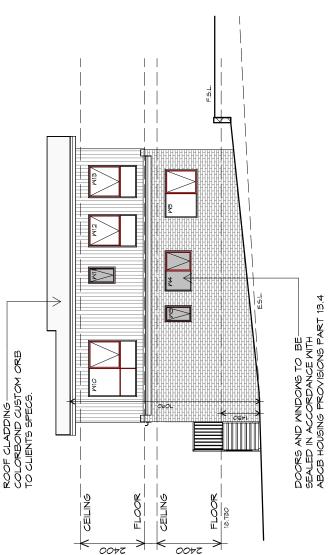
Approved by: Approver 1:100 PD23405 -F2-18 Project/Drawing no: 20 05 2024

Accredited building practitioner: Frank Geskus -No CC246A

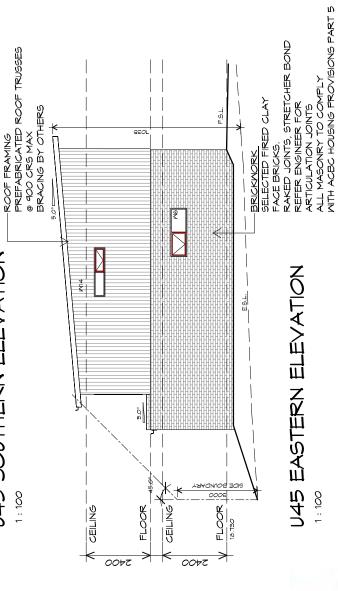
BULDING DESIGNERS

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

BRICKWORK SELECTED FIRED CLAY FACE BRICKS. RAKED JOINTS, STRETCHER BOND REFER ENGINEER FOR



# U45 SOUTHERN ELEVATION



### U45 EASTERN ELEVATION

1:100

**TAPE F2 - UNIT 45** 

developments

10 Goodman Court, Invermay Tasmania 7248,

p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575 info@primedesigntas.com.au primedesigntas.com.au

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

Drafted by: Approved by: Author Approver	Date: Scale:	20.05.2024 1:100	Project/Drawing no. Revision:
Pra <b>A</b> C	Dat	20	6

Accredited building practitioner: Frank Geskus -No CC246A PD23405 -F2-19

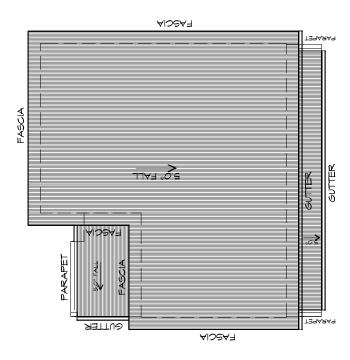
UNLESS FIXED TO METAL FASCIA EAVES GUTTER TO BE FIXED @ 1200 CRS MAX. VALLEY GUTTERS ON A ROOF WITH A PITCH

LESS THAN 150MM EACH SIDE OFVALLEY 400mm AND ROOF OVERHANG OF NOT B) LESS THAN 12.5° DEGREES, MUST BE A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN DESIGNED AS A BOX GUTTER.

LAP GUTTERS 15mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT. P

SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12M & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIRED ARE TO BE IN ACCORDANCE DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY. EXACT LOCATION & NUMBER OF D.P'S REQUIREMENTS.

ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.28 FOR ACCEPTABLE AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 1.2.5- 1.2.1. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 1.2.8 MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANVERSE FLASHINGS 1.2.5- 1.2.1. ROOF PENETRATION FLASHING DETAILS. REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY REFER TO TO ABCB HOUSING PROVISIONS PART CORROSION PROTECTION FOR SHEET ROOFING, METAL ROOF METAL SHEETING ROOF TO BE INSTALLED IN OF CONTACT BETWEEN DIFFERENT ROOFING



### ROOF PLAN

...

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



**TAPE F2 - UNIT 38-45** 



Shop 9, 105-111 Main Road, Moonah Hobart 7009 10 Goodman Court, Invermay Tasmania 7248, p(I)+ 03 6332 3790

info@primedesigntas.com.au primedesigntas.com.au p(h)+ 03 6228 4575

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD OLD BEACH

GIC ESTATES PTY LTD Client name:

Drawing: ROOF PLAN

Approved by: Approver	Scale:	1:100	Revision:
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:

PD23405 -F2-20

2000 BULLDING DESIGNERS

### FLOOR PLAN

6ROUND FLOOR AREA 65.71 m2 (7.07 SQUARES 6ARAGE AREA 36.81 m2 (3.96 SQUARES LOMER FLOOR AREA 55.18 m2 (5.94 SQUARES TOTAL AREA 157.71 16.98	FO.T ) Zm 1F.29 96.81 m2 (9.96 95.8 m2 (5.94 17.731	NARES )	7	SAKEU /	1	いなどを下げびっ		
65.71 36.81 55.18	READ   GROUND FLOOR AREA   65.71   GARAGE AREA   36.81   LOWER FLOOR AREA   55.18   TOTAL AREA   157.71	02 10.7	,,,,,	0.79 0.70 0.70	, ,	0.24 00 00	01	<u>0</u> .2
	READ GROUND FLOOR AREA GARAGE AREA LOWER FLOOR AREA TOTAL AREA	ع 2	(	Z Z	(	Z Z		
GROUND FLOOR AREA GARAGE AREA LOWER FLOOR AREA TOTAL AREA	READ DEPTH	65.71	, ,	00. 00. 00.	1	<u>2</u>	1	0
	ТКЕАD DEPTH 250 260	GROUND FLOOR AREA		04K40H 4KH4	בו ב	コクとガス ドコククス 女人ガタ		

RISER HT

NO RISERS

STAIR

STAIRS

173 179

9 9 FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

NON SLIP TO COMPLY NCC 2022



CSP CAVITY SLIDING DOOR

LEGEND

HOT WATER CYLINDER

SQUARE STOP

HAND RAIL

GLASS SCREEN S/P SLIDING DOOR

o oi Ĭ o Q

NOTE: DO NOT SCALE OFF DRAWINGS

10 Goodman Court, Invermay Tasmania 7248,

p(l)+ 03 6332 3790 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575

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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: FLOOR PLAN

Approved by: Approver	Scale:	1:100	
Drafted by:	Date:	20.05.2024	Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A 05 PD23405 -F3-01

### LONER FLOOR PLAN

TREAD DEPTH	250	260	
RISER HT	173	179	
NO RISERS	16	16	
STAIR			

STAIRS

NON SLIP TO COMPLY NCC 2022



developments UNIT F3 - UNIT 22

SQUARES ) SQUARES, (5.94 SQUARES 10.1 3.46 8 8 0 0 E C 36.81 55.18 65.71 GROUND FLOOR AREA LOWER FLOOR AREA GARAGE AREA

157.71

TOTAL AREA

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

### NOTE: DO NOT SCALE OFF DRAWINGS

CAVITY SLIDING DOOR

LEGEND

HOT WATER CYLINDER

Ĭ

SQUARE STOP

HAND RAIL

OŽ. Q Q

e.s. GLASS SCREEN S/D SLIDING DOOR

10 Goodman Court, Invermay Tasmania 7248,

p()+ 03 6228 7500 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(i)+ 03 6228 4575

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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name:
GIC ESTATES PTY LTD

Drawing: LOWER FLOOR PLAN

Approved by: Approver	Scale:	1:100	
Drafted by: D.D.H.	Date:	20.05.2024	

Revision: PD23405 -F3-02 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A

				_	_	
JULE	REMARKS					
GROUND FLOOR DOOR SCHEDULE	TYPE	EXTERNAL SOLID DOOR	INTERNAL TIMBER DOOR	GLAZED EXTERNAL DOOR	INTERNAL TIMBER DOOR	CAVITY SLIDING DOOR
GROL	MARK MIDTH	820	820	820	820	820
	MARK	1	7	9	4	5

	GROUP	AD FLO	GROUND FLOOR WINDOM SCHEDULE	EDULE
MARK	HEIGHT	MDTH T	TYPE	REMARKS
Σ	1800	2110	AMNING MINDOM	
Σ	1800	2110	AMNING MINDOM	
X3	1800	2110	AMNING MINDOM	
<b>7</b>	1800	910	AMNING MINDOM	
Z U	1800	910	AMNING MINDOM	
Ne	009	1810	AMNING MINDOM	
M12	009	1810	FIXED WINDOW	OPAQUE

LOY MARK MIDTH  6 820
820 INTERNAL TIMBER DOOR
820 ROBE DOOR

	LOY	IR FLOOR	-OWER FLOOR WINDOW SCHEDULE	JULE
MARK	MARK HEIGHT MIDTH	MDTH	TYPE	REMARKS
Z	009	1810	AMNING MINDOM	
NB	2100	2110	SLIDING DOOR	
2	1000	610	AMNING MINDOM OPAQUE	OPAQUE
∑ 0 1 2	0001	1510	AMNING MINDOM	OPAQUE
M11	2100	2110	SLIDING DOOR	

ALUMINIUM MINDONS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS TO SUIT ??? **BAL** RATING. ALL MINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING



developments UNIT F3 - UNIT 22



10 Goodman Court, Invermay Tasmania 7248, p(l)+ 03 6332 3790 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575

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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

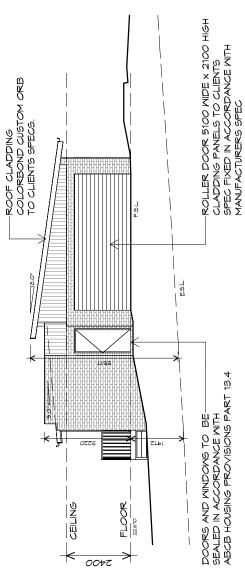
Ollent name: GIC ESTATES PTY LTD

Door AND WINDOW SCHEDULES

Approved by: Approver Drafted by:

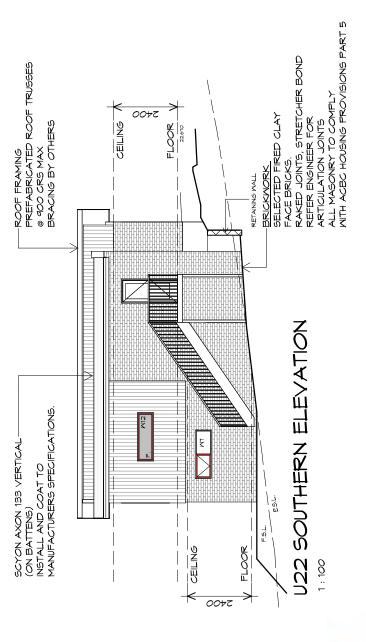
PD23405 -F3-03 Project/Drawing no: 20 05 2024

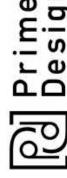
Accredited building practitioner: Frank Geskus -No CC246A



### U22 EASTERN ELEVATION

1.70





p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

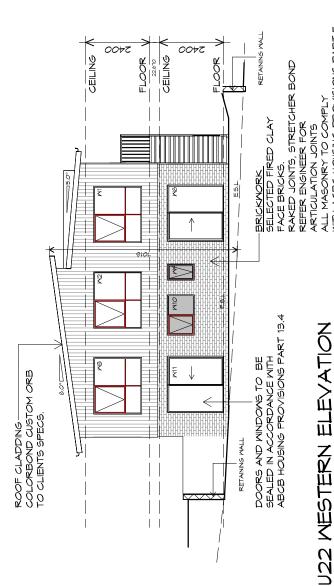
Drawing: ELEVATIONS

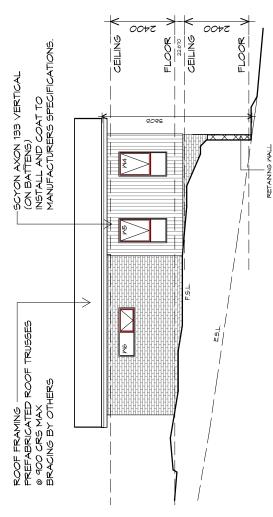
Approved by: Approved	Scale:	1 · 100
Drafted by:	Date:	20.05.20.24

PD23405 -F3-04 Project/Drawing no:

BULDING DESIGNERS

developments UNIT F3 - UNIT 22





## U22 NORTHERN ELEVATION

UNIT F3 - UNIT 22

developments



ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

1.7

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info@primedesigntas.com.au primedesigntas.com.au PROPOSED UNIT DEVELOPMENT

Client name: GIC ESTATES PTY LTD

38 JETTY ROAD, OLD BEACH

Drawing: ELEVATIONS

	Drafted by:	Approved by: Approver	ı
	Date:	Scale:	
	20.05.2024	1:100	
9	Project/Drawing no:		Revision:
0000	PD23405 -F3-05	05	05

05 PD23405 -F3-05

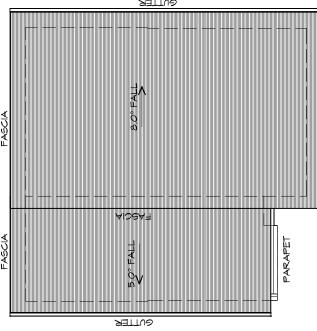
Accredited building practitioner: Frank Geskus -No CC246A

UNLESS FIXED TO METAL FASCIA EAVES GUTTER TO BE FIXED @ 1200 CRS MAX. VALLEY GUTTERS ON A ROOF WITH A PITCH: LESS THAN 150MM EACH SIDE OFVALLEY B) LESS THAN 12.5° DEGREES, MUST BE 400mm AND ROOF OVERHANG OF NOT A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN DESIGNED AS A BOX GUTTER.

LAP GUTTERS 15mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT. 6

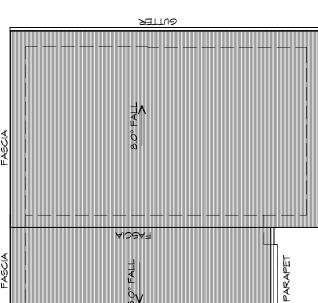
SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12M & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIRED ARE TO BE IN ACCORDANCE DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S REQUIREMENTS.

ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.28 FOR ACCEPTABLE AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 1.2.5- 1.2.1. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 1.2.8 MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE. FASTENER FREQUENCY FOR TRANVERSE FLASHINGS 1.2.5- 1.2.1. ROOF PENETRATION FLASHING DETAILS. REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY REFER TO TO ABCB HOUSING PROVISIONS PART CORROSION PROTECTION FOR SHEET ROOFING, METAL ROOF METAL SHEETING ROOF TO BE INSTALLED IN OF CONTACT BETWEEN DIFFERENT ROOFING



### ROOF PLAN

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





NOTE: DO NOT SCALE OFF DRAWINGS

FASCIA

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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD OLD BEACH

GIC ESTATES PTY LTD Client name:

Drawing: ROOF PLAN

Approved by: Approver	Scale:	1:100
Drafted by: D.D.H.	Date:	20.05.2024

Revision: PD23405 -F3-06 Project/Drawing no:

> paga BULLDING DESIGNERS

> > developments UNIT F3 - UNIT 22

08EP

6280

2800

1 : 100

SQUARES )	SQUARES )	SQUARES )	
( 7.07	3.46	5.94	16.98
۳ 2	٦ 2	я 2	
65.71	36.81	55.18	157.71
GROUND FLOOR AREA	GARAGE AREA	LOWER FLOOR AREA	TOTAL AREA

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

TRE DEP	250	260
RISER HT	173	179
No RISERS	16	16
STAIR		

₽ ₹

NON SLIP TO COMPLY NCC 2022



PE F3.2 - UNIT 20

### NOTE: DO NOT SCALE OFF DRAWINGS

CSP CAVITY SLIDING DOOR

LEGEND

HOT WATER CYLINDER

SQUARE STOP

HAND RAIL

GLASS SCREEN S/P SLIDING DOOR

o oi Ĭ o Q OŽ T

p()+ 03 6228 7500 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(i)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: FLOOR PLAN

5			Revision:
Approved by: Approver	Scale:	1:100	
Drafted by: D.D.H.	Date:	20.05.2024	Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A 05 PD23405 -F3.2-01

0226 1500 1000T

0608

### LOWER FLOOR PLAN

TREAD DEPTH	250	260
RISER HT	173	179
No RISERS	16	16
STAIR		

STAIRS

NON SLIP TO COMPLY NCC 2022



FLOOR AREAS IN AND GARAGE, UN OUTDOOR AREAS	UNIT 20
	F3.2
	TYPE

( 1.07 SQUARES )	(3.46 SQUARES)	(5.94 SQUARES)	16.98
3	я 7	я 7	
65.71	36.81	55.18	157.71
GROUND FLOOR AREA	GARAGE AREA	LOWER FLOOR AREA	TOTAL AREA

NCLUDE TO EXTERNAL FACE OF BUILDING ALESS OTHERWISE STATED. DECKS AND S ARE CALCULATED SEPARATELY. NOTE

### LEGEND

CAVITY SLIDING DOOR

S/P SLIDING DOOR

6.5. GLASS SCREEN

HOT WATER CYLINDER SQUARE STOP Ĭ Q Q

0∠ T

HAND RAIL

NOTE: DO NOT SCALE OFF DRAWINGS

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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Ollent name: GIC ESTATES PTY LTD

Drawing: LOWER FLOOR PLAN

Approved by: Approver	Scale:	1:100	Revision:
Drafted by: D.D.H.	Date:	20.05.2024	Project/Drawing no:

05 PD23405 -F3.2-02

Accredited building practitioner: Frank Geskus -No CC246A

JULE	REMARKS					
GROUND FLOOR DOOR SCHEDULE	TYPE	EXTERNAL SOLID DOOR	INTERNAL TIMBER DOOR	GLAZED EXTERNAL DOOR	INTERNAL TIMBER DOOR	CAVITY SLIDING DOOR
GROL	MARK MIDTH	820	820	820	820	820
	MARK	-	7	m	4	r)

	GROUP	ND FLO	GROUND FLOOR MINDOM SCHEDULE	EDULE
NAM AMA	HEIGHT	MDTH	TYPE	REMARKS
Z	1800	2110	AMNING MINDOM	
2	1800	2110	AMNING MINDOM	
<u>∞</u>	1800	2110	AMNING MINDOM	
₹ 4	1800	910	AMNING MINDOM	
Σ	1800	910	AMNING MINDOM	
No	009	1810	AMNING MINDOM	
M12	009	1810	FIXED WINDOW	OPAQUE

ULE	REMARKS						
LOWER FLOOR DOOR SCHEDULE	IAPE	CAVITY SLIDING DOOR	INTERNAL TIMBER DOOR	INTERNAL TIMBER DOOR	INTERNAL TIMBER DOOR	INTERNAL TIMBER DOOR	ROBE DOOR
Š O Z	MDTH	820	820	820	820	820	200
	MARK MIDTH	9	-	8	a	5	11

CHEDULE	REMARKS	NC.	· ·	OPAQUE	OPAQUE	2
OMER FLOOR WINDOW SCHEDULE	TYPE	AMNING MINDOM	SLIDING DOOR	AMNING MINDOM	AMNING MINDOM	SLIDING DOOR
ER FLOOR	MARK HEIGHT MIDTH	1810	2110	610	1510	2110
LOZ D	HEIGHT	000	2100	1000	1000	2100
	MARK	Ζ	NB	79	N10	M11

ALUMINIUM MINDONS **DOUBLE GLAZING** COMPLETE MITH FLY SCREENS TO SUIT ??? **BAL** RATING. ALL MINDOM MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING







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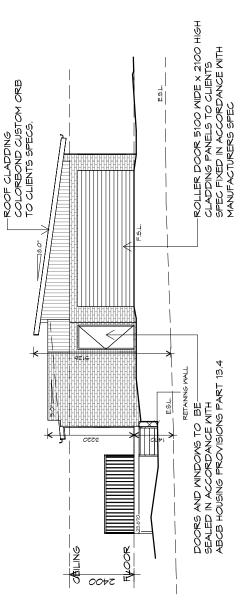
PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Ollent name: GIC ESTATES PTY LTD

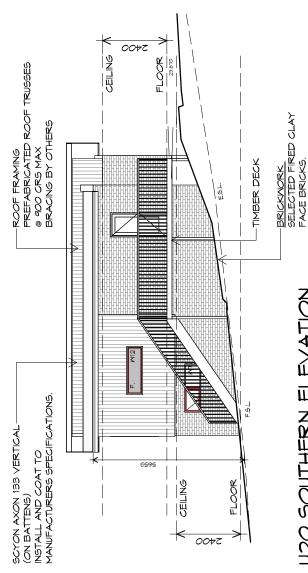
Drawing:
DOOR AND WINDOW SCHEDULES Approved by: Approver Drafted by: D D H

Project/Drawing no: 20 05 2024

Accredited building practitioner: Frank Geskus -No CC246A PD23405 -F3.2-03



### U2O EASTERN ELEVATION



## U2O SOUTHERN ELEVATION

TYPE F3.2 - UNIT 20

developments

ARTICULATION JOINTS ALL MASONRY TO COMPLY MITH ACBC HOUSING PROVISIONS PART 5 RAKED JOINTS, STRETCHER BOND REFER ENGINEER FOR

10 Goodman Court, Invermay Tasmania 7248,

p()+ 03 6332 3790 Shop 9, 105-111 Main Road, Moonah Hobarr 7009 p(h)+ 03 6228 4575 info@primedesigntas.com.au primedesigntas.com.au

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

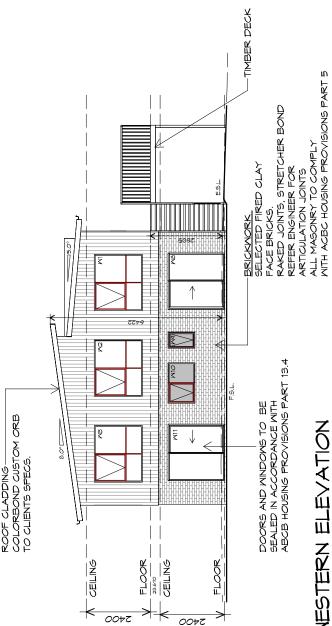
Drawing: ELEVATIONS

Approved by: Approver	Scale:	1:100	
Drafted by: D.D.H.	Date:	20.05.2024	

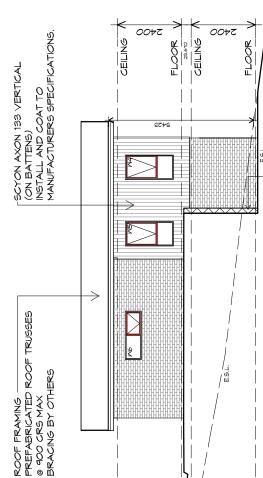
Revision: PD23405 -F3.2-04 Project/Drawing no:

BULDING DESIGNERS

Accredited building practitioner: Frank Geskus -No CC246A



# U2O MESTERN ELEVATION

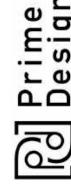


# U2O NORTHERN ELEVATION

RETAINING WALL



FYPE F3.2 - UNIT 20



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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

<sub>by:</sub>		0	Revision:	02
Approved by: Approver	Scale:	1:100		2.05
Drafted by:	Date:	20.05.2024	Project/Drawing no:	PD23405 -F3.2-05
			SALA	0000

Accredited building practitioner: Frank Geskus -No CC246A

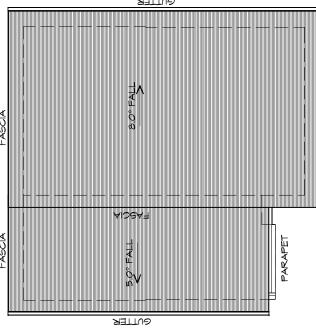
UNLESS FIXED TO METAL FASCIA EAVES GUTTER TO BE FIXED @ 1200 CRS MAX. VALLEY GUTTERS ON A ROOF WITH A PITCH: LESS THAN 150MM EACH SIDE OFVALLEY B) LESS THAN 12.5° DEGREES, MUST BE 400mm AND ROOF OVERHANG OF NOT A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN

LAP GUTTERS 15mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT. 9

DESIGNED AS A BOX GUTTER.

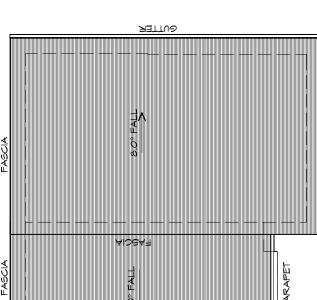
SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12M & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIRED ARE TO BE IN ACCORDANCE DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S REQUIREMENTS.

ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.28 FOR ACCEPTABLE AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 1.2.5- 1.2.1. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 1.2.8 MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANVERSE FLASHINGS 1.2.5- 1.2.1. ROOF PENETRATION FLASHING DETAILS. REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY REFER TO TO ABCB HOUSING PROVISIONS PART CORROSION PROTECTION FOR SHEET ROOFING, METAL ROOF METAL SHEETING ROOF TO BE INSTALLED IN OF CONTACT BETWEEN DIFFERENT ROOFING



### ROOF PLAN

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







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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD

GIC ESTATES PTY LTD Client name:

OLD BEACH

Drawing: ROOF PLAN

Approved by: Approver	Scale:	1:100
Drafted by: D.D.H.	Date:	20.05.2024

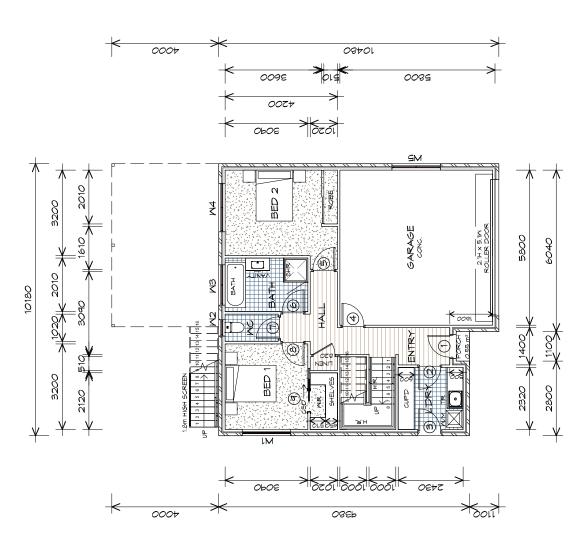
Revision: PD23405 -F3.2-06 Project/Drawing no:

0000

**LYPE F3.2 - UNIT 20** 

developments

Accredited building practitioner: Frank Geskus -No CC246A



### STAIRS

GROUND FLOOR PLAN

TREAD DEPTH	250	250	
RISER H'T	179	182	
NO RISERS	16	16	
STAIR			

NON SLIP TO COMPLY NCC 2022



### FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY. 35-3

### LEGEND

CSD CAVITY SLIDING DOOR

S/P SLIDING DOOR

GLASS SCREEN o oi

HOT WATER CYLINDER SQUARE STOP Ĭ e G

HAND RAIL

NOTE: DO NOT SCALE OFF DRAWINGS

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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: GROUND FLOOR PLAN

SQUARES ) SQUARES ) SQUARES

( 7.00 ( 9.37

3 3 7 E U

65.05 87.04

GROUND FLOOR AREA

FIRST FLOOR AREA

GARAGE AREA

TOTAL AREA

NOTE

188.91 36.81

Approved by: Approver	Scale:	1:100
Drafted by: Author	Date:	20.05.2024

Revision: PD23405 -F4-01 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A

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### FIRST FLOOR PLAN

<u> </u>	C	)
<u>Γ</u>	,	<u>5</u>
TREAD	DEPTH	

250

182 179

<u>@</u>

RISER HT

NO RISERS

STAIR

STAIRS

	00.1	( 9.37	3.46	20.34
į	۲ 7	۲ 2	۳ 2	
•	65.05	87.04	36.81	188.91
1:100	GROUND FLOOR AREA	FIRST FLOOR AREA	GARAGE AREA	TOTAL AREA
1 I				

SQUARES ) SQUARES )

NON SLIP TO COMPLY NCC 2022



NOTE: FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY. 35-3

LEGEND

CAVITY SLIDING DOOR 2/2

SLIDING DOOR

GLASS SCREEN o o HOT WATER CYLINDER SQUARE STOP Ĭ e G

HAND RAIL

p(l)+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

4050

1960

5860

PARAPET

6280

3400

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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name:
GIC ESTATES PTY LTD

Drawing: FIRST FLOOR PLAN

ed by: <b>OVE</b>		00	Revision:
Approved by: Approver	Scale:	1:100	
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:

05 PD23405 -F4-02

Accredited building practitioner: Frank Geskus -No CC246A

ULE	REMARKS									
GROUND FLOOR DOOR SCHEDULE	TYPE	EXTERNAL SOLID DOOR	INTERNAL TIMBER DOOR	GLAZED EXTERNAL DOOR	INTERNAL TIMBER DOOR	CAVITY SLIDING DOOR				
GROU	MDTH	820	820	820	820	820	820	950	820	820
	MARK	-	7	m	4	rv.	Q	7	8	ъ

ULE	REMARKS					
FIRST FLOOR DOOR SCHEDULE	工个PE	INTERNAL TIMBER DOOR	INTERNAL TIMBER DOOR	CAVITY SLIDING DOOR	CAVITY SLIDING DOOR	
<u>m</u>	MARK MIDTH	820	720	820	720	
	MARK	5	11	12	13	

	GROU	ND FLO	GROUND FLOOR WINDOW SCHEDULE	EDULE
MARK	MARK HEIGHT MIDTH	MDT.	TYPE	REMARKS
Σ	1200	1810	AMNING MINDOM	
ΣŽ	1000	019	AMNING MINDOM	OPAQUE
<u>№</u>	1000	1510	AMNING MINDOM	OPAQUE
<b>₹</b>	1200	1810	AMNING MINDOM	
Z T	200	7,77	ACCININ PININA	

Щ	REMARKS			OPAQUE		1100mm SILL	
FIRST FLOOR WINDOW SCHEDULE	TYPE	FIXED WINDOW	AMNING MINDOM	AMNING MINDOM	STACKING SLIDING DOOR	FIXED WINDOW	AMNING MINDOM
ST FLC	MUTH	1510	2110	610	277 <i>O</i>	1800	1210
IL IL	MARK HEIGHT MIDTH	1500 1510	1800 2110	1000	2100	500	1000 1210
	MARK	<u>∑</u>	7	NS NS	Z	<u>Z</u> 10	M11

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







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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

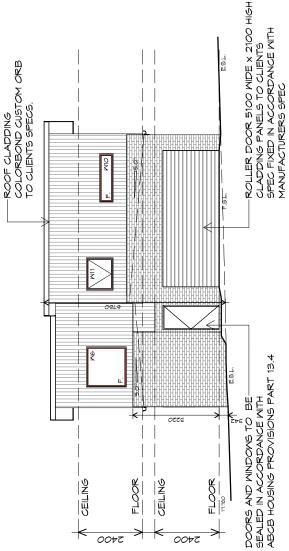
Client name: GIC ESTATES PTY LTD

Door AND WINDOW SCHEDULES

Approved by: Approver	Scale:	
Drafted by: Author	Date:	

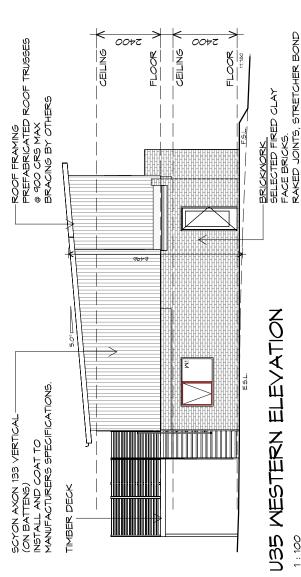
PD23405 -F4-03 Project/Drawing no: 20 05 2024

Accredited building practitioner: Frank Geskus -No CC246A



## USD SOUTHERN ELEVATION

1.7



### U35 MESTERN ELEVATION

.. 1



developments



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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

GIC ESTATES PTY LTD Client name:

Drawing: ELEVATIONS

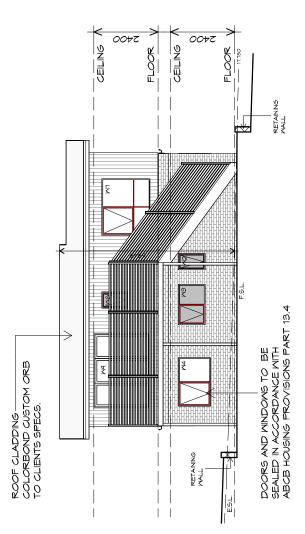
Approved by: Approver		00	Revision:	02
Approv Appr	Scale:	1:100		9
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:	PD23405 -F4-04
			3	0
			7	Ö

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

REFER ENGINEER FOR

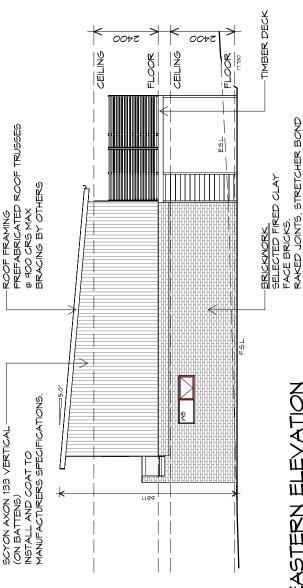
05 PD23405 -F4-04

Accredited building practitioner: Frank Geskus -No CC246A



## U35 NORTHERN ELEVATION

1.70



### U35 EASTERN ELEVATION

1:70

FYPE F4 - UNIT 35

developments



p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobarr 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

Approved by: Approver	Scale:	1:100
Drafted by: Author	Date:	20.05.2024

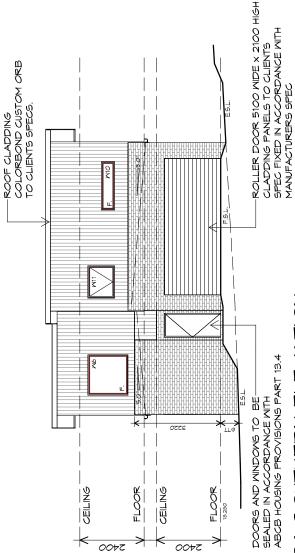
ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

REFER ENGINEER FOR

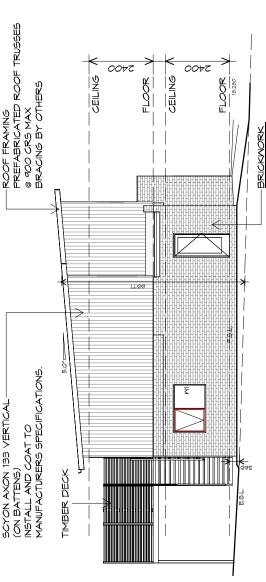
Revision: PD23405 -F4-05 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A

NOTE: DO NOT SCALE OFF DRAWINGS



# U36 SOUTHERN ELEVATION



### U36 MESTERN ELEVATION

1:100



FYPE F4 - UNIT 36

p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobarr 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

	Drafted by: Author	Approved by: Approver	ı
	20.05.2024	1 : 100	
3	Project/Drawing no:		Revision:
000	PD23405 -F4-06	90-	02

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

FACE BRICKS. RAKED JOINTS, STRETCHER BOND REFER ENGINEER FOR

SELECTED FIRED CLAY

Accredited building practitioner: Frank Geskus -No CC246A

CEILING

ROOF CLADDING COLORBOND CUSTOM ORB TO CLIENTS SPECS.

CELLING

FLOOR

FLOOR

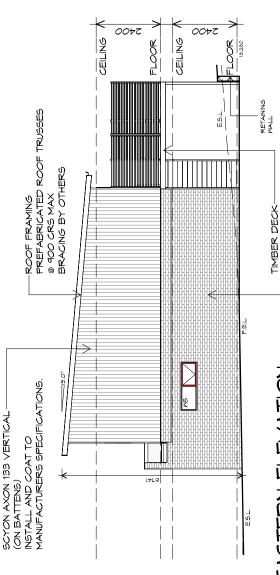
ES.L

RETAINING

# U36 NORTHERN ELEVATION

DOORS AND MINDONS TO BE SEALED IN ACCORDANCE MITH ABCB HOUSING PROVISIONS PART 13.4

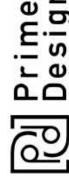
RETAINING WALL



### U36 EASTERN ELEVATION

TYPE F4 - UNIT 36

developments



p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobarr 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

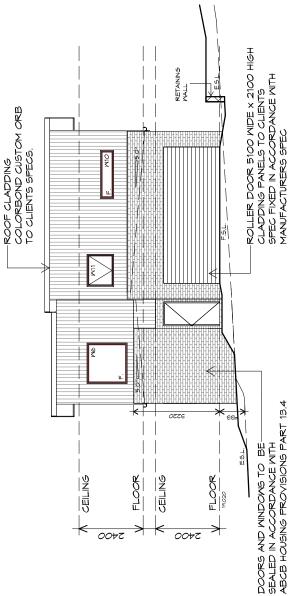
Drawing: ELEVATIONS

Accredited building practitioner: Frank Geskus -No CC246A PD23405 -F4-07

BULDING DESIGNERS

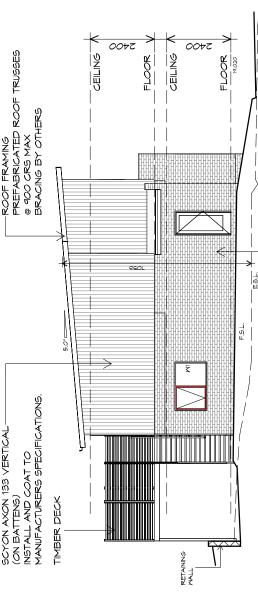
ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

BRICKNORK SELECTED FIRED CLAY FACE BRICKS. RAKED JOINTS, STRETCHER BOND REFER ENGINEER FOR



## U37 SOUTHERN ELEVATION

1:100



### U37 MESTERN ELEVATION

TYPE F4 - UNIT 37

developments

RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

BRICKMORK SELECTED FIRED CLAY

FACE BRICKS.



10 Goodman Court, Invermay Tasmania 7248, p(l)+ 03 6332 3790

info@primedesigntas.com.au primedesigntas.com.au Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

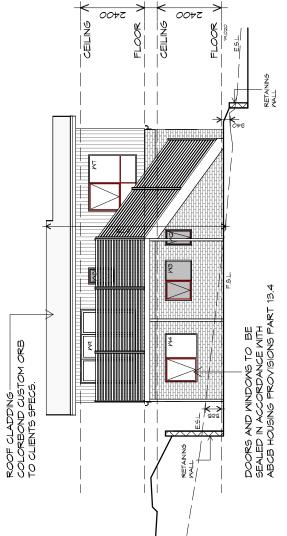
Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

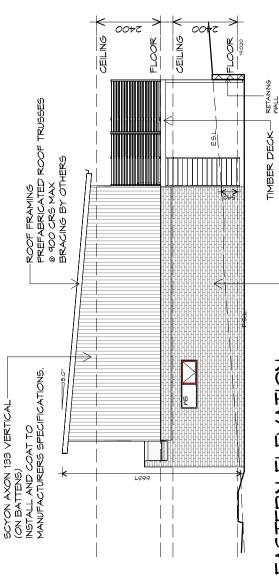
Approved by: Approver	Scale:	1:100
Drafted by: Author	Date:	20.05.2024

Revision: PD23405 -F4-08 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A



## U37 NORTHERN ELEVATION



### U37 EASTERN ELEVATION



ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5 FACE BRICKS. RAKED JOINTS, STRETCHER BOND REFER ENGINEER FOR BRICKMORK SELECTED FIRED CLAY

p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobarr 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

Approved by: Approver		00	Revision:
Approv Appr	Scale:	1:100	
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A PD23405 -F4-09

UNLESS FIXED TO METAL FASCIA EAVES GUTTER TO BE FIXED @ 1200 CRS MAX. VALLEY GUTTERS ON A ROOF WITH A PITCH

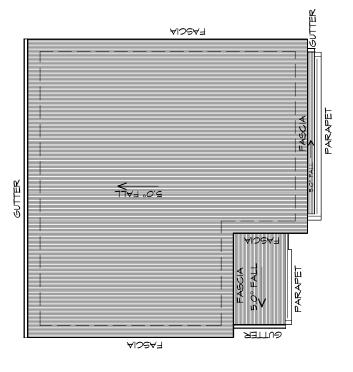
LESS THAN 150MM EACH SIDE OFVALLEY 400mm AND ROOF OVERHANG OF NOT B) LESS THAN 12.5° DEGREES, MUST BE A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN DESIGNED AS A BOX GUTTER.

LAP GUTTERS 15mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT. P

SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12M & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIRED ARE TO BE IN ACCORDANCE DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P'S REQUIREMENTS.

ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.28 FOR ACCEPTABLE AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 1.2.5- 1.2.1. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 1.2.8 MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE. FASTENER FREQUENCY FOR TRANVERSE FLASHINGS 1.2.5- 1.2.1. ROOF PENETRATION FLASHING DETAILS. REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY REFER TO TO ABCB HOUSING PROVISIONS PART CORROSION PROTECTION FOR SHEET ROOFING, METAL ROOF METAL SHEETING ROOF TO BE INSTALLED IN OF CONTACT BETWEEN DIFFERENT ROOFING



### ROOF PLAN

.. 1

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



TYPE F4 - UNIT 35-37



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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD OLD BEACH

GIC ESTATES PTY LTD Client name:

Drawing: ROOF PLAN

Approved by:		: 100	Revision:	
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Drafted by: Author	Date:	20.05.2024	Project/Drawing no:	

PD23405 -F4-10

Accredited building practitioner: Frank Geskus -No CC246A

	RISER H'T	181	186
5	NO RISERS	rv.	ıv

STAIR

### GROUND FLOOR PLAN

TREAD DEPTH

3

GROUND FLOOR AREA	59. 19.	E N	( 0.45 ( 0.45	SQUARES )
FIRST FLOOR AREA	86.05	٦ 7	( 9.26	SQUARES )
GARAGE AREA	21.37	٦ 7	(2.30	SQUARES )
TOTAL AREA	167.33		18.01	

NON SLIP TO COMPLY NCC 2022



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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

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Date:	20.05.2024	Project/Drawing no	
			Scale: 1:100

S PD23405 -G-01

Accredited building practitioner: Frank Geskus -No CC246A

BULDING DESIGNERS

NOTE: DO NOT SCALE OFF DRAWINGS

CSD CAVITY SLIDING DOOR

LEGEND

HOT WATER CYLINDER

6.5. GLASS SCREEN S/P SLIDING DOOR

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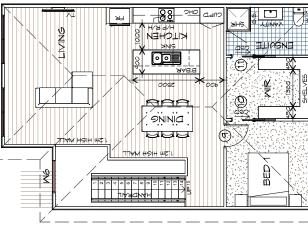
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### FIRST FLOOR PLAN

1.7

TREAD DEPTH

RISER HT

NO RISERS

STAIR

 $\overline{w}$ w NON SLIP TO COMPLY NCC 2022

59.91 m2 (6.45 SQUARES) 86.05 m2 (9.26 SQUARES) (2.30 SQUARES ٦ 2 21.37 167.33 GROUND FLOOR AREA FIRST FLOOR AREA GARAGE AREA TOTAL AREA

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

### LEGEND

CAVITY SLIDING DOOR

HOT WATER OYLINDER

NOTE: DO NOT SCALE OFF DRAWINGS

6.5. GLASS SCREEN S/D SLIDING DOOR

p()+ 03 6228 7590 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(i)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: FIRST FLOOR PLAN

Approved by: Approver	le:	: 100
Drafted by: App Author Ap	Date: Scale:	20.05.2024

PD23405-G-02 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A

PE G - UNIT 23-28

developments

ULE	REMARKS								
GROUND FLOOR DOOR SCHEDULE	TYPE	EXTERNAL SOLID DOOR	INTERNAL TIMBER DOOR	GLAZED EXTERNAL DOOR					
GROU	MDTH	820	820	820	720	820	820	820	820
	MARK	-	7	m	4	w	9	7	8

FIRST FLOOR DOOR SCHEDULE	TYPE REMARKS	INTERNAL TIMBER DOOR	CAVITY SLIDING DOOR	CAVITY SLIDING DOOR
FIRST	HT DIN	820 IN	820	820
	MARK MIDTH	ω σ	3	3 11

EDULE	REMARKS			OPAQUE		
GROUND FLOOR MINDOM SCHEDULE	TYPE	MOGNIM GNINMY	AMNING MINDOM	AMNING MINDOM	MOGNIM ONINMY	MODNIM GNINMY
ID FLOC	MUTH	610	910	1210	1810	1810
GROUN	MARK HEIGHT MIDTH	1800	900	900	1200	1200
	MARK	M1	M2	<u>N</u>	M4	MS

DULE	REMARKS				OPAQUE	
FIRST FLOOR WINDOW SCHEDULE	TYPE	FIXED WINDOW	AMNING MINDOM	AMNING MINDOM	AMNING MINDOM OPAQUE	AMNING MINDOM
FLOOR	TTQ M	1210	1810	1810	910	1810
FIRST	MARK HEIGHT MIDTH	1500	1800	1000	900	1000
	MARK	20	M7	M8	Σd	N10

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



TYPE G - UNIT 23-28



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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Ollent name: GIC ESTATES PTY LTD

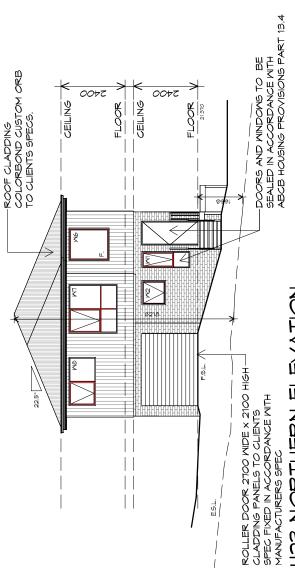
Door And WINDOW SCHEDULES

Approved by: Approver Drafted by: Author

PD23405 -G-03 Project/Drawing no: 20 05 2024

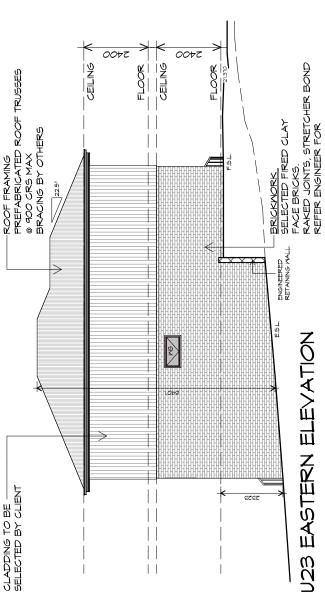
BULDING DESIGNERS

Accredited building practitioner: Frank Geskus -No CC246A



# U23 NORTHERN ELEVATION

1.7

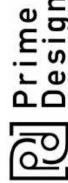


### U23 EASTERN ELEVATION

1.7

TYPE G - UNIT 23

developments



p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobarr 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

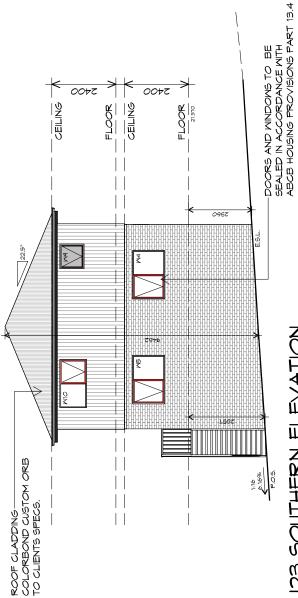
			Revision:	02
Approved by: Approved	Scale:	1:100		4
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:	PD23405 -G-04
			Section of	0000

PD23405 -G-04

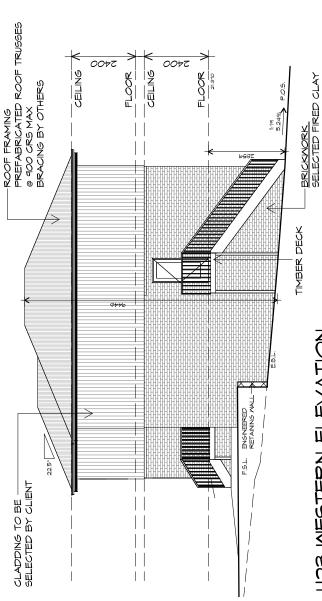
BULDING DESIGNERS

ARTICULATION JOINTS
ALL MASONRY TO COMPLY
MITH ACBC HOUSING PROVISIONS PART 5

Accredited building practitioner: Frank Geskus -No CC246A



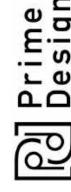
U23 SOUTHERN ELEVATION



### U23 MESTERN ELEVATION

TYPE G - UNIT 23

developments



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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

Approved by: Approver	Scale:	1:100
Drafted by: Author	Date:	20.05.2024

Accredited building practitioner: Frank Geskus -No CC246A PD23405 -G-05

Revision:

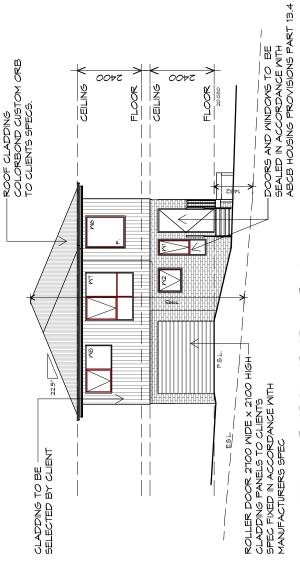
Project/Drawing no:

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

RAKED JOINTS, STRETCHER BOND

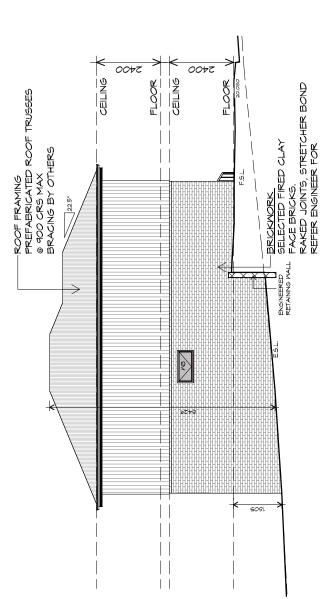
FACE BRICKS.

REFER ENGINEER FOR



# U24 NORTHERN ELEVATION

.. 1



### U24 EASTERN ELEVATION

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

1..7

TYPE G - UNIT 24

developments



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info@primedesigntas.com.au primedesigntas.com.au Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

Approved by:	i poolddy	Scale:	1 · 100
Drafted by:	חחוס	Date:	20 05 2024

PD23405 -G-06 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A

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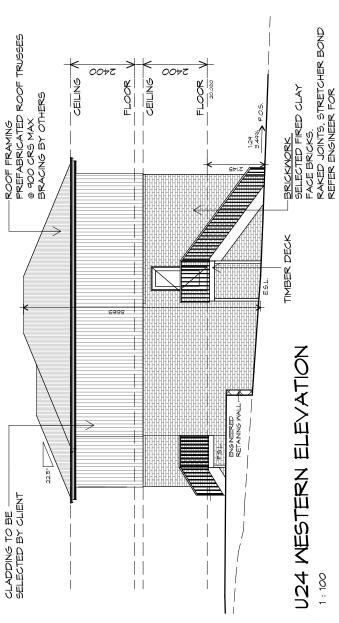
FL00 R CEILING

CEILING

22.5°

ROOF CLADDING—COLORBOND CUSTOM ORB TO CLIENTS SPECS.

### SEALED IN ACCORDANCE MITH ABCB HOUSING PROVISIONS PART 13.4 DOORS AND WINDOWS TO BE U24 SOUTHERN ELEVATION P.O.S. 3.44%



U24 MESTERN ELEVATION

TYPE G - UNIT 24

developments



p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobarr 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

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Approved by: Approver	Scale:	1:100		-07
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:	PD23405 -G-07
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PD23405 -G-07

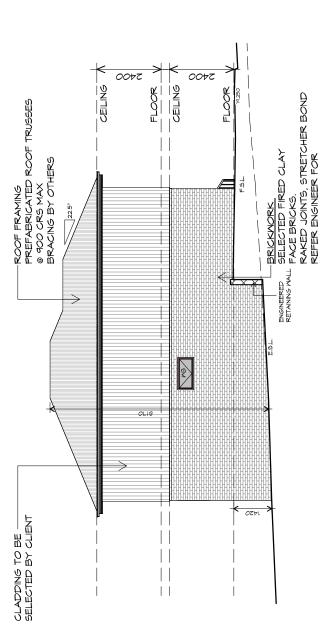
Accredited building practitioner: Frank Geskus -No CC246A

BULDING DESIGNERS

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

# U25 NORTHERN ELEVATION

1: 10



### U25 EASTERN ELEVATION

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

TYPE G - UNIT 25

developments



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info@primedesigntas.com.au primedesigntas.com.au p(h)+ 03 6228 4575

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

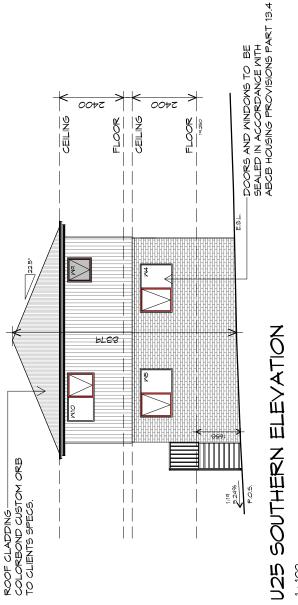
Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

Approved by: Approver	Scale:	1:100
Drafted by: Author	Date:	20.05.2024

Revision: PD23405 -G-08 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A



ROOF FRAMING PREFABRICATED ROOF TRUSSES © 900 CRS MAX 지 | 제 | 제 | 기 | CELING CELLING FL00/R 1:57 1.75% P.O.S. BRACING BY OTHERS BRICKMORK LIMBER DECK ENGINEERED RETAINING WALL -CLADDING TO BE —— SELECTED BY CLIENT ESL

### U25 MESTERN ELEVATION

1..1

### TYPE G - UNIT 25

developments

p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobarr 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

info@primedesigntas.com.au primedesigntas.com.au PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

ı by: Ver		0
Approved by: Approver	Scale:	1:100
Drafted by: Author	Date:	20.05.2024

RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

SELECTED FIRED OLAY

FACE BRICKS.

Revision: PD23405 -G-09 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A

2400

CELING FLOOR

RLOOR No.4301

ROOF CLADDING COLORBOND CUSTOM ORB TO CLIENTS SPECS.

0072

CELING

22.5°

CLADDING TO BE —— SELECTED BY CLIENT

# U26 NORTHERN ELEVATION

ROLLER DOOR 2700 MIDE × 2100 HIGH CLADDING PANELS TO CLIENTS SPEC FIXED IN ACCORDANCE MITH MANUFACTURERS SPEC

E9.

BRICKWORK. SELECTED FIRED CLAY FACE BRICKS. RAKED JOINTS, STRETCHER BOND PREFABRICATED ROOF TRUSSES © 400 CRS MAX BRACING BY OTHERS ROOF FRAMING ENGINEERED RETAINING WALL EM

### U26 EASTERN ELEVATION

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

REFER ENGINEER FOR



developments



10 Goodman Court, Invermay Tasmania 7248, p(l)+ 03 6332 3790

2400

FLOOR CEILING

CELING

info@primedesigntas.com.au primedesigntas.com.au Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

0072

FLOOR

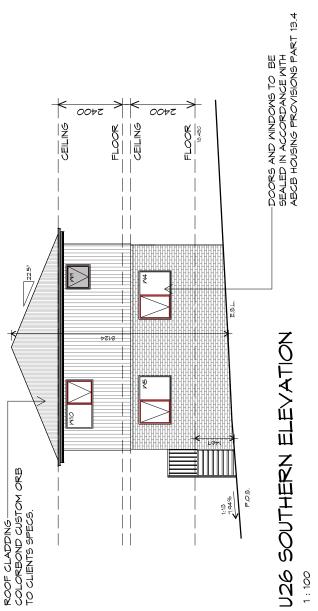
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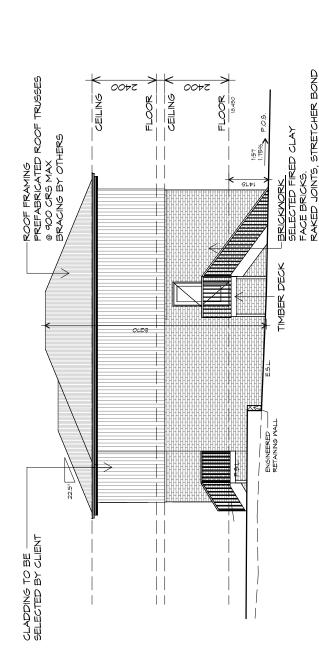
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Approved by: Approver	Scale:	1:100	
Drafted by: Author	Date:	20.05.2024	Project/Drawing no.

Revision: PD23405 -G-10 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A





### U26 MESTERN ELEVATION



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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

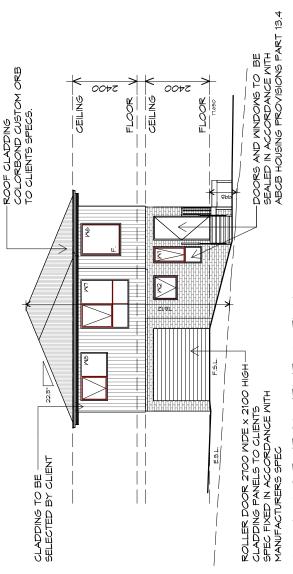
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Drafted by: Author	Date:	20.05.2024

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

REFER ENGINEER FOR

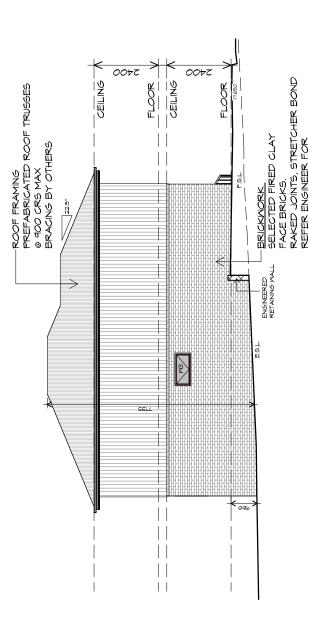
PD23405 -G-11 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A



# U27 NORTHERN ELEVATION

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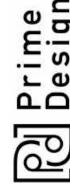
### U27 EASTERN ELEVATION

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

1:100



developments



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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

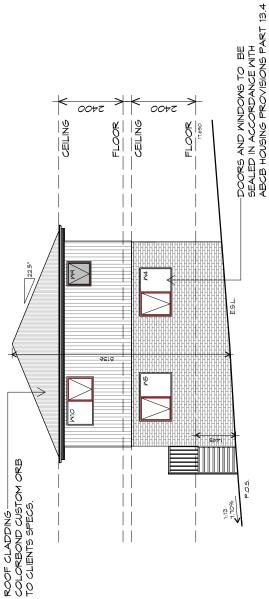
Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

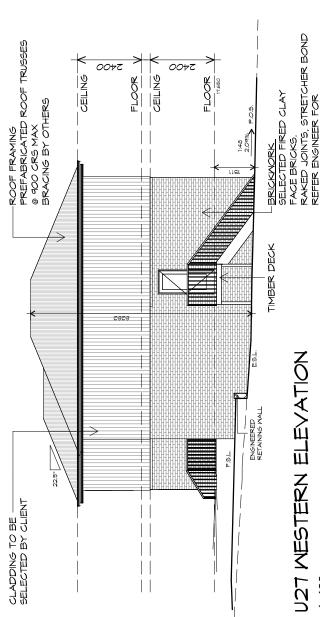
Approved by: Approver	Scale:	1:100
Drafted by: Author	Date:	20.05.2024

Revision: PD23405-G-12 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A



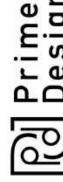
## U27 SOUTHERN ELEVATION



### U27 MESTERN ELEVATION



developments



p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name:
GIC ESTATES PTY LTD

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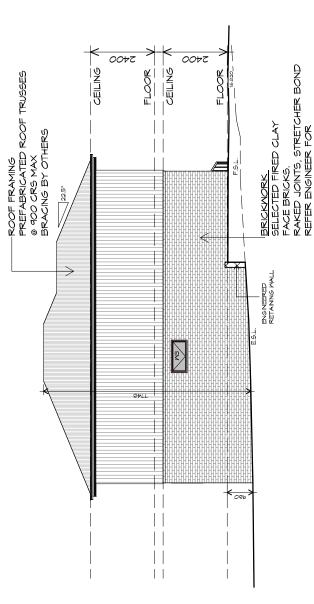
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Drafted by: Author	Date:	20.05.2024

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

Revision: PD23405 -G-13 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A

# U28 NORTHERN ELEVATION



### U28 EASTERN ELEVATION

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

TYPE G - UNIT 28

developments



10 Goodman Court, Invermay Tasmania 7248, p(l)+ 03 6332 3790

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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

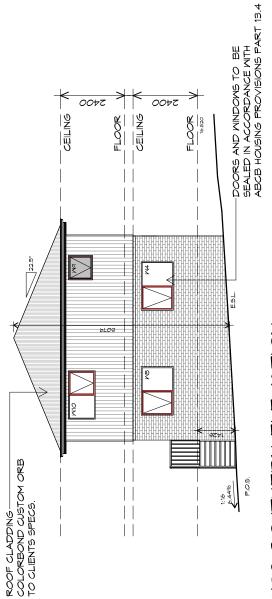
Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

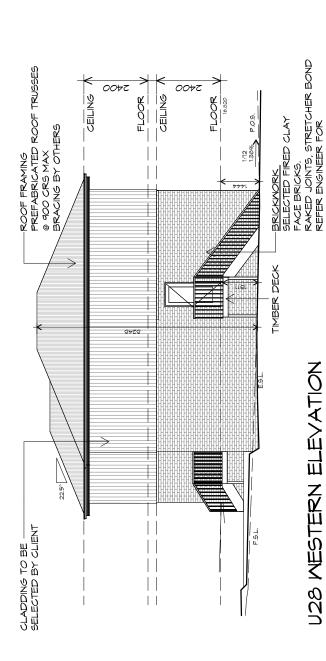
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Drafted by: Author	Date:	20.05.2024	9

Revision: PD23405 -G-14 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A



# U28 SOUTHERN ELEVATION



### TYPE G - UNIT 28

developments



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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

Approved by: Approved by:	Scale:	1:100	
Drafted by: Author	Date:	20.05.2024	

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

Revision: PD23405 -G-15 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A

### ROOF PLUMBING NOTES:

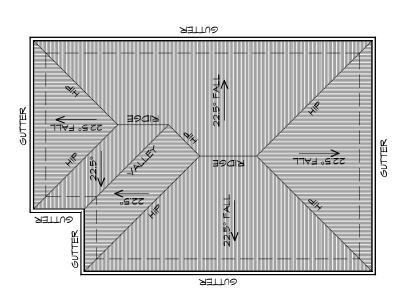
ABCB HOUSING PROVISIONS PART 1.4.4 GUTTER INSTALLATION TO BE IN ACCORDANCE WITH 500 FOR EAVES GUTTER WITH FALL NO LESS THAN :100 FOR BOX GUTTERS

UNLESS FIXED TO METAL FASCIA EAVES GUTTER TO BE FIXED @ 1200 CRS MAX. VALLEY GUTTERS ON A ROOF WITH A PITCH LESS THAN 150MM EACH SIDE OFVALLEY 400mm AND ROOF OVERHANG OF NOT B) LESS THAN 12.5° DEGREES, MUST BE A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN DESIGNED AS A BOX GUTTER.

LAP GUTTERS 15mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT. 9

SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12M & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIRED ARE TO BE IN ACCORDANCE DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY. EXACT LOCATION & NUMBER OF D.P'S REQUIREMENTS.

ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.28 FOR ACCEPTABLE AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 1.2.5- 1.2.1. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 1.2.8 MATERIALS, FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANVERSE FLASHINGS 12.5- 1.2.1. ROOF PENETRATION FLASHING DETAILS. REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY REFER TO TO ABCB HOUSING PROVISIONS PART CORROSION PROTECTION FOR SHEET ROOFING, OF CONTACT BETWEEN DIFFERENT ROOFING METAL ROOF METAL SHEETING ROOF TO BE INSTALLED IN



### ROOF PLAN

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



**TYPE G - UNIT 23-28** 



10 Goodman Court, Invermay Tasmania 7248, p(I)+ 03 6332 3790

Shop 9, 105-111 Main Road, Moonah Hobart 7009

info@primedesigntas.com.au primedesigntas.com.au p(h)+ 03 6228 4575

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD OLD BEACH

GIC ESTATES PTY LTD Client name:

Drawing: ROOF PLAN

d by: <b>)Ver</b>		00	Revision:	
Approved by: Approver	Scale:	1:100		
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:	

PD23405 -G-16

2000 BULLDING DESIGNERS

Accredited building practitioner: Frank Geskus -No CC246A

009

7080 0099

SQUARES )	
(2.67	11.55
E	
24.79	107.28
GARAGE AREA	TOTAL AREA
	AREA 24.79 m2 (2.67

developments

### NOTE: DO NOT SCALE OFF DRAWINGS

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0017

BED 2

9M

HTAB 066Z

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4/0 0ELZI

08LE

KITCHEN

ΩŽ

ROBE

OLLT

боь

BENCH

4 CSP

9200

(10)

CSP CAVITY SLIDING DOOR

3000

<sup>16</sup>00

3000

9270 O/A

2

 $\frac{2}{4}$ 

2 BATH

LEGEND

HOT WATER CYLINDER

ž Q Q

GLASS SCREEN SA SLIDING DOOR

p(l)+ 03 6332 3790 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name:
GIC ESTATES PTY LTD

Drawing: FLOOR PLAN

<sub>by:</sub> er			Revision:	30
Approved by: Approver	Scale:	1:100		5
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:	10 10 10 10 10 10 10 10 10 10 10 10 10 1

Accredited building practitioner: Frank Geskus -No CC246A PD23405 -H1-01

BULDING DESIGNERS

S

		DOOR SCHEDULE	
MARK	MARK WIDTH	TYPE	REMARKS
	820	EXTERNAL SOLID DOOR	
2	820	INTERNAL TIMBER DOOR	
m	820	GLAZED EXTERNAL DOOR	
4	720	CAVITY SLIDING DOOR	
w	820	CAVITY SLIDING DOOR	
9	820	INTERNAL TIMBER DOOR	
1	720	INTERNAL TIMBER DOOR	
8	720	INTERNAL TIMBER DOOR	
<u>а</u>	820	INTERNAL TIMBER DOOR	

		NIN	WINDOW SCHEDULE	
MARK	MARK HEIGHT	MUTT	TYPE	REMARKS
7	909	1810	AMNING MINDOM	
Š	900	010	ANNING MINDON	
φ	1200	1810	ANNING MINDON	
\$	000	019	ANNING MINDON	OPAQUE
Ď	1000	1210	ANNING MINDON	OPAQUE
Š	1800	910	AMNING MINDOM	
ź	1800	910	ANNING MINDON	
Š	1800	2410	ANNING MINDON	

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







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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

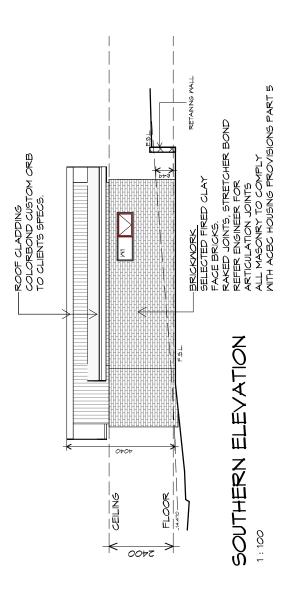
Ollent name: GIC ESTATES PTY LTD

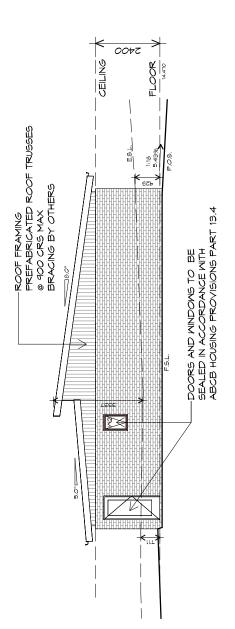
Door And WINDOW SCHEDULES Approved by:
Approver Drafted by: Author

Project/Drawing no: 20 05 2024 BULDING DESIGNERS

Revision: PD23405 -H1-02

Accredited building practitioner: Frank Geskus -No CC246A





### EASTERN ELEVATION







p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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

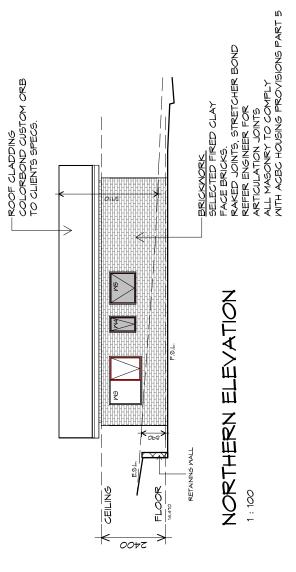
PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

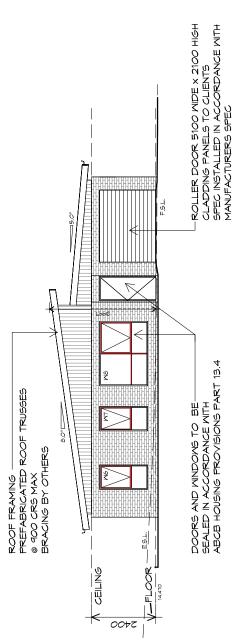
Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

도			Revision:	02
Approved by: Approver	Scale:	1:100		-03
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:	PD23405 -H1-03
			Section 1	0000

Accredited building practitioner: Frank Geskus -No CC246A

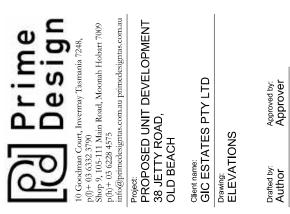




### MESTERN ELEVATION



TYPE H1 - UNIT 29



•			Revision:	02	Seskus -No C
Approved by: Approver	Scale:	1:100		-04	actitioner: Frank (
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:	PD23405 -H1-04	Accredited building practitioner: Frank Geskus -No C
			Sales of	0000	BULLING DESIGNESS

Accredited building practitioner: Frank Geskus -No CC246A

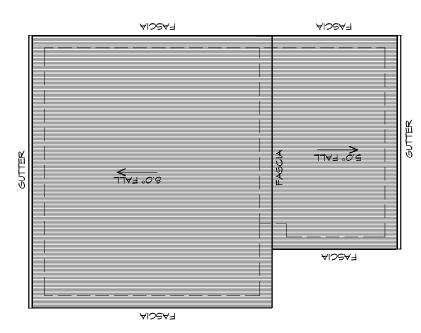
UNLESS FIXED TO METAL FASCIA EAVES GUTTER TO BE FIXED @ 1200 ORS MAX. VALLEY GUTTERS ON A ROOF WITH A PITCH

LESS THAN 150MM EACH SIDE OFVALLEY 400mm AND ROOF OVERHANG OF NOT B) LESS THAN 12.5° DEGREES, MUST BE A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN DESIGNED AS A BOX GUTTER.

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### ROOF PLAN

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





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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

GIC ESTATES PTY LTD Client name:

Drawing: ROOF PLAN

ıby: <b>ver</b>		0	Revision:
Approved by: Approver	Scale:	1:100	
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:

PD23405 -H1-05

Accredited building practitioner: Frank Geskus -No CC246A

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190

S SQUARES )	SQUARES )	10
(8.88	(2.67	11.55
٤ 7	8	
82.49	24.79	107.28
FLOOR AREA	GARAGE AREA	TOTAL AREA

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

developments

### LEGEND

CSP CAVITY SLIDING DOOR

SA SLIDING DOOR

9 0 0

7080

2190

GLASS SCREEN o. Si HOT WATER CYLINDER ž

9500

(m)

NOTE: DO NOT SCALE OFF DRAWINGS

p(l)+ 03 6332 3790 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name:
GIC ESTATES PTY LTD

Drawing: FLOOR PLAN

ed by: <b>Over</b>		00	Revision:
Approved by: Approver	Scale:	1:100	no:
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A PD23405 -H2-01

ш	REMARKS		o/	AC .			٨	٧	8	8
DOOR SCHEDULE	TYPE	EXTERNAL SOLID DOOR	INTERNAL TIMBER DOOR	GLAZED EXTERNAL DOOR	CAVITY SLIDING DOOR	CAVITY SLIDING DOOR	INTERNAL TIMBER DOOR	INTERNAL TIMBER DOOR	INTERNAL TIMBER DOOR	INTERNAL TIMBER DOOR
	MARK WIDTH	820	820	820	720	820	820	720	720	820
	MARK	_	7	m	4	rv.	9	7	8	<u>a</u>

		NIN	WINDOW SCHEDULE	
MARK	MARK HEIGHT	MUTT	TYPE	REMARKS
7	909	1810	AMNING MINDOM	
Š	900	010	AMNING MINDON	
₽ P	1200	1810	AMNING MINDOM	
4	000	019	AMNING MINDOM	OPAQUE
Ď	1000	1210	AMNING MINDOM	OPAQUE
20	1800	910	AMNING MINDOM	
Ę	1800	910	AMNING MINDOM	
28	1800	2410	ANNING MINDON	

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







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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Ollent name: GIC ESTATES PTY LTD

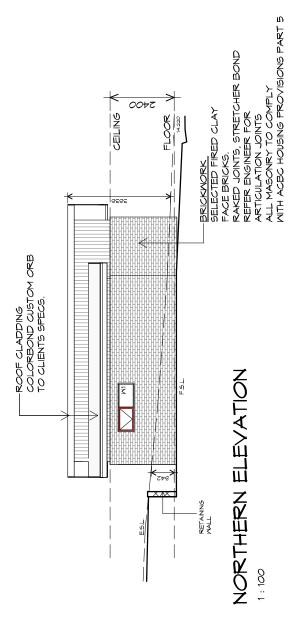
Door AND WINDOW SCHEDULES

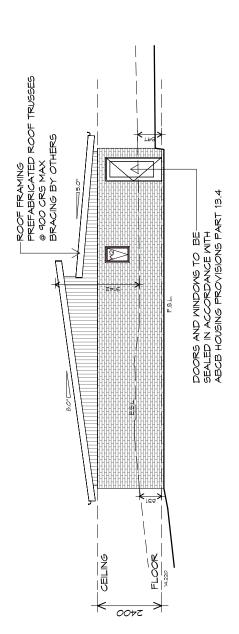
Approved by: Approver	Scale:	_
Drafted by: Author	Date:	20.05.2024

PD23405 -H2-02 Project/Drawing no:

Revision:

Accredited building practitioner: Frank Geskus -No CC246A





### EASTERN ELEVATION







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p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobarr 7009 p(h)+ 03 6228 4575 info@primedesigntas.com.au primedesigntas.com.au

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

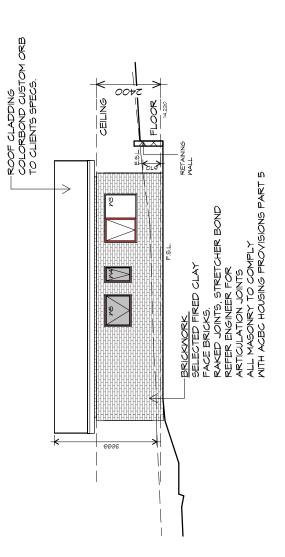
Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

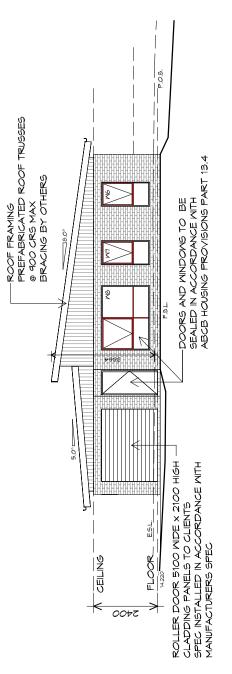
Approved by: Approver	Scale:	1:100
Drafted by: Author	Date:	20.05.2024

PD23405 -H2-03 Project/Drawing no:

BULDING DESIGNERS



### SOUTHERN ELEVATION



### MESTERN ELEVATION







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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

	Drafted by: Author	Approved by: Approver	
	Date:	Scale:	I
	20 05 2024	1:100	
Section 1	Project/Drawing no:		Revision:
0000	PD23405 -H2-04	-04	05

Accredited building practitioner: Frank Geskus -No CC246A S

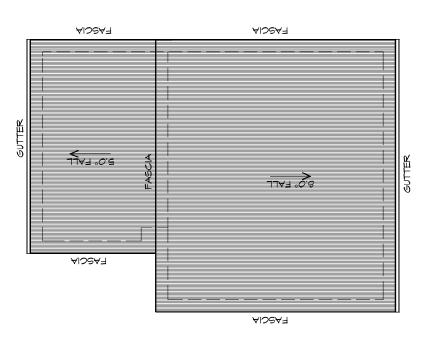
UNLESS FIXED TO METAL FASCIA EAVES GUTTER TO BE FIXED @ 1200 ORS MAX. VALLEY GUTTERS ON A ROOF WITH A PITCH

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### ROOF PLAN

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







Shop 9, 105-111 Main Road, Moonah Hobart 7009 10 Goodman Court, Invermay Tasmania 7248, p(l)+ 03 6332 3790

info@primedesigntas.com.au primedesigntas.com.au p(h)+ 03 6228 4575

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

GIC ESTATES PTY LTD Client name:

Drawing: ROOF PLAN

۶.: ع۲			Revision:
Approved by: Approver	Scale:	1:100	
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:

PD23405 -H2-05

2000 BULLDING DESIGNERS

082P

08L8

### OROUND FLOOR PLAN

TREAD DEPTH

RISER HT

NO RISERS

STAIR

7 17

STAIRS

250

NON SLIP TO COMPLY NCC 2022

T

SQUARES )	SQUARES )	SQUARES )	
(6.20	10.79	90.4	21.09
57.63 m2	100.29 m2	38.01 m2	65.63 6.03
GROUND FLOOR AREA	FIRST FLOOR AREA	GARAGE AREA	TOTAL AREA

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

### LEGEND

CSD CAVITY SLIDING DOOR

S/P SLIDING DOOR

6.5. GLASS SCREEN

HOT WATER CYLINDER Ž

NOTE: DO NOT SCALE OFF DRAWINGS

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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name:
GIC ESTATES PTY LTD

Drawing: GROUND FLOOR PLAN

Approved by: Approver	<u>:</u>	1:100	Revision:	נים
Drafted by: App Author Ap	Date: Scale:	20.05.2024 1	Project/Drawing no:	101

02 PD23405 -1-01

Accredited building practitioner: Frank Geskus -No CC246A

BULLDING DESIGNERS

**PEI-UNIT 47-53** 

developments

00lb

### FIRST FLOOR PLAN

SQUARES )	SQUARES )	SQUARES )	
(6.20	10.79	(4.09	21.09
57.63 m2	100.29 m2	38.01 m2	195.93
GROUND FLOOR AREA	FIRST FLOOR AREA	GARAGE AREA	TOTAL AREA

TREAD DEPTH

RISER HT

NO RISERS

STAIR

179 17

9 Ţ

STAIRS

NON SLIP TO COMPLY NCC 2022

PE I - UNIT 47-53

developments

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

LEGEND

CSD CAVITY SLIDING DOOR

SLIDING DOOR D S

GLASS SCREEN Q Q

HOT WATER CYLINDER

NOTE: DO NOT SCALE OFF DRAWINGS

10 Goodman Court, Invermay Tasmania 7248,

p()+ 03 6228 7590 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(i)+ 03 6228 4575

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

PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: FIRST FLOOR PLAN

Approved by: Approver	Scale:	1:100
Drafted by: Author	Date:	20.05.2024

Revision: PD23405 -1-02 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A

CHEDULE	REMARKS						UNDERCUT DOOR 25mm	
GROUND FLOOR DOOR SCHEDULE	∃d↓↓	EXTERNAL SOLID DOOR	INTERNAL TIMBER DOOR	CAVITY SLIDING DOOR	INTERNAL TIMBER DOOR	INTERNAL TIMBER DOOR	INTERNAL TIMBER DOOR	INTERNAL TIMBER DOOR
Q R	MARK WIDTH	820	820	820	820	820	820	820
	MARK	1	7	m	4	w	9	7

CHEDULE	REMARKS	۵	2	8		INTERNAL TIMBER DOOR UNDERCUT DOOR 25MM	
FIRST FLOOR DOOR SCHEDULE	TYPE	INTERNAL TIMBER DOOR	INTERNAL TIMBER DOOR	INTERNAL TIMBER DOOR	CAVITY SLIDING DOOR	INTERNAL TIMBER DOOR	CAVITY SLIDING DOOR
7   ₹	MDTH	820	820	720	820	820	820
	MARK	8	<u>a</u>	5	11	12	13

ROOMS WITH NO NATURAL VENTILATION AND HAVE EXHAUST FANS

NOTE FOR EACH APPLICABLE DOOR:
• TO BE UNDERCUT TO PROVIDE MAKE-UP AIR IN ACCORDANCE WITH HOUSING PROVISIONS 10.8.2

	GRC	JUND FL	GROUND FLOOR WINDOM SCHEDULE	EDULE
MARK	MARK HEIGHT MIDTH	MIDTH	TYPE	REMARKS
ž	000	610	AMNING MINDOM	OPAQUE
<b>M</b> 2	1200	1810	AMNING MINDOM	
Z S	000	610	AMNING MINDOM	OPAQUE
74 74	1200	1810	AMNING MINDOM	
Z S	009	1810	AMNING MINDOM	
Ne	1800	910	AMNING MINDOM	

XARK XV3 XV9 XV1 XV1 XV1 XV1 XV1 XV1 XV1 XV1 XV1 XV1	HEIGH 1200 1200 1800 1800 1800 1800	XST FLO MDT 2110 410 1810 610 1810	FIRST FLOOR MINDOM SCHEDULE TYPE 2110 SLIDING DOOR 410 AMNING MINDOM 1810 AMNING MINDOM	EDULE REMARKS OPAQUE
M13	1800	1510	FIXED WINDOW	
4!X	1800	910	FIXED WINDOW	
N15	1800	1810	AMNING MINDOM	



TYPE I - UNIT 47-53



10 Goodman Court, Invermay Tasmania 7248,

p(l)+ 03 6332 3790 Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575

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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

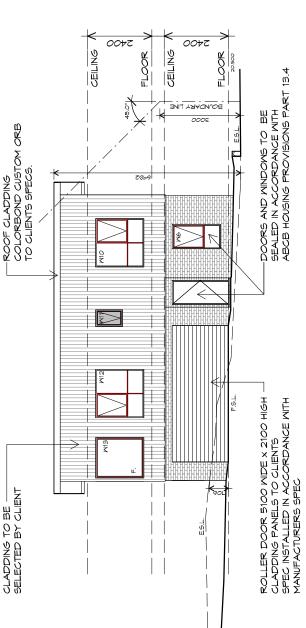
Client name:
GIC ESTATES PTY LTD

Drawing: DOOR AND WINDOW SCHEDULES

Author Date:
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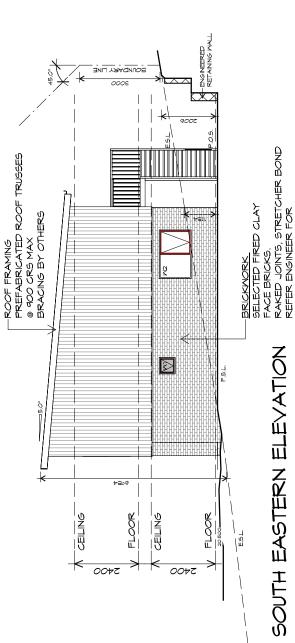
PD23405 -I-03 Project/Drawing no: 20 05 2024

Accredited building practitioner: Frank Geskus -No CC246A



# U41 SOUTH MESTERN ELEVATION

..1



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

PROPOSED UNIT DEVELOPMENT

38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575

10 Goodman Court, Invermay Tasmania 7248,

# U47 SOUTH EASTERN ELEVATION



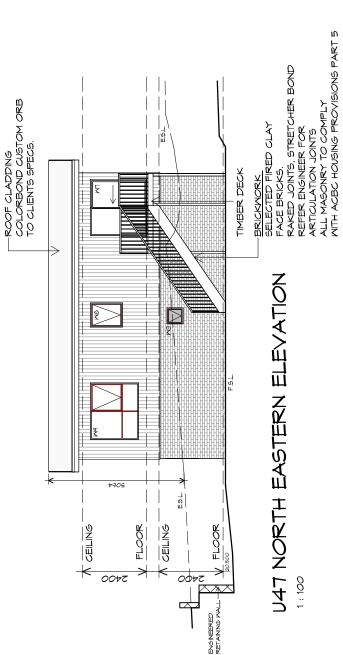
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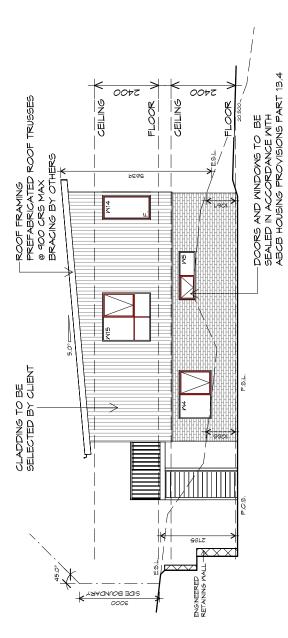
1:100 PD23405 -1-04 Project/Drawing no: 20 05 2024 BULDING DESIGNERS

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

Approved by: Approver

Drafted by: Author





# U41 NORTH WESTERN ELEVATION





Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248, p(l)+ 03 6332 3790

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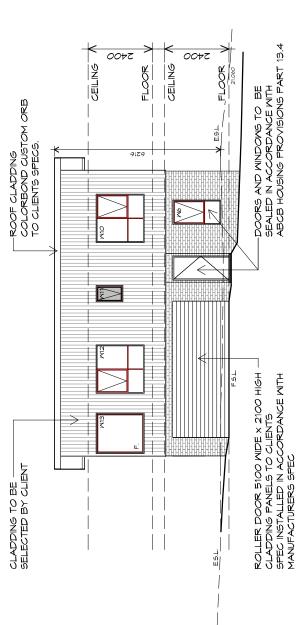
PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

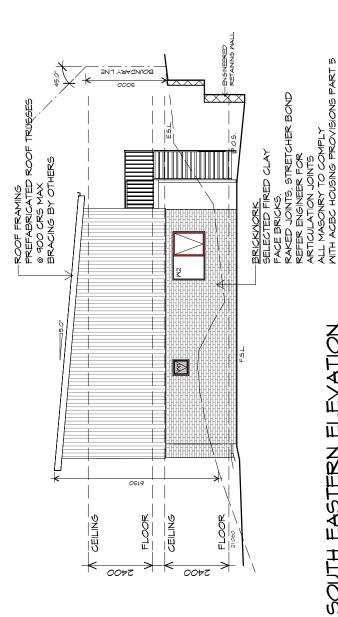
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	Date:	Scale:	I
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200	Project/Drawing no:		Revision:
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Accredited building practitioner: Frank Geskus -No CC246A PD23405 -I-05



# U48 SOUTH MESTERN ELEVATION

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### U48 SOUTH EASTERN ELEVATION

TYPE I - UNIT 48 developments



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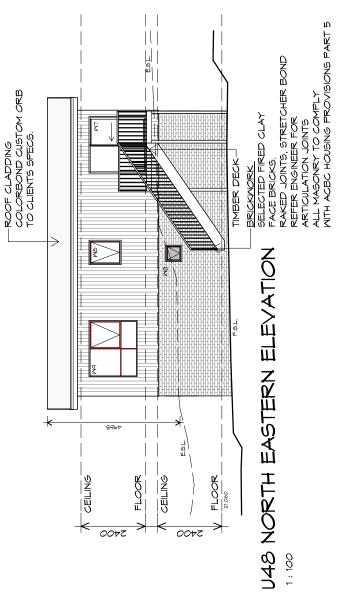
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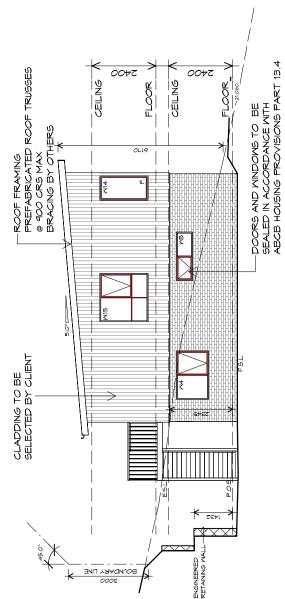
Drawing: ELEVATIONS

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Approved by: Approver	Scale:	1:100		
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:	PD23405 -I-06
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05 PD23405 -1-06

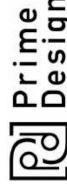
Accredited building practitioner: Frank Geskus -No CC246A





# U48 NORTH MESTERN ELEVATION





p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobarr 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

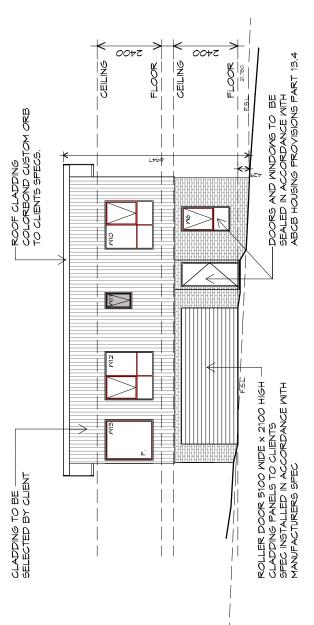
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Drawing: ELEVATIONS

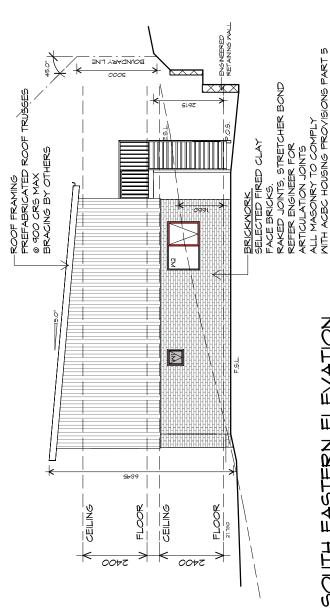
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Approved by: Approver	Scale:	1:100		
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:	PD23405 -1-07
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PD23405 -I-07

Accredited building practitioner: Frank Geskus -No CC246A

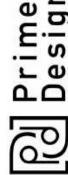


# U49 SOUTH MESTERN ELEVATION



## U49 SOUTH EASTERN ELEVATION





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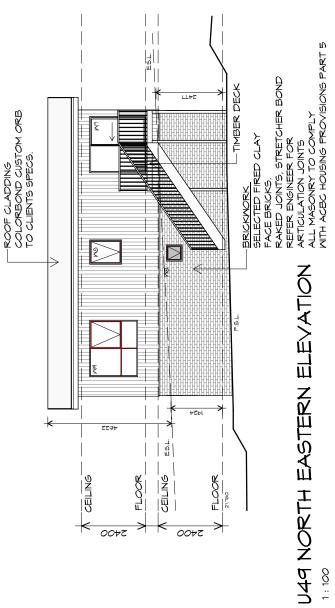
PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

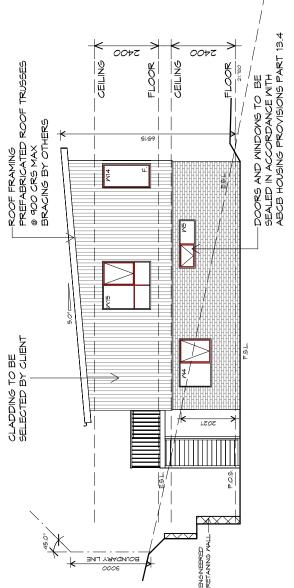
Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

Approved by: Approver	Scale:	1:100	0
Drafted by: Author	Date:	20.05.2024	0

Accredited building practitioner: Frank Geskus -No CC246A Revision: PD23405 -1-08 Project/Drawing no:





## U49 NORTH MESTERN ELEVATION





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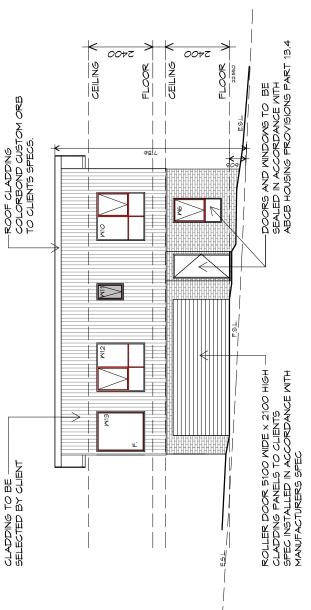
info@primedesigntas.com.au primedesigntas.com.au PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

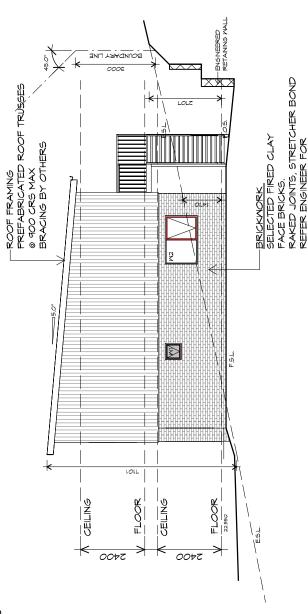
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Approved by: Approver	Scale:	1:100		6
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:	PD23405 -I-09

Accredited building practitioner: Frank Geskus -No CC246A



## USO SOUTH MESTERN ELEVATION

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PROPOSED UNIT DEVELOPMENT

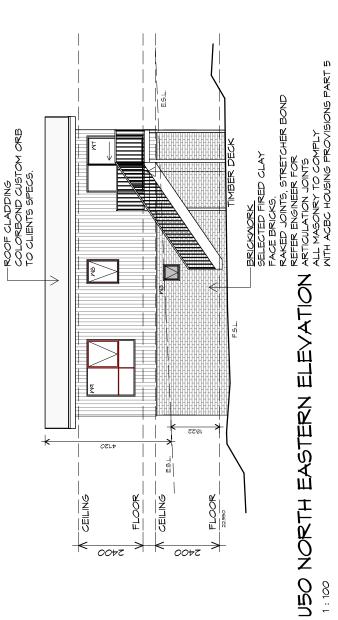
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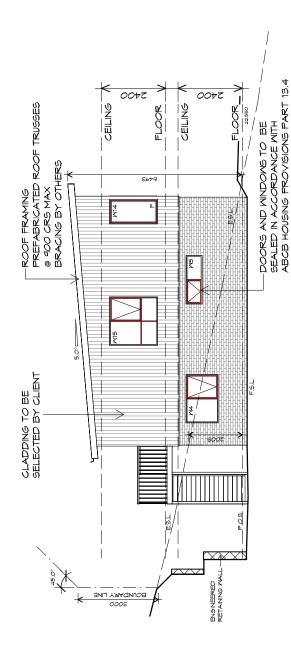
ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

TYPE I - UNIT 50 developments

Accredited building practitioner: Frank Geskus -No CC246A 1:100 PD23405 -I-10 Project/Drawing no: 20 05 2024

Client name: GIC ESTATES PTY LTD Approved by: Approver 38 JETTY ROAD, OLD BEACH Drawing: ELEVATIONS Drafted by: Author





# USO NORTH MESTERN ELEVATION





p()+ 03 6232 3790 Shop 9, 105-111 Main Road, Moonah Hobarr 7009 p(h)+ 03 6228 4575 10 Goodman Court, Invermay Tasmania 7248,

info@primedesigntas.com.au primedesigntas.com.au PROPOSED UNIT DEVELOPMENT

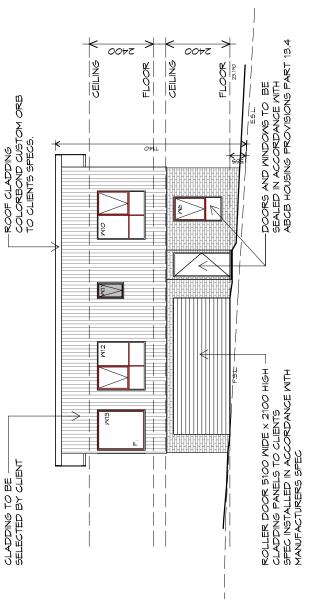
38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

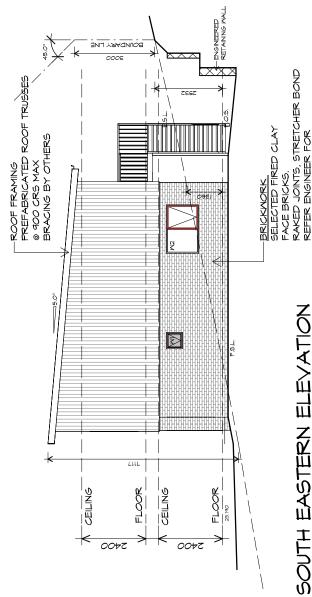
Drawing: ELEVATIONS

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Date:	20 05 2024	Project/Drawing no:	PD23405 -I-11
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Accredited building practitioner: Frank Geskus -No CC246A S PD23405 -1-11



# U51 SOUTH MESTERN ELEVATION



### U51 SOUTH EASTERN ELEVATION



developments



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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

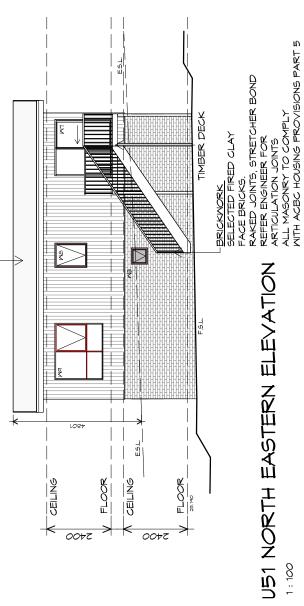
Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

<sub>by:</sub>			Revision:	92
Approved by: Approver	Scale:	1:100		2
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:	PD23405 -I-12
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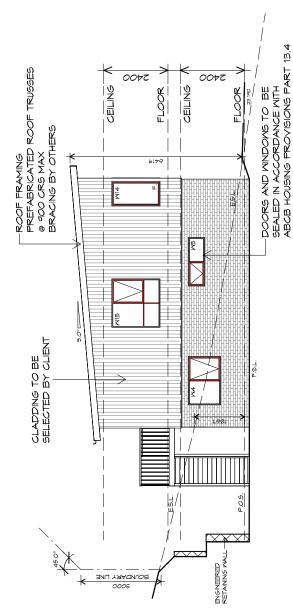
ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

Accredited building practitioner: Frank Geskus -No CC246A 05 PD23405 -I-12



COLORBOND CUSTOM ORB TO CLIENTS SPECS.

ROOF CLADDING



### U51 NORTH MESTERN ELEVATION



developments



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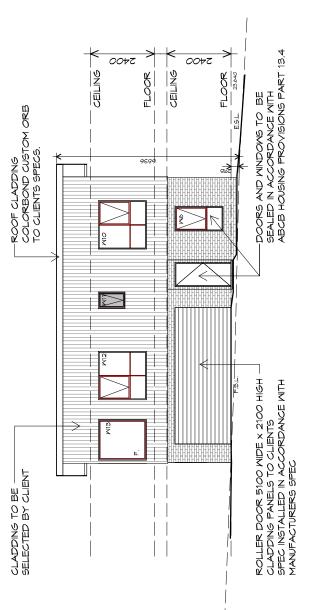
PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

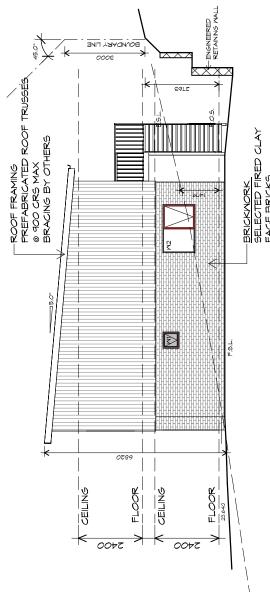
Drawing: ELEVATIONS

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Approved by: Approver	Scale:	1:100		
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:	PD23405 -I-13
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Accredited building practitioner: Frank Geskus -No CC246A 05 PD23405 -I-13



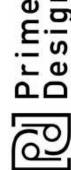
# U52 SOUTH MESTERN ELEVATION



U52 SOUTH EASTERN ELEVATION

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ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5 FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR



Shop 9, 105-111 Main Road, Moonah Hobart 7009 10 Goodman Court, Invermay Tasmania 7248, p(h)+ 03 6228 4575 p(l)+ 03 6332 3790

info@primedesigntas.com.au primedesigntas.com.au PROPOSED UNIT DEVELOPMENT

Client name: GIC ESTATES PTY LTD 38 JETTY ROAD, OLD BEACH

Drawing: ELEVATIONS

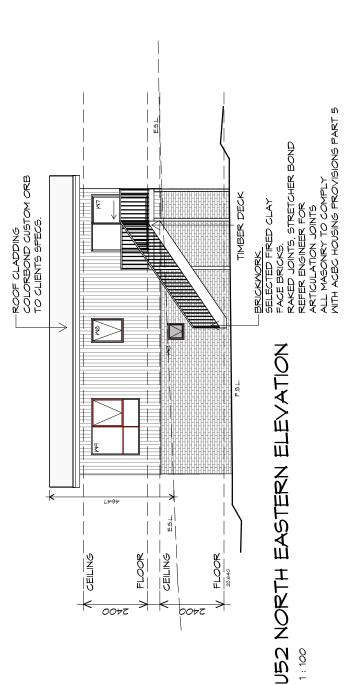
Approved by: Approver	Scale:	1 · 100
Drafted by: <b>Author</b>	Date:	20.05.2024

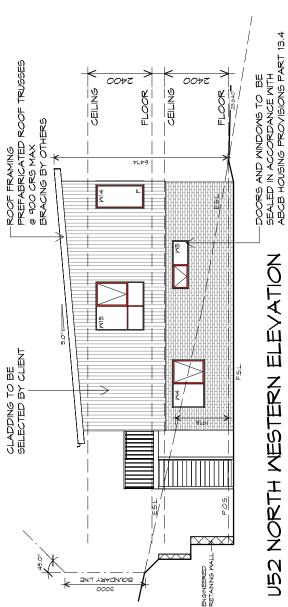
PD23405 -1-14 Project/Drawing no:

BULDING DESIGNERS

TYPE I - UNIT 52

developments





U52 NORTH MESTERN ELEVATION

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PEI-UNIT 52

developments

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

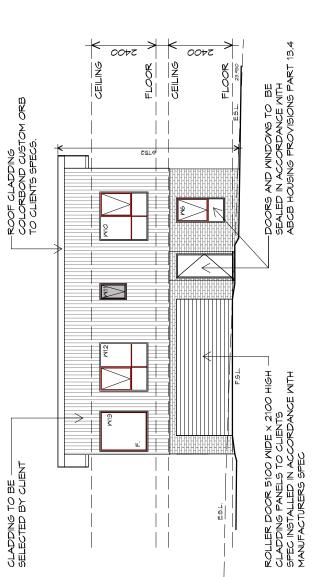
PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

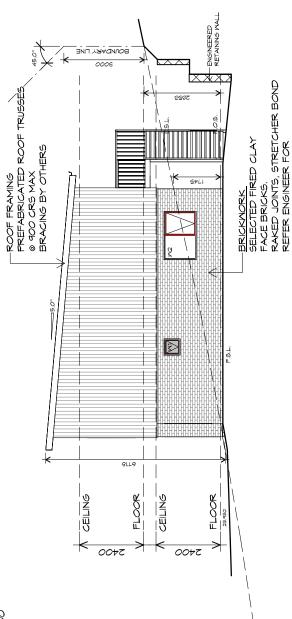
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20.05.2024	1:100
Project/Drawing no:	Revision:
PD23405 -I-15	5 05

Accredited building practitioner: Frank Geskus -No CC246A



### U53 SOUTH MESTERN ELEVATION

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U53 SOUTH EASTERN ELEVATION

1:10

PEI-UNIT 53

developments

ARTICULATION JOINTS ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5



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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

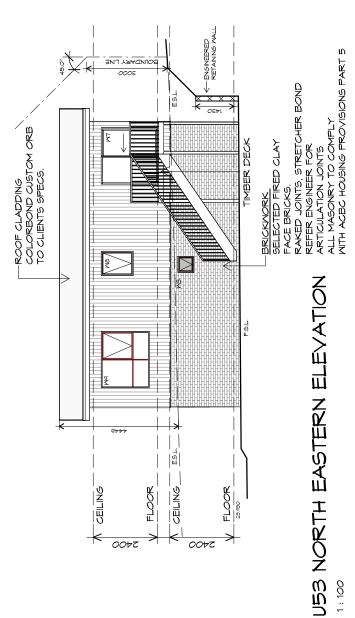
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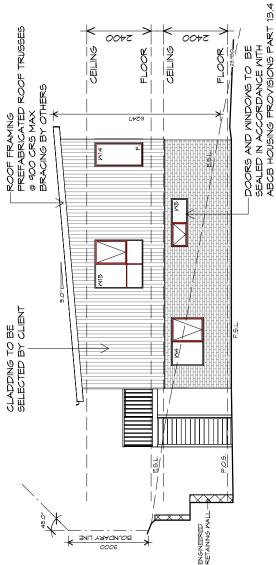
Drawing: ELEVATIONS

Approved by: Approver	Scale:	1:100
Drafted by: Author	Date:	20.05.2024

Revision: PD23405 -1-16 Project/Drawing no:

Accredited building practitioner: Frank Geskus -No CC246A





# U53 NORTH MESTERN ELEVATION

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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name: GIC ESTATES PTY LTD

Drawing: ELEVATIONS

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Approved by: Approver	Scale:	1:100		
Drafted by: Author	Date:	20.05.2024	Project/Drawing no:	PD23405 -I-17
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Accredited building practitioner: Frank Geskus -No CC246A

### **ROOF PLUMBING NOTES:**

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
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 OFVALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

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

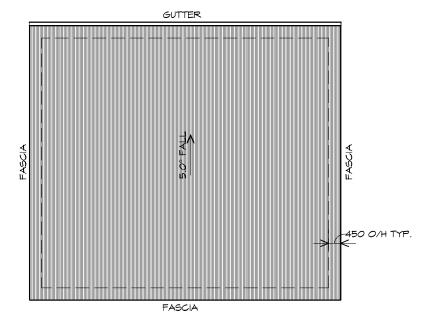
DOMNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.

SPACING BETWEEN DOMNPIPES MUST NOT BE MORE THAN 12M & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

### METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 1.2. REFER TO TABLE 1.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 1.2.2b-1.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS, FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 1.2.5-1.2.1. ROOF PENETRATION FLASHING DETAILS. REFER TO TO ABCB HOUSING PROVISIONS PART 1.2.5-1.2.1. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 1.2.5



### ROOF PLAN

1:100

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



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Shop 9, 105-111 Main Road, Moonah Hobart 7009 p(h)+ 03 6228 4575

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PROPOSED UNIT DEVELOPMENT 38 JETTY ROAD, OLD BEACH

Client name:

GIC ESTATES PTY LTD

Drawing: ROOF PLAN

BLILDING DESIGNERS

Drafted by: Approved by: Approver Date: Scale:

20.05.2024 1 : 100
Project/Drawing no:

Project/Drawing no: Revision: PD23405 -I-18 05

